

October 12, 2017

The regular meeting of the Chester Borough Land Use Board was held at the municipal building on October 12, 2017. Chairman Kasper called the meeting to order at 7:07 pm. Chairman Kasper assured that proper notice had been given for this meeting in accordance with the "Open Public Meetings Act," as follows: notice was sent to the Observer Tribune and the Daily Record, posted on the bulletin board in the main hallway of the municipal building and filed with the Borough Clerk on January 26, 2017.

Chairman Kasper led the Salute to the flag.

ROLL CALL

	Mayor Hoven	Russell Goodwin	Stan Stevinson	Chris Heil	Kerry Brown	Bill Devitt	Anita Rhodes	Anthony Arturi	Ken Kasper	Jennifer Cooper	Don Storms
Present	x	x	x	x		x	x	x	x	x	
Absent					x						x
Late											

Also, present Board Attorney, Richard Marcickiewicz.

MINUTES

A. August 10, 2017

The minutes of the August 10, 2017 meeting were tabled at this time.

OLD BUSINESS

No old business at this time.

Chairman Kasper stated that the Nitroflex Gym application will not be heard this evening. The applicant will re-notice for a future date.

NEW BUSINESS

A. SPW 2017-02 The Maple Shop, LLC

105 Main Street

Block 103, Lot 19, Zoning District B-2

Site Plan Waiver request to install "hardy plank" siding and install windows on 2nd floor

Mr. Thomas Brady, attorney for applicant

Mr. Jonathan Rybkiewicz, owner of The Maple Shop

Mr. Brady stated that his client is seeking a site plan waiver to restore the existing building. Mr. Brady stated that Mr. Rybkiewicz is seeking permission to replace the existing vinyl siding with hardiplank siding and to replace the second story windows.

Mr. Brady stated that Mr. Rybkiewicz has met with the Historic Preservation Committee and has received approval for the proposed changes.

Mr. Marcickiewicz stated that the applicant was not required to notice since the applicant is seeking a waiver of site plan.

Mr. Rybkiewicz was sworn in. Mr. Rybkiewicz testified that he had recently purchased the building and explained that he would be manufacturing and selling maple syrup and other Vermont type products.

Mr. Rybkiewicz explained that he is not proposing any major interior renovations at this time. Mr. Rybkiewicz stated that he plans on using the kitchen for his maple syrup production and in the future, may offer breakfast and lunch to the public.

Mr. Rybkiewicz stated that he is proposing to replace the siding with red hardiplank (A-1). Mr. Rybkiewicz stated that the Historic Preservation Committee is happy with the proposed changes. Mr. Rybkiewicz testified that the proposed signage will comply with the regulations and will be variance free (A-2). Mr. Rybkiewicz testified that all the decorative corbels on the second floor will remain.

Motion to open to the public was made by Ms. Cooper and seconded by Mr. Arturi. All in favor. No public comment.

Motion to close to the public was made by Ms. Rhodes and seconded by Ms. Cooper. All in favor.

Motion to deliberate was made by Ms. Rhodes and seconded by Mr. Devitt. All in favor. All the members were in agreement that the proposed exterior changes were a great improvement and all the members were in favor of the application.

Motion to approve the application was made by Mr. Goodwin and seconded by Mr. Stevinson.

Roll Call

	Mayor Hoven	Russell Goodwin	Stan Stevinson	Chris Heil	Kerry Brown	Bill Devitt	Anita Rhodes	Anthony Arturi	Ken Kasper	Jennifer Cooper	Don Storms
Motion		x									
Seconded			x								
Aye	x	x	x	x		x	x	x	x	x	
Nay											
Abstain											
Absent					x						x

**B. 2017-05 Chester Animal Hospital
74 West Main Street**

Block 101, Lot 12.01, Zoning District OP

Minor Site Plan and variance application to install a 15 sq ft free-standing sign.

Mark Blount, attorney for applicant
Jay Hanigan, Fastsigns of Flemington

Mr. Blount stated that his client is seeking approval for a 15 square ft -free standing sign.

Mr. Hanigan gave a brief background of his company. Mr. Hanigan detailed the proposed signage including the dimensions, location, materials (A-1) and lighting (A-2). Mr. Hanigan provided a rendering of the proposed signage (A-3). Mr. Hanigan stated that the proposed sign would be 3’9” high by 4” wide. He stated that the overall height would be 5’9” above grade. Mr. Hanigan testified that the sign would be lighted by 20-volt halogen ground lights. Mr. Hanigan detailed the surrounding area and the existing signs in the area.

Mr. Hanigan went over Mr. Banisch’s report and testified that they would comply with all the conditions.

No public was present.

Motion to deliberate was made by Mr. Devitt and seconded by Ms. Cooper. All in favor.

It was the consensus of the Board, that the sign was designed very tastefully and all were in favor of the proposed sign.

Motion to approve the sign with the conditions was made by Ms. Rhodes and seconded by Mr. Arturi.

Roll Call

	Mayor Hoven	Russell Goodwin	Stan Stevinson	Chris Heil	Kerry Brown	Bill Devitt	Anita Rhodes	Anthony Arturi	Ken Kasper	Jennifer Cooper	Don Storms
Motion							x				
Seconded								x			
Aye	x	x	x	x		x	x	x	x	x	
Nay											
Abstain											
Absent					x						x

RESOLUTIONS

No resolutions at this time

PUBLIC COMMENT

No public comment at this time.

COMMUNICATION

No communication at this time.

Motion to adjourn the meeting was made by Mr. Heil and seconded by Mr. Goodwin. All in favor. The meeting was adjourned at 7:53 pm.

Respectfully submitted,
 Kerry Brown
 Land Use Board Secretary