

**SPECIAL MEETING OF THE
MAYOR AND BOROUGH COUNCIL
APRIL 18, 2022 MINUTES**

Mayor Thaddeus J. Kobylarz called the Special Meeting, held virtually, of the Borough of Chatham to order on Monday, April 18, 2022, at 7:30 P.M. in the Chatham Middle School Auditorium, 480 Main Street, Chatham, New Jersey.

SALUTE TO FLAG

Mayor Kobylarz led those attending in the Pledge of Allegiance and asked for a moment of silence to honor those who have given their lives for our country, the healthcare professionals working during the pandemic, and the victims of Covid-19.

STATEMENT OF ADEQUATE NOTICE

Mayor Kobylarz read the following statement of adequate notice:

Pursuant to the requirements of the Open Public Meetings Act, adequate notice of this meeting has been provided by posting a copy on the official bulletin board on the main floor of Borough Hall, emailed to the Daily Record, the Chatham Courier, the Chatham Patch, and TAPinto Chatham and was filed with the Borough Clerk, on April 12, 2022.

ROLL CALL

On a call of the roll, the following officials were present:

Mayor Thaddeus J. Kobylarz	
Council President Irene Treloar	
Council Member Carolyn Dempsey	Attended Virtually
Council Member Jocelyn Mathiasen	
Council Member Karen Koronkiewicz	
Council Member Leonard Resto	
Council Member Frank Truilo	

Also present were:

Stephen W. Williams, Borough Administrator / Acting Borough Clerk
Steve Kleinman, Borough Attorney

DISCUSSION ITEMS

Post Office Plaza Town Hall

Presented by:

Kendra Lelie, Municipal Planner

Robert Powell, Affordable Housing and Redevelopment Financial Advisor

Jonathan Drill, Affordable Housing and Redevelopment Counsel

John Hague, Redevelopment Counsel

Mayor Kobylarz recognized Kendra Lelie, who introduced herself and gave a presentation on the Post Office Plaza Redevelopment Area and Affordable Housing.

Kendra ended her presentation and gave the floor back to Mayor Kobylarz.

MEETING OPEN TO THE PUBLIC

Mayor Kobylarz read the following statement:

Hearing of citizens during the Public Comment section of the Agenda is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers will be allowed a total of 3 minutes to ask any questions and make any comments. People will not be allowed to yield their time to any other person. Once a person asks their questions and/makes their comments, they will not be allowed to come back for additional questions or comments until all other members of the public have had the opportunity to ask questions and/or make comments. Irrelevant, immaterial and/or unduly repetitive questions will not be entertained.

Mayor Kobylarz recognized Jonathan Drill, who presided over the Public Comment portion of the meeting.

Brian Alexitch – 29 Minton Avenue

Brian asked about the Post Office Plaza (POP) Affordable Housing designation, the “extension of credit” option, and if KRE proposed any development of the property at POP that they currently own.

Samuel Sealy – 23 Edgewood Road

Samuel expressed concern regarding underground contamination at POP and asked who would be held liable for remediation.

Fran Drew – 32 Inwood Road

Fran critiqued the Ken’s Glen plan depicted in the POP Redevelopment presentation and expressed her support for a “market to affordable” option.

Jack Drew – 32 Inwood Road

Jack expressed his support for a “market to affordable” option.

Cathy Eyre – 27 Fairview Avenue

Cathy expressed concern about rising taxes and the impact on school admissions.

Freddie Bicknese – 137 N. Hillside Avenue

Freddie expressed his disapproval of Option #1 and asked about the following: if Ken's Glen was supposed to be one of the 5 Options, how the 5 Options came to be, why a "market to affordable" option is not included, if a traffic and parking impact study was conducted, why the March 30th Council meeting was cancelled, and what would happen if the June 1st deadline was missed.

Steve Barna – 23 Fuller Avenue

Steve thanked the professionals for the presentation. He expressed his support for a "market to affordable" option. Steve asked what would happen to the other properties in the POP Redevelopment Area if the 15-unit standalone option was selected.

Frances Benson – 66 Watchung Avenue

Frances asked how Assisted Living is counted as affordable housing units. She then expressed her support for Option #3.

Mary Royer – 24 Cedar Avenue, Madison (Business Owner at 229 Main Street)

Mary criticized the large development options and expressed concern about the easements behind the Main Street businesses.

Mary Rohe – 65 Highland Avenue

Mary asked about parking for the options. She expressed concern about the increase in traffic and impact on school admissions.

Jo Weber – 99 Summit Avenue

Jo expressed her support for any option that brings the least number of school aged children to town, citing increased costs and taxes, especially if the student has "special needs."

Jon Drill advised the Mayor and Council that they can not consider limiting the number of children that can be generated from development as it violates the Fair Share Housing Act.

Stewart Carr – 3 Crestwood Drive, Chatham Township

Stewart commented on the previous Council's process of determining POP Redevelopment. He expressed his support for Option #3 and a possible "market to affordable" option.

Jose Sanchez – 38 Hillside Avenue

Jose inquired about a modified "Ken's Glen" option and asked about "market to affordable" options. He expressed his support for Option #3 and asked about different modifications.

Michael Dean – 181 N. Passaic Avenue

Michael asked about the following: special needs units for the assisted living options, the term “alternative mechanisms”, why “market to affordable” isn’t possible for POP, the \$1 million payment for Option #2.

Catherine Foucher – 40 Chandler Road

Catherine asked how many units KRE could build on their property after reverting to the previous zone. She expressed concern about the impact on increased traffic may have on pedestrian safety.

Libby Hilsenrath – 37 Weston Avenue

Libby asked about the format of the next town hall meeting.

Councilwoman Mathiasen

Brigid McMenamin – 133 Center Avenue

Brigid expressed her support for a “market to affordable” option and critiqued the Borough’s professionals.

Bob Weber – 99 Summit Avenue

Bob asked about rezoning POP and about the next steps after choosing a redevelopment option.

Hugh Ames – 13 Girard Avenue

Hugh critiqued a prior comment regarding limiting the admission of “special needs” students and the seating arrangement of the Council.

Joyce Martinsen – 64 N. Hillside Avenue

Joyce expressed her disapproval of POP redevelopment and recommended the Borough professionals renegotiate with Fair Share Housing.

Brian McAuliffe – 40 Lum Avenue

Brian asked about the 100% Affordable Housing options and about the next round of Affordable Housing redevelopment.

At 10:15 P.M., Jon Drill closed the public portion of the meeting.

Mayor Kobylarz asked for a motion to adjourn the meeting from the Council. Council Member Truilo moved to adjourn, seconded by Council Member Resto. By a unanimous Voice Vote, the meeting was adjourned.

Respectfully submitted on September 12, 2022, by
Vanessa L. Nienhouse, Borough Clerk.