

CHESTER BOROUGH
LAND USE BOARD
August 8, 2019

The meeting of the Chester Borough Land Use Board was held at the municipal building located at 50 North Road on August 8, 2019

Opening Statement

Chairman Kenneth Kasper called the meeting to order at 7:05 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.

ROLL CALL

Present:

Donald Storms – acting chairman
Mayor Janet Hoven
Kerry Brown
Stan Stevinson
Edd Creter
Anita Rhodes
Chris Heil
Jennifer Cooper - abstain
Michael Ferrone, Alternate #3

Absent:

Kenneth Kasper, Chairman
Adam Sorchini, Alternate #2
Steven Bolio, Board Engineer

Also Present:

Richard Marcickiewicz, Board Attorney
David Banisch, Board Planner
Sarah Jane Noll, Secretary

Salute to the Flag

The salute to the flag was led by Acting Chairman Storms

Minutes – The minutes of the May 9th and May 23rd meeting were approved as read.

In the absence of Chairman Kasper, Vice-Chairman Storms assumed the chair.

Business:

Highlands Center Designation Discussion

David Banisch explained the designation procedure. The agreement to pursue wastewater treatment for the Larison Turkey Farm property enables the Borough to enlarge the present

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sewage system that would serve all of the homes in the Borough. This is a significant benefit to the Borough which would enhanced growth in the Borough. The Turkey Farm development and 20 luxury homes on Mill Ridge will be hooked up to the sewers. Reconsideration of the redevelopment areas in the Borough and capacity calculations will come before the board. The governing body is looking to make the entire borough the center designation. Mayor Hoven commented on the sewer capacity and what the Borough wants. The down side would be if there was not considerable care in the designations in the Borough which could open up the Borough to the settlement agreement. 240 rental units would have to be constructed in order to make up the 36 affordable units in the settlement agreement. This is the downside. The amount of flow for each residential and for each non-residential unit is needed. Each residential unit is calculated at 200 gallon per day on a septic system. When the Wendy's and the Diner restaurants were put on the sewer; they took so much of the sewer capacity. The zoning will have the restraints. Can't break the zoning as long as the affordable housing obligation is addressed. RDP (Real Estate Development Potential) will not be revisited. There could be a problem is the Turkey Farm project does not happen because the Borough would have to address the deficiency.

The first is the Center of Designation approval; Highlands approval and the DEP approval of the wastewater treatment. The demolition permit is issued; site plan review for the CVS drug store, which will be on its own septic system, will be reviewed and approved. The next development will be one of the 18 affordable housing structures. No other buildings can be built until the Certificate of Occupancy is issued.

The Center of designation will enable the Borough to extend the sewer and all the properties within the 'center of designation' will be on the sewer system. Special resource and conservation areas can be designated within the center of designation; this is recognized by the Highland's Council. Jennifer Cooper asked that the existing protected areas in the Borough continue to be protected. The next round will address vacant land and septic. The creation of the wastewater will not change the septic density. Mr. Banisch then addressed the potable water issue which is not solved by the sewerage expansion. The NJ American Water will not put water lines in.

Governing Body is looking for a general endorsement from the Land Use Board and then they will take formal action in the form of a resolution.

Stanley Stevinson made a motion to support the idea of designating the entire Borough as the center designation and encourage the council to move as rapidly as can be done to address the issue; Chris Heil seconded the motion which was approved by the following roll call vote:

AYES: Acting Chairman Storms; Mayor Janet Hoven; Kerry Brown; Stanley Stevinson; Edd Creter; Anita Rhodes; Chris Heil; Michael Ferrone

NAYS: None

ABSTAIN: Jennifer Cooper

New Business

Public Portion - since there was no one in the public, the public portion was closed.

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Public Comment - None

Communication/Discussion Items: None

Adjourn: A motion was made and seconded to adjourn the Land Use Board meeting at 7:50 p.m.

Sarah Jane Noll
Secretary of the Chester Borough
Land Use Board