

## **Reorg Meeting**

The Reorg meeting of the Chester Borough Land Use Board was held remotely on January 13, 2022.

### **Opening Statement**

Steven Warner, Board Attorney called the meeting to order at 7:08 p.m. Adequate notice of this meeting 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.

**Oaths of Office** – The following members were sworn in by Board Attorney Steven Warner:

Margaret Nordstrom, Class II  
Stan Quintana  
Adam Sorchini  
Jason Rothamel

### **ROLL CALL**

#### **Present:**

Mayor Janet Hoven, Class I  
Margaret Nordstrom, Class II  
Kenneth Kasper, Class IV  
Michael Ferrone, Class IV  
Anita Rhodes, Class IV  
Donald Storms, Class IV  
Chris Heil, Council Representative, Class III  
Stan Quintana, Class IV  
Adam Sorchini, Class IV  
Jason Rothamel, Alternate # 1  
Kyle Kopacz, Alternate #2

#### **Absent:**

Paul Ferriero, Board Engineer  
Lumarys Mendez, Board Secretary  
David Banisch, Board Planner  
Steven Bolio, Board Engineer

#### **Also Present:**

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

#### **Salute to the Flag**

The salute to the flag was led by Steven Warner, Esq.

**Nominations:**  
**Chairperson for year 2022**

Anita Rhodes nominated Kenneth Kasper as Chairman of the Land Use Board for the year 2022; Margaret Nordstrom seconded the nomination which was passed unanimously by a voice vote.

Kenneth Kasper assumed the Chair.

**Vice-Chairperson for year 2022**

Anita Rhodes nominated Donald Storms as the Vice-Chairman of the Land Use Board for the year 2022; Chris Heil seconded the nomination which was passed unanimously by a voice vote.

**Secretary for year 2022**

Margaret Nordstrom appointed Lumarys Mendez as the Secretary of the Land Use Board for the year 2022; Donald Storms seconded the motion which was passed unanimously by a voice vote.

**Resolution for Appointment of Board Professionals for year 2022**

Margaret Nordstrom moved to adopt the resolution for the appointment of the Board Professionals for the year 2022; Donald Storms seconded the motion which was passed unanimously by the Board.

**AYES:** Kenneth Kasper; Janet Hoven; Margaret Nordstrom; Stanley Quintana; Donald Storms; Anita Rhodes; Chris Heil; Adam Sorchini; Michael Ferrone; Jason Rothamel and Kyle Kopacz.

**NAYS:** None

**Resolution for Professional charges for year 2022**

Michael Ferrone moved to adopt the resolution for professional charges for the year 2022; Margaret Nordstrom seconded the motion which was passed unanimously by the Board.

**AYES:** Kenneth Kasper; Janet Hoven; Margaret Nordstrom; Stanley Quintana; Donald Storms; Anita Rhodes; Chris Heil; Adam Sorchini; Michael Ferrone; Jason Rothamel and Kyle Kopacz.

**NAYS:** None

**Resolution for Meeting Dates for 2022 and January 2023**

Adam Sorchini moved to adopt the meeting dates for 2022 and January 2023; Stanley Quintana seconded the motion which was approved by a voice vote of the Board. Changes to the dates for June 16 and June 30.

**Resolution designating the Observer Tribune as the Official newspaper and the Daily Record as the Secondary Newspaper for 2022 and January, 2023**

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Margaret Nordstrom moved to adopt the resolution designating the Official newspaper as the Observer Tribune and the Daily Record as the secondary newspaper; Michael Ferrone seconded the motion which was passed unanimously by the board.

**AYES:** Kenneth Kasper; Janet Hoven; Margaret Nordstrom; Stanley Quintana; Donald Storms; Anita Rhodes; Chris Heil; Adam Sorchini; Michael Ferrone; Jason Rothamel and Kyle Kopacz.

**NAYS:** None

**Adjournment of Reorganization Meeting**

The reorganization meeting of the Land Use Board was adjourned at 7:25 by motion of Anita Rhodes and seconded by Donald Storms.

**Regular meeting of the Land Use Board  
of the Borough of Chester  
January 13, 2022**

The regular meeting of the Chester Borough Land Use Board was held remotely on Thursday, January 13, 2022.

**Opening Statement**

Chairman Kenneth Kasper called the meeting to order at 7:26 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 was posted on the website at **[chesterborough.org](http://chesterborough.org)**.

**ROLL CALL**

**Present:**

Mayor Janet Hoven, Class I  
Margaret Nordstrom, Class II  
Kenneth Kasper, Class IV  
Michael Ferrone, Class IV  
Anita Rhodes, Class IV  
Donald Storms, Class IV  
Chris Heil, Council Representative, Class III  
Stan Quintana, Class IV  
Adam Sorchini, Class IV  
Jason Rothamel, Alternate # 1  
Kyle Kopacz, Alternate #2

**Absent:**

Paul Ferriero, Board Engineer  
Lumarys Mendez, Board Secretary  
David Banisch, Board Planner

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Steven Bolio, Board Engineer

**Also Present:**

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

**Minutes** – By motion of Margaret Nordstrom and seconded by Adam Sorchini, the minutes of the November 22, 2021, Land Use Board meeting were approved as read. Michael Ferrone and Donald Storms abstained.

By motion of Margaret Nordstrom and seconded by Stanley Quintana, the minutes of the December 9, 2021, Land Use Board meeting were approved as read.

**Public Hearing:**

**Chester Town Center (former Larison's Turkey Farm) Global Acquisitions Company LLC – 2 West Main Street, Block 101, Lots 13, 14, 15 & 16.**

The public hearing for this application was carried **with further notice by the applicant to February 10, 2022.** The applicant's attorney Anthony Sposaro, Esq. granted an extension to the end of February 2022.

**Resolution for Adoption:**

**Quick Lube-Ivy Chester Corp. – 5 Main Street, Block 103, Lot 39**

The resolution had been distributed to the Board Members electronically. The corrections to the resolution will be made by the Board Attorney Steve Warner, Esq. and acted upon at the February meeting of the Land Use Board.

**COMMUNICATIONS/DISCUSSION ITEMS – REVISED BY-LAWS.**

The Board Attorney Steve Warner, Esq. had updated the By-Laws which will be distributed for discussion at the February 10, 2022, meeting of the Land Use Board. He advised the Board that the changes are noted in 'red'.

**Public Comment –** None.

The January 27, 2022, Land Use Board meeting was cancelled and the next regular meeting of the Land Use Board will be held on Thursday, February 10, 2022.

**Adjourn** – By motion of Margaret Nordstrom and seconded by Donald Storms, the LUB meeting was adjourned at 7:47 p.m.

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Sarah Jane Noll  
Committee Secretary