

BOROUGH OF CHESTER

LAND USE BOARD

Reorganization and Regular Meeting Agendas
January 13, 2022
7:00 P.M.

The Regular Meeting of the Borough of Chester Land Use Board meeting will be held immediately following the Reorganization meeting using the below link.

Please see the meeting agenda on our website at www.chesterborough.org or select the below link to pre-register for this meeting.

It will require user to provide name and email address to setup a free account.

Using the Internet select the below link:

https://us02web.zoom.us/webinar/register/WN_YErMrxllQhiGsaQD-mpXgg

After registering, you will receive a confirmation email containing information about joining the webinar.

Using an iPhone one-tap:

312.626.6799, 468113180# or 929/436.2866, 468113180#

If you do not have a Smart phone or PC with web camera you can join by telephone.

Using a regular telephone:

312.626.6799 or 929.436.2866 or 253.215.8782 or 301.715.8592 or 669.900.6833

Webinar ID: 856-3987-9562

Password: 211380

BOROUGH OF CHESTER

LAND USE BOARD

Reorganization Agenda

January 13, 2022

7:00 P.M.

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

Adequate notice of this remote 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 Daily Record, posted on the bulletin board in the Borough Municipal Building and filed with the Borough Clerk.

3. OATHS OF OFFICE

Margaret Nordstrom, Stan Quintana, Adam Sorchini, and Jason Rothamel

4. ROLL CALL

Michael Ferrone

Janet Hoven, Mayor

Kyle Kopacz, Alternate #2

Anita Rhodes

Adam Sorchini

Stan Quintana

Chris Heil, Council Representative

Kenneth Kasper

Margaret Nordstrom

Jason Rothamel, Alternate #1

Donald Storms

Also Present:

Steven Warner, Board Attorney

Steve Bolio, Board Engineer

Sarah Jane Noll, Committee Secretary

David Banisch, Board Planner

Lumarys Mendez, Board Secretary

5. SALUTE TO THE FLAG

6. REORGANIZATION OF THE BOARD

Nomination and Appointment of Chairperson for the year 2022

Nomination and Appointment of Vice-Chairperson for the year 2022

Nomination and Appointment of Secretary for the year 2022

Resolution for appointment of Engineer and Planner for the year 2022

Resolution for professional charges for the year 2022

Resolution for meeting dates for 2022 and January 2023

Resolution designating the Observer Tribune as the official newspaper and the Daily Record as the secondary newspaper 2022 and January 2023

7. ADJOURNMENT

BOROUGH OF CHESTER

LAND USE BOARD

Resolution retaining professionals

Whereas, there is a need for services of an attorney and budgeted funds are available for this purpose and the "Local Public Contracts Law" (N.J.S. 40A:11-1, *et seq.*) exempts professional services such as legal, planning, and engineering services from public bidding. **Therefore**, it is resolved as follows:

1. For the year 2021, the Board retains **David Banisch**, of Banisch Associates, Inc., or the firm's designee, a licensed New Jersey Professional Planner, as its consulting Planner.
2. For the year 2021, the Board retains **Paul Ferriero**, a licensed New Jersey Professional Engineer, of Ferriero Engineering, Inc., or the firm's designee, with preference to **Steven Bolio**, NJPE, as its consulting Engineer.
3. For the year 2021, the Board retains **Steven Warner**, a licensed New Jersey Attorney as its Board attorney.
4. The Contract with these licensed professionals is made without competitive bidding as a professional service. The contracts shall be on file with the Borough Clerk and available for public inspection.
5. The Board Clerk shall publish the information required by law about these contract awards in a timely way.

Date: January 13, 2022

, Chair
Chester Borough Land Use Board

ATTEST: The Chair signed this resolution, as authorized by the Land Use Board on the date indicated above.

Lumarys Mendez, Board Secretary
Chester Borough Land Use Board

BOROUGH OF CHESTER

LAND USE BOARD

***Resolution specifying charges for Planning and Engineering
services on Land Use Board applications.***

Whereas, N.J.S. 40:55D-53.2 requires that the Board adopt a schedule of professional charges by resolution;

Therefore, it is resolved as follows:

1. The Board's **Professional Planner** is authorized to charge a \$156.00 hourly rate, plus actual and reasonably necessary expenses (fee schedule attached).
2. The Board's **Professional Engineer** is authorized to charge a \$137.50 hourly rate, plus actual and reasonably necessary expenses (fee schedule attached).
3. The Board's **Attorney** is authorized to charge a \$180.00 hourly rate, plus actual and reasonably necessary expenses (fee schedule attached).
4. These hourly rates apply to professional services in reviewing and reporting on applications and supporting materials for development applications, site visits, inspections, conferences with applicants or their representatives, and preparation for, and attendance at Board meetings on development applications. These are the same rates as specified in the Planner's and Engineers' compensation agreements for similar work done for the Board.
5. The Planner and Engineer shall submit monthly vouchers, for this work to the Municipal Finance Officer, backed up by detailed invoices. For each application, the invoices shall identify the date the services were performed, hours spent in quarter-hour increments, the hourly rate, and the expenses incurred, if any.

Date: January 13, 2022

, Chair
Chester Borough Land Use Board

ATTEST: The Chair signed this resolution, as authorized by the Land Use Board on the date indicated above.

Lumarys Mendez, Board Secretary
Chester Borough Land Use Board

BOROUGH OF CHESTER

LAND USE BOARD

Resolution establishing a meeting schedule from

January 2022 through January 2023

Whereas, N.J.S. 10:4-6 et seq. the “Open Public Meetings Act,” requires public bodies in New Jersey to provide notice of meetings;

Therefore, the Land Use Board resolves as follows:

1. The meetings of the Chester Borough Land Use Board (Board) will hold **Regular Meetings by Remote Means** commencing at **7:00 pm** to discuss or act upon public business. These meetings will be open to the public remotely until further notice. Meeting agendas and details for public participation will be posted on the Borough’s website at www.chesterborough.org. This information has been sent to two newspapers, posted on the Borough’s website, posted at the municipal building and available from Borough hall, 50 North Road, between 8 am and 4 pm Monday through Friday by contacting the Land Use Board Secretary, Lumarys Mendez at landuse@chesterborough.org or 908.879.3660 x2123.

<u>DATE</u>	<u>TYPE OF MEETING</u>	<u>TIME</u>
January 13, 2022	Reorganization and Regular Meeting	7:00 p.m.
January 27, 2022	Regular Meeting	7:00 p.m.
February 10, 2022	Regular Meeting	7:00 p.m.
February 24, 2022	Regular Meeting	7:00 p.m.
March 10, 2022	Regular Meeting	7:00 p.m.
March 24, 2022	Regular Meeting	7:00 p.m.
April 14, 2022	Regular Meeting	7:00 p.m.
April 28, 2022	Regular Meeting	7:00 p.m.
May 12, 2022	Regular Meeting	7:00 p.m.
May 26, 2022	Regular Meeting	7:00 p.m.
June 9, 2022	Regular Meeting	7:00 p.m.
June 23, 2022	Regular Meeting	7:00 p.m.
July 14, 2022	Regular Meeting	7:00 p.m.
July 28, 2022	Regular Meeting	7:00 p.m.
August 11, 2022	Regular Meeting	7:00 p.m.
August 25, 2022	Regular Meeting	7:00 p.m.
September 8, 2022	Regular Meeting	7:00 p.m.
September 22, 2022	Regular Meeting	7:00 p.m.
October 13, 2022	Regular Meeting	7:00 p.m.
October 27, 2022	Regular Meeting	7:00 p.m.
November 10, 2022	Regular Meeting	7:00 p.m.
November 23, 2022	Regular Meeting	7:00 p.m.
December 8, 2022	Regular Meeting	7:00 p.m.
December 22, 2022	Regular Meeting	7:00 p.m.
January 12, 2023	Reorganization and Regular Meeting	7:00 p.m.
January 26, 2023	Regular Meeting	7:00 p.m.

2. The Board Clerk shall mail certified copies of this Resolution, within seven days of its adoption to the Observer Tribune and the Morris County Daily Record.

BOROUGH OF CHESTER

LAND USE BOARD

3. The Board Clerk shall file certified copies of this Resolution with the Clerk of the Borough, and post on the official bulletin board in the Municipal Building.
4. On payment of fee, the Board Clerk shall mail a certified copy of this Resolution to any person requesting notice of the Board's meeting.

Date: January 13, 2022

, Chair
Chester Borough Land Use Board

ATTEST: The Chair signed this resolution, as authorized by the Land Use Board on the date indicated above.

Lumarys Mendez, Board Secretary
Chester Borough Land Use Board

BOROUGH OF CHESTER

LAND USE BOARD

***Resolution designating two newspapers to receive
notices of public meetings of this Board from
January 2022 through January 2023 and
establishing a charge for persons requesting such
notices and copies of the minutes.***

Whereas, N.J.S. 10:4-6 *et seq.*, the "Open Public Meetings Act," requires notices about meetings of public bodies, **Therefore**, it is resolved as follows:

1. The *Observer Tribune* shall be the designated newspaper of the Land Use Board of the Borough of Chester.
2. The *Morris County Daily Record* will be the secondary newspaper to be used in cases where time does not provide for the weekly publication deadline.
3. The bulletin board located in the main corridor of the Borough of Chester Municipal Building, 50 North Road, Chester, New Jersey, shall be the place for posting of all meeting notices of the Board.
4. The sum of \$25.00 annually shall be the fee paid by any person requesting mailing of Board meeting notices. However, any newspaper requesting the mailing of notices to its business office shall not be charged the fee. (N.J.S. 40:4-19). There shall be a \$7.00 charge each for copies of minutes of the Board's meetings.
5. The Land Use Board Secretary shall mail certified copies of this Resolution to the *Observer Tribune* and the *Morris County Daily Record* and file a copy with the Borough Clerk.

Date: January 13, 2022

, Chair
Chester Borough Land Use Board

ATTEST: The Chair signed this resolution, as authorized by the Land Use Board on the date indicated above.

Lumarys Mendez, Board Secretary
Chester Borough Land Use Board

**CHESTER BOROUGH LAND USE BOARD
AGENDA**

**JANUARY 13, 2022
7:00 PM**

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

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 filed with the Borough Clerk and published on January 6, 2022

3. SALUTE TO THE FLAG

4. ROLL CALL

Janet Hoven

Ken Kasper

Margaret Nordstrom

Don Storms

Michael Ferrone

Kyle Kopacz, Alternate # 2

Chris Heil

Anita Rhodes

Adam Sorchini

Stanley Quintana

Jason Rothamel, Alternate #1

Steven Warner, Board Attorney

Steve Bolio, Board Engineer

Lumarys Mendez, LUB Secretary

David Banisch, Board Planner

Sarah Jane Noll, Committee Secretary

**5. MINUTES-November 22, 2021
December 9,2021**

6. PUBLIC HEARING

A. Chester Town Center (Former Larison's Turkey Farm) -Global Acquisitions Company LLC -2 West Main Street, Block 101, Lots 13, 14, 15, 16

Preliminary Major Subdivision and Site Plan application to construct multiple buildings including restaurant, CVS, medical office building, general office, affordable housing units, cell tower and an organic farm.

Application deemed complete June 10, 2021.

Extension of time through February 28, 2022

[This application will not be heard. The public hearing for this application has been carried to February 10, 2022 with further notice.](#)

7. RESOLUTIONS FOR ADOPTION-Ivy Chester

8. COMMUNICATION/DISCUSSION ITEMS-

9. PUBLIC COMMENT

10. ADJOURNMENT