

**Stillwater Township Planning Board**  
**Minutes of**  
**April 20, 2011**

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middleville, New Jersey and was called to order by Chairman David Emmons at 7:34 p.m. He led the Board in the flag salute and he announced that adequate notice of this meeting had been given to the public and the press under the provisions of the "Open Public Meetings Act", N.J.S.A 10:4-1 et.seq.

**Members Present:** Mr. Emmons

Mr. Branagan

Ms. English

Ms. Fisher

Ms. Feenstra

Mr. Morrison

Mr. Donofrio

Robert Morgenstern

**Members Excused:** Mr. Nothstine, Alt. #1

Mr. Scott

Mr. Lockwood

**MINUTES:**

Ms. Feenstra made the motion to approve the minutes of March 16, 2011. Motion seconded by Ms. English. Discussion on the motion: Ms. English noted a minor correction. Roll call vote:

Mr. Branagan-Yes Mr. Morrison-Abstain

Ms. Feenstra-Yes Ms. English-Yes

Ms. Fisher-Yes Mr. Donofrio-Abstain

Mr. Emmons-Yes

**BILLS: Golden & Moran**

Re: General \$137.50

**Rodman**

Re: Schmall 236.00

**Dolan & Dolan**

2-28-11 Re: Schmall 112.50

2-28-11 Re: Camp Nejeda 37.50

2-28-11 Re: Litigation 37.50

2-28-11 Re: General 261.00

3-31-11 Re: Schmall 37.50

3-31-11 Re: General 280.00

3-31-11 Re: General 183.15

3-31-11 Re: Camp Nejeda 312.00

Ms. Fisher made the motion to approve the vouchers, funds permitted. Motion seconded by Chairman Emmons. Roll call vote:

Mr. Branagan-Yes Mr. Morrison-Yes  
Ms. Feenstra-Yes Ms. English-Yes  
Ms. Fisher-Yes Mr. Donofrio-Yes  
Mr. Emmons-Yes

### **PUBLIC SESSION**

No public in attendance.

### **MEMORIALIZING RESOLUTIONS:**

#### **#10-003 Camp Nejeda Foundation Inc., Block 3306, Lot 3**

Ms. Fisher made the motion to adopt the Resolution. Motion seconded by Ms. Feenstra.

Roll call vote:

Mr. Branagan-Yes Mr. Morrison-Abstain  
Ms. Feenstra-Yes Ms. English-Yes  
Ms. Fisher-Yes Mr. Donofrio-Abstain  
Mr. Emmons-Yes

### **OLD/NEW BUSINESS:**

#### **#10-01 Edwin Schmall, Block 1101, Lots 29, 22, 23, 24, 27, 28 known as 29**

#### **Thomas & Darlene Rodriquez, Block 1001, Lots 17, 18.01, & 19**

Wayne McCabe was present requesting an extension on the prior approved subdivision. He stated that there has been a delay in the review of the deeds and he is requesting a 90 day extension in order to get the deeds reviewed and filed with the County.

Ms. Fisher made the motion to grant a 90 day extension. Motion seconded by Ms. Feenstra. Roll call vote:

Mr. Branagan-Yes Mr. Morrison-Yes  
Ms. Feenstra-Yes Ms. English-Yes  
Ms. Fisher-Yes Mr. Donofrio-Yes  
Mr. Emmons-Yes

### **Government Owned Lands**

The Board reviewed and discussed the Sparta Ordinance pertaining to Government Owned Lands at great length. Several modifications were suggested to the Sparta Ordinance.

Mr. Donofrio made the motion to authorize Board Attorney Morgenstern to prepare an Ordinance, as discussed this evening for the Township's consideration. Roll call vote:

Mr. Branagan-Yes Mr. Morrison-Yes  
Ms. Feenstra-Yes Ms. English-Yes  
Ms. Fisher-Yes Mr. Donofrio-Yes  
Mr. Emmons-Yes

### **Outdoor Wood Burning Furnaces**

Mr. Branagan stated that he subcommittee has prepared another draft. Ms. Fisher stated that she did speak with Board Engineer Golden and she got his recommendation. Mr.

Branagan stated that he will get a copy emailed to the Board Secretary so that she can distribute it to the Board Members prior to the next meeting.

### **Accessory Structures**

Ms. Fisher distributed a copy of the existing Township Ordinance pertaining to Accessory Structures and the Board reviewed what is permitted and what they would like to allow. The Board discussed lot coverage and the limits to the number of structures that would be permitted.

Mr. Donofrio made the motion to amend the existing Township Ordinance 240-104G(9) and 240-113B(6) to limit it to 4 accessory structures. Motion seconded by Ms. Fisher.

Roll call vote:

Mr. Branagan-Yes Mr. Morrison-Yes

Ms. Feenstra-Yes Ms. English-Yes

Ms. Fisher-Yes Mr. Donofrio-Yes

Mr. Emmons-Yes

### **Commercial Zoning**

Chairman Emmons deferred the discussion on this issue at this time.

### **Solar Ordinance**

Chairman Emmons deferred the discussion on this issue at this time.

### **Use of Property**

Ms. Fisher briefly reviewed the topic and she stated that she will distribute the Stanhope Ordinance for next month's meeting, for the Board's consideration.

### **Wind Turbines**

Chairman Emmons deferred the discussion on this issue at this time.

### **Liaison Updates-Committee, Mayor, Board of Adjustment, and Environmental Commission**

Mr. Morrison stated that the Joint Municipal Court will begin in May. He also stated that the adoption of the Budget is scheduled for May. He stated that the Township will also

be holding a Land Sale. He also stated that they began a discussion on some possible minor site renovations to the Municipal Building.

Board Attorney Morgenstern reviewed the applications before the Board of Adjustment.

Mr. Branagan, Environmental Liaison, stated a site visit was conducted for the Cell Tower Application before the Zoning Board of Adjustment. He also stated that they are sending a letter to the Delaware River Basin in regards to the natural gas fracking. He noted that the Recycling Center is collecting old tires and Shop Rite is collecting old prescriptions. He stated that he attended the Sussex County Renewable Energy Program

and a joint meeting with several downstream municipalities regarding the Paulinskill. He also commented on the location of the signs at the Recycling Center. Mr. Morrison stated that they will be moving the location of the signs so that they can be seen when the doors are opened.

The Board also discussed the Rain Garden Training Program being held by Rutgers. Ms. Fisher also talked about getting some assistance/funding for some of the residents that get flooded. And she talked about rebuilding the bank of the Spring Brook stream and cleaning out the big tree stumps; however, she would like to talk to the Environmental Commission as to how to go about doing that. .

**ADJOURNMENT:**

With there being no further business, Chairman Emmons made the motion to adjourn the meeting at 8:56 p.m. Seconded by Ms. Fisher. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary