TOWNSHIP OF STILLWATER
TOWNSHIP COMMITTEE
SEPTEMBER 15, 2026
MEETING MINUTES

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor V. Rumsey at 6:02 p.m. Mayor V. Rumsey stated that this meeting is being held in compliance with the provisions of P.L. 1975, Ch. 231, Secs. 4 & 13 the Sunshine Law and that adequate notice of the meeting has been published in the New Jersey Herald as to the time, place, and date of meetings, and is posted in the usual location of posted notices in the municipal building as well as electronically on the township website.

ROLL CALL: Committeeman D. Manser, Deputy Mayor D. Delaney, Committeewoman L. Chammings, Committeeman G. Scott, and Mayor V. Rumsey
ABSENT: None
Also Present: Attorney Eric Bernstein, Esq. and Township Clerk V. Ingles

EXECUTIVE SESSION: held in the Stillwater Township Municipal Building.

A MOTION was made by Committeeman G. Scott, seconded by Committeeman D. Manser, with all present members in favor, to adopt the Resolution permitting the Committee to go into Executive Session at 6:02 p.m.

STILLWATER TOWNSHIP COMMITTEE
RESOLUTION FOR EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting under certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Stillwater, in the County of Sussex and State of New Jersey as follows:

1. The public shall be excluded from that portion of the meeting.
2. The general nature of the subject matter to be discussed is as follows: Litigation/Potential Litigation, Attorney-Client, and Personnel
3. As nearly as can now be ascertained, the matter or matters to be discussed at this time will be disclosed to the public when such matters are resolved.

A MOTION was made by Deputy Mayor D. Delaney and seconded by Committeewoman L. Chammings, to end Executive Session, and go back into Regular Session at 6:52 P.M.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes, and Mayor Rumsey; yes. Motion carried forward with all in favor.

Township Attorney E. Bernstein stated that the record should reflect that all members of the governing body were present, commencing from the Executive Session, and are present to recommence this open session, along with the Township Attorney and the Township Clerk. There was a discussion regarding ongoing litigation involving a former employee; direction was given to the Township Attorney. No formal action is needed at this time. There was a discussion regarding ongoing litigation with affordable housing; advice has been given to the Township Attorney; no formal action needs to be taken. There was a request to rehire DV to the position of acting assistant supervisor/truck driver retroactive to August 24th, 2026, based on his request to be reemployed.

FLAG SALUTE: Mayor V. Rumsey led the Flag Salute.

PRESENTATION: Stillwater Township Board of Education

The presentation was led by Stillwater School Superintendent, Dr. Papa. He stated that the goal is to be proactive, not reactive, and that what's going to be presented is the most cost-efficient way to handle an issue that's been going on for about 40 years. Dr. Papa introduced the architect the school is using, Parette Somjen, who took over the presentation.

Parette Somjen, from Parette Somjen Architects, LLC, began the presentation. He stated the problem being discussed is structural reinforcement of the gym. The building was constructed in 1988; settlement issues were noticed as early as 1989. The firm, Parette Somjen Architects LLC, has been involved with the school district since about 2016 and has been doing 'crack metering' to track the size over time. P. Somjen noted that the issue is the settling in one corner of the building and showed various images of the current condition of the building. Various professionals have been contacted for their opinion since 2016, all of whom have suggested loose soil and the need for stabilization. P. Somjen stated that his firm did ground-penetrating radar in the gym and did a geotechnical investigation, which involved boring into the ground to get information regarding the soil. He also noted they wanted to determine how much movement had occurred, which was found to be about 1 ½"- 2 ¾" of settlement.

P. Somjen noted there are two possible solutions to this issue. First, a helical pile, which will be driven into the ground and connected to the existing foundation to prevent any further movement, and then patch the cracks. The second solution would be grouting, which, in P. Somjen's description, would be injecting material into the ground to fill the identified void and provide a more stable system for the foundation to be on. After extensive discussion, grouting

was the recommended solution. Grouting would have to occur in over 100 locations, including every 8 feet.

Committeeman G. Scott inquired as to what the success rate of grouting is. P. Somjen introduced Michael Law, a geotechnical engineer who has been working on the project, to answer Committeeman G. Scott's question. M. Law noted that this technique is very successful in creating a solid foundation over a general area rather than a specific area. P. Somjen noted that previous recommendations included grouting also.

The projected repair schedule would be to focus on the stairwell/classroom area first, then go to the gym area next to get as much of the building open for the first day of the 2027-2028 school year as possible. Crack repairs, renovations, etc., will take place next fall. The district doesn't have this money set aside in Capital Reserve, so the way this would be funded is through a referendum vote of the taxpayers of Stillwater Township. The vote will take place on December 8, 2026. P. Somjen noted that this project is being partially funded by the NJ Department of Education. He noted the district is currently debating two questions: stabilization and related work and the upgrades for the gym that are important but not directly related to the stabilization of the gym. For the average taxpayer, with the average assessment being $207,179, taxes for the local school portion would increase anywhere from $2.52 to $9.02 monthly or $30.23 to $108.27 annually. The amount depends on what passes after the referendum vote. A breakdown of the information can be found on the Stillwater School's website.

A resident inquired as to how long this tax increase would go on for. P. Somjen noted that the duration was undetermined, but it cannot exceed the life of the improvement, so his guess would be about 20 years.

Parette Somjen opened the presentation for questions specifically from the Township Committee. Committeewoman L. Chamming inquired as to why there are so many grouting locations needed. P. Somjen explained that it's a combination of primary and secondary holes, with primary holes being completed first. It's possible that some of the secondary holes won't need to be used.

Mayor V. Rumsey reminded everyone that all information will be available on the Stillwater School's website. She then opened the meeting to public inquiry.

Many residents inquired as to various questions they had, including but not limited to, the size of pipe being used for the grouting, the fact that there is no guarantees but this is due diligence, questions regarding the price of each option, what would happen if nothing was done at all, why the school waited so long to do repairs, whether the building was currently safe or not, current

settlement readings, and if the state funding was guaranteed. Each question was individually answered by Parette Somjen.

COMMITTEE REPORTS:

Committeeman Dave Manser:
Committeeman D. Manser noted that the men who work at the Stillwater Recycle Center have been doing great, and so have the residents; nothing that the commingle dumpster is going much better. The Recreation Commission moved a meeting due to Labor Day, so the next one is on September 21. As a reminder, October 3 is Clean Up Day, and there will be a free shredding truck at Town Hall for residents to use. Anyone wishing to participate in Clean Up Day can email Tara Tosti to sign up. Recreation is also working on replacing some equipment at Stillwater Park. With the school board, everything is going well, and the presentation was very interesting. Dr. Papa went through the whole procedure and the district goals at the schoolboard's last meeting. Kittatinny also held a meeting to present the Consolidation Report findings. The consolidation would merge 4 towns, but each one would still have a school. No one will commit to a number, but there are a few numbers being thrown around for how much would be saved.

Deputy Mayor Dawn Delaney:
Deputy Mayor D. Delaney stated she felt the Consolidation presentation was very informative, and everyone should review it. The Paulinskill Lake Association will hold a meeting on Saturday to vote on the PLA Board Members at the Stillwater Community Center and to discuss the lake association dues increasing.

Committeewoman Lisa Chammings:
Committeewoman L. Chammings reported that the Environmental Commission met the previous night and had some concerns, stating that the pallets that people stand on to get into the paper bin are very shaky. Recycling with the numbers 1, 2, and 5 are accepted, and the sign shows that anything with a number 3 is not accepted. The next Environmental Commission will have the Dark Sky presentation. TREX has reported they collected another 300lbs. For OEM, there was a Regroup Message sent out due to an activated emergency beacon in the Stillwater Area, but nothing was ever found. FEMA denied aid because NJ did not meet the threshold for the July 2-July 4 storms. Lastly, the Stillwater DPW was inspected, and out of 115 points, we failed 5 of them. 4 of the 5 points were related to Stormwater Management. The Township will also be seeking bids for the work to be done at Veteran's Park. Lastly, September is National Preparedness Month.

Committeeman George Scott:
The DPW is prepping roads for oil & stone and is getting the plows and sanders ready for winter. There's a Triathlon this weekend at Swartswood (Saturday, 19th).

Mayor Vera Rumsey:
Mayor V. Rumsey noted that the Consolidation study was done by Rowan University. The consolidation would be 6th grade goes to Kittatinny and there would be 1 admin, 1 superintendent, and 1 transportation coordinator. She reported there was a meeting with the County Commissioners and Mayors regarding the potential new water treatment plant for SCUMA, but more information can be found on the County's website. JCP&L reported that Stillwater Twp is the only Township in Sussex County where they're still working on removing trees. Next, there are 2 new cameras at Veteran's Park that are up and running. The Planning Board meeting will be tomorrow night and there will be further discussion on the AirBnB Ordinance. The Community Center kitchen was inspected and passed. Town Hall got a new door by the meeting room to help with heating/cooling costs, and the Community Center will be getting a new door as well. She also noted the microphones previously in the meeting room were removed and sent back due to an issue with the equipment. Mayor V. Rumsey advised residents to be mindful of coming to Town Hall on Friday, as the building will be getting power washed. Lastly, Andy Martin had a lecture this past Sunday on the Colonial Architecture of Stillwater and he'll be presenting again later in September on the Revolutionary Soldiers of Stillwater at the Community Center.

AMENDMENTS TO AGENDA:

OPEN PUBLIC SESSION (Agenda items only - 5 min time limit):
Opened to the Public.

Multiple Township Residents spoke, all of whom discussed the upcoming referendum for the Stillwater School District regarding the Consolidation Report. Various concerns included urging the public to review all the information before voting, ensuring all information and evidence is available to the public before voting, stating the information during the presentation was, at times, difficult to see/hear, and that Stillwater Township would not, in fact, save over the 10-year projection, but instead would see an uptick while other Townships saw a decrease.

Public Session closed.

OLD BUSINESS: None.

NEW BUSINESS: None.

CONSENT AGENDA - All items with an Asterisk (*) are considered to be routine and non-controversial in nature. All such items will be handled by one (1) motion, one (1) second, and one (1) vote. There will be no separate discussion of any of these items unless a Committee member requests the same, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

***MINUTES:** September 1, 2026 Regular & Executive Meeting Minutes

***CORRESPONDENCE:** None

***REPORTS:**

1. Community Center Receipt Report – August 2026
2. Recreation Commission Report – August 2026
3. Board of Health Receipts –August 2026
4. Vacant/Abandoned Property Registration Report – August 2026
5. Convenience Center Report – August 2026
6. Registrar Report – August 2026
7. Certified Copies Report – August 2026
8. ACO Report – August 2026
10. Tax Collector's Report- August 2026
11. Office of Construction Official Report- August 2026
12. Zoning Officer's Report- August 2026
13. DPW Monthly Report- August 2026

***RESOLUTIONS:** None

APPROVAL OF THE CONSENT AGENDA

A MOTION was made by Committeeman G. Scott and seconded by Deputy Mayor D. Delaney to adopt the Consent Agenda.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes/abstained from minutes; and Mayor Rumsey; yes. Motion carried forward.

DISCUSSION ITEMS:

Reminder: Friday, September 18th is Purge Day, so Town Hall will be closed.

November 10, 2026 Salary Meeting Discussion, 6:00 pm.
Committeewoman L. Chammings noted she will not be available to attend this meeting in person, she will attend via Zoom.

RFP Requests

Committeewoman L. Chammings asked if the RFP requests could be moved to the October 6th meeting for discussion, as she wanted more time to review the contracts.

OPEN PUBLIC SESSION (any subject – 5-minute limit):
This portion of the meeting was opened to the public.

Resident K. Draghi noted that there has always been a conflict of meetings between the Zoning Board and the School Board.

Another Resident, who did not name herself, noted that she and another resident are working to have the Sycamore Tree that's in front of the Historical Society Building registered with the State of NJ.

There being no further public comment, the meeting was closed to the public.

Public Session Closed.

ATTORNEY'S REPORT:
Township Attorney E. Bernstein stated he gave his report during Executive Session.

BILLS LIST #15: **$1,073,320.31**

RESOLUTION 2026-150 AUTHORIZING PAYMENT OF BILLS

WHEREAS, the Chief Financial Officer has certified that funds are available in the proper account; and

WHEREAS, the Chief Financial Officer has approved payment upon certification from the Township Department Heads that the goods and/or services have been rendered to the Township;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Stillwater that the current bill lists, dated September 15, 2026, are on file and available for public inspection in the Office of the Chief Financial Officer and approved by the Chief Financial Officer for payment, be paid.

A MOTION was made by Committeeman G. Scott and seconded by Committeeman D. Manser to adopt Resolution 2026-150, funds permitting.

ROLL CALL: Committeeman D. Manser; yes, Deputy Mayor D. Delaney; yes, Committeewoman L. Chammings; yes, Committeeman G. Scott; yes, and Mayor Rumsey; yes. Motion carried forward with all in favor.

ADJOURNMENT

A MOTION was made by Committeeman G. Scott and seconded by Committeewoman L. Chammings, with all members in favor, to adjourn the meeting at 8:56 PM.

Respectfully submitted,

Julie Ann Leatham
Deputy Township Clerk