

November 9, 2017

The regular meeting of the Chester Borough Land Use Board was held at the municipal building on November 9, 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 and Board Planner, David Banisch.

Chairman Kasper announced that the Sullivan application would not be heard at this time and would be rescheduled for a later date.

MINUTES

A. August 10, 2017

Motion to approve the August 10, 2017 minutes was made by Mr. Arturi and seconded by Mr. Goodwin.

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 | | |
| Nay | | | | | | | | | | | |
| Abstain | | | | | | | x | | | x | x |
| Absent | | | x | x | | | | | | | |

OLD BUSINESS

No old business at this time.

NEW BUSINESS

A. 2017-08 TURKEY FARM ACQUISITION, LLC

24 West Main Street; Block 101; Lot 14, Zoning District O-P with historic overlay
Construction permit to demolish residential structure known as "Sunnyside"

Michael Lavery, Attorney for the applicant
Allan Klein, PE

Mr. Lavery stated that his client had applied for a demolition permit in order to demolish the residential structure known as "Sunnyside."

Mr. Klein testified that he had conducted a structural inspection and has determined that the structure is in poor condition and should be condemned. Mr. Klein presented his letter dated June 20, 2016 (A-3).

Mr. Klein presented photographs (A-4--A-21) of Sunnyside which depicted the condition of the structure. Mr. Klein stated that the structure had extensive water damage, mold, collapsed ceilings throughout the structure and based on the overall condition, it could not be preserved.

Mr. Klein stated that the Historic Preservation Committee conducted a site visit and had no objection to grant a demolition permit for the Sunnyside structure. The email from the Historic Preservation Committee dated May 10, 2017 was marked into exhibit (A-2). Mr. Klein also stated that the Borough Construction Official conducted a site inspection and declared that the structure was not salvageable and should be condemned. Mr. Freeman's letter dated May 17, 2016 was marked into exhibit (A-2).

Mr. Klein also stated that the structure is not registered with any Historic registers. Mr. Klein stated that the building has no historic value or significance and the neighborhood would benefit from the demolition. He stipulated on behalf of the Applicant that the application for demolition was limited to the Sunnyside structure and did not include the garages located on the Property. Mr. Klein testified that he has no opinion with respect to the historic value of Sunnyside in accordance with the architectural review considerations in Chester Borough Ordinance 163-87. D.

Motion to open to the public was made by Mr. Devitt and seconded by Mr. Arturi.

Mr. Ed Ng asked Mr. Klein if he had any background in Historic buildings. Mr. Klein stated that he does including churches.

Mr. Hannington stepped forward and asked if Mr. Klein is aware of any actions taken to preserve the roof. Mr. Klein stated that he was not aware of any attempts to preserve the roof.

Mr. Iversen presented photographs (P-1-P-4) of the Raritan Inn. Mr. Iversen showed the before pictures showing the Inn in disrepair and the after pictures. Mr. Iversen also stated that the Sunnyside is designated as a historic site in the Chester Borough Master Plan, the County Register and is recognized by the Highlands Commission.

Motion to close to the public was made by Mayor Hoven and seconded by Ms. Cooper.

Mr. Banisch had a few questions regarding the possibility of moving the structure. Mr. Klein stated the foundation is cracked, the building is out of plumb and placement. Mr. Klein stated that it is his opinion that the building is too fragile and would not hold up.

Motion to open to the public was made by Ms. Cooper and seconded by Mrs. Rhodes.

Mr. Ng presented the history (P-5) of the Sunnyside structure to the Board. Mrr. Ng stated that Sunnyside is on the Morris County Historical Register. Mr. Ng stated that Sunnyside is historically significant based upon his knowledge of the history of the structure.

Ms. Crews, Mill Ridge Lane stated that the current condition of the structure is a hazard and was happy that the applicant is looking at having it demolished.

Motion to close to the public was made by Mayor Hoven and seconded by Mr. Arturi.

Motion to deliberate was made by Mrs. Rhodes and seconded by Mr. Devitt.

Several Board members were troubled that the standards of consideration in architectural review were not discussed.

Motion to defer a decision on the application to issue a demolition permit until the Board's February 8, 2018 meeting was made by Mayor Hoven and seconded by Mr. Devitt.

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 | |
| Nay | | | | | | | | | | | x |
| Abstain | | | | | | | | | | | |
| Absent | | | x | x | | | | | | | |

RESOLUTIONS

**A. 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.

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 | |
| Nay | | | | | | | | | | | |
| Abstain | | | | | x | | | | | | x |
| Absent | | | x | x | | | | | | | |

**B. SPW 2017-02 The Maple Shop, LLC
105 Main Street**

Block 103; Lot 19, Zoning District B-2

Site Plan Waiver to replace siding with Hardy plank siding and windows.

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 | |
| Nay | | | | | | | | | | | |
| Abstain | | | | | x | | | | | | x |
| Absent | | | x | x | | | | | | | |

Motion to adjourn the meeting was made by Mr. Goodwin and seconded by Mr. Arturi. All in favor. The meeting was adjourned at 8:35 pm.

Respectfully submitted,
Kerry Brown
Land Use Board Secretary