

STRATFORD JOINT LAND USE BOARD
MINUTES
SPECIAL MEETING

November 11, 2025

The meeting was called to order by Chairman Paul McGovern at 5.00 pm and the public statement was read that the meeting was advertised in the Courier Post, the Collingswood Retrospect and a notice was posted on the bulletin board at the Borough Hall stating the time and place.

The Chairman led the board in the pledge of allegiance and a prayer.

ROLL CALL:

Present

P. McGovern, Chairman	Class IV
K. Walton, Vice-Chairman	Class IV
B. Bove	Class III
T. Hall	Class IV
J. Keenan	Class I
T. Kozeniewski	Class IV
R. Morello	Class II
R. St. Maur	Class IV

Absent

M. Chicalo	Alternate I
M. DiGiacomo	Alternate II

A. Costa, Solicitor

S. McCart, Secretary

MOTION FOR CLOSE: Motion by Mr. St. Mawr and seconded by Mr. Walton to close for executive meeting. Roll Call: Mr. Walton, yes, Mr. Bove, Yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. McGovern, yes.

Mr. Costa stated the motion was for an executive session to discuss pending litigation. He asked the residence to step out. Mr. McGovern stated it would be for ten or fifteen minutes.

MOTION FOR EXIT: Motion by Mr. Hall and seconded by Mr. Bove to exit executive meeting. Roll Call: Mr. Walton, yes, Mr. Bove, Yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. McGovern, yes.

Mr. Costa stated we are back into regular session. There was a discussion regarding the pending settlement. No action was taken at the executive meeting. However, there is a Resolution, Resolution 2025:11. It is the Borough of Stratford Land Use Board adopting the settlement agreement in the matter of Fair Share Housing Center V The Borough of Stratford, The Joint Land Use Board, Stratford Square Urban Renewal Condominium Association, Stratford Square Condo 8 Urban Renewable Entity and Velocity Venture Partners.

MOTION FOR RESOLUTION: Motion by Mr. Walton and seconded by Mr. St. Maur to approve Resolution 2025:11 Adopting the settlement agreement in the matter of Fair Share Housing Center V the Borough of Stratford, The Joint Land Use Board, Stratford Square Urban Renewal Condominium Association, LLC., Stratford Square Condo 8 Urban Renewable Entity, LLC and Velocity Venture Partners, LLC. Roll Call: Mr. Walton, yes, Mr. Bove, Yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. St. Maur, yes, Mr. McGovern, yes.

Mr. Costa stated for the public the matter is still a pending litigation. The settlement right now is still confidential because it has not been signed by all parties and the action has not been dismissed. So, the Board after careful consideration reviewing the settlement agreement, decided it was in the best interest to enter into this agreement. They have authorized the Chairperson to sign the agreement and the agreement has been signed by Fair Share Housing. The Borough of Stratford and the other three entities have to sign. Once that is signed, the matter will be dismissed with prejudice. Once certain things are done, the matter will be dismissed without prejudice.

PUBLIC COMMENT: Motion by Mr. St. Maur and seconded by Mr. Kozeniewski to open for public comment. All ayes

John Gentless, 111 Union Avenue, asked whenever the settlement is, will you be seeing additional housing on that site. Mr. Costa stated that is what it is all about. My assumption is you will see a midrise building there. Mr. Costa stated nothing has been submitted yet. In the agreement, there are some additional lands.

Tom Speer, 8 College Circle, Mr. Spear stated he had come to meeting because he wanted to get informed about what was happening with the settlement. It was discussed in the executive session and the decision was made. Mr. Costa stated the decision was made at the public session. Mr. Speers asked what the decision was. Mr. Costa stated the decision was the Resolution that was read. Mr. Speers stated as a resident, I will not know what that settlement is until the dust all settles. Mr. Costa stated there will be some additional meetings down the road.

Karen Sherris, 109 Longwood Drive, Ms. Sherris stated they wanted to get more involved in what was happening in the town. She was also there to find out what was happening with the settlement.

Motion by Mr. Walton and seconded by Mr. Kozeniewski to close the public comment. All Ayes

Mr. Costa explained that because it was a legal matter that was not yet settled, it could not yet be shared with the public. As soon as the settlement occurs, it will be public knowledge.

Mr. Costa explained that due to the pending litigation, the matter could not be discussed in public. Once it has been resolved, then it will be made available to the public

ADJOURNMENT: Motion by Mr. Bove and seconded by Mr. Walton to adjourn. All ayes.