

**SPECIAL MEETING OF THE  
MAYOR AND BOROUGH COUNCIL  
MAY 2, 2022 MINUTES**

Mayor Thaddeus J. Kobylarz called the Special Meeting of the Borough of Chatham to order on Monday, May 2, 2022, at 4:00 P.M. in the Council Chambers in Borough Hall, 54 Fairmount Avenue, Chatham New Jersey. He stated the purpose of this meeting is to select an option for the redevelopment of the Post Office Plaza redevelopment area and authorize the Borough's professionals to implement the same.

**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 asked the Acting Borough Clerk to 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 copies on the official bulletin board on the main floor of Borough Hall, posted to the Borough Website, emailed to the Daily Record, the Star Ledger, the Chatham Courier, the Chatham Patch, and TAPinto Chatham and was filed with the Borough Clerk, on April 28th, 2022.

**ROLL CALL**

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

Mayor Thaddeus J. Kobylarz	
Council President Irene Treloar	Attended Virtually
Council Member Carolyn Dempsey	Attended Virtually
Council Member Jocelyn Mathiasen	Attended Virtually
Council Member Karen Koronkiewicz	Attended Virtually
Council Member Leonard Resto	Attended Virtually
Council Member Frank Truilo	Attended Virtually
Stephen W. Williams, Borough Administrator /	Acting Borough Clerk
Steve Kleinman, Borough Attorney	Attended Virtually

**EXECUTIVE SESSION AND ADJOURNMENT**

Council Member Truilo read Resolution #22-168:

**RESOLUTION #22-168  
RESOLUTION TO ADJOURN INTO CLOSED SESSION**

**BE IT RESOLVED** by the Borough Council of the Borough of Chatham that it shall adjourn into closed session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of R.S. 10:4-12b:

- Pending Affordable Housing litigation and Attorney Client privileged advice regarding Affordable Housing – Jon Drill

**BE IT FURTHER RESOLVED**, the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Borough of Chatham, provided such disclosures will not violate Federal, State, or local statutes and does not fall within the attorney-client privilege.

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Council Member Truilo moved to adopt Resolution #22-168, seconded by Council Member Resto. By a unanimous vote, the meeting was adjourned.

Mayor Kobylarz called the meeting back into Open Session at 7:30 P.M.

#### **STATEMENT OF ADEQUATE NOTICE**

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#### **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  
Council Member Jocelyn Mathiasen  
Council Member Karen Koronkiewicz  
Council Member Leonard Resto  
Council Member Frank Truilo  
Stephen W. Williams, Borough Administrator / Acting Borough Clerk  
Steve Kleinman, Borough Attorney

#### **RECUSALS**

There were no recusals.

#### **DISCUSSION ITEMS**

##### Post Office Plaza Redevelopment Options – Discussion and Vote

Mayor Kobylarz explained the process for the discussion and vote.

The Mayor proceeded with the first item, the structure to be built on the Post Office Plaza Redevelopment site, by order of seniority.

Council President Treloar and Council Members Resto and Truilo expressed their support for the 15-unit, 100% Affordable Housing option.

Council Members Dempsey, Mathiasen, and Koronkiewicz expressed their support for Option #3.

Council Member Truilo moved to approve the 15-unit, 100% Affordable Housing Option #3, seconded by Council Member Resto. Mayor Kobylarz asked Acting Borough Clerk Williams to proceed with a Roll Call Vote:

In favor: Council President Treloar and Council Members Resto, and Truilo

Against: Council Members Mathiasen, Dempsey, and Koronkiewicz

Abstain: None

With a tied vote, Mayor Kobylarz voted in favor for Option #3 to break the tie.

Mayor Kobylarz proceeded with the second item, the structure to be built on Bower's Lane, by order of reverse seniority.

All Council Members expressed their disapproval of the Kensington plan for an Assisted Living Facility on Bowers Lane.

Council Member Resto moved to approve the Kensington Assisted Living facility, seconded by Council Member Truilo. Mayor Kobylarz asked Acting Borough Clerk Williams to proceed with a Roll Call Vote:

In favor: None

Against: Council President Treloar and Council Members Mathiasen, Dempsey, Koronkiewicz, Resto, and Truilo

Abstain: None

Mayor Kobylarz proceeded with the final item, memorializing the effective option that has been chosen by the Council. The Mayor asked Borough Attorney Kleinman to proceed with Resolution #22-169.

### **RESOLUTION #22-169**

#### **RESOLUTION TO ACCEPT OPTION FOR THE REDEVELOPMENT OF THE POST OFFICE PLAZA REDEVELOPMENT AREA AND AUTHORIZING THE BOROUGH'S OFFICIALS AND PROFESSIONALS TO IMPLEMENT SAME**

**WHEREAS**, pursuant to Resolution #17-288, the Chatham Borough Council authorized the Planning Board to determine whether certain property within the Borough commonly known as the "Post Office Plaza" constituted an area in need of redevelopment pursuant to the Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et seq.; and,

**WHEREAS**, pursuant to Resolution #18-102, and following receipt of a Redevelopment Investigation Report and the Planning Board's recommendation, the Borough Council designated the properties comprising Post Office Plaza as a non-condemnation redevelopment area, pursuant to N.J.S.A. 40A:12-5 and N.J.S.A. 40A:12-6; and,

**WHEREAS**, the Post Office Plaza redevelopment area comprises Block 121, Lots 10, 11, 12, 13 and 17; and Block 122, Lots 1, 2 and 13-18 on the Borough's Tax Map; and,

**WHEREAS**, thereafter, a redevelopment plan was prepared for Post Office Plaza and the Borough Council has been diligently reviewing potential options for the redevelopment of Post Office Plaza in accordance with the redevelopment plan; and,

**WHEREAS**, the Borough Council has recently held two “town hall” meetings to allow the public to learn about the potential options available for the redevelopment of Post Office Plaza and to comment on same, and has carefully considered all of the comments it has received on this topic; and,

**WHEREAS**, because this matter is time-sensitive and further implicates on-going litigation involving the Borough’s ongoing affordable housing “Mount Laurel” compliance litigation under docket number MRS-L-1906-15, the Borough Council believes it is critical to make a decision as to which option for the Post Office Plaza redevelopment should proceed.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Chatham that it selects the following option for the redevelopment of the Post Office Plaza: The construction of a 15-unit single building residential affordable housing project on Borough-owned land, Lot 10 in Block 121, in the southeast corner along Bowers Lane; and,

**BE IT FURTHER RESOLVED** that the Borough Council authorizes the Mayor, Borough Administrator, Borough Attorney, and its appointed legal and planning professionals to immediately prepare a redevelopment agreement with the entity responsible for constructing the 15-unit single building residential affordable housing project and to take any and all required ancillary actions to ensure that such an agreement is completed and executed by June 1, 2022; and,

**BE IT FURTHER RESOLVED** that the Borough Council declares that it shall proceed with the necessary steps and procedures to amend the Post Office Plaza redevelopment plan, rescind the designation of the entirety of Post Office Plaza as an area in need of redevelopment, except as set forth herein reinstate the zoning designations for Post Office Plaza that existed prior to the adoption of the redevelopment plan and establish the necessary alternative redevelopment plan to allow for development of the 15-unit single building residential affordable housing project on Borough-owned land, Lot 10 in Block 121, in the southeast corner along Bowers Lane, and further authorizes the Mayor, Borough Administrator, Borough Attorney, and its appointed legal and planning professionals to immediately commence taking any and all required actions necessary to execute the will of the Borough Council as set forth above; and,

**BE IT FURTHER RESOLVED** that the Borough Council authorizes the Mayor, Borough Administrator, Borough Attorney, and its appointed legal and planning professionals to immediately prepare an amended Housing Element and Fair Share Plan and Spending Plan to incorporate the option that has been selected herein and to take any and all required ancillary actions necessary to do so; and,

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be provided to representatives of the redeveloper responsible for constructing the 15-unit single building residential affordable housing project, the Borough’s Redevelopment Counsel, and the Borough’s Affordable Housing Counsel.

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Council Member Resto moved to adopt Resolution #22-169, seconded by Council Member Truilo. Mayor Kobylarz asked Acting Borough Clerk Williams to proceed with a Roll Call Vote:

In favor: Council President Treloar and Council Members Mathiasen, Dempsey, Koronkiewicz, Resto, and Truilo

Against: None

Abstain: None

Mayor Kobylarz spoke on the entire process of Post Office Plaza Redevelopment and shared his thoughts and reflections.

### **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.

**Michael Dean – 181 N. Passaic Avenue** - Michael thanked the Council for adopting his preferred redevelopment option.

**Freddie Bicknese – 137 N. Hillside Avenue** - Freddie critiqued the five redevelopment options and suggested a 6<sup>th</sup> or 7<sup>th</sup> option could have been compromised.

**Brian Alexitch – 29 Minton Avenue** - Brian thanked the Council for choosing his preferred option and critiqued the conduct of the Council and Borough professionals during public comment.

**Brigid McMenamin – 133 Center Avenue** - Brigid thanked the Council for choosing her preferred option.

**Janice Perrone – 82 Fairmount Avenue** - Janice thanked the Council for working on a tight deadline and for the Council Member's conduct during the process.

**Tom Belding – 7 Milton Avenue** - Tom thanked the Council for their courage and hoped they would continue to look at economic development.

**Patricia Finley – 35 Woodland Road** - Patricia thanked the Council for their vote.

**Valerie Clark – 21 Fern Avenue** - Valerie asked if the public could clap now and then proceeded to clap.

**Susan Chmura – 6 Bartow Lane** - Susan apologized to the Council for dealing with disruptive and rude comments from members of the public and condemned the same. She expressed support for senior housing, and decorating Post Office Plaza. She expressed concern for traffic.

**Mary English – 380 Main Street** - Mary reiterated her support for market to affordable units for 2025's Affordable Housing obligation.

**Brian McAuliffe – 30 Lum Avenue** - Brian thanked the Council.

**Ana – 47 Lafayette Avenue (*did not provide last name*)** - Ana thanked the Council.

**Harry Clayton – 137 Fairmount Avenue** - Harry critiqued Option #3 and expressed concern about the next round of Affordable Housing. He suggested better community outreach as he did not believe the comments shared were the views of the wider town.

Seeing no one else wished to be heard, Mayor Kobylarz closed this portion of the meeting.

#### **ADJOURNMENT**

Council Member Resto moved to adjourn, seconded by Council Member Truilo. By a unanimous voice vote, the motion passed, and Mayor Kobylarz adjourned the meeting. At time?

Respectfully submitted on October 24, 2022, by  
Stephen W. Williams, Acting Borough Clerk.