

STRATFORD JOINT LAND USE BOARD
MINUTES
December 4, 2025

The meeting was called to order by Chairman Paul McGovern at 6:30 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

Absent

M. Chicalo Alternate I
R. St. Maur Class IV

M. DiGiacomo Alternate II

A. Costa, Solicitor
S. McCart, Secretary

APPROVAL OF MINUTES: Motion by Mr. Hall and seconded by Mr. Walton to approved minutes from October 23, 2025 meeting. All ayes
Motion by Mr. Walton and seconded by Mr. Bove to approved minutes from November 11, 2025 meeting. All ayes. Mr. Costa stated that is a combination of executive session and public session. Executive session minutes cannot be released until the case is settled.

NEW BUSINESS: John Gentless, 111 and 121 Union Avenue, Block 38, Lots 4 and 2, Minor Subdivision
Mr. John Carney, attorney for Mr. Gentless, stated the application is for a minor subdivision. The applicant owns both lots and wants to move lot line and eliminate sixty feet from house at 121 Union. As a result of the move, there are two preexisting non-conforming front set-backs. The house is a corner lot so you have frontage on both sides. We are asking the Board to grant a variance for those preexisting non-conforming. The other problem is that the lot coverage is 31.9 where 30 is permitted. We are asking for a variance to allow us to have impervious coverage of 31.9 percent. You could probably squeeze another house in there and that is not the intention. We believe this provides a positive reason to grant the subdivision. We are going to comply with any recommendations from the engineer letter.
Mr. Gentless, 111 Union Avenue was sworn in by Mr. Costa. Mr. Gentless stated he would be selling the house at 121 Union Avenue. Mr. Gentless stated he wants to move his invisible property line to the right. 121 Union is high up on the hill and everything slopes down. I have had some water problems. The people who want to buy the house is a younger couple. They have long standing family living in Stratford. They want to do a lot of work to the home. More

recently, they want to make it move in ready. They want to paint, plaster, flooring, then move in and address the outside moving forward.

Mr. Riley, engineer from Steven Bach's office, was sworn in by Mr. Costa.

Craig Riley reviewed the engineer's letter dated December 3, 2025. This was the revised letter. He stated the few remaining comments are mostly note keeping and corrections on survey.

Motion by Mr. Bove and seconded by Mr. Walton to open to public. All ayes. Hearing none.

Motion by Mr. Bove and seconded by Mr. Keenan to close to public. All ayes.

Mr. McGovern asked if there were any questions. There were none.

Motion by Mr. Morello and seconded by Mr. Kozeniewski to approve subdivision and bulk variances for Block 38, Lots 2, 3, and 4. Roll call vote; Mr. Walton, yes, Mr. Bove, yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. DiGiacomo, yes, Mr. McGovern, yes.

MEMORIALIZATION OF RESOLUTION: Resolution 2025:12 John Gentless, Block 38, Lots 2, 3 and 4. Motion by Mr. Bove and seconded by Mr. Walton to memorialize Resolution 2025:12. Roll call vote: Mr. Walton, yes, Mr. Bove, yes, Mr. Hall, yes, Mr. Keenan, yes, Mr. Kozeniewski, yes, Mr. Morello, yes, Mr. DiGiacomo, yes, Mr. McGovern, yes.

PUBLIC COMMENT:

Motion by Mr. Hall and seconded by Mr. Walton to open the public comment. All Ayes. Hearing none. Motion by Mr. Bove and seconded by Mr. Kozeniewski to close the public comment. All ayes.

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