

**December 14, 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 7:04 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	x	
Absent											x
Late											

Also, present Board Attorney, Richard Marcickiewicz; Board Planner, David Banisch and Board Engineer, Steve Bolio.

**MINUTES**

No minutes at this time.

**OLD BUSINESS**

No old business at this time.

**NEW BUSINESS**

**A. 2017-04 NITROFLEX GYM, LLC**

169 Route 206 North; Block 128, Lot 4

Preliminary, Final Site Plan Amendment and Variance application to enclose the outdoor patio area.

Mr. Anthony Sposaro, attorney for the applicant  
Daniel Sehnal, PE Dynamic Engineering  
Mr. Steve Tylee, owner

Mr. Sposaro gave a brief background of the current space and layout of the existing gym facility. Mr. Sposaro explained that the applicant is seeking site plan and variance approvals to enclosure the existing atrium area.

Mr. Tylee stated that the gym has been an improvement to the shopping center and it has been very successful with over 2000 members. Mr. Tylee explained that in order to keep his clients, he needs to offer classes that are not available in the area. Mr. Tylee testified that the proposed studio space would be used for rowing machines.

Mr. Tylee testified that access to the studio would be through the main gym and there would be no exterior door or access and that no new signage is requested.

Mr. Sehna testified that a parking variance is required. Mr. Sehna stated that 1,825 parking spaces are required for the shopping center but 1,093 currently exist. Mr. Sehna stated that the proposed construction would require an additional seven (7) parking spaces based upon the additional square footage of the atrium but he opined that based upon the proposed use, there would be no increase in the actual need for parking.

Mr. Sehna also testified that while technically the lot coverage may increase by 851 square feet with the construction, there is no adverse drainage or other impacts, the maximum lot coverage is already exceeded (and a pre-existing condition) and the increase is de minimis.

No public was present.

Motion to deliberate was made by Mr. Arturi and seconded by Mr. Devitt.

All members of the Board were in agreement that the proposed addition was an improvement to the facility and the center.

Motion to approve the application was made by Mr. Stevinson and second 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	x	
Nay											
Abstain											
Absent											x

**RESOLUTIONS**

**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"

Motion to approve the resolution with noted changes was made by Ms. Brown 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	x	
Nay											
Abstain			x	x							
Absent											x

## COMMUNICATION/DISCUSSION ITEMS

### A. FREESTANDING SIGNS

Mr. Banisch went over his memo that interpreted the language of freestanding signs and the zones that they are permitted in. There was a discussion amongst the Board members with height of the signs, lighting and setback issues. Mayor Hoven stated that if a business meets all the conditions such as the 50 ft setback requirement and the historic guidelines, the Borough should allow the signs and not make applicants appear before the Board causing undue hardships.

The Board agreed that they are in favor of the proposed changes as long as the requirements are met.

Chairman Kasper stated that the Board should review the existing ordinances for the January workshop session and have any comments for proposed changes etc.

### B. BOROUGH ORDINANCE #2017-10

Ordinance of the Mayor and Council to establish municipally sponsored 100% affordable housing development as a principal permitted use in all zoning districts in Chester Borough.

Motion to approve the ordinance was made by Ms. Brown 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	x	x	x	
Nay											
Abstain											
Absent											x

### C. MINOR SITE PLAN APPLICATION, SITE PLAN APPLICATION AND CHECKLIST

Paul Ferriero provided a brief background of the current application process. Mr. Ferriero explained that the Borough does not have an official checklist in place. Mr. Ferriero stated that if the Borough has a checklist in place, that it would help expedited the application process and eliminate the need for Technical Review meetings.

The Board determined that the checklist ordinance should be reviewed for consideration. Chairman Kasper suggested that the Board continue the discussion at the January workshop meeting. Chairman Kasper suggested that Mr. Ferriero attend the workshop session.

Motion to adjourn the meeting was made by Mr. Goodwin and seconded by Mr. Arturi. All in favor. The meeting was adjourned at 9:35 pm.

Respectfully submitted,  
Kerry Brown  
Land Use Board Secretary