

CHESTER BOROUGH
LAND USE BOARD
July 8, 2021

The Regular meeting of the Chester Borough Land Use Board was held remotely on July 8, 2021.

Opening Statement

Chairman Kenneth Kasper called the meeting to order at 7:09 p.m. Adequate notice of this meeting of the Chester Borough Land Use Board was given as required by 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 Borough Municipal Building and posted on the Borough website and filed with the Borough Clerk. The Land Use Board will hold a regular meeting by web-based platform providing remote access as the meeting will be open to the public remotely. Details for public participation will be posted on the website at chesterborough.org. Public can register at Zoom.us and to join:

https://us02web.zoom.us/webinar/register/WN_pH-MQxdJTaKJp6rpw1f_tg

WEBINAR ID: 841 6232 0032

In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the Zoom web-based virtual meeting room, they may contact the Committee Secretary at sjnoll@chesterborough.org or 201-400-9043.

SALUTE TO THE FLAG

ROLL CALL

Present:

Chris Heil, Class III
Kenneth Kasper, Class IV
Anita Rhodes, Class IV
Michael Ferrone, Class IV
Jason Rothamel, Alternate # 1
Kyle Kopacz, Alternate # 2

Absent:

Janet Hoven, Class I
Kerry Brown, Class II
Donald Storms, Class IV
Stan Quintana, Class IV
Adam Sorchini, Class IV
Paul Ferriero, Board Engineer
Steven Bolio, Board Engineer
David Banisch, Board Planner

Also Present:

Sarah Jane Noll, Committee Secretary
Steven K. Warner, Esq., Board Attorney

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Kyle Kopacz, alternate member # 2 was sworn into office.

Sarah Jane Noll assumed the responsibilities as the LUB secretary until the return of the Secretary.

Minutes – The June 10, 2021, minutes were tabled until the August 12th meeting.

PUBLIC HEARING:

Mill Ridge Lane Property LLC and Highpoint Development, LLC (previously listed as Larison's Corner LLC) -Block 101, Lots 12.07 and 12.08 Preliminary and Final Subdivision and Preliminary and Final Major Site Plan: Subdivision and Site Plan applications to construct 20 townhouses with site improvements **TO BE CARRIED TO THE September 9, 2021, meeting without further notice.**

Chairman Kasper will find out when the LUB will go live and inform the members.

REQUEST FOR EXTENSION OF 'COMMENCEMENT OF USE' TO AUGUST 11, 2022

Donald Duryea – Chester Village Square – Benito's Trattoria – Block 129, Lot 3 – 50 Main Street, Chester – Request for Extension of 'Commencement of use' in Condition #15 of the resolution of site plan approval.

The applicant has requested a one-year extension of the site plan approval as per the letter dated June 29, 2021, from their attorney Patrick J. Dwyer.

Steve Warner, LUB attorney had prepared a resolution for the extension and explained that the full Board present this evening and including the new member can vote on this extension.

Michael Ferrone moved to adopt the resolution granting the extension of the site plan approval for one year; Anita Rhodes seconded the motion which was passed by the following roll call vote:

AYES: Chris Heil; Kenneth Kasper; Anita Rhodes; Michael Ferrone; Jasen Rothamel and Kyle Kopacz.

NAYS: None

Chester Town Center (Formerly Larison Turkey Farm) – Anita Rhodes asked that the all documents be put in One Drive.

Complaint regarding Drainage from Flag Lot on North Road

Chairman Kasper explained the complaint that had been received through Sarah Jane Noll, the complainant was informed that the LUB is not an enforcement agency, but a representative of Ferriero Engineering will be going out to the property to investigate the

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complaint. Attorney Warner agreed that the enforcement comes from either the Zoning Official or the Engineer's office. Anita Rhodes advised that she had received a call from the complainant and had advised her to go to the Zoning Official.

Chairman Kasper advised the board that the new member Kyle Kopacz is a licensed civil engineer.

Violations – Several potential violations including the conditions of approval in the Car Wash site plan were discussed and will be sent to the temporary Zoning Official Kimberly Coward. Chairman Kasper will be kept informed on the appointment of the new Zoning Official.

Public Portion – There was no one in the public.

ADJOURNMENT – There being no further business, the meeting was adjourned at 7:51p.m. on a motion of Anita Rhodes; seconded by Chris Heil and was passed unanimously.

Sarah Jane Noll
Committee Secretary