

Please Take Notice:

Borough of Chester, Morris County, ORDINANCE No. 2020-05

Ordinance No. 2020-05 Summary: On March 17, 2020, the Chester Borough Mayor and Council, Chester Borough Morris County, introduced Ordinance 2020-05, entitled “AN ORDINANCE OF THE BOROUGH OF CHESTER, COUNTY OF MORRIS, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN TO GUIDE THE FUTURE LAND USE IN AND REDEVELOPMENT OF BLOCK 101, LOTS 13, 14, 15 & 16 IN THE BOROUGH OF CHESTER DESIGNATED A NONCONDEMNATION REDEVELOPMENT AREA BY THE BOROUGH OF CHESTER MAYOR AND COUNCIL ON MAY 6, 2014 AND PURSUANT TO THE BOROUGH OF CHESTER 2019 HOUSING PLAN ELEMENT AND FAIR SHARE PLAN AND THE JULY 9, 2019 ORDER OF THE SUPERIOR COURT APPROVING CHESTER BOROUGH’S THIRD ROUND AFFORDABLE HOUSING PLAN” (hereinafter “Ordinance No. 2020-05” or “Redevelopment Plan Ordinance”), and scheduled a **Public Hearing** on Ordinance No. 2020-05 to be held at a regular meeting of the Chester Mayor and Council on **April 21, 2020, at 7:00 p.m.** or as soon thereafter as the Mayor and Council may hear this Ordinance, **at the Chester Borough Municipal Building, 50 North Road, Chester, NJ 07930.**

Ordinance No. 2020-05 is a Redevelopment Plan ordinance that will amend the Code of the Borough of Chester, Chapter 163, Land Development and Procedures, to permit the redevelopment of Block 101, Lots 13, 14, 15 & 16, commonly known as Larison’s Turkey Farm located at the corner of West Main Street and US 206 in the Borough of Chester. The proposed “Redevelopment Plan Ordinance” will permit a variety of land uses including: (1) thirty-six affordable rental apartments, (2) a 20,000 sq. ft. medical office building, (3) a 5,000 sq. ft. office building, (4) an organic farm, (5) a 6,500 sq. ft. restaurant, (6) a 1,500 sq. ft. Pharmacy, and (7) an on-site sewage package treatment plant.

Ordinance No. 2020-05 requires all redevelopment permitted in the Redevelopment Plan Ordinance for Block 101, Lots 13, 14, 15 & 16 to apply for and receive conventional site plan approval from the Chester Borough Land Use Board in accordance with the procedures set forth in Chapter 163 Land Development and Procedures. Ordinance No. 2020-05 identifies the terms of settlement set forth in the Borough’s Chester Borough’s Superior Court-approved affordable housing settlement agreement (hereinafter “Settlement Agreement”), dated October 4, 2018, and identifies permitted redevelopment as generally depicted on Exhibit A entitled “Concept Plan for TF Site,” dated 8/14/18, which is subject to Highlands Council approval and available for public inspection at the Borough’s Clerk’s office in the Chester Borough Municipal Building located at 50 North Road. Ordinance No. 2020-05 sets establishes (1) standards for affordable housing development in accordance with State standards, (2) use, height, bulk and area requirements and standards in accordance with the Settlement Agreement, (3) ordinance requirements for architectural review in accordance with Chester Borough’s Historic District Standards (Chapter 163, Article XI Historic Preservation and Architectural Review), (4) standards for lighting, signs, buffering, public electric vehicle charging stations, public access to the Borough-owned Larison’s Woods Open Space tract that is situated adjacent to Block 101, Lots 13, 14, 15 & 16. Ordinance No. 2020-05 establishes General Administrative Requirements that permit the Land Use Board to grant variances and site plan exceptions in accordance with the Municipal Land Use Law and establishes standards for the sequencing of all permitted development in

accordance with the completion of wastewater treatment facilities to serve Block 101, Lots 13, 14, 15 & 16 and the completion of affordable housing as required in State regulations. Ordinance No. 2020-05 addresses the statutory requirements for a Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7(a) (1)-(8), the NJ. Local Redevelopment and Housing Law. A copy of Ordinance No. 2020-05 and all attachments referred to herein is available for public inspection at the Chester Borough Clerk's office, Monday through Friday between the hours of 8:00 a.m. and 4:00 p.m. Hours of availability may be affected by New Jersey policies for the Coronavirus outbreak that is currently underway.

LEGAL NOTICE OF PENDING ORDINANCE

Notice is hereby given that the Ordinance published herewith was introduced and passed upon first reading at a meeting of the Mayor and Council of the Borough of Chester, in the County of Morris, New Jersey, held on the _17th_ day of March 2020. It will be further considered for final passage after public hearing thereon, at a meeting of said Mayor and Council to be held in the Chester Borough Hall, 50 North Road, in said Borough, on April _21st_ 2020 at 7:00 p.m., and during the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office in said Borough Hall building to members of the general public who shall request the same. During COVID-19 see website chesterborough.org for more information or contact clerk@chesterborough.org

Denean Probasco, RMC
Municipal Clerk