

CHESTER BOROUGH

LAND USE BOARD

February 11, 2021

The Regular meeting of the Chester Borough Land Use Board was held remotely on February 11, 2021.

**Opening Statement**

Chairman Kenneth Kasper called the meeting to order at 7:02 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 will be posted on the website at chesterborough.org. Public can register at Zoom.us and to join: **[https://us02web.zoom.us/webinar/register/WN\\_cKNpW\\_rIQUGQx65ERGEHZg](https://us02web.zoom.us/webinar/register/WN_cKNpW_rIQUGQx65ERGEHZg)**  
**webinar id:** 818 4890 5343

**password:** 417995

In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the Zoom web-based virtual meeting room, they may contact the Board Secretary at kbrown@chesterborough.org or 908-879-3660 x 2123 **SALUTE TO THE FLAG**

**ROLL CALL**

**Present:**

Mayor Janet Hoven, Class I  
Kerry Brown, Class II  
Kenneth Kasper, Class IV  
Anita Rhodes, Class IV  
Chris Heil, Council Representative, Class III  
Edd Creter, Class IV  
Adam Sorchini, Class IV  
Michael Ferrone, Class IV  
Stan Quintana, Alternate #1

**Absent:**

Paul Ferriero, Board Engineer  
Donald Storms, Class IV  
Jasen Rothamel, Alternate # 2

**Also Present:**

Steven K. Warner, Esq., Board Attorney  
David Banisch, Board Planner  
Steven Bolio, Board Engineer  
Sarah Jane Noll, Recording Secretary

**Resolution honoring Stanley Stevinson**

Chairman Kasper read into the record a resolution honoring Stanley Stevinson for his many years of service to the Borough and to the Planning Board (Land Use Board).

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Janet Hoven made a motion approving the resolution; Edd Creter seconded the motion which was passed unanimously by the following roll call vote:

**AYES:** Kenneth Kasper; Mayor Janet Hoven; Edd Creter; Michael Ferrone; Chris Heil; Anita Rhodes; Adam Sorchini and Stanley Quintana.

**NAY:** None

Mr. Stevenson thanked the board and acknowledged that he has enjoyed the time that he served and his respect for the board members and for the first-class job that Kenneth Kasper does running the board meetings. Mr. Stevenson pointed out that some dates need to be corrected. The resolution will be amended and addressed at the next meeting of the Board.

Mr. Banisch came into the meeting.

**PUBLIC HEARING – Larison’s Corner LLC – Block 101, Lots 12.07 – Mill Ridge**  
Preliminary and Final Subdivision and Preliminary and Final Major Site Plan.

Anthony Sposaro, Esq. was present representing the applicant Larison’s Corner LLC. He advised that he wants to address the checklist items in Mr. Ferriero’s reports of December 28, 2020 and January 20, 2021 having to do with completeness and then have the hearing carried to the March meeting without further notice. Chairman Kasper advised that the documents received electronically required that the engineering firm be indemnified which they cannot do. Mr. Sposaro advised that they find a way to forward the files to the Board without the need for the Board Members to indemnify the firm.

Mr. Warner found the notice to be adequate and the board has jurisdiction to address the completeness issue and go forward with the application.

Mr. Bolio addressed the February 9, 2021 report which replaced the previous ones. The report recommends granting waivers of checklist #'s 1, 25, 40, 41, 42, 48, 54, 55, 56, 58, 61 and 62 and deem the application complete. There were no comments from the Board or Mr. Banisch.

Janet Hoven moved to approve the waiver requests for completeness; Chris Heil seconded the motion which was passed by the following roll call vote:

**AYES:** Kenneth Kasper; Janet Hoven; Kerry Brown; Chris Heil; Michael Ferrone; Adam Sorchini; Edd Creter; Anita Rhodes and Stanley Quintana.

**NAYS:** None

The hearing was carried without further notice to the March 11, 2021 meeting of the LUB.

**Minutes:** The re-organization and regular meeting of January 11, 2021 were approved as corrected.

**RESOLUTIONS FOR ADOPTION**

**Manjit Bajwa – 128 Main Street, Block 123, Lots 1 & 2**

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Mr. Warner will revise the resolution with language from the State requirements regarding the Landscape Plan as suggested by Anita Rhodes. Conditions 18-23 will reflect the comments from the report prepared by John Olivo, Landscape Plan from the Shade Tree Commission and that the applicant stipulates that approval is subject to the Landscape Architect's review.

Kerry Brown reported that the property taxes due February 1<sup>st</sup> have not been paid therefore the adoption of the resolution was carried to the 2<sup>nd</sup> meeting in February conditioned on the payment.

**COMMUNICATION/DISCUSSION ITEMS:**

**Master Plan consistency review 2021-002** – Mr. Banisch explained the need for the ordinance which amends the Stormwater Management Ordinance as per the requirement of the State. It is due to take effect in March 2021. Mr. Banisch recommends that the Land Use Board respond to the governing body that the proposed Stormwater Management Ordinance is not inconsistent with the Borough's Master Plan.

Mr. Warner and Mr. Bolio confirmed that they had reviewed the ordinance. Because of the time restraints, Mr. Warner will send a letter rather than a resolution to the Mayor and Council prior to their February 16, 2021 meeting reiterating that the ordinance is not inconsistent with the Chester Borough Master Plan.

Anita Rhodes moved to have Mr. Warner send a letter to the Mayor and Council stating that the proposed Ordinance 2021-002 is not inconsistent with the Chester Borough Master Plan; Stanley Quintana seconded the motion, which was approved by the following roll call vote:

**AYES:** Kenneth Kasper; Janet Hoven; Chris Heil; Kerry Brown; Anita Rhodes; Edd Creter; Adam Sorchini; Michael Ferrone and Stanley Quintana.

**NAYS:** None

**PUBLIC COMMENT**

Robert Berlant, partner in Larison Corner LLC asked in what format the Board would like to receive the plans. Chairman Kasper after input from the Board members advised that a large set should be sent to the Board office at the Town Hall and 11" x 17" plans should be provided for the Board members. Mr. Berlant thanked the Board and left the meeting.

There was discussion on the recent notice that municipalities should be looking at their Master Plans and addressing Global Warming and consider a Climate Change Related Hazard Vulnerability Assessment. This should be addressed in the next Master Plan Re-examination. Mr. Warner will keep the board informed of the law. The Highlands Council is looking into any available grants that may help the municipalities prepare the study.

Mr. Warner suggested that the checklist ordinance should be amended to incorporate the change in the submittal of plans once it is perfected. Chairman Kasper asked that reports and documents not be sent out to the Board members the day of the meeting.

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**ADJOURNMENT** – There being no further business, the meeting was adjourned at 8:04 p.m. by a motion of Anita Rhodes and a second by Edd Creter.

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Sarah Jane Noll  
Recording Secretary