

CHESTER BOROUGH
LAND USE BOARD
January 10, 2019

The Reorganization meeting of the Chester Borough Land Use Board was held at the municipal building located at 50 North Road on January 10, 2019.

Opening Statement

Richard Marcickiewicz, Board attorney called the meeting to order at 7:04 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 – sworn in by Richard Marcickiewicz were the following members:

Mayor Hoven, Chris Heil, Kerry Brown, Kenneth Kasper, Donald Storms, Anita Rhodes, Adam Sorchini and Michael Ferrone

ROLL CALL

Present:

Mayor Janet Hoven, Class I
Kerry Brown, Class II
Kenneth Kasper, Class IV
Jennifer Cooper, Class IV
Stan Stevinson, Class IV
Anita Rhodes, Class IV
Donald Storms, Class IV – late
Chris Heil, Council Representative, Class III
Edd Creter, Class IV
Adam Sorchini, Alternate #2
Michael Ferrone, Alternate #3

Absent:

Sara Valenz, Alternate #1
David Banisch, Board Planner
Paul Ferriero, Board Engineer
Steven Bolio, Board Engineer

Also Present:

Richard Marcickiewicz, Board Attorney

Salute to the Flag

The salute to the flag was led by Richard Marcickiewicz.

Reorganization of the Board

CHESTER BOROUGH
LAND USE BOARD
January 10, 2019

Chairperson for year 2019

Stanley Stevenson nominated Kenneth Kasper as Chairman of the Land Use Board for the year 2019; Jennifer Cooper seconded the nomination which was passed unanimously by a voice vote.

Kenneth Kasper assumed the chair.

Vice-Chairperson for year 2019

Mayor Hoven nominated Donald Storms as the Vice-Chairman of the Land Use Board for the year 2019; Stanley Stevenson seconded the nomination which was passed unanimously by a voice vote.

Secretary for year 2019

Mayor Hoven nominated/appointed Sarah Jane Noll as the Secretary of the Land Use Board for the year 2019; Stanley Stevenson seconded the nomination/appointment which was passed unanimously by a voice vote.

Resolution for appointment of Attorney, Engineer and Planner for year 2019

Jennifer Cooper moved to adopt the resolution appointing the professions which included the Attorney; Planner and Engineer for the year 2019; Edd Creter seconded the motion which was passed unanimously by a voice vote.

Resolution for Professional charges for year 2019

There was discussion on the change in the fee for the planner and also how Mr. Marcickiewicz's fee is charged to escrow when there is an application on the agenda and the \$600 per meeting fee when there is no application on the agenda. Litigation is subject to a separate retainer agreement. Board members were reminded not to contact the attorney directly. Any questions or concerns should be funneled through chairman Kenneth Kasper.

Kerry Brown moved to adopt the resolution for professional charges for the year 2019; Chris Heil seconded the motion which was passed unanimously by the Board.

Resolution for meeting dates for 2019 and January 2020

Anita Rhodes moved to adopt the resolution setting forth the meeting dates for 2019 and January 2020; Jennifer Cooper seconded the motion which was passed unanimously by the board. There was some discussion regarding the December 26th meeting and also February 14th. It was decided to leave them as scheduled.

Resolution designating the Observer Tribune as the Official newspaper and the Daily Record as the Secondary Newspaper for 2019 and January, 2020

Mayor Hoven moved to adopt the resolution designating the Official newspaper as the Observer Tribune and the Daily Record as the secondary newspaper; Kerry Brown seconded the motion which was passed unanimously by the board.

CHESTER BOROUGH
LAND USE BOARD
January 10, 2019

William DeWitt.

Mayor Hoven advised that the retirement of William DeWitt had been recognized by the Council.

Adjournment of Reorganization

Kerry Brown moved to adjourn the Reorganization Meeting of the Land Use Board; Mayor Hoven seconded the motion which was passed unanimously by the board.

**Regular meeting of the Land Use Board
of the Borough of Chester
January 10, 2019**

The regular meeting of the Chester Borough Land Use Board was held at the municipal building located at 50 North Road on January 10, 2019.

Opening Statement

Chairman Kenneth Kasper called the meeting to order at 7:23 pm. 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.

ROLL CALL

Present:

Mayor Janet Hoven, Class I
Kerry Brown, Class II
Kenneth Kasper, Class IV
Jennifer Cooper, Class IV
Stan Stevinson, Class IV
Anita Rhodes, Class IV
Donald Storms, Class IV - late
Chris Heil, Council Representative, Class III
Edd Creter, Class IV
Adam Sorchini, Alternate #2
Michael Ferrone, Alternate #3

Absent:

Sara Valenz, Alternate #1
David Banisch, Board Planner
Paul Ferriero, Board Engineer
Steven Bolio, Board Engineer

Also Present:

Richard Marcickiewicz, Board Attorney

Chairman Kasper reported on the swearing in of Mayor Hoven at the Council meeting and that Stanley Stevenson had sung God Bless America. He welcomed Mr. Ferrone as alternate #3 and advised him that he will need to attend training.

CHESTER BOROUGH
LAND USE BOARD
January 10, 2019

There was discussion about the emails containing PDF attachments which are not able to be opened. Everyone is to notify Kerry Brown when this happens.

Minutes – October 11, 2018 – The minutes of the October 11th meeting were approved as read.

Public Hearing: Application #2018-07 New Deal Realty, LLC (Chester Car Wash)
Carried to February 14, 2019

Resolution to be adopted:

#2018-08 – DPF Chester, LLC – minor site plan to install heater.

Mr. Marcickiewicz reviewed the proposed resolution.

Stanley Stevenson moved to adopt the resolution; Jennifer Cooper seconded the motion which was passed by the following roll call Vote:

Kenneth Kasper; Kerry Brown; Anita Rhodes; Stanley Stevinson; Chris Heil and Jennifer Cooper

Public Comment – Since no one from the public wished to comment, the meeting was closed to the public.

COMMUNICATIONS/DISCUSSION ITEMS

It was announced that the dates for the Land Use Training are in the NJ Planning Officials newspaper. Those needing to take the course were encouraged to do so.

Mayor Hoven discussed the goal of adopting the bi-laws of the Board. Kerry Brown will send out the April 27, 2016 draft to all of the Board members. Mayor Hoven stressed the importance of getting these established.

Another goal discussed by Mayor Hoven was to have Paul Ferriero clean up the checklist ordinance and attend a land use board meeting so that the Board can recommend to the Council the adoption of same. Based on the work done in 2018, it does not appear that there would be any recommendation to change the ordinance.

A future joint meeting with the Highlands representatives and the Council and the Land Use Board to discuss the designation of the Borough's Center will be scheduled.

Adjourn – The meeting was adjourned at 7:42 p.m.

Sarah Jane Noll
Secretary

**BOROUGH OF CHESTER
LAND DEVELOPMENT APPLICATION**

Application No. _____
Date Received _____

Application Fee _____
Escrow Fee _____

CHECK AS MANY AS APPLY:

____ Minor Site Plan
____ Site Plan/Preliminary
____ Site Plan/Final
____ Sketch Plat
____ Minor Subdivision
____ Major Subdivision/Preliminary
____ Major Subdivision/Final

____ Informal Review
____ Bulk Variance
____ Use Variance
____ Conditional Use
____ Appeal of Administrative Officer
____ Interpretations
____ Extensions of Time

1. Applicant's Name Kenneth Budd Phone # 908-672-0940
Address 112 Oakdale Rd Fax # _____
Chester NJ 07930
Is Applicant a Corporation _____ Partnership _____ Individual X LLC _____

If applicant is a corporation or partnership, set forth the names and addresses of all stockholders or partners having a 10% interest or more.

Name _____
Address _____

Name _____
Address _____

Attach sheet if necessary.

2. Owner's Name Kenneth Budd Phone # 908-672-0940
Address 112 Oakdale Rd Fax # _____
Chester NJ 07930

3. Attorney's Name _____ Phone # _____
Address _____ Fax # _____

NOTE: A corporation or LLC must be represented by a NJ attorney.

4. Name(s) and address of person(s) preparing plans
Name Kenneth Budd Profession Home Owner License # _____
Address 112 Oakdale Rd Phone # _____
Chester NJ 07930 Fax # _____

300 Main Street, Chester, New Jersey 07930

BOROUGH OF CHESTER

LAND DEVELOPMENT APPLICATION

Name _____ Profession _____ License # _____
Address _____ Phone # _____
_____ Fax # _____

5. Location of Property:
Tax Map Block 111 Lot 4 Total Tract Area .518 Acres
Street Address 112 Oakdale Rd Property Zone R-4D

6. Building Data:
Building Dimensions 50' x 30' Gross Floor Area 1100 sq'
Building Height 14' No. of Stories 1
Type of Use Residential No. of Employees _____
No. Parking Spaces Proposed _____ Off-Street Loading Area _____

7. Utilities
Public Water Supply X Private Well _____
Water Requirements _____ gpd. _____ gpd. _____ gpd.
Domestic Manufacturing Air-Conditioning
Sprinkler System to be installed _____
Public Sanitary Sewer X Septic System _____
Mayor and Council Approval _____ Board of Health Approval _____

8. List any zoning variances. If none, state 'none'. If any are required, attach hereto as a separate rider the factual basis and legal theory for the relief sought. Side yard Setback

9. (a) Deed restrictions that exist. (If no restrictions, state "none" if yes attach a copy)

None

(b) Proposed Deed Restrictions. None

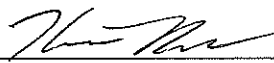
**BOROUGH OF CHESTER
LAND DEVELOPMENT APPLICATION**

ADDITIONAL INFORMATION FOR SUBDIVISION APPLICATIONS

- N/A 10. Has this lot been previously subdivided _____
yes/no date application no.
- N/A 11. Purpose of Subdivision:
Sell Lots Only _____ Construct Houses for Sale _____
- μ/12. Does Subdivision front on an approved street _____
- μ/13. Number of lots proposed _____ Total Lot Acreage _____
Area to be dedicated for street right-of way _____
Open Space Zoning _____ Acreage Dedicated to the Borough _____
- μ/14. Will subdivision require extension of municipal facilities:
Streets _____ Water _____ Sewer _____ Other _____

15. I have read the Borough of Chester Land Development and Procedures Ordinances as they apply to this application and the guides provided by the Planning or Zoning Board and certify that the submitted plans are complete and accurate as to existing conditions and proposed changes.

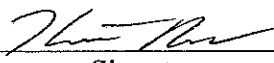
Date 12/17/18


Signature

CONSENT OF OWNER

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach copy of the resolution authorizing application and officer's signature).

Date 12/17/18


Signature

300 Main Street, Chester, New Jersey 07930

BOROUGH OF CHESTER LAND DEVELOPMENT APPLICATION

VARIANCE APPLICATION

Enumerate the variance(s) requested per the Chester Borough Land Use Ordinance. Use this space to give such information for reasons or facts, as the applicant will rely upon to justify the action by the Planning Board or Zoning Board of Adjustment of the Borough of Chester.

I am seeking approval to add a second bay on the existing garage. There is currently 32' from the existing garage to the property line. I would like to add a 16' garage addition reducing the distance to 16' from the property line.

112 Oakdale Rd

12/16/18

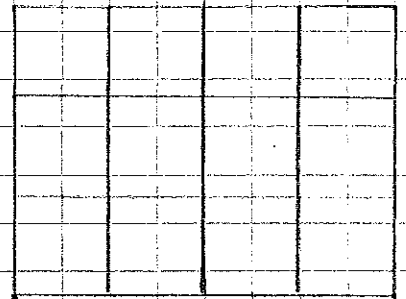
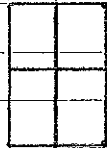
Block 111 Lot 4

Finish - Vinyl Siding to match existing finish



Existing House

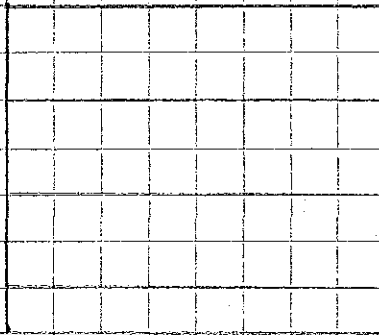
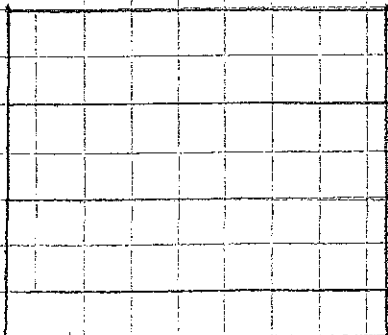
Proposed Garage



Side View

Existing Garage

Proposed Garage



Front View

1' = 1'

112 Oakdale Rd

Block 111 Lot 4

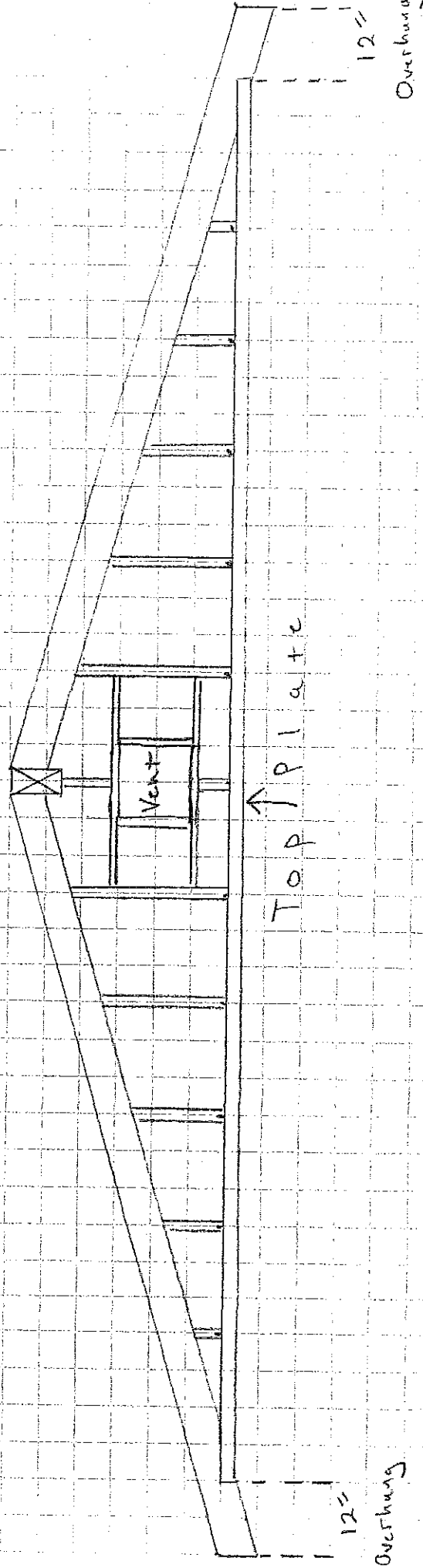
Roof Detail - Side View

Ridge - 2x8

Rafters - 2x6

Roof Pitch - 4 in 12

Rafters - 16" Center



12/16/18

112 Oakdale Rd

Block 111

Lot 4

16' x 20' Garage

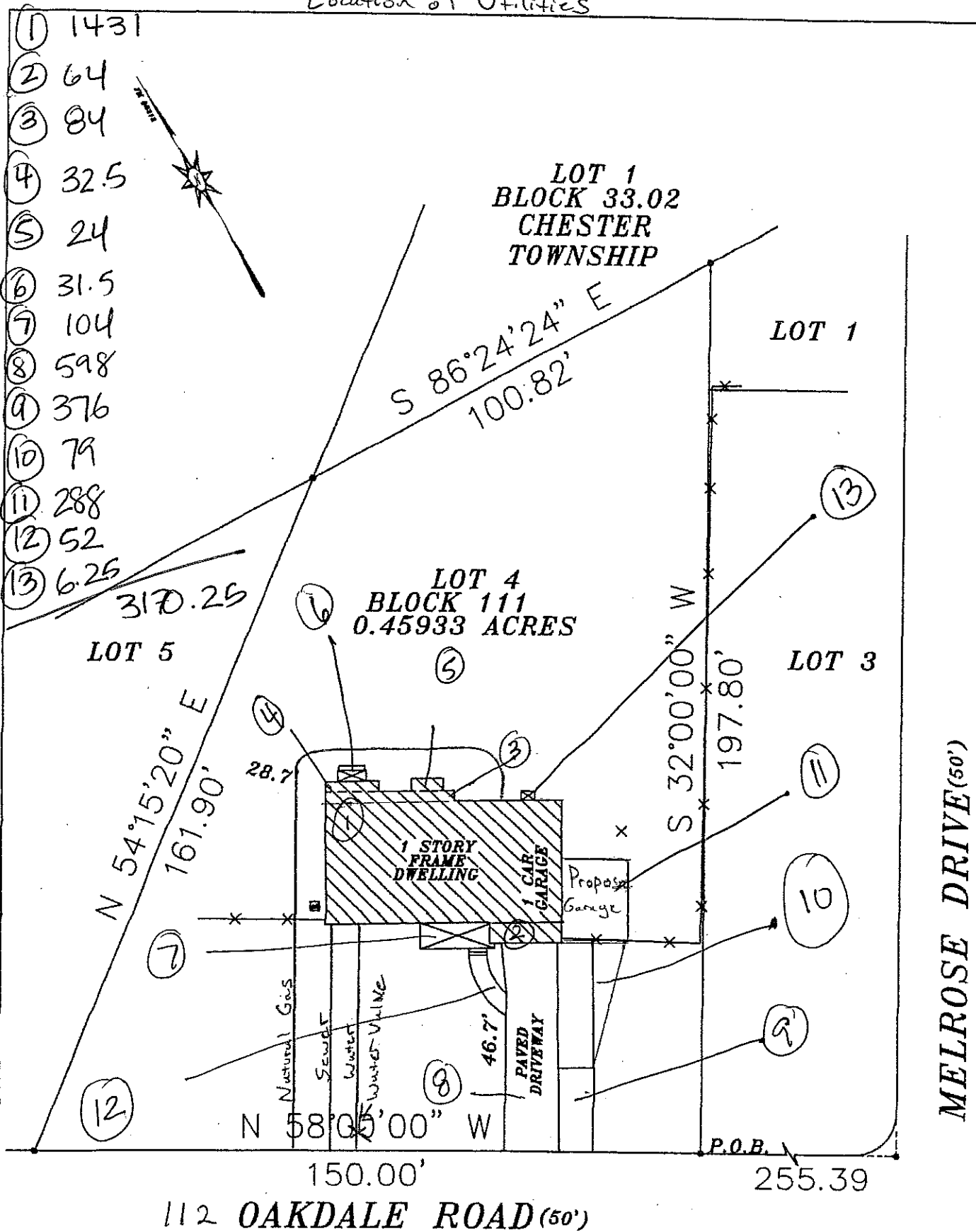
Proposed
Garage

Existing
Garage

Driveway



Location of Utilities



BEING KNOWN AND DESIGNATED AS LOT 1-1 BLOCK 5 IN THE BOROUGH OF CHESTER ON A CERTAIN MAP ENTITLED 'MAP OF SECTION 2 MELROSE VILLAGE, MORRIS COUNTY FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON NOVEMBER 05, 1962 AS MAP NO. 2313

CERTIFIED TO:

1. KENNETH BUDD &
CAROLYNN BUDD

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE THE ULTIMATE USER PURSUANT TO P.L.2003. C14 (C45; 8-36.3) AND N.J.A.C. 17:27. 1/1/14

LAND DEVELOPMENT AND PROCEDURES

163 Attachment 2

Schedule 1 – Part 2 Impervious Coverage Table

[Added 8-16-2005 by Ord. No. 2005-16; amended 10-18-2005 by Ord. No. 2005-23]

All uses in R-LD and R-HD Zones			
Base Lot Area (acres) ¹	Base Lot Area (square feet)	Permitted Base Coverage (square feet)	Permitted Incremental Coverage Factor
0.000	0	0	45.00%
0.125	5,445	2,450	35.00%
0.250	10,890	4,356	30.00%
0.375	16,335	5,990	25.00%
0.500	21,780	7,351	20.00%
0.750	32,670	9,529	17.50%
1.000	43,560	11,435	15.00%
1.250	54,450	13,068	12.50%
1.500	65,340	14,429	10.00%
1.750	76,230	15,518	6.67%
2.000	87,120	16,245	3.33%
3.000	130,680	17,695	3.33%
5.000	217,800	20,596	3.33%

Permitted impervious coverage for a lot is determined from the lot area, using the table and the formula.

Determine the largest base lot area that is smaller than the actual lot area. The permitted impervious coverage is equal to the permitted base coverage plus product of the permitted incremental coverage factor and the amount of the actual lot area that exceeds the previously determined base lot area.

Example: Actual lot area is 24,000 square feet. The largest base lot area that is smaller than 24,000 square feet is 0.500 acres or 21,780 square feet. The excess of actual over base lot area is 24,000 – 21,780, or 2,220 square feet. The permitted impervious coverage is equal to 7,351 (taken from the table) plus (20% * 2,200), which is equal to 7,351 + 440 or 7,791 square feet.

Permitted building coverage is equal to 40.0% of permitted impervious coverage.

¹For a flag lot, exclude the area of the flag staff from the base lot area and impervious coverage area calculation when this portion of the lot is improved with a driveway and utilized for access to the lot.

Maximum Impervious Coverage/Building Coverage Calculation Worksheet

1. Convert the square footage of a lot to a decimal equivalent of one acre (43,560 square feet). (example 24,000 square feet lot = .55 acres);	Example .55	Lot Size .46
2. Identify the largest base lot area smaller than the actual lot area and record the permitted base coverage; (example = .500 acre)	7,351 square feet	5990
3. Subtract base lot area from total lot area (square feet) and multiply the difference by permitted incremental coverage factor and record the product; (example 24,000 – 21,780 = 2,220 x 20% = 444)	444	20037 16333
4. Add Lines 2 and 3. The sum is the maximum permitted impervious coverage for the lot.	7,795 square feet	6730
5. Maximum building coverage. Multiply maximum permitted impervious coverage to determine maximum building coverage; (example 7,795 x 40%)	3,118 square feet	2692.16

3702 / 740.4