

The Regular meeting of the Chester Borough Land Use Board was held on February 10, 2022

Opening Statement

Chairman Kenneth Kasper called the meeting to order at 7:14 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.

SALUTE TO THE FLAG

ROLL CALL

Present:

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

Absent:

Adam Sorchini, Class IV
Donald Storms, Class IV
Paul Ferriero, Board Engineer
Steve Bolio, Board Engineer

Also Present:

Lumarys Mendez, LUB Secretary
Sarah Jane Noll, Committee Secretary
Steven K. Warner, Esq., Board Attorney
Amanda Wolfe, Esq.
David Banisch, Board Planner

Minutes – January 13, 2022 – deferred to next meeting.

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

CHESTER BOROUGH

LAND USE BOARD

February 10, 2022

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

Application deemed complete June 10, 2021. The applicant had granted an extension of tolling time to February 28, 2022.

Mr. Sposaro was present and asked that the matter be carried to the Land Use Board meeting of February 24, 2022, without the need for further notice. Mr. Warner reviewed the notice for this meeting of February 10, 2022, and found it to be sufficient and accurate and published 10 days prior to the meeting and that this application can be carried to February 24, 2022 Land Use Board meeting without further notice. Mr. Sposaro will provide written confirmation via email to the Board Secretary of the extension of tolling to March 31, 2022.

Mr. Kasper declared that this application is carried to the February 24, 2022, LUB meeting without the need of further notice.

Mr. Sposaro thanked the Board for their time and left the meeting.

Resolution

Ivy Chester – Jiffy Lube Quick Lube- Ivy Chester Corp. – 94 Fairmount Avenue, Block 103, Lot 39

Because of compliance issues with the applicant, the adoption of the resolution was held until the next meeting of the Land Use Board.

Communication/Discussion Items

Margaret Nordstrom moved to continue virtual meetings for the month of February and to meet in person starting March 2022; Michael Ferrone seconded the motion which was passed unanimously by the Board.

Public Portion – None

ADJOURNMENT – There being no further business, the meeting was adjourned at 7:24 p.m. on a motion by Margaret Nordstrom; seconded by Michael Ferrone which was passed unanimously by the Board.

Sarah Jane Noll
Committee Secretary