

CHESTER BOROUGH, MORRIS COUNTY

OCTOBER 2023

OPEN SPACE AND RECREATION PLAN



PREPARED BY

THE LAND CONSERVANCY OF NEW JERSEY

October 17, 2023

**OPEN SPACE AND
RECREATION PLAN**

PREPARED BY



This original document was appropriately signed and sealed in accordance with Chapter 41, Title 13 of the State Board of Professional Planners:

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Date: October 17, 2023

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COVER PHOTO
Seward Hill Preserve (Edward Ng)

EXECUTIVE SUMMARY



Open space and outdoor recreation are a centerpiece of life in Chester Borough, and a priority for the town's residents and municipal government. Residents relax and children play in Grove Street Park, the Borough's backyard. They bicycle along the Patriots' Path, and take in the peaceful view at Seward Hill Preserve. In the Covid-19 Pandemic, open space remained an anchor for residents.

As a small community, the Borough is committed to protecting its public lands and open spaces. It has worked closely with its neighbors in the Township to cultivate an excellent system of interconnected open spaces, parks, and trails. The Borough has taken on expense and labor to ensure that important properties are preserved, public lands are stewarded properly, and open space safely provides for residents needs.

An Open Space and Recreation Plan allows the Borough to document its public lands, and it lays the groundwork for future acquisitions, management of public lands, and integration of recreational programs. It guides the protection of Chester's greatest assets, its treed streets and sensitive watershed areas. This plan's recommendations will help Chester Borough protect and improve its environment, ecological resources, recreational opportunities, aesthetic character, and quality of life.

OPEN SPACE GOALS

FOR THE 2023 OPEN SPACE & RECREATION PLAN

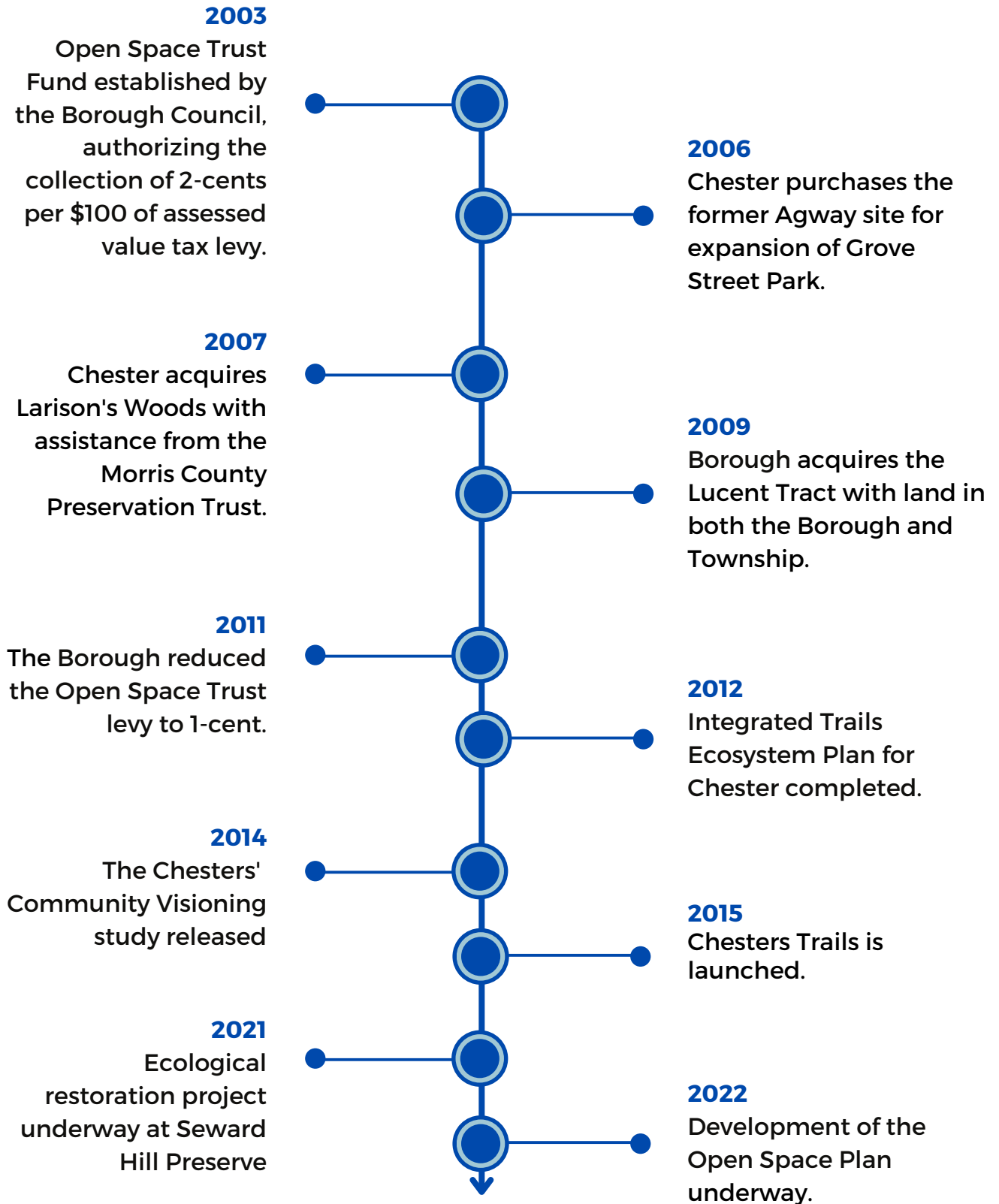
Chester Borough is dedicated to preserving the open spaces that define the town's active lifestyle. Challenges retaining businesses along Main Street, Route 206 and Route 24 corridors are opportunities for directing future growth. Updating the Open Space Plan provides the "green infrastructure" by which the town can focus its recreational and conservation programming. Four themes define the town's objectives for their public lands.

Healthy Living	Expand conservation efforts throughout the community, including those opportunities to connect residential neighborhoods to local parks. Improve and diversify recreational amenities on public lands.
Accessibility	Integrate pedestrian accessibility into recreation complexes and Main Street businesses. Implement and expand the 2012 Integrated Trails Ecosystem Plan. Continue adding new hiking trails and creating connections to neighborhoods and nearby municipal, county and state parks.
History	Preserve the Borough's history by identifying eligible properties as historic landmarks, and support the Chester Historical Society and Historic Preservation Committee's efforts to restore and protect local historic and cultural sites.
Stewardship	Continue the Seward Hill Preserve meadow restoration project. Investigate ways in which the Borough can manage its public lands to increase resiliency of its open spaces using sustainable methods. Promote and share successes to engage residents.

The Borough began acquiring open space in 1979 when the town applied for and received Green Acres open space funds to preserve Grove Street Park. The Borough established the Open Space Fund and created the Environmental and Open Space Committee in 2003.

HISTORY

OF THE OPEN SPACE PROGRAM



FUNDING LAND PRESERVATION

Municipal

Following a voter referendum, Chester Borough adopted Ordinance #2003-20 in December 2003, establishing the Open Space Trust Fund. The tax levy allowed the Borough to collect an open space tax at two cents (\$0.02) per \$100 of assessed value. The Borough amended this ordinance in 2011 (#2011-6) to reduce the collection to one cent. The funds are spent on the acquisition and development of land for recreation and conservation, preservation of farmland and historic properties, and providing funding for debt service.

Tax Levy for Open Space was approved in 2003.

As of 2022:

- \$1,001,643 had been collected
- 67.144 acres preserved

In 2022 the Council appropriated funds (including from the Open Space Trust) to demolish the buildings at Seward Hill Preserve. The current balance (as of April 2023) in the Trust Fund is \$150,000. In 2023 the tax levy is projected to be \$43,958.

Year	Levy	Balance (year end)
2019	\$39,868	\$384,476
2020	\$40,406	\$383,656
2021	\$40,420	\$359,277
2022	\$42,990	\$399,697

Source: Chester Borough Financial Reports (Annual Budgets & Audits)

Since the inception of the Open Space Trust Fund, the Borough has helped preserve **3 properties:**

2006

2.11 acres, Grove Street Park (addition)

Formerly: Agway

Located off Seminary Avenue, behind the Shop Rite off of Route 206, this 2.11 acre addition to Grove Street Park provided much needed recreational space in Chester. The Borough received a \$243,500 grant from Morris County and purchased the property for \$480,000. Green Acres also provided grant funds to acquire this site. Grove Street Park was initially acquired in 1979 as one of the first open space purchases in the Borough.

2007

44 acres, Larison's Woods

Formerly: Larison's Turkey Farm

Located at the corner of Routes 206 and 24, the Borough preserved the rear portion of the former restaurant property. It is part of a greenbelt along the northwestern portion of the Borough and provides expansion of open space in neighboring Chester Township. Morris County contributed \$2,875,000 towards this \$3.74 million project. Green Acres provided a \$575,000 matching grant award. In 2012 the Borough hosted a series of visioning meetings which included discussion on the future use of this land.

2009

64 acres, Seward Hill Preserve

Formerly: Bell Labs/Lucent

Situated along Route 24, Mendham Road, and North Road, this site was the former location of the Bell Labs/Lucent research facility and includes land in the Borough and Township. The preservation of this project expanded a greenway which includes preserved open space and farmland. For this \$3,968,000 acquisition, Morris County provided \$3 million and Green Acres contributed \$500,000.



Figure: Lucent Acquisition, Morris County Preservation Trust (www.morriscountynj.gov)

Morris County

In 1992, Morris County voters approved the creation of an Open Space and Farmland Preservation Trust Fund. The Board of County Commissioners annually reviews and sets the current year's tax rate up to 2 cents of equalized property valuation. The levy for 2023 is currently set at 5/8 cent per \$100 of equalized assessed value. Chester Borough has received grant funding for open space and historic preservation projects:

- Open Space - The county has awarded 3 grants totaling \$6,118,500.
- Historic Preservation - Two sites have received 4 grants, totaling \$219,480.

The County also provides funding for flood mitigation, farmland and trail construction. Two farms in the Borough were preserved through the County's program. Chester has not applied for flood mitigation or trail construction grants.

Open Space Grant Awards

Purpose	Project Name	Year Funded	Acres	Grant(s)
Acquisition	Larison's Woods	2004 & 2005	44	\$2,875,000
Acquisition	Agway Site (Grove St. Park)	2005	2.11	\$243,500
Acquisition	Lucent Tract	2006	63.9	\$3,000,000
Total (3 open space grants):			160	\$6,118,500

Historic Preservation Grant Awards

Purpose	Project Name	Year	Grant(s)
Preservation Plan	Community Presbyterian Church	2008	\$15,280
Contract Documents	Community Presbyterian Church	2009	\$12,800
Construction Documents	Chester's Rockefeller Center	2021	\$8,960
Restoration & Repair*	Chester's Rockefeller Center	2022	\$182,440
Total (4 historic preservation grants):			\$219,480

*Grant was awarded but not yet spent.

Source: Morris County Office of Planning & Preservation

State Green Acres

The Green Acres program, administered by the New Jersey Department of Environmental Protection (NJDEP), grants funds to counties and municipalities to preserve land for open space and recreation.

An advantage of having an Open Space Plan and a local tax for open space is that it qualifies the town for enrollment in the state's Planning Incentive (PI) program. The PI program offers 50% grants to municipalities that maintain a **one-half cent open space levy** and up-to-date Open Space Plan. With the completion of this plan, Chester Borough would qualify for the state's PI program.

Chester Borough has received \$2,210,000 in payments between 2006 and 2011 for park development and land acquisition projects.

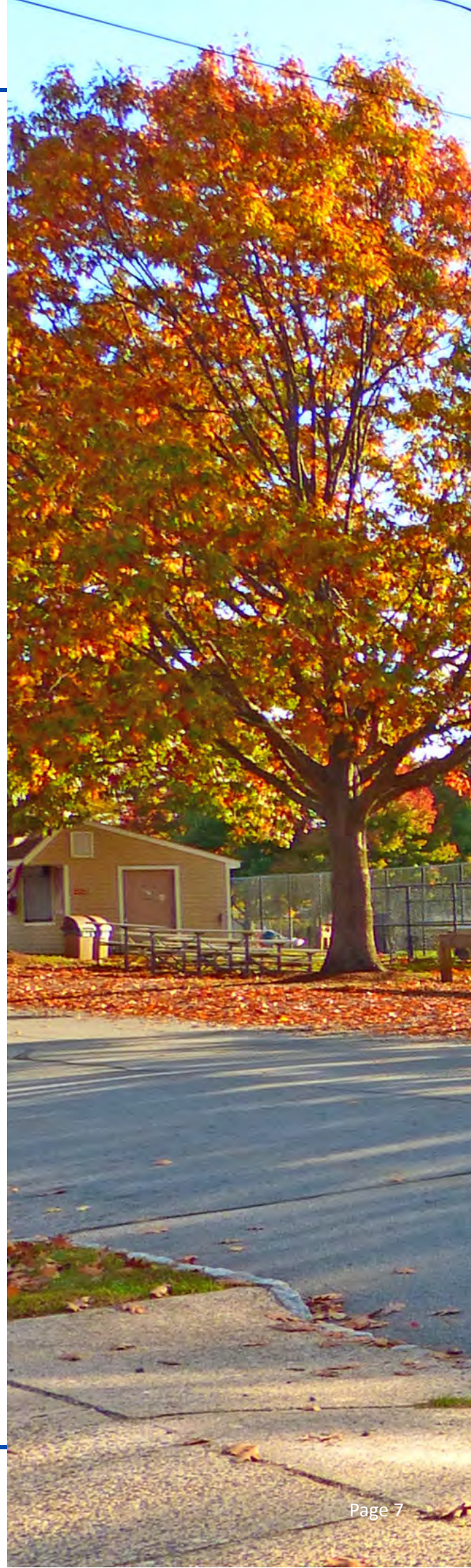
The state has contributed grants funds for the acquisition of:

- Grove Street Park (1979)
- Grove Street Park addition (2006)
- Larison's Woods (2007) - \$585,000
- Seward Hill Preserve (2009) - \$575,000

Chester does not have any available funds or active projects with Green Acres.

The state also has funding for stewardship projects which the municipality may want to consider submitting an application to support the restoration work at Seward Hill Preserve.

Photo: Borough Field (Edward Ng)



Farmland Preservation

Two farms are preserved in Chester Borough. Both were preserved through the County's program, with the county and the state splitting the cost close to evenly. Stony Hill and Alstede's Farms operate a year-round market, U-Pick fields, corn maze, and weekly farm shares.

Stony Hill Farm (Loewensteiner Farm) North & Oakdale Roads

Block 114, Lots 4 and 15 - 53.42 acres preserved December 1999

Cost: Morris County - \$873,075, State Agriculture Development Committee - \$809,686

This is the largest working farm in Chester Borough and was the first farm preserved in the town. It was a cattle farm and is now a multi-product farm, featuring vegetables, fruits, flowers, and agri-tourism businesses marketed directly to consumers.

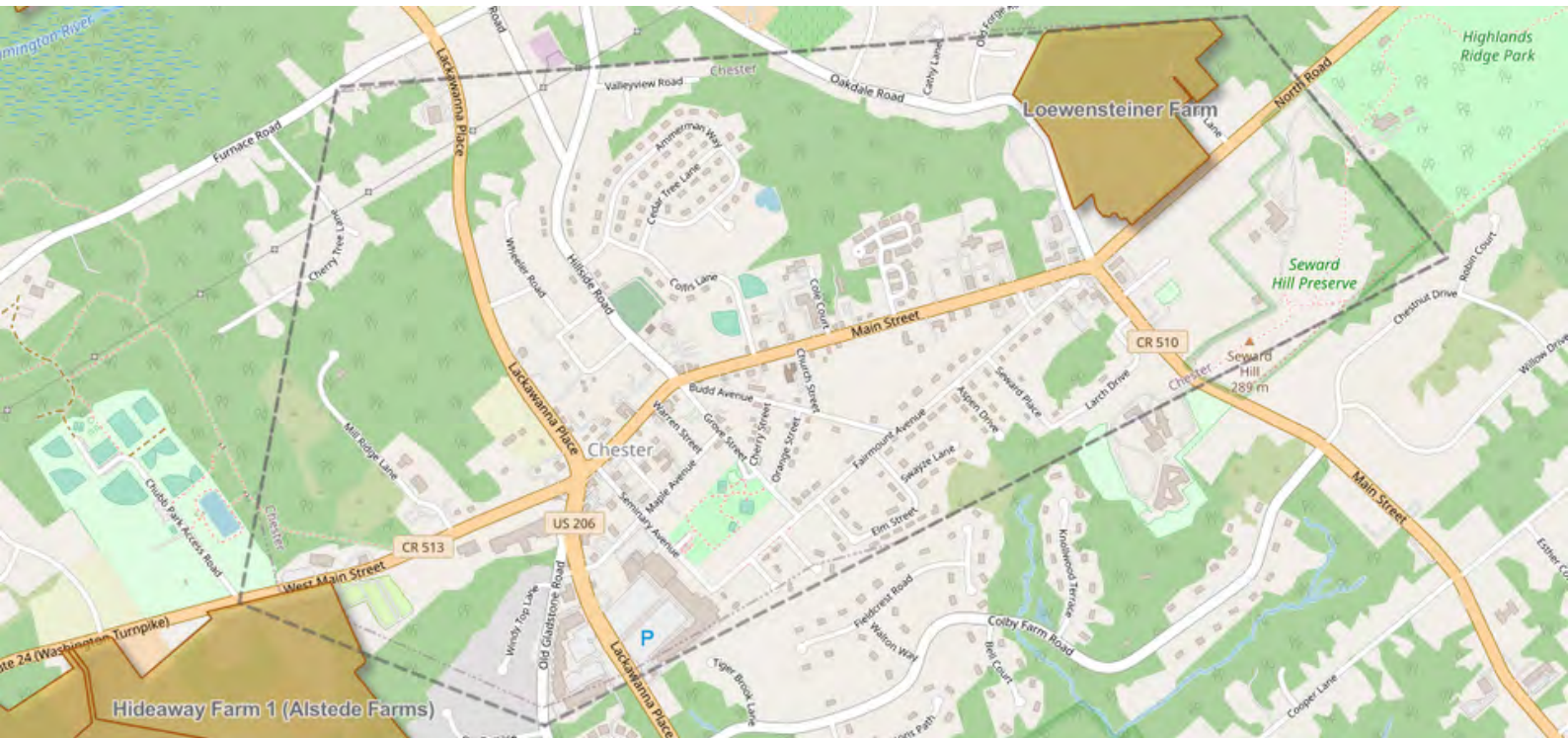


Figure: Morris County Farmland Preservation Program
(www.morriscountynj.gov)

Alstede Farms (Hideaway Farm)

Route 24, Chester Borough and Township

Block 19, Lot 11 (Borough), Block 15, Lots 28.01 & 28.02 (Township)

89.82 acres preserved December 2006 - 6 acres are located in Chester Borough

Cost: Morris County - \$1,401,176, State Agriculture Development Committee - \$1,562,851

Growing a wide variety of fruits and vegetables, this farm is part of a larger agricultural and agri-tourism business located in Chester Township.

LAND USE INVENTORY

PUBLIC SPACES

Chester Borough is home to **6 parks**:

- Larison's Woods
- Grove Street Park
- Municipal Field
- Borough Park
- Seward Hill Preserve
- Chubb Park*

With **181 acres** dedicated to parks and open space (2010 Recreation and Open Space Inventory, ROSI, in Appendix A and Map 1) the Borough is able to offer playing fields, walking paths and undeveloped natural areas for their residents to enjoy. The Borough's municipal building is located at 50 North Road, sharing an entrance with the Seward Hill Preserve. Chester Borough owns undeveloped land within the riparian corridor of Oakdale Creek (26 acres) and has set aside slightly less than 5 acres for a sewage treatment facility (along Oakdale Road) and leach fields (Ammerman Way). The former municipal building is on a 2 acre lot on Main Street. The Borough owns 5 acres of undeveloped land on Larch Drive, behind the Dickerson School. **See Map 2 and the parcel tables in Appendix B** for more information.

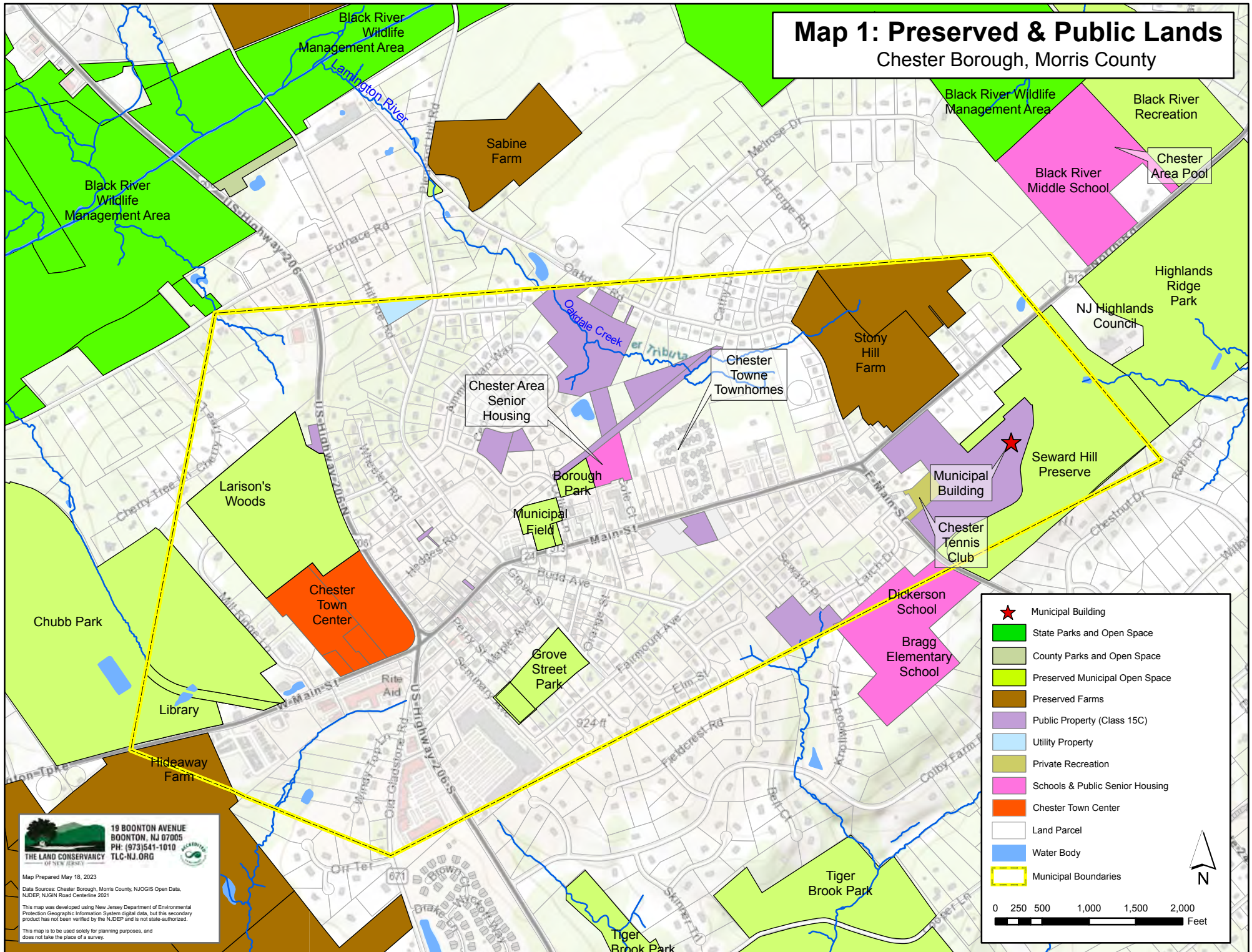
*Chubb Park is managed and maintained by Chester Township as part of their public park system, with a small portion of forested land located in the Borough.


Photo: Municipal Field



Map 1: Preserved & Public Lands

Chester Borough, Morris County




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Map Prepared May 18, 2023
 Data Sources: Chester Borough, Morris County, NJOGIS Open Data, NJDEP, NGIN Road Centerline 2021
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but the secondary product has not been verified by the NJDEP and is not state-authorized.
 This map is to be used solely for planning purposes, and does not take the place of a survey.

EDUCATION & PRIVATE LAND

Quasi-public and/or private entities often own excess undeveloped lands or lands which may possess recreational value and are of special interest. Some lands, such as those set aside for affordable housing, are specifically excluded for preservation as open space.

Boy Scout Troop 9 owns a small cabin / clubhouse on Main Street next to the Municipal Field. Surrounded on two sides by Borough property, it is an opportunity for partnership and shared facility space for club activities.



Photo: Boy Scout Cabin, Chester History Trail

A wonderful amenity near the Borough's Main Street is the **Chester Theatre Group**, housed in the Black River Playhouse at the corner of Maple Avenue and Grove Street. Originally a Methodist Church, this building was also once the Borough Hall. It has housed the Theatre Group since 1965.



Photo: Black River Playhouse, Chester Theatre Group

SCOUTS

THEATER

RELIGIOUS

Religious institutions own land in the Borough, hosting their houses of worship as well as undeveloped lands and retirement communities. The largest of these religious properties is owned by St. Lawrence The Martyr Church (13 acres) on Main Street, followed by the First Congregational Church and Cemetery on Hillside Road (6 acres), the Grace Bible Chapel (4 acres), and the Presbyterian Community Church (2 acres).

Nazareth Retirement Village (1 acre) on Meadow Lane is a Roman Catholic home for retired priests, offering a beautiful setting with accessibility to Main Street businesses and restaurants for their residents.

EDUCATION

The Board of Education owns 4 acres on Route 24 for the Dickerson Elementary School, which is located next to the Bragg Elementary School and across from the Seward Hill Preserve. The property includes the primary school building, athletic fields, playgrounds, and parking.

After elementary school, Chester students attend Black River Middle School in the Township, followed by West Morris Mendham Regional High School located in Mendham.

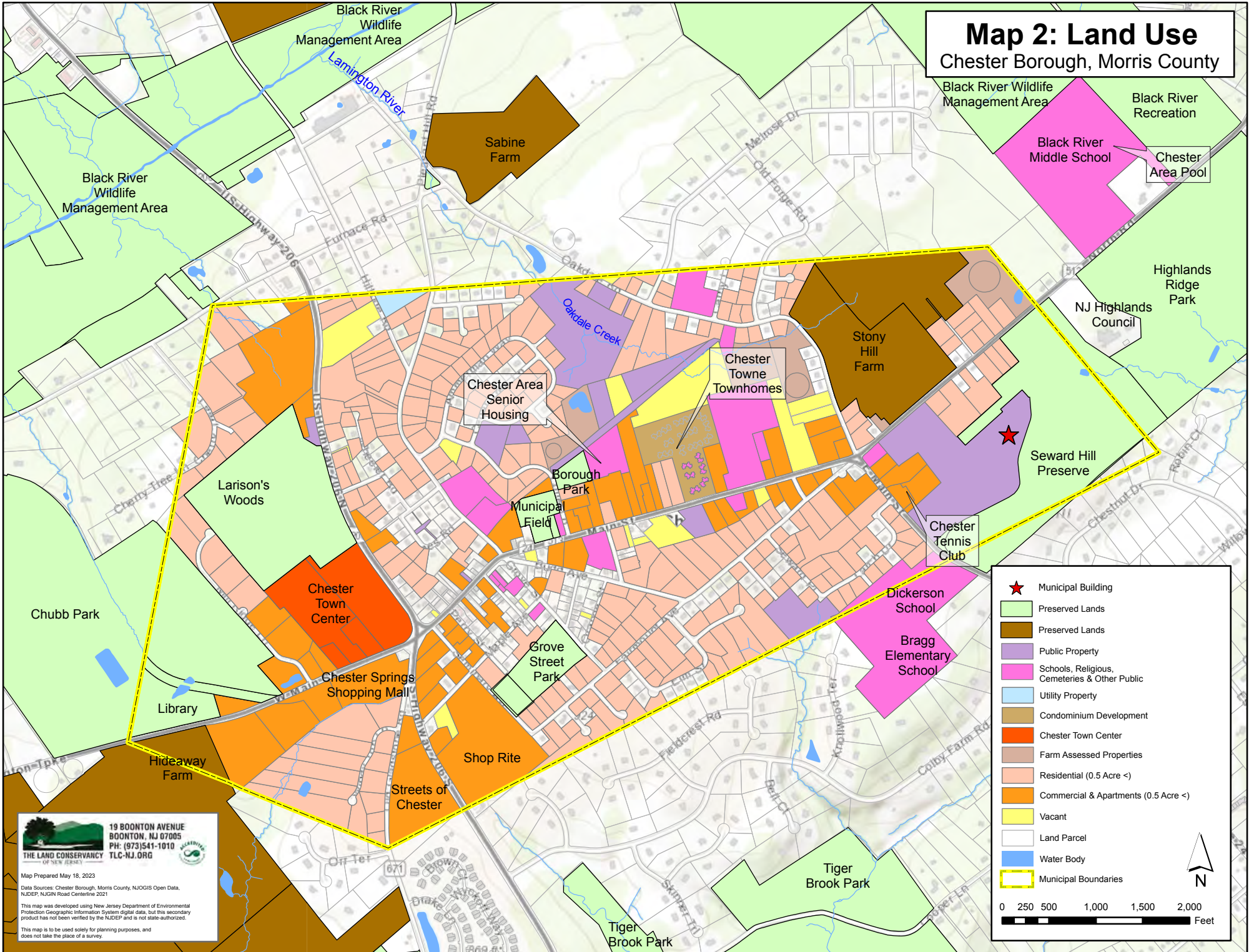



DICKERSON ELEMENTARY SCHOOL

Home of the Bulldogs

Map 2: Land Use

Chester Borough, Morris County

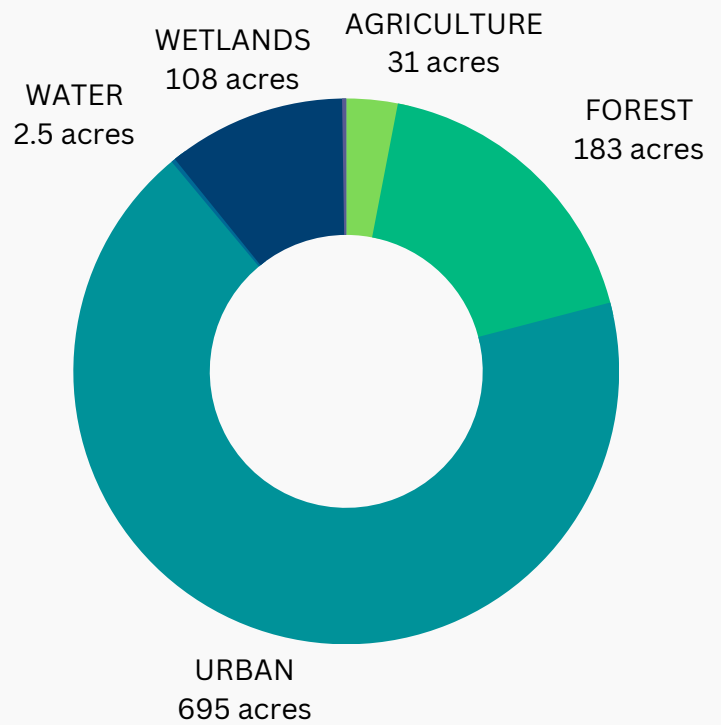



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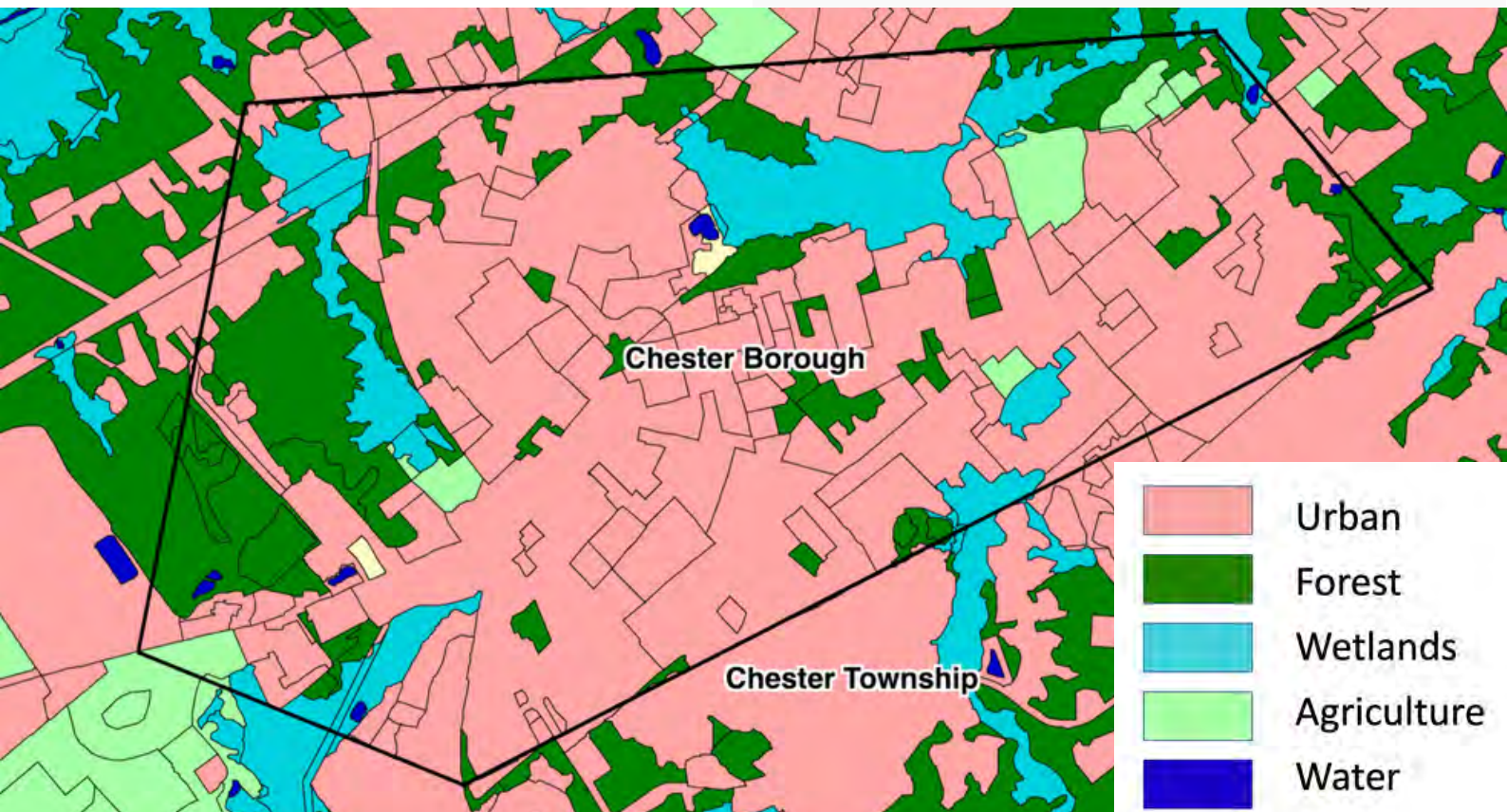
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LAND COVER

According to the NJ Department of Environmental Protection (NJDEP) aerial photography, 68% of the Borough, or 695 acres, is developed (or "urban") land. The Borough has 183 acres of forest, with much of it located at Larison's Woods, Seward Hill, and Stony Hill Farm. There are wooded pockets throughout the Borough in a mixture of smaller public and private lands. Wetlands are concentrated within the riparian area owned by Chester Borough around Oakdale Creek and within Larison's Woods and the proposed Town Center. Agriculture occupies 31 acres of land, located largely on the preserved farms.



Source: NJDEP Land Use/Land Cover (2015)



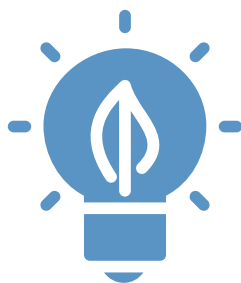
RECREATION RESOURCES

Chester Borough offers many outdoor recreational facilities and park spaces that are used by residents, the Parks & Recreation Department, the Board of Education, and neighboring municipalities.

Photo: Grove Street Park



"Recreation activities are beneficial to one's health no matter where you do them, but they reach another level in the great outdoors. In addition to helping lower blood pressure, fight obesity, and improve eyesight, time spent playing in parks and other green spaces is associated with improved mental health and reduced stress.



Outdoor recreation also helps support the economy and drives awareness of important conservation issues. Responsible use of public lands helps make people care about what happens to these places. Research suggests that when kids play outdoors, it leads to greater environmental awareness later in life."

The Wilderness Society

MUNICIPAL PROGRAMS



Photo: chesterrecreation.nj.org

Chester Borough's Recreation Committee promotes recreation for all residents in the municipality, while the Chester Recreation Department manages facilities, events, and park development. The U.S. Sports Group is hired by the Borough to operate multiple athletic camps and programs throughout the year. Chester Recreation is responsible for reviewing the park improvements needed and providing recommendations for recreation in the Borough.

Recreation Programs

Chester Recreation serves Chester Borough, and works closely with Chester Township to run programs at shared facilities. Chester Recreation is responsible for the administration of the fields such as field space, scheduling, and maintenance, allows organizations to use the building facilities for meetings and uniform pickup. Apart from the Chester Swim Team, sports leagues are privately managed and are open to non-residents. Organizations outside of Chester Recreation must apply for a permit to use the fields and meet the appropriate requirements.

With a monthly newsletter promoting events and classes, Chester Recreation offers programs to meet a variety of interests and passions including:

- family game nights
- school vacation programs
- summer camps in science, athletics, arts
- team sports

The Chester Area Pool is open Memorial Day through Labor Day for Borough and Township residents, as well as non-residents. Swim lessons, open swim, early swim and swim team through the Chester Riptides are enjoyed by members. The Pool is administered by the Borough but is located on Board of Education property within the Township.



Participation & Enrollment

Chester Recreation manages several recreational programs in conjunction with Chester Township, Mendham Township, West Morris High School, and the USA Sport Group to serve young athletes. There are consistently high enrollments in each recreational activity, particularly those organized by the USA Sport Group. Enrollment is expected to increase with a rise in young families moving to the area. Adult and senior programs, such as pickleball and tennis, are also available for registration throughout the year.

Youth Sports in Chester Borough

Program	Season	Ages
Chester Area Pool Swim Team	June - July	Grades 1 - 12
Chester Basketball	December - March	Grades K - 8
Chester-Mendham Baseball & Softball	April - June	Grades PreK - 9
Chester-Mendham Lacrosse	March - June	Grades K - 8
Mendham-Chester Patriots Wrestling	November - February	Grades 4 - 8
Mendham-Chester Running Club	April - September	Grades 4 - 10
Twin Boro Bears Football & Cheer	September - November	Grades 3 - 8
USA Sport Groups	Year Round	Grades PreK - 12
West Morris Soccer Club	Fall & Spring Season	Grades 9 - 12
Wolfpack Ice Hockey	January - March	Grades 1 - 9

Source: chesterrecreation.nj.org

Chester Borough is home to 6 parks, encompassing over 181 acres of open land and recreational space. These sites are well-used and maintained. There are no turf fields at the parks in Chester Borough or Township, although the Township may consider adding an artificial turf field at one of their parks.

GROVE STREET PARK

Grove Street Park is Chester Borough's "central park" home to multiple activities and facilities. It is centrally located in the municipality and less than a quarter-mile from Main Street. Its walking path is paved, making it a convenient and accessible location for walkers, joggers, and people with baby carriages and wheelchairs.

Located on Grove Street between Maple and Fairmount Avenue, the park is slightly more than 10 acres of land. The park includes a volleyball court, basketball court, and tennis courts, as well as amenities including on-site parking, picnic areas, and a playground.

The U.S. Sports Group is hired by the Borough to run a seasonal tennis camp at Grove Street Park for children and adults. Additionally, there are 8-week multi-sports camps for children that operate all year long. This includes athletic programs for lacrosse, soccer, track and field, and T-ball. In the fall of 2022, there were 11 sports programs held at Grove Street Park.

In addition to the outdoor facilities, events and programs are held at the Field House at Grove Street Park located on Seminary Avenue.

The Borough recently resurfaced the tennis courts and added pickleball striping at the park, and are currently in the process of bidding to add electricity at the park. This would expand its capacity for performances, concerts, and festivals. Chester Recreation is in the process of improving the playground at Grove Street with new swings, equipment, and landscaping. The playground will include a new slide and climbing wall.

The fields at Grove Street remain in good condition year-round. The basketball courts will be installing new hoops, nets, and backboards.

Photo: Grove Street Park, Chester Recreation - <https://chesterrecreationnj.org/gallery>



MUNICIPAL FIELD

Municipal Field is located at the intersection of Main Street and Collis Lane and offers four acres of recreational space with a baseball field, batting cage, and gazebo. It is the site of many Borough events including its craft fairs, concerts, food trucks, and beer & wine festivals.



Photo: Gazebo at Municipal Field, Google Maps

Chester Recreation holds baseball and softball games at Municipal Field, with a snack shack supporting activities at the park. Boy Scout Troop 9 owns the corner property with a cabin/building for meetings.

BOROUGH PARK

Located across Collis Lane from Municipal Field, Borough Park contains a baseball diamond and open area. The property is accessed from Collis Lane and borders the Chester Area Senior Housing complex. The town recently removed a playground here, with the intent to explore redeveloping the site.

LARISON'S WOODS

Larison's Woods, behind the former Larison's Turkey Farm, was acquired by the Borough in 2007. The property includes a large forested area, wetlands, and natural habitats for endangered species. However, there are no formal access points or trails into Larison's Woods. Construction of a trail through the property connecting Mill Ridge Lane to Cherry Tree Lane is a goal. This trail to Mill Ridge Lane could ultimately provide a connection to the County's Patriots' Path. In addition, a proposed Eagle Scout project may construct a loop trail from Cherry Tree Lane.

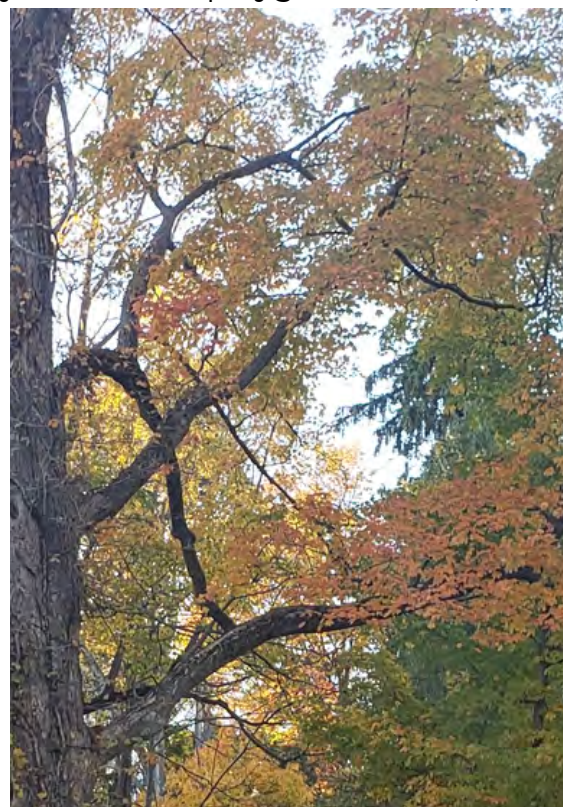


Photo: View from Larison's Farm

CHUBB PARK

Chubb Park is located mostly in Chester Township, with multi-purpose athletic fields, tennis courts, softball/baseball fields, a playground, ice skating, soccer, sledding, and hiking trails. The Borough's portion of Chubb Park is 42 acres of wooded land and hosts Patriots' Path. The municipal library is located at Chubb Park (and is noted as an exception to the original deed on the Borough's ROSI).

SEWARD HILL PRESERVE

This 64-acre preserve is located at 50 North Road and consists of the former corporate campus of Lucent, one of the successors of Bell Laboratories. The present-day preserved land spans across the municipal border, continuous with Chester Township's Highland Ridge Park with connection to Black River Recreation and the Evans Family Forest Preserve. Seward Hill Preserve also includes a section of Patriots' Path, connecting the park to Chester's Main Street and the state's Black River Wildlife Management Area.

The property hosts walking trails based on the remaining campus roads. It offers beautiful open meadows, as well as a good vantage point for bird-watching and views of the New York City skyline. In 2022 the Borough received an ANJEC grant and installed 22 bluebird houses. Many bluebirds and swallows can be seen nesting there.

Its history as a site of significance for Native Americans, and as the site of technological developments through Bell Labs, add to its regional importance and close relationship with the community and history. In 2022, the Borough approved and put in place a 10-year Ecological Restoration Plan for a portion of the Preserve. Drafting of an Intensive Use Plan for the remainder of the Preserve is underway.

Across from the Seward Hill Preserve, the Black River Middle School open space and Chester Area Pool is shared by Township, Borough and non-residents. The Pool is used by the Chester Area Pool Swim Team throughout the summer months.

Photo: Seward Hill Preserve, Ed Ng



HISTORIC & CULTURAL RESOURCES

Much of historic Chester remains in remarkably good condition today. An inn and tavern operate out of the same building which has hosted Chester visitors for 200 years — from travelers on the new turnpike and guests in the Iron Heyday to tourists seeking refuge from urban life. Congregations worship in churches built by hand in the 1700s. Many homes still standing were built in the Iron Heyday, from elegant Vernacular Italianate homes for the mine owners, to patch houses and wooden duplexes built in a rush with little embellishment to house workers. Thanks in part to the preservation of open space, historic sites, and farmland, Chester’s quaint Main Street and living agricultural legacy still charms long-time residents and visitors today.

Historic Sites on the State and National Registers in Chester Borough

The following sites are listed on the state or national historic registers, indicating broader significance and opening opportunities for funding. Additional properties have been recognized as eligible by the State Historic Preservation Office (SHPO) through the proposed Historic District. The District, though eligible for the National Register, was not nominated due to some owners' objections. There are additional historic properties in the Borough which have been identified as locally and/or regionally important, but are not listed on the state or national registers. A good resource to start identifying other historic properties is the *Acroterion, Morris County Historic Sites Survey: Chester Borough (Morristown, NJ: Morris County Heritage Commission, 1987)*. Not being listed on these registers does not preclude their historic status or preservation.

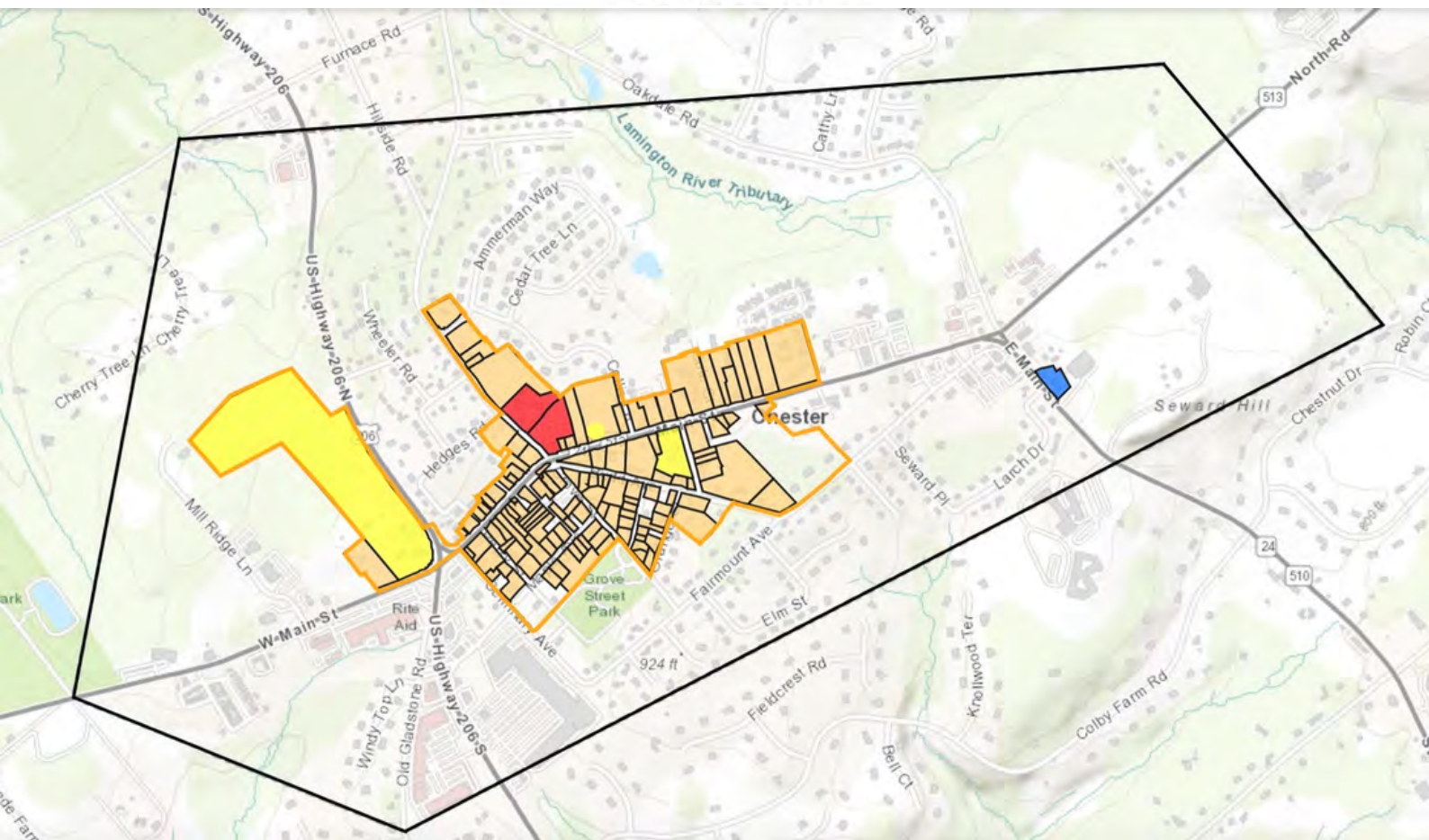
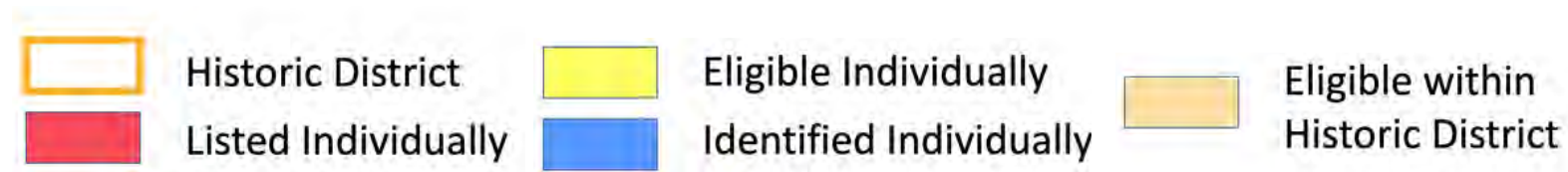
Name	Location	National Register	State Register
Chester Historic District	NJ-24, Main Street, Maple Avenue, Grove Street, and Hillside Road	-	9/25/2001*
Chester House Inn	Main Street and Hillside Road	7/18/1974	11/26/1973
First Congregational Church	30 Hillside Road	8/10/1977	8/2/1976
First Presbyterian Congregation of Chester	220 Main Street	-	3/28/2005*
Isaac Corwin House (Larison's Turkey Farm Inn)	2 West Main Street	-	9/25/2001*
Rockefeller Center	Municipal Field	Pending*	Pending*
* acknowledged by the State Historic Preservation Office, but not yet listed on the state register			

Source: NJ State Historic Preservation Office and National Register of Historic Places

The map below shows the status of historic sites in Chester Borough, as identified by the SHPO. Some historic sites have been acknowledged to be eligible as contributing resources to the proposed Chester Historic District (outlined in orange). Two Borough sites are listed on the National Register, while three have been determined to be individually eligible but not yet listed. One potential site has been identified individually by SHPO, but a determination of eligibility has not been made by the Preservation Office.



Photo: The original Chester, NJ Rockefeller Center (Chester Historical Society's website)



Source: NJ Historic Preservation Office, LUCY historic properties mapper

PLANNING REVIEW

Past municipal plans help guide the 2023 Open Space and Recreation Plan.

Municipal Planning

2002 Master Plan & 2008 Reexamination

Chester Borough's 2002 Master Plan focused heavily on commercial corridor development, wastewater management, traffic reduction, pedestrian improvements, and open space acquisitions. In the 2008 Reexamination, recreation and open space preservation was evaluated:

The 2002 Master Plan recommendations to acquire additional parkland and open space utilizing County funding has been acted upon, and the Borough also accessed NJDEP Green Acres funding to acquire land. There have been two new recreation and open space additions, which include the Agway site acquisition which was added to Grove Street Park; and Larison's Woods, a 44-acre nature preserve that will maintain undeveloped portions of the Larison's tract in perpetuity.

2017 Master Plan: Highlands Element

Chester Borough is located in the Highland's Region Planning Area. The Borough's Highlands Element of the Regional Master Plan (RMP) includes a series of planning goals for future land use and conservation practices. Under the authority of the Highlands Act, Chester Borough developed goals regarding land use, housing, natural conservation, utility services, land preservation and stewardship, community facilities, and farmland and historic resources consistent with the RMP. Chester is limited by predominately developed land uses and aging infrastructure, but offers high quality natural resource lands protected by the RMP.

"Accordingly, the overarching land use policy of Chester Borough is to place priority emphasis on the protection, enhancement and restoration of Highlands natural and cultural resources while ensuring that land use and development activities occur only in a manner and location that is consistent with the Highlands RMP."

Trails & Pedestrian Planning

The 2012 Integrated Trails Ecosystem Plan and the 2016 Bicycle & Pedestrian Plan were completed to support future planning and were an outgrowth of The Chesters' Community Vision and Chester Trails. They are not part of the Borough's Master Plan.

2012 Integrated Trails Ecosystem Plan

The 2012 Integrated Trails Ecosystem Plan evaluated trails, green infrastructure, and pedestrian access throughout Chester, with the goal of improving the trail network. This included expanding and retrofitting Patriots' Path; linking Chubb Park, Tiger Brook Park, and MacGregor Preserve to local corridors; and improving trailheads along the West Morris Greenway. The Plan also recommended various tools for trail promotion, mapping, and stewardship.

2014 Chesters' Community Visioning

In 2014 The Chesters' Community Visioning Project & Report incorporated public participation outreach through workshops and surveys to best understand resident's interests. Funded by a grant from Sustainable Jersey, it was coordinated by the environmental committee/commission and planning board representatives of both towns.

Chester Trails

In 2015, the Environmental Committees/Commissions of Chester Borough and Chester Township received a \$24,000 Federal and NJ DEP Recreational Trails Program Grant. Over the next two years, the resulting **Chester Trails** project created a new comprehensive trails map, trail signs, informational kiosks, new trail connections, a website, and a smartphone-based navigation system using the Avenza app. These helped fulfill the vision of the Integrated Trails Ecosystem Plan. The website, at www.chestertrails.org, provides information on the paths in Chester, detailed description of the parks, and activities for users walking the trails.

2016 Chester Bicycle & Pedestrian Plan

The 2016 Chester Bicycle & Pedestrian Plan, funded by the NJ Department of Transportation, recommended a Complete Streets model. This approach prioritizes pedestrian trails, bike lanes, and overall street safety. This plan, though not yet adopted, supports future pedestrian/bicycle planning.

CHESTERTRAILS

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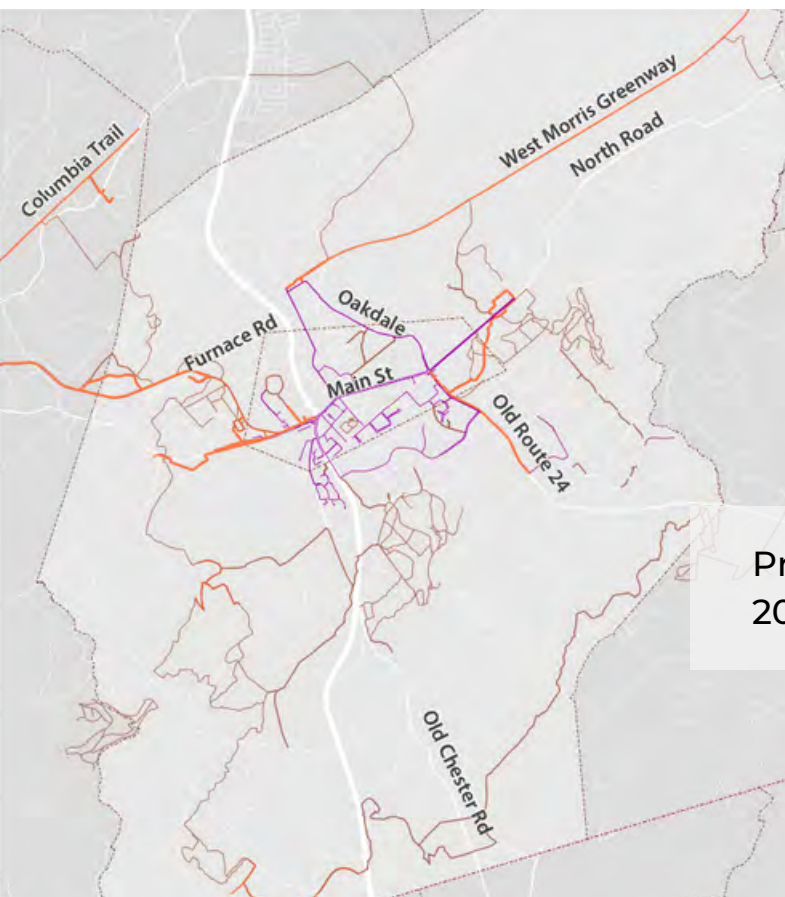


This Open Space Plan is informed by the 2012 Integrated Trails Ecosystem Plan and the 2016 Chester Bicycle and Pedestrian Plan. Several of the recommendations in those reports, such as the rerouting of Patriots' Path along Chester's Main Street, have been implemented.

Others recommendations from these plans remain aspirational, particularly the infrastructure recommendations laid out in the 2016 Bicycle and Pedestrian Plan (pictured here). The two plans emphasize the importance of trails for both recreation, such as the Columbia Trail, and for non-motorized transportation. Many of the proposed sidewalks and multi-use paths would serve both functions.



Proposed Bicycle Connections, 2016 Bicycle & Pedestrian Plan (above)



Proposed Pedestrian Connections, 2016 Bicycle & Pedestrian Plan (left)

-  Multi-use Paths
-  Bike Lanes
-  Shared Lanes
-  Bike Routes (High-Speed)
-  Bikeable Shoulders
-  Shared Lanes
-  Bike Routes (High-Speed)



CHESTER BICYCLE & PEDESTRIAN PLAN

-  Sidewalks
-  Multi-use Paths
-  Trails

Maps: 2016 Chester Bicycle and Pedestrian Plan

County Planning



Morris County is currently updating its Open Space and Recreation Plan.

1988 Open Space Element

The 1988 Open Space Element of the County Master Plan provides a framework so that open space can be preserved while offering a balance between natural resource protections, adequate recreation space, and other competing land uses.

The Open Space Element centers its vision on three basic principles:

1. Enhancement of the quality of life.
2. Protection of the environment.
3. Expansion of recreational opportunity.

2014 Preservation Trust Fund: Analysis & Strategy Report

This report was drafted to review projects completed since the inception of the County Trust Fund in 1992 and provide recommendations where future investment in land acquisition, historic resource preservation, park development, and farmland preservation is needed. The report recommended continuing to fund the Morris County Preservation Trust Fund. Between 2004 and 2006, Chester received grant funding to preserve Larison's Woods, the Agway Property, and the Lucent acquisition, preserving over 160 acres in the Borough.

2022 Farmland Preservation Element

The 2022 Farmland Preservation Element of the County Master Plan reevaluates the County's farmed land, including preservation and funding opportunities. Chester Borough maintains 108 acres of existing farmland, with potential to expand into the County's highlighted Agricultural Priority Areas. In the Borough, there are 25 acres of 'Low' priority areas, and 22 acres of 'Medium' priority areas.

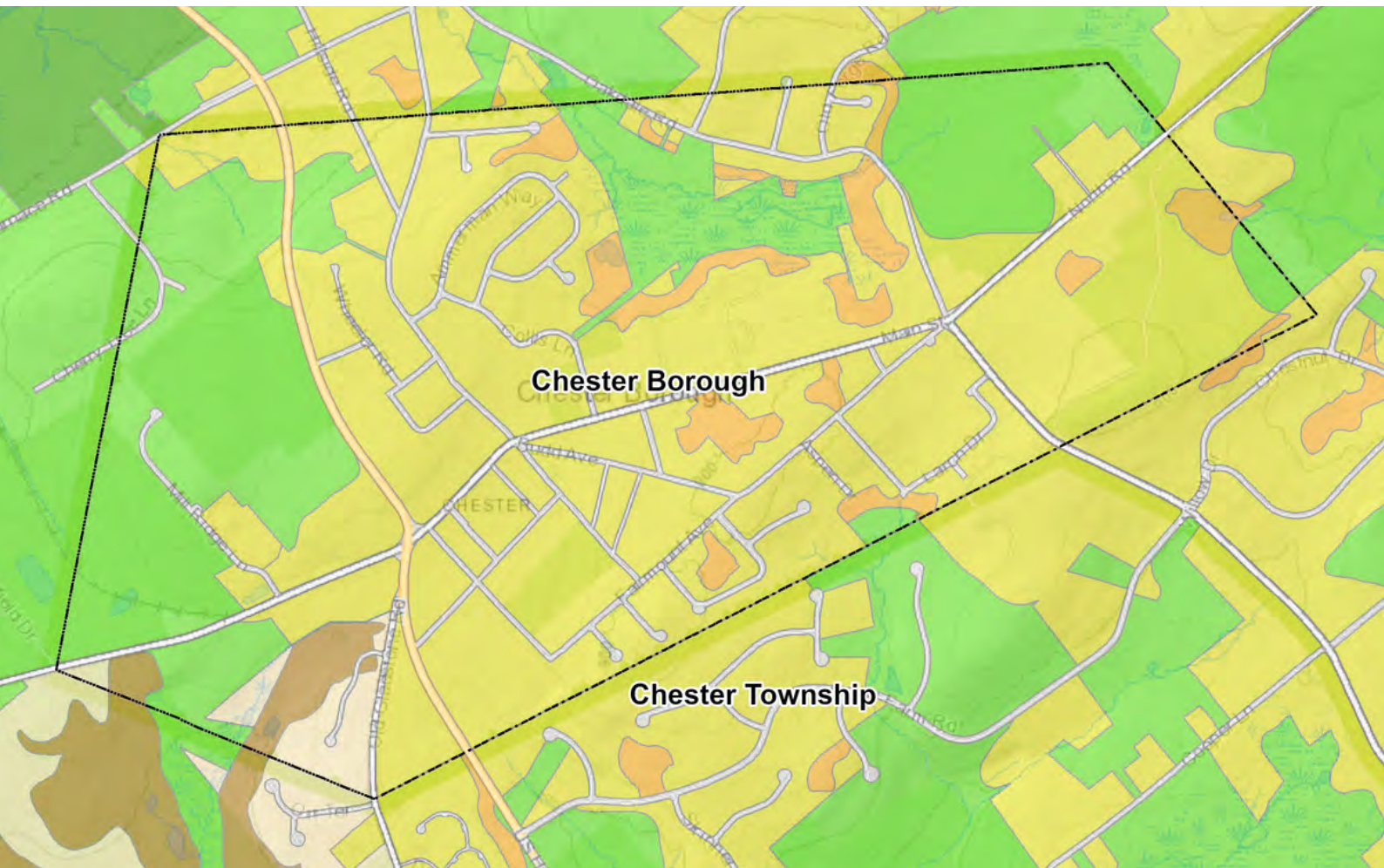
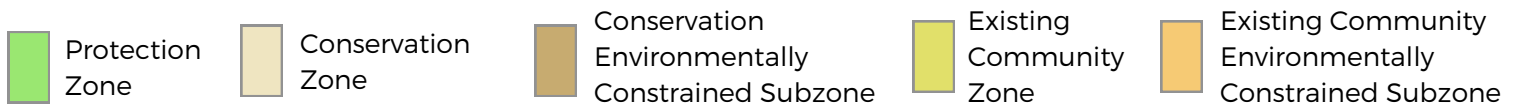
The Plan also discusses ways in which Morris County municipalities are actively supporting local farmers and gardeners. The Borough is largely developed, but farming opportunities are still available to the community. Borough residents are welcomed at the Township Community Garden located at Highlands Ridge Park on North Road.

Regional Planning

2008 Highlands Regional Master Plan

The Highlands Region, an area of 859,358 acres, includes 88 municipalities and portions of 7 counties. Recognizing the necessity to protect and preserve environmental resources and drinking water supplies within this region, the State Legislature enacted the Highlands Water Protection and Planning Act in 2004. The 2008 Highlands Regional Master Plan (RMP) identifies all lands within the Region as either a "Preservation Area" (in which conformance with the RMP is mandatory) or in a "Planning Area" (conformance is voluntary). Chester Borough is located entirely within the Planning Area. The RMP also assigns overlay zones as a guideline for future land uses, five of which are located within Chester Borough. The protection and conservation zones represent important natural and agricultural lands respectively, recommended for conservation. Environmentally constrained subzones consist of areas with significant environmental features also recommended for conservation. Development is somewhat restricted in all zones within Chester Borough except the Existing Community Zone, and it is recommended to concentrate development in the Existing Community Zone.

Highlands Region Overlay Zones



State Planning



2009 New Jersey Trails Plan

The 2009 New Jersey Trails Plan provides a needs assessment of trail maintenance, funding, and ability to handle multiple users. The Plan prioritizes trail enhancement through the development of “community pathways”, which includes having a recreational trail within a 10-minute walk of every state resident. Other recommendations include creating a dedicated funding source for trail management and advocating for trail continuity, linkages, and acquiring rights-of-way to do so.

2018 - 2022 Statewide Comprehensive Outdoor Recreation Plan

The 2018 - 2022 update to the Outdoor Recreation Plan identifies opportunities and challenges for the state’s land preservation efforts. It notes that Morris County’s population is growing slower than the state overall, and the county’s ratio of preserved lands to developed lands is similar to the statewide ratio of 1 to 1. Chester Borough’s population is also growing slower than the state, but continues to increase open space demand.. The borough’s open space ratio is only 1 to 3, although the township’s large open spaces are also a major force in outdoor recreation in the borough. The plan notes the importance of outdoor recreation in New Jersey’s economy and the need for continued preservation even in places where undeveloped lands currently provide some of the benefits of open space. The plan puts forth the following goals:

- Encourage open space and recreation planning by local governments and conservation organizations.
- Implement open space and recreation planning policies and projects that are consistent with DEP goals.
- Effectively use funds from the Preserve New Jersey Act, Land and Water Conservation Fund, Forest Legacy Program and other sources of funding which may become available.

2023 *Outside Together!* New Jersey's Statewide Comprehensive Outdoors Recreation Plan

New Jersey's Statewide Comprehensive Outdoors Recreation Plan (SCORP) is updated every five years. The 2023 update, *Outside Together!*, identifies statewide recreation needs, opportunities for park development, and stakeholder values. This plan will be submitted to the National Park Service (NPS), thereby continuing New Jersey's eligibility for federal grant funding.

Outside Together plan objectives are as follows:

1. Identify opportunities for expanding public access to recreation areas and facilities, and improving the user experience at existing recreation areas;
2. Educate the public about the importance, needs, benefits and availability of open space and outdoor recreation opportunities statewide;
3. Identify high value open space and recreational needs and opportunities with particular focus on better serving the health and wellness of residents in underserved or overburdened communities;
4. Enhance the focus on the economic benefits of preservation, including those associated with climate resilience and sustainability, ecotourism and biodiversity;
5. Identify necessary policy, regulatory and legislative actions to advance open space and outdoor recreation goals;
6. Fully engage the public and key partners to ensure an informed approach to outdoor recreation and conservation;
7. Encourage collaborative partnerships and programs to enhance open space and outdoor recreation at multiple levels of government; and
8. Satisfy the NPS requirements so New Jersey continues to qualify for Federal Land and Water Conservation Fund opportunities.

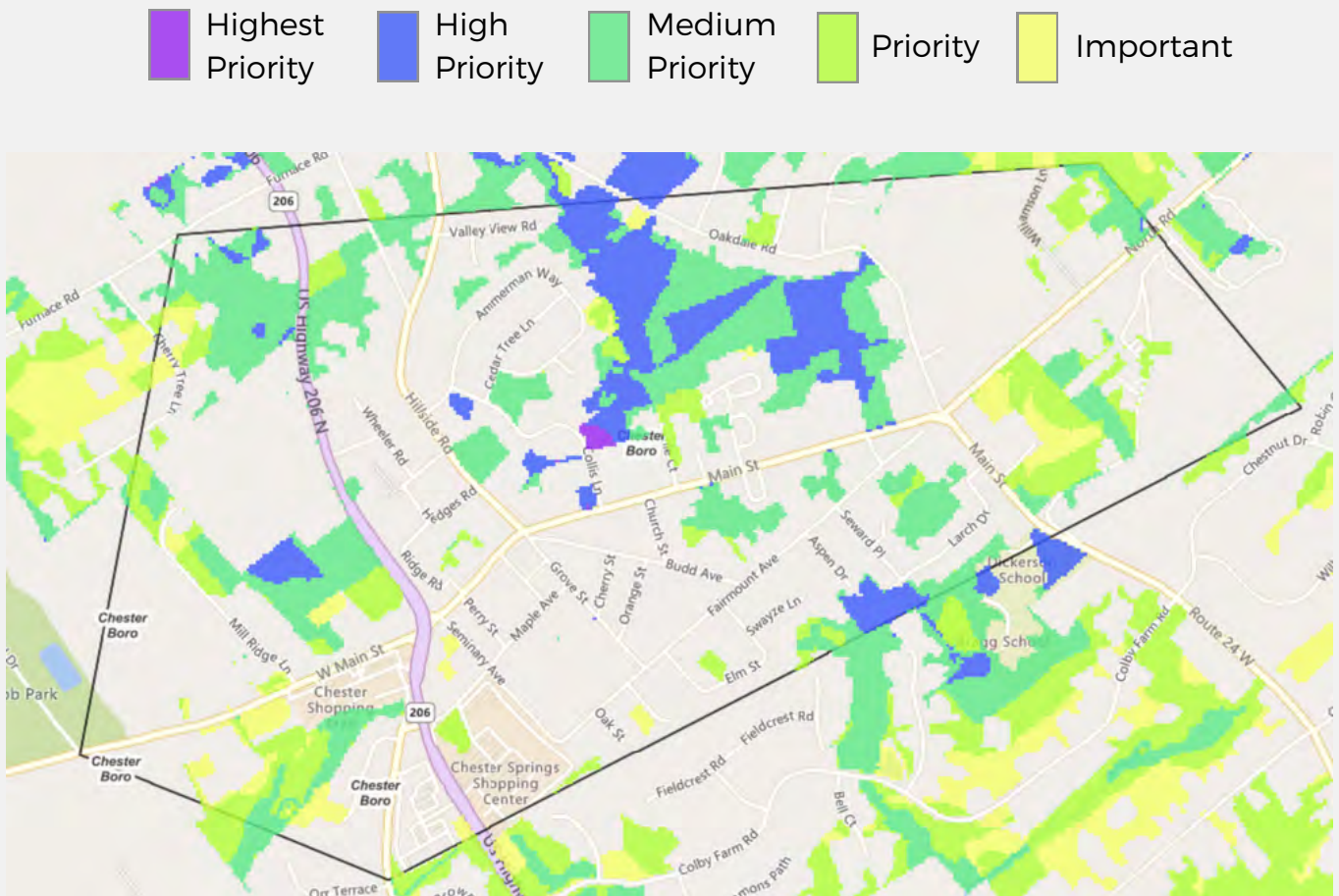


*Photo: New Jersey Department of Environmental Protection
<https://dep.nj.gov/outside-together/>*

New Jersey Conservation Blueprint

This online interactive map was developed by The Nature Conservancy, Rowan University, and the New Jersey Conservation Foundation to assist in conservation planning. It provides a customizable map to help identify preservation priority on a parcel level. The map provides detailed information on topics related to community open space, agriculture, ecological integrity, and water quality. For each of those four categories, it also provides an overall prioritization layer, showing the most critical areas.

Substantial areas of high priority ecosystem exist along Oakdale Creek, in the wooded area behind the Chester Mall, in the wetlands behind Larison's Woods, and in the planned Chester Town Center area. Priority lands for the protection of water are identified along the riparian corridors of Peapack Brook and Hacklebarney Brook, as well as tributaries of Burnett Brook and Black River. Priority lands for community green space are shown below.



New Jersey Conservation Blueprint - Priority Lands for Community Green Space. njmaps.com

2018 New Jersey Wildlife Action Plan

The New Jersey Wildlife Action Plan addresses wildlife preservation across the state. The plan aims to manage wildlife populations through 2028, in order to maintain federal grant compliance. It covers the most at-risk species, including 107 high-priority, focal species. Chester Borough falls within the Plan's Raritan and Passaic River Headwaters Conservation Focal Area (CFA), also known as the Skylands Landscape, which comprises much of southwest Morris County and northeast Hunterdon County.

The New Jersey Wildlife Action Plan addresses wildlife preservation across the state. The plan aims to manage wildlife populations through 2028, in order to maintain federal grant compliance. It covers the most at-risk species, including 107 high-priority, focal species. The Skylands Region has hundreds of species that are considered as great conservation needs. According to the New Jersey Landscape Project, the Skylands Region contains extensive tracts of contiguous upland and wetland forests that support diverse animal populations including red-shouldered hawk, northern goshawk, cerulean warbler, timber rattlesnake, long-tailed salamander, arogos skipper and the state's only known wintering populations of Indiana bat. Bog turtles and great blue herons inhabit the extensive freshwater wetland systems found throughout the region, including Chester Borough.



*Conservation Focal Areas
NJ Fish and Wildlife Service [Mapping Tool](#)*

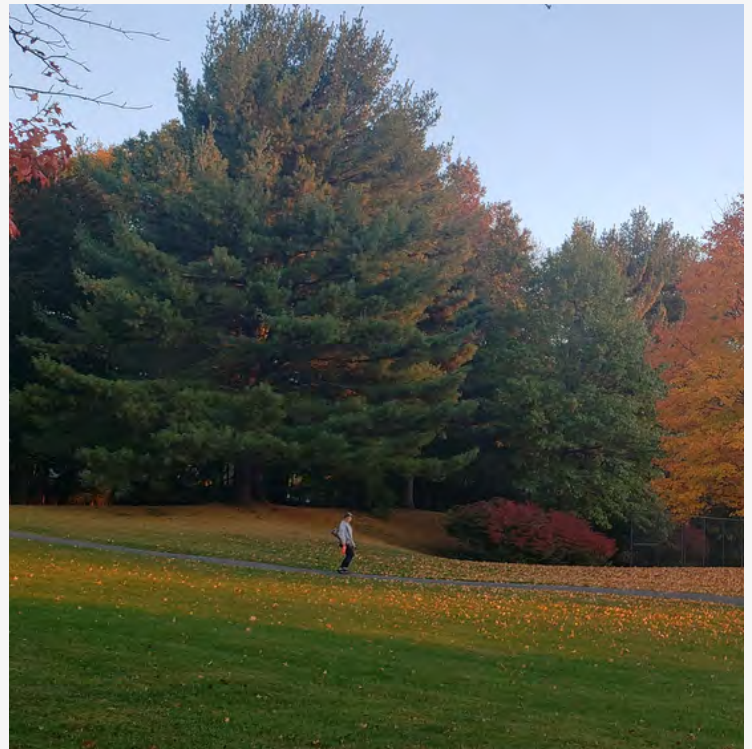
WHY OPEN SPACE?

NEEDS AND BENEFITS OF OPEN SPACE

When planned as a system, open space supports the community's quality of life, recreational programs and activities, and protects its natural, cultural, and agricultural resources.


The needs described in this section are derived from the goals, input from the Environmental and Open Space Committee, and community outreach. Often times other municipal organizations and neighboring towns (including Chester Township) will have a stake in a particular project and should be involved in the planning process. Partnership opportunities are an excellent way of leveraging available funds, and ensuring a stronger consensus on an acquisition project.

Combining resources on projects that achieve multiple goals can be of great advantage to the Borough's open space program. Many of the needs can be accomplished simultaneously, creating a better fitting system of open space in the Borough.



Photos: Borough Park & Grove Street Park

BENEFITS OF OPEN SPACE



Increased open space **fosters community**, encourages people to gather, and participate in recreational activity. Preserved land is productive and revenue producing. Households, local businesses, and governments benefit financially from the protection of open space. **It is costly to replicate these benefits once the land is developed.**

Photo: Grove Street Park (Edward Ng)

Benefits of open space in Chester Borough:

- Contributes to quality of life
- Encourages physical activity
- Improves air and water quality
- Reduces summertime heat extremes
- Enhances homeowner property value
- Maintains habitat for both flora and fauna
- Sustains jobs on Main Street for visitors to Historic Chester and its beautiful farms
- Helps to keep streams and rivers clean

GROW YOUR PARKS

The preservation of open space, while frequently thought of in terms of large, undeveloped tracts of land, can and should be resized in settings where such larger parcels are unlikely to be found, such as older communities that have filled in their space to urban densities, or even newer neighborhoods that were designed before the utility of common spaces was widely recognized.

Chester Borough is a compact community with limited opportunities to preserve land. Due to Route 206 and Main Street dividing the town, pedestrian access to existing parks can be challenging. Green spaces give residents, particularly those with young children, a place to interact and play together, without the formality of an organized recreation program. Particularly for renters and homeowners whose lots barely extend past the footprint of their homes, the existence of a nearby park can provide a sense of ownership-in-common that helps to anchor them more securely to the greater community, to which they may otherwise feel unattached. Providing these amenities also helps to preserve and enhance property values.

A *Grow Your Parks* program is one that is tailored to each community's recreational needs and examines local parks and conservation areas to identify adjacent properties, which can present opportunities to expand existing park, and recreation areas in order to fulfill them. This expansion allows for new sports fields, trails, parking, and infrastructure to better serve residents. In Chester Borough, there are several opportunities to expand existing parks and open spaces.

The vision for *Grow Your Parks* in Chester Borough is to:

- Identify properties adjacent to parks that would be beneficial to acquire.
- Examine the undeveloped municipal and private parcels within close proximity to local parks and neighborhoods to identify potential sites.
- Expand / create trails from residential neighborhoods to advance pedestrian safety and enhance existing park space.

The purchase of the former Agway property in 2006 is an excellent example of how this has been done in Chester, and the Boy Scout Cabin at Municipal Field could be a potential opportunity if it came on the market.

Easy Access to Agritourism Brings Opportunity and Challenge

Chester Borough is home to Stony Hill Farm Market and a short drive from large farms in Chester Township (including Alstede's, Hacklebarney Farm and Cider Mill, Riamede Farm, and Parks Farm). Specializing in corn mazes, pick-your-own fields, and farm stores, these agritourism destinations offer entertainment and retail for visitors as they travel through or near the Borough.

Offering convenient access to Routes 24 and 206, the Borough's quaint Main Street has restaurants, antiques, and specialty shops. With highways nearby, access to more suburban areas and shopping is easy. Yet, Chester Borough retains its small town atmosphere and a strong sense of pride that is evident throughout the Borough. Housing and properties are well-maintained and offer a neat, warm appearance. Many residents know one another and care about the community in which they live. This combination of small size, easy travel access, and historic charm appeals to people and families looking for somewhere to call home.

This appeal leads to more traffic (especially on the weekends) and higher demand for homes. There is limited land available for new construction, but with additional housing and turnover in residents, there is a subsequent increase in participation and use of the recreational programs and facilities. This can lead to a lack of available space. Fields and facilities can become overtaxed. The high usage and desirability of the parks requires ongoing maintenance and land stewardship for ecological integrity of the natural areas. Upkeep ensures continued enjoyment by all residents.



Photo: Stony Hill Farms



Photo: Chester Recreation Facebook

Demand Can Outpace Supply

Although all recreation programs are volunteer-based, there is no lack of activity in Chester Borough. The Recreation Department and volunteers offer many opportunities for residents, and there is a risk that more people (both youth and adults) may exceed the ability of present facilities to meet demand. The Borough provides several different types of recreational facilities, from paths for strolling at Grove Street Park and team-oriented sports fields at Municipal Field, to the trails and meadows at Seward Hill Preserve.

The risk of adequate space for outdoor recreation programs should be planned for. There is a high enrollment in all outdoor activities. Field space is shared between the Borough and the Township. As use of facilities rises, scheduling problems among the various teams and programs may cause degradation to the fields. Without the benefit of continued land preservation efforts, this scenario could overtax the recreational facilities in the Borough.

To address current needs, the Borough is adding new basketball hoops, nets and backboards at Grove Street Park. In addition, the Recreation Committee is exploring a pavilion for Grove Street Park to host concerts and entertainment events.

Environmentally Sensitive and Riparian Areas Need Protection

Residents want to protect the town's sensitive natural features and maintain biodiversity in their community. Protection of sensitive habitat for indigenous flora and fauna promotes biodiversity. In particular, the Borough's riparian corridors and wetlands are sensitive features that need protection. These buffer areas of natural vegetation protect water quality and promote a healthy river ecosystem. They filter pollution and contaminants from stormwater before it enters larger rivers. Oakdale Creek is one of these hidden resources, with much of its riparian buffer owned by the Borough, but unprotected and inaccessible to residents. The entire length of Oakdale Creek is a Class 1 protected waterway, part of the Raritan River watershed, and a habitat for threatened native brook trout.

Historic and Cultural Resources At Risk

The historic homes and landmarks in the Borough provide an attractive setting which has hardly changed in many decades and represents one of Chester Borough's most unique assets. The Chester Historical Society works to protect and restore these properties, educate owners, and apply for historic designation and grant funds for those properties who qualify.

As redevelopment occurs, these community landmarks are endangered by pressure for conversion to modern homes or businesses. Some local landmarks may be eligible for the National or State historic registers, but other sites, while not eligible, may still be important for local heritage.



*Photo: Chester Historical Society,
<http://www.historicchesternj.com/>*



Regional Planning for Open Space Benefits Smaller, Urban Communities

In small towns there exists an even smaller inventory of land available for parks and natural areas in which to plan for open space and recreation. Chester Borough may be only a square mile, but with its close proximity and relationship with the Township and Morris County Park Commission, opportunities exist for neighboring communities to coordinate planning. Stream restoration, greenway and trail development, and land acquisition may be accomplished faster and more economically on a regional basis.

Map: Morris County Tourism Bureau, <https://www.morristourism.org/history-of-morris-county/>

Trails and Community Health

Trails allow pedestrian access to local employment and recreation centers, as well as simply bringing joy. Trails and pathways provide alternatives to driving short distances, increase neighborhood interactions, allow people to stay physically fit, link open space and recreational areas, and increase awareness of the natural environment. Residents need places to walk. Trails offer safe places for people of all ages to walk, bicycle and relax in their surroundings as well as a means of moving around a community without the use of a motorized vehicle such as a car, truck, scooter, or motorcycle. Bicycle lanes, like trails, would increase residents access to recreation areas and support the healthy lifestyle embraced by the Borough.

One of the benefits of being a small community is the low vehicular activity on residential streets away from major thoroughfares. Chester Borough has focused attention on vehicular safety in recent years, lowering the speed limit in 2021 on all residential streets to 25 miles per hour. The town recently installed traffic calming measures on Main Street to improve pedestrian safety with funding from the Borough and the NJ Department of Transportation. A request to lower the speed limit from Collis Lane to Route 206 on Main Street has been submitted to Morris County to further aid in this effort.



Photo: Tour of Chester, 10/18/2022

The Many Benefits of Forests

Trees are a significant part of Chester Borough's identity and landscape. Forest makes up 183 acres or 18% of the Borough. Chester's streets feel more pastoral due to the coverage of trees on privately-held lands.

Numerous studies point to the benefits from trees to both local environmental conditions and human health. Forested lands provide an important resource for water and air filtration. They also promote human health—according to the United States Forest Service, regularly spending time in a forest can strengthen the immune system, reduce blood pressure, increase energy, boost mood, and help with maintaining focus. Studies on urban forests and street trees show that they help mitigate extreme heat, prevent cardiovascular diseases, and even promote social cohesion.

Residents of Chester Borough currently enjoy many of the local benefits of trees held on private lands. Chester Borough has been designated a Tree City by the Arbor Day Foundation for over 35 years, and maintains a Community Forestry Plan with the State. As more forested lands in the Borough are developed, however, residents may experience poorer outcomes and environmental conditions. The Borough has already taken an important step through implementation of a Shade Tree Commission and Ordinance, which regulates trees on public property for public benefit. Preservation of forested lands as open space can also ensure the benefits of trees are locked in regardless of how the town may develop.

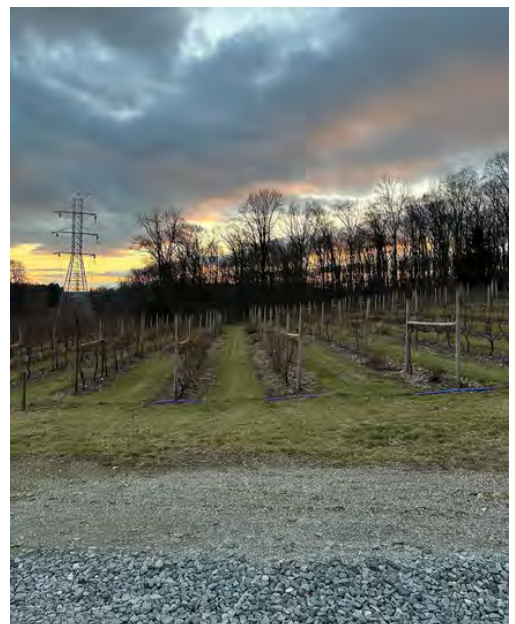
FARMLAND PRESERVATION

In 1999, the 53 acre Stony Hill Farm was preserved in Chester Borough. The Borough also hosts a 6 acre corner of Alstede Farms preserved mostly in the Township. Both were preserved through Morris County, with the county and the state splitting the cost close to evenly.

Farmland Preservation gives farmers the knowledge that their land will remain in agricultural use, and provides the financial resources for retirement, farm upgrades, and expansion. Preserved farms help towns maintain scenic views, economic diversity, and a connection to their rural legacy.

While farmland has these many benefits throughout the state, preserved farms are an asset of unique importance in Chester Borough. They contribute to the area's strong agrotourism sector, and give the public an opportunity to connect with the town's agricultural heritage through a Community-Supported Agriculture model, events like corn mazes or harvest festivals, pick-your-own fields, and a market selling Jersey fruit and vegetables. They complement the Borough's quaint Main Street and surrounding outdoor recreation resources.

The remaining unpreserved land with farm assessment in Chester Borough is in small, largely wooded parcels which would likely not qualify for Farmland Preservation. It also comprises much of the remaining undeveloped woodland in the Borough, however, and could be considered for open space preservation.



*Stony Hill Farms Farm and Products
Stony Hill Farms Facebook Page*

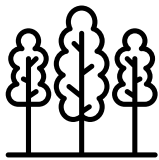
RECOMMENDATIONS

A connected system of preserved land will provide agricultural greenbelts, trails, expanded parks for healthy lifestyles, and corridors of protected habitat for wildlife. This will help advance equitable access and protect environmental resources throughout the community.

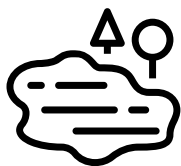
How can this be done?



Integrating **trails and multi-use paths** that expand the Borough's outdoor ethic.



Connecting and preserving natural and cultural treasures which define the town's **historic landscape**.



Partnering and preserving land to protect **water resources**.



Providing opportunities for **recreation**, including land for open space and playing fields.

TRAILS & MULTI-USE PATHS

Trails provide public health benefits while supporting a substantial tourism sector based around natural lands. They are an integral part of Chester's identity and connect people to their history, the land, and present-day community.

Chester Borough residents looking to get in the car to go on a nature walk have many trails to choose from. Within the Borough, Patriots' Path goes down Main Street to connect open space at 50 North Road to Chubb Park. Outside the Borough, there is Chester Township's Macgregor Preserve, Morris County's Kay Environmental Center, and the state-managed Black River Wildlife Management Area and Hacklebarney State Park. There are additional trails in the Township and close to the Borough at Willowood Arboretum, Bamboo Brook Outdoor Educational Center, the Chester Furnace Historic Site Trail, the West Morris Greenway, and the Columbia Trail.

TRAILS IN CHESTER BOROUGH

- 1** **Chubb Park**
Paved loop trail in the Township connects to the Borough's trail along the Iron Heyday railroad line between Main Street and the Chester Furnace.
- 2** **Seward Hill Preserve**
Paved roads from former corporate campus, with connections to the Township's Highlands Ridge Park and Patriots' Path.
- 3** **Grove Street Park**
Paved loop trail around other recreation facilities.
- 4** **Patriots' Path**
Marked route follows Chester Borough's Main Street, connecting throughout Morris County.

Chester is well-connected to regional trails, including Morris County's Patriots' Path, Liberty to Water Gap Trail, and Washington-Rochambeau Route. Some of those trails, particularly Patriots' Path, provide substantial off-road recreation opportunities which are important to the town's character. These trails also provide a link to Chester's historic legacy, with informational signs and ruins in some areas. Chester Borough should continue to prioritize connecting its open space via trails for recreational use.

TRAIL RECOMMENDATIONS

In collaboration with the Township, Chester Borough has dedicated resources, personnel, and funding to develop its trail system. The 2015 Chester Recreational Trails Grant, funded through the Federal Highway Administration, completed various improvements to local trails and also outlined potential future projects.

TRAIL RECOMMENDATIONS IN CHESTER BOROUGH

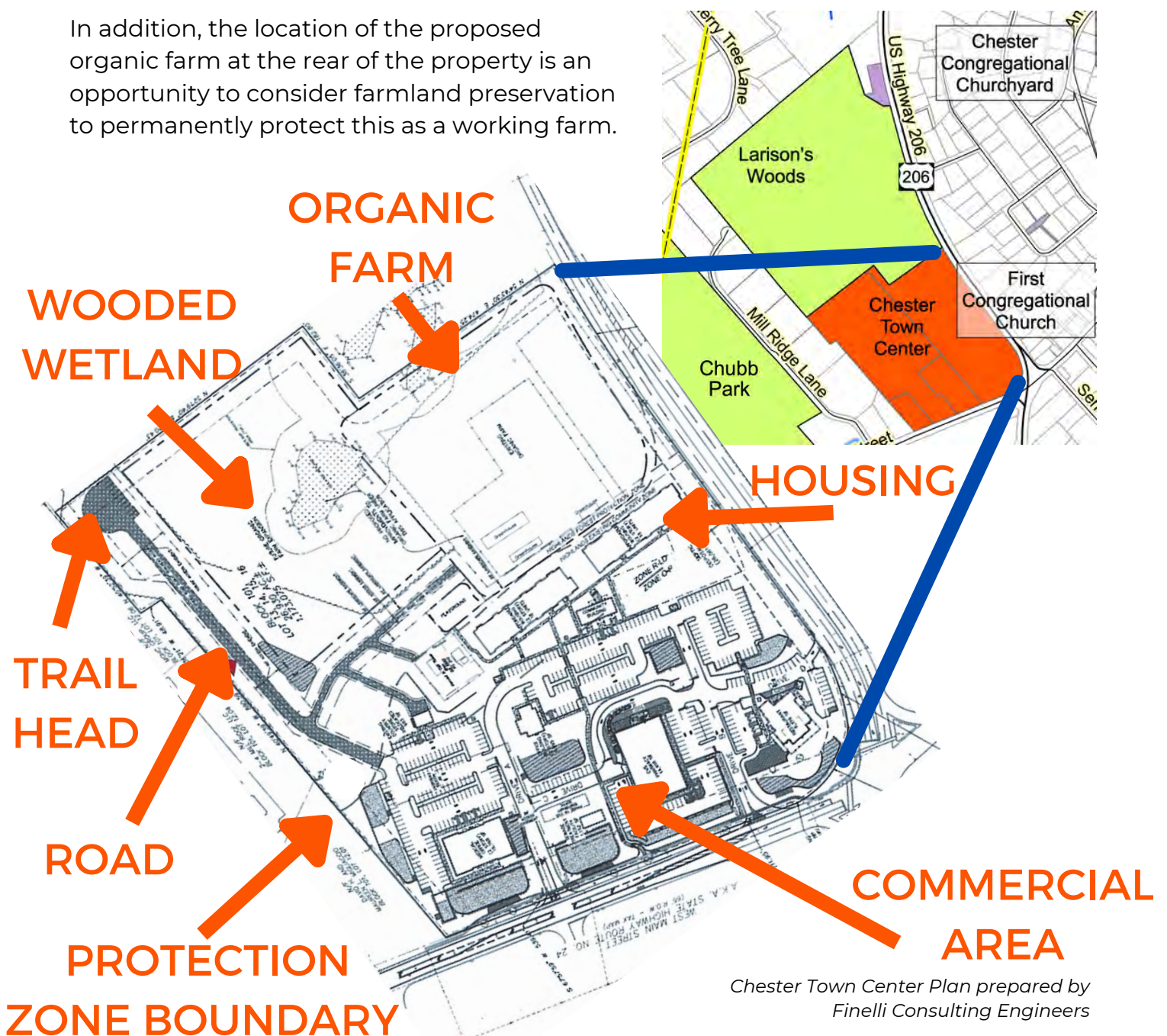
- 1 Seward Hill Preserve**
Ongoing implementation of the trail plans from the 2012 Recreation and Conservation Vision for 50 North Road.
- 2 Larison's Woods**
Continue efforts to develop a walking trail with public access which minimizes damage to environmentally sensitive areas.
- 3 Oakdale Creek Area**
Develop a trail from Borough Park along the former railroad corridor, connecting to Oakdale Road and Oakdale Creek lands.
- 4 Chubb Park**
Develop walking trails connecting to Patriots' Path and Larison's Woods.
- 5 Bicycle and Pedestrian Connections**
Where possible, use bike lanes and multi-use paths to enable connections along Chester's Main Street and to nearby recreation destinations.

As a result of the work done in recent years, Chester presents its trail system in a much more unified way, with noticeable trail signs, added historical markers, and trail maps available online. chestertrails.org is the culmination of the two towns efforts to enhance and unify their trail systems. It offers an easy to use, easily accessible website, to identify and hike parks and trails.

TRAIL AND FARM OPPORTUNITY: LARISON'S WOODS & TOWN CENTER

Routes for a trail through Larison's Woods have been designed and planned. A trail through Larison's Woods could connect through Mill Ridge Lane to Chubb Park. The most recent access plan, shown below, identifies the trail connecting a trailhead in Larison's Woods to the Town Center property via a road along the site's western edge. Alternatively, a path from Larison's Woods to a trailhead and parking closer to Main Street within the Town Center development, would preserve the woods and minimize impervious surface. This would also avoid development within the Highlands Protection Zone, whose border is indicated as a dotted line on the map.

In addition, the location of the proposed organic farm at the rear of the property is an opportunity to consider farmland preservation to permanently protect this as a working farm.



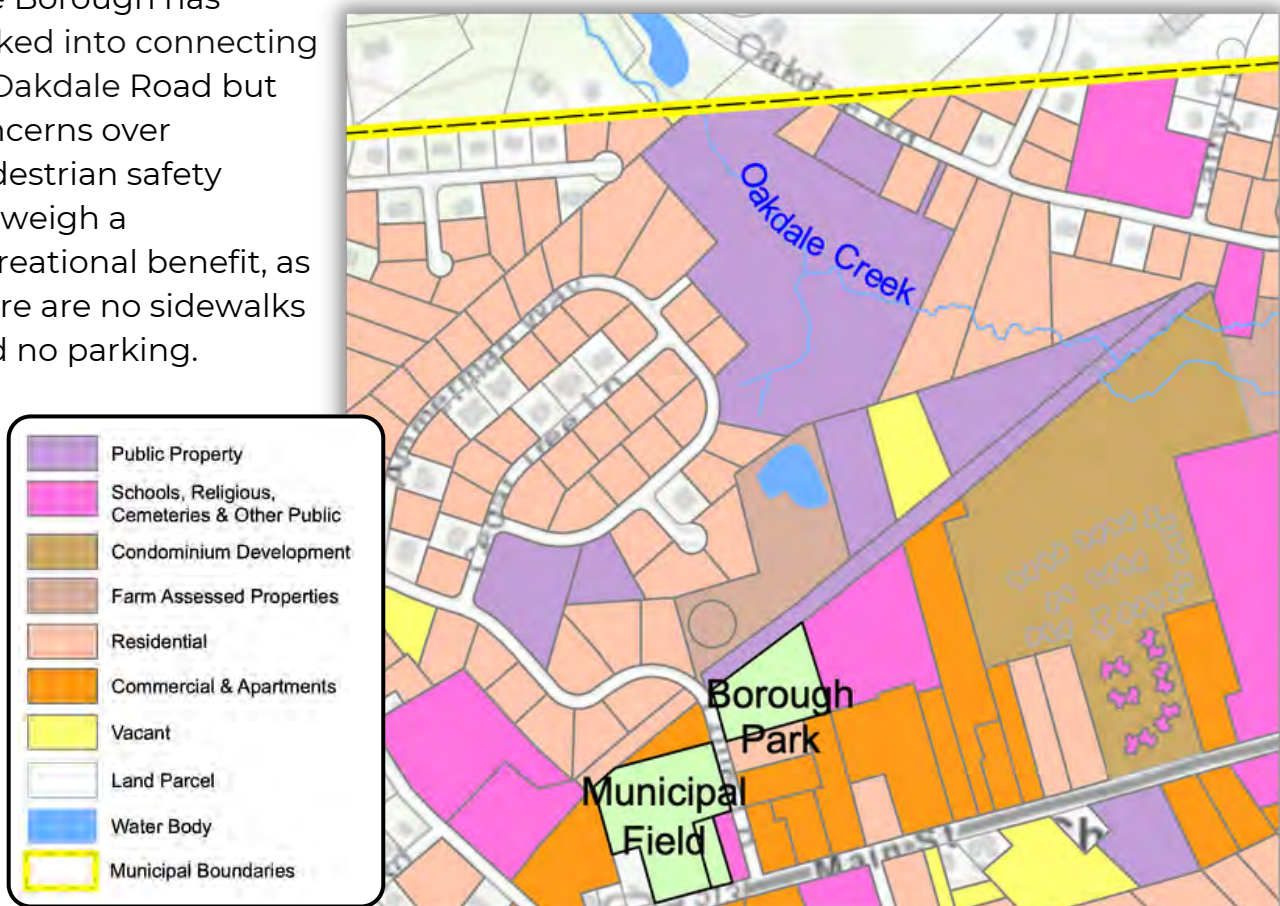
NEIGHBORHOODS TRAILS: OAKDALE CREEK

The Borough owns 26 acres of undeveloped lands in and around the Oakdale Creek floodplain. These properties connect the Borough Park and the Main Street sidewalks to Oakdale Road, and span a large forested area. Much of the property in this area is low-lying and often flooded. It provides flood control for nearby areas, as well as a unique riverine and wetland ecosystem with habitat for federally endangered species. Given its ecological and water management importance, the Borough properties could be permanently preserved on the ROSI, and the nearby undeveloped and farm-assessed lands north of the rail line could be considered for acquisition to complete the protection of Oakdale Creek's waters and complement public amenities near Borough Park.

The Borough's property also encompasses a former rail line. Formalizing this as a trail or multi-use path could expose a chapter of Chester's history, provide a safe connection from Main Street to Oakdale Road, and educate residents about the importance of preserving Chester's pristine water resources at Oakdale Creek. The Highlands Council has provided verbal approval for a boardwalk-type trail. Proposals have included:

- Walking path from the end of the cul-de-sac at Valley View Road to Oakdale Creek and onto Borough Park.
- Trail from Valley View Road to the pump station access road off of Ammerman Way, along the neighborhood roads to Main Street where there are sidewalks.

The Borough has looked into connecting to Oakdale Road but concerns over pedestrian safety outweigh a recreational benefit, as there are no sidewalks and no parking.



HISTORIC PRESERVATION

The Chester Historic District was deemed eligible for the National and State Historic Registers by the State Historic Preservation Office. However, efforts to list the Historic District were met with local opposition, and it has not moved forward. A renewed effort is currently underway at the Chester Historical Society, using a Multiple Property Documentation Form (MPDF) to designate approximately 30 significant buildings scattered throughout Chester historic area as the "Iron Heyday Buildings and Sites" historic properties. This strategy may be more likely to succeed, as it is focusing on the most important individual structures with responsive owners and avoiding the earlier wholesale approach.

HISTORIC PRESERVATION: ACQUISITION

Land acquisition may also be a valuable tool combining preservation with open space. One candidate property is a wooded property at the corner of Ammerman Way and Collis Lane containing the stone walls and foundation of the pump house that once serviced the farm that existed where the Shadow Ridge subdivision now stands. A pocket park designed around this feature, with historic signage, could offer residents a sense of connection with the town's agricultural past.

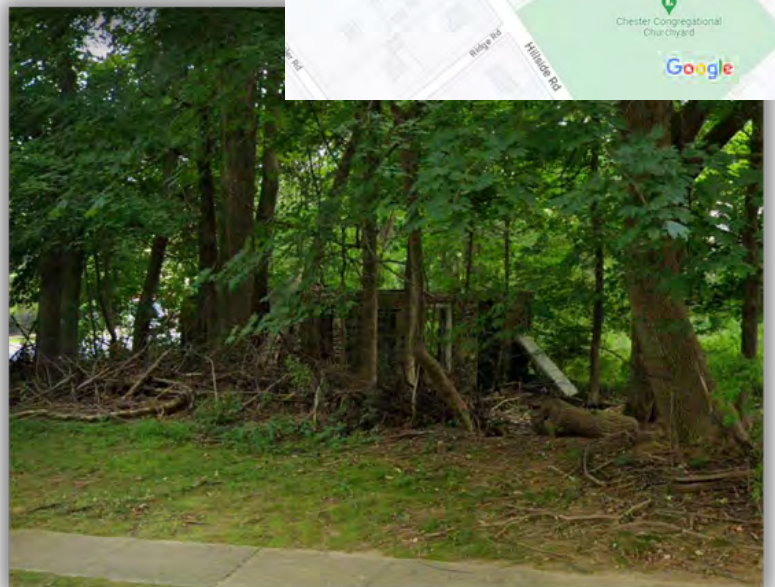
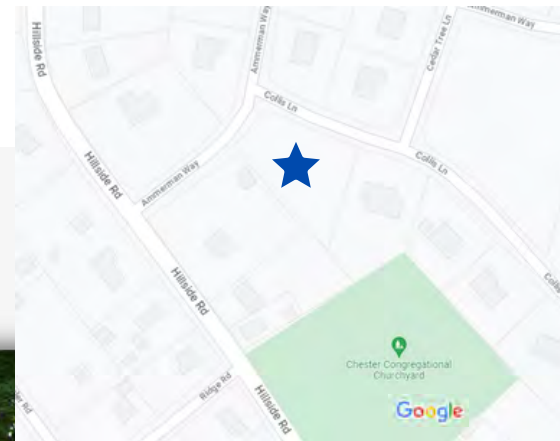


Photo: Pump House, Ammerman Way and Collis Lane (starred on map) Google Street View 2019



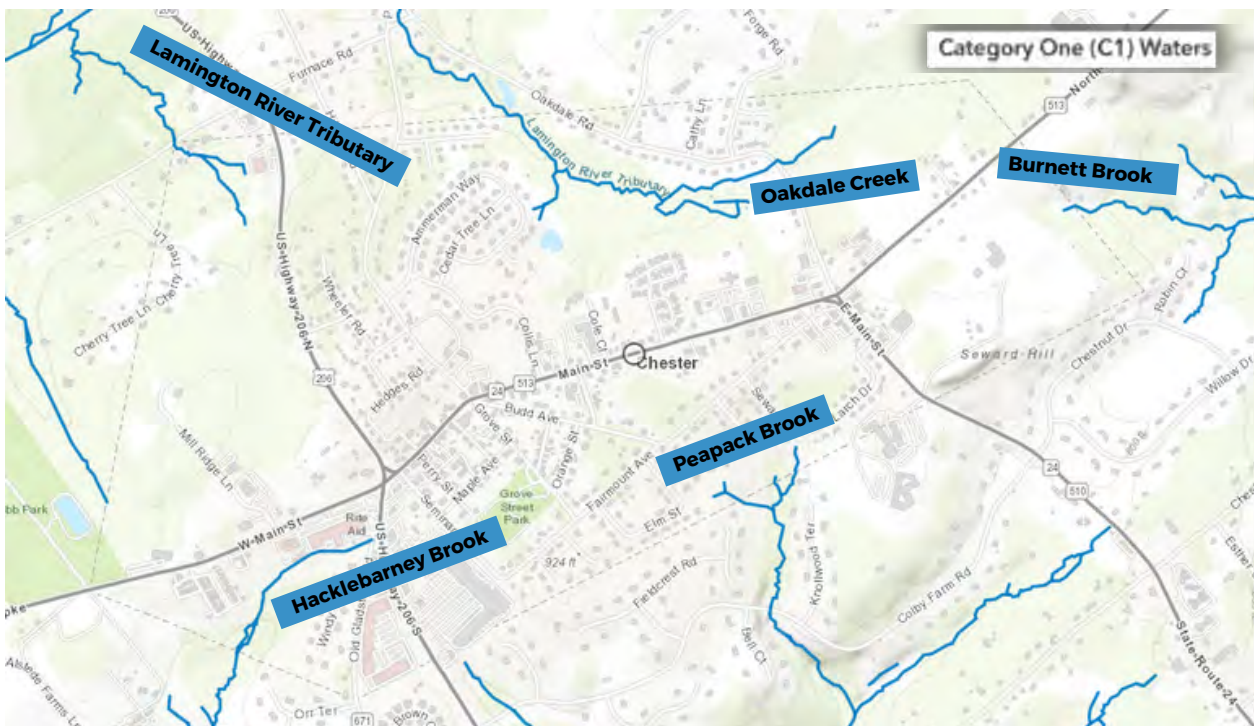
This plan includes details about this site because of information from a nearby resident. Given Chester's long and varied history, there may be other such sites which, if all vacant lands are surveyed and research is done, could reveal similarly interesting histories.

WATER RESOURCE PROTECTION

Regional changes to the watershed have local impacts. Preservation and restoration projects adjacent to and within Chester Borough improve water safety and water quality for residents.

Chester Borough relies partially on groundwater supplies as a source of drinking water, and the Borough prioritizes the protection of local wells and wellheads. As recommended by the Borough's 2016 Environmental Resource Inventory, the implementation of a Wellhead Protection Ordinance would help restrict bacterial and viral contaminant movement, preserve groundwater, and sustain the community water supply.

Oakdale Creek is the largest Category 1 (C1) waterway in Chester. Adjacent to Category 1 waterways, a 300-foot buffer is required by the Stormwater Management (NJAC 7:8) and the Flood Hazard Area Control Act (FHACA) rules. These vegetated buffers provide protection to waterways by limiting encroachment and pollutants. These buffers are in effect in Chester, to protect water quality and the habitat for species that rely on the freshwater resources.



Map: NJDEP Bureau of GIS

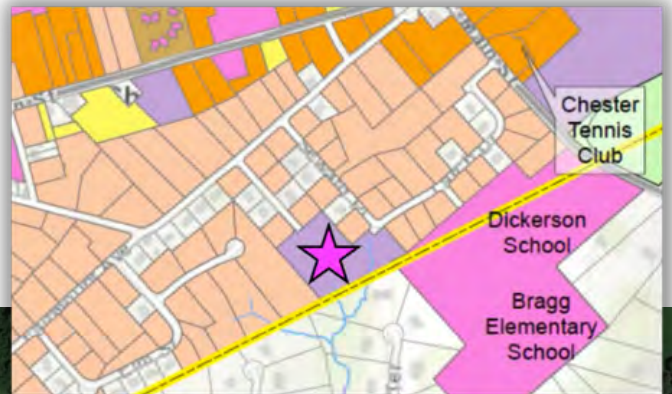
WATER RESOURCE PROTECTION: LARCH DRIVE WETLANDS

Along the Borough's southern border and near the Dickerson School and Bragg Elementary School, there is a 5.5-acre parcel owned by the Borough. The property consists almost entirely of wooded wetlands. This property is a valuable natural asset, identified by the state's Conservation Blueprint as a priority area for the protection of both water quality and ecosystem integrity. It marks the headwaters of a Category 1 waterway, the Peapack Brook, which flows through Chester Township and feeds the Raritan River.

Adding this site to the Borough's ROSI will ensure it is protected and can continue to provide a natural buffer for the nearby schools.

SEWARD PLACE &
LARCH DRIVE

ASPEN DRIVE



DICKERSON
SCHOOL

BRAGG
ELEMENTARY
SCHOOL

Map: Google Earth, Chester Borough

ENVIRONMENTAL PLANNING: SEWARD HILL PRESERVE

Planning for and implementing the ecological restoration of Seward Hill Preserve is ongoing. The Ecological Restoration Plan for the Preserve, adopted in 2022, provides a roadmap to manage and restore the site. An additional report for the Intensive Use areas is currently being developed and should be underway later in 2023. There is environmental remediation being done, and some legacy Bell Labs buildings were demolished in early 2023. The meadow that makes up much of the preserve is being converted to a native wildflower meadow through prescribed burns, mowing, and pesticide application.

Various proposals for the site include walking, jogging, and biking trails; a lookout and hawk-watch area; a natural child play area; and a native wildflower meadow. Continued development of these plans will add a substantial amenity for the town. In particular, features such as a formalized look-out with informational signs about the birds present in town could draw attention to the park. To ensure the public's perceived safety on the property and the long-term viability of Chester's water resources, monitoring and remediation of contamination should continue.



Map: Proposed Trail Plan prepared by Conservation Resources

STATE STEWARDSHIP FUNDING: SEWARD HILL PRESERVE

New Jersey's Green Acres helps fund municipal environmental projects for the purposes of acquisition, preservation, stewardship, and park development. The Borough's Seward Hill Preserve is eligible for Green Acres stewardship grants, due to the Borough's commitment of preservation and restoration within the property. Stewardship grants are limited to conservation projects that are defined by their natural resources, rather than recreation facilities. The Borough is encouraged to apply for Green Acres stewardship grant funding for the Seward Hill Preserve to sustain the site's ecological assets.

Green Acres Stewardship Grant funding is available for projects such as:

- Landscape restoration, including historic landscapes.
- Invasive species removal and control.
- Wildlife habitat restoration.
- Forest restoration.
- Trails, lighting, and interpretive signage.
- Facilities that enhance public environmental education.

To protect the preserve's waterways, projects the Borough may consider include:

- Wetlands restoration.
- Groundwater monitoring.
- Rain gardens.

You can access the Green Acres stewardship application on the state's [NJDEP Green Acres website](#).



POTENTIAL OPPORTUNITIES

LEACH FIELD

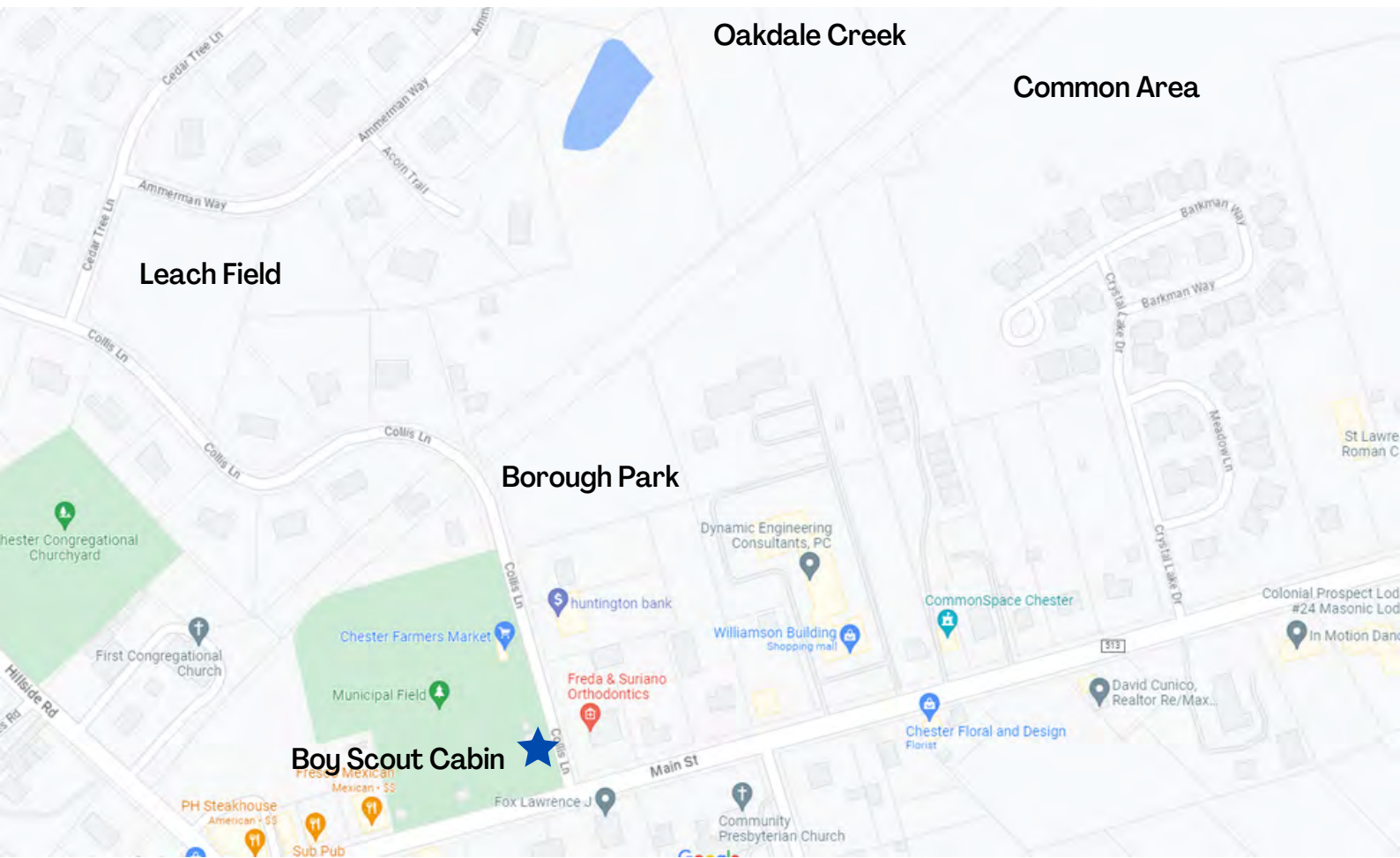
The Borough is upgrading its sewage treatment plan and may divest its current leach field property at Collis Lane and Cedar Tree Lane. This property could be acquired for open space purposes, providing stormwater retention, a natural meadow area, or an unstructured playing field. Given its proximity to Municipal Field and Borough Park, the leach field could benefit the Borough by expanding park space into residential areas.

PROPERTY OWNER ASSOCIATION

Chester Towne Townhomes located off of Main Street on Crystal Lake Drive and Barkman Way owns 9.5 acres at the rear of their development which abuts the municipal property east of Borough Park (as shown on the map below). This undeveloped and forested common area may be an opportunity for the Borough to work with the private owners to develop trails and walking paths as an amenity not only for the residents of this small community, but for the neighborhood and visitors to Borough Park and the adjoining public senior housing facility.

BOY SCOUT CABIN

The Boy Scout Cabin at the corner of Municipal Field would be a good Grow Your Parks acquisition, should it become available.



PUBLIC PARTICIPATION

Community Outreach

The Borough's Environmental & Open Space Committee discussed the goals, direction, and development of the Open Space and Recreation Plan at each of its meetings. The public was invited and welcomed to participate.

In addition, the Borough hosted three public meetings on the Open Space and Recreation Plan. The purpose of these meetings was to provide an opportunity for residents and community stakeholders to listen and provide recommendations regarding open space and recreation. The public meetings were announced on the municipal website. Copies of the report were available at the municipal building.

The first meeting was hosted by the Borough Council on April 18, 2023, and the second and third meetings were hosted by the Land Use Board at its July 13, 2023 and August 10, 2023 meeting.

Minutes, Agendas, Presentations

- 68** Borough Council meeting, April 18, 2023: Agenda, Minutes, and Presentation

- 81** Land Use Board meeting, July 13, 2023: Agenda, Minutes, and Handout

- 89** Land Use Board meeting, August 10, 2023: Public Notice, Agenda, Minutes, and Resolution

ACTION PLAN

The Open Space and Recreation Plan offers a set of strategies and a timetable to implement the goals and recommendations for Chester Borough. This section suggests a program of actions to guide the orderly and coordinated execution of a plan's goals and policies.

Next steps for Chester Borough are:



ADOPTION

Adopt the Open Space and Recreation Plan as an Element of the Borough's Master Plan



GREEN ACRES

Submit the Open Space and Recreation Plan to NJDEP Green Acres

The Action Plan provides direction for addressing the open space needs and goals based on the abilities of the community and fiscal constraints. It encompasses a ten-year period and should be updated to report on progress, and include any proposals for new actions.

ACTION ITEMS

Preservation	Stewardship	Funding	Recreation and Trails
<p>Maintain Chester Borough's tree-covered character by seeking and acquiring remaining forested lands.</p>	<p>With the Land Use Board, review existing ordinances to protect riparian buffers and trees.</p>	<p>Prepare an updated ROSI including parkland currently in use but unprotected, for submission when state funds are needed.</p>	<p>Raise the profile of public spaces: promote the Seward Hill restoration, reexamine Chubb Park's usage, and consider more locally-significant names for Borough Park and Municipal Field</p>
<p>Continue a Grow Your Parks program by acquiring additional lots adjoining existing public lands as they are available, such as the Boy Scout Cabin.</p>	<p>Maintain the quality of the Borough's Class 1 waterways through management of lands adjacent to streams.</p>	<p>Apply to NJDEP Green Acres to access increased funding for land acquisition, park development, and stewardship.</p>	<p>Increase transportation options through designated bike lanes and pedestrian trails connecting residential, commercial, recreational, and school lands.</p>
<p>Pursue trail easements or land acquisitions to improve connectivity between schools, recreation facilities, and residential areas.</p>	<p>Partner on additional projects to protect and restore sites of local and regional historic significance.</p>	<p>Apply as needed to Morris County Open Space, Recreation, Farmland, & Historic Preservation Trust Fund for grant support.</p>	<p>Continue to provide the Borough with excellent community facilities and services, with special consideration given to trail maintenance, park maintenance, and recreation programs.</p>
<p>Discuss preservation priorities with local non-profit organizations including New Jersey Conservation Foundation and The Land Conservancy of New Jersey.</p>	<p>Promote environmental resiliency through the implementation of best management practices of public lands without the use of chemical treatments.</p>	<p>Continue the municipal Open Space Trust Fund to purchase additional lands & support any debt services for future acquisitions.</p>	<p>Work with Chester Township, Morris County, and State Fish and Wildlife to promote non-motorized access to public lands outside of Chester Borough.</p>

APPENDIX A

Recreation and Open Space Inventory

55 2010 Recreation and Open Space Inventory

**EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Borough of Chester County: Morris

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Recreation and Open Space Inventory and is dated December 2009

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes

(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
1.	West Main Street	Library*	101	21	10.7	U
2.	Grove Street	Grove St. Park	127	4 & 13	10.59	F
3.	Main Street	Municipal Field	107	11 & 13	4.15	U
4.	Collis Lane	Borough Park	110	47	2.22	U
5.	East Main Street	Lucent Open Space	115	17	65.01	F
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						

Subtotal of Acres on this page **92.67**

Total Acres of developed and partially developed lands from all pages of this ROSI... **92.67**

*Library use exception area by original deed.

**EXHIBIT I to DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Chester Borough County: Morris

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Recreation and Open Space Inventory and is dated December 2009

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes

(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
A.	West Main Street	Chubb Park	101	18	40.74	U
B.	West Main Street	Rail Road ROW	101	19	3.3	U
C.	Route 206	Larison's Woods	101	12	44.00	F
D.						
E.						
F.						
G.						
H.						
I.						
J.						

NOTE: Tax map block and lot designations have been changed. See attached page for table identifying changes to block and lot designations.

Subtotal of Acres on this page **88.04**
Total Acres of wholly undeveloped lands from all pages of this ROSI..... **88.04**

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 4 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 28th day of December 2009 for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Chester Borough Open Space Acquisition Project.

 Dr. Dennis Verbaro, Mayor
 Chief Executive Officer of Local Unit
 Date: _____

 Stanley Stevinson
 Planning Board Chairperson
 Date: _____

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY
 (Continued)

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes
 (* Numerical Key)

*Key Municipal Location Name Block Lot Acres Funded/Unfunded

TABLE IDENTIFYING CHANGES
TO
BOROUGH OF CHESTER TAX MAP DESIGNATIONS

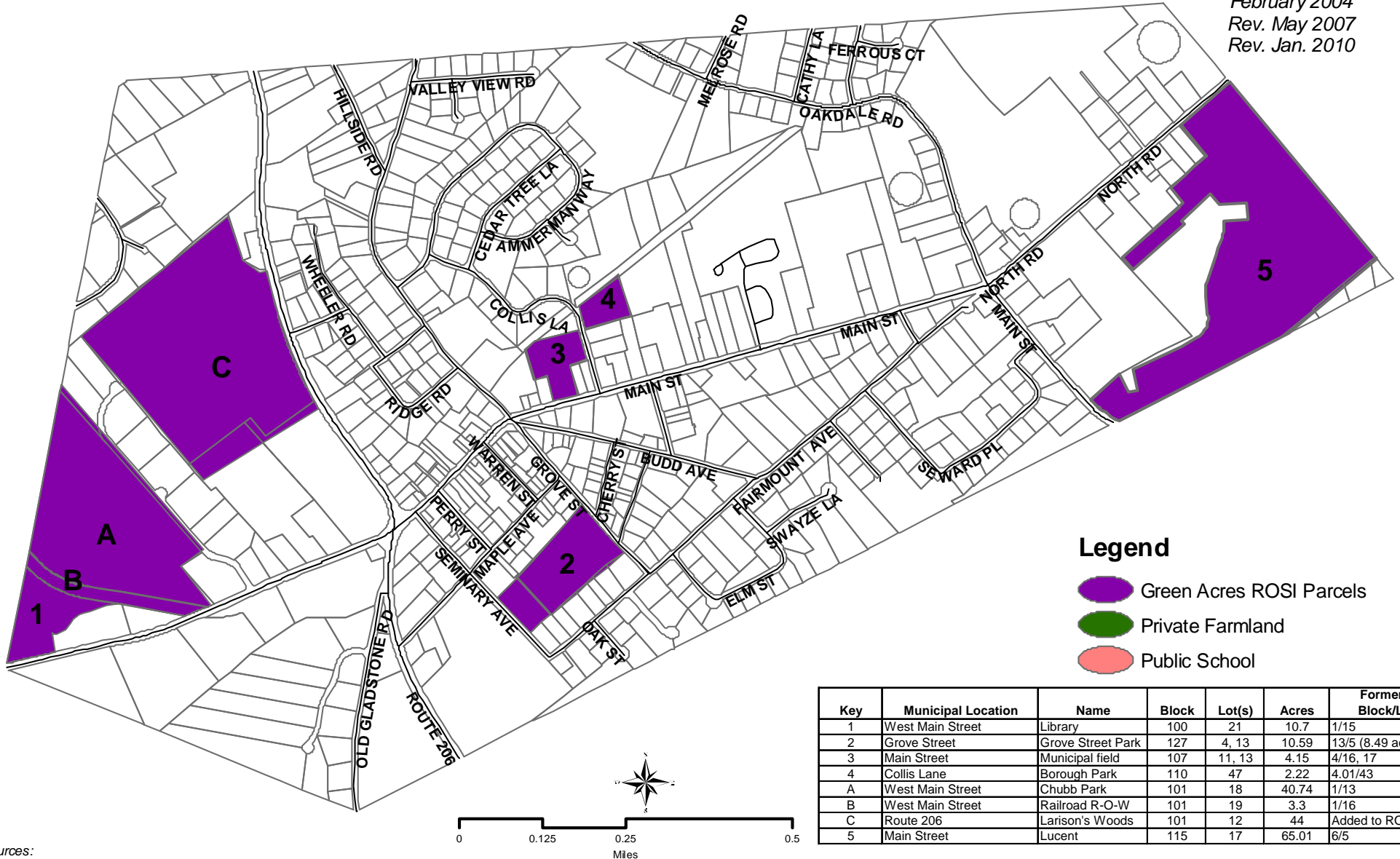
The following table is provided to identify the renumber of park and open space land previously listed by the Borough on its ROSI dated May 2007. Block 115, Lot 17 is a recent addition to the Borough’s ROSI, and had not been previously listed on the ROSI under the former tax map numbering system.

Key	Municipal Location	Name	Block	Lot(s)	Acres	Formerly Block/Lot
1	West Main Street	Library	101	21	10.70	1 / 15
2	Grove Street	Grove Street Park	127	4, 13	10.59	13 / 5 (8.49ac.)
3	Main Street	Municipal Field	107	11 & 13	4.15	4 / 16 & 17
4	Collis Lane	Borough Park	110	47	2.22	4.01 / 43
5	East Main Street	Lucent Open Space	115	17	65.01	Added to ROSI 12/09
A	West Main Street	Chubb Park	101	18	40.74	1 / 13
B	West Main Street	Railroad R-O-W	101	19	3.30	1 / 16
C	Route 206	Larison’s Woods	101	12	44.00	Added to ROSI 4/7

Subtotal of Acres on this page: (See Pages 3 & 4 for acreage totals of undeveloped and developed sites)

Borough of Chester
 Morris County, New Jersey
 February 2004
 Rev. May 2007
 Rev. Jan. 2010

Appendix A. Recreation and Open Space Inventory (ROSI): 2007



Legend

- Green Acres ROSI Parcels
- Private Farmland
- Public School

Key	Municipal Location	Name	Block	Lot(s)	Acres	Formerly Block/Lot
1	West Main Street	Library	100	21	10.7	1/15
2	Grove Street	Grove Street Park	127	4, 13	10.59	13/5 (8.49 ac.)
3	Main Street	Municipal field	107	11, 13	4.15	4/16, 17
4	Collis Lane	Borough Park	110	47	2.22	4,01/43
A	West Main Street	Chubb Park	101	18	40.74	1/13
B	West Main Street	Railroad R-O-W	101	19	3.3	1/16
C	Route 206	Larison's Woods	101	12	44	Added to ROSI 4/7
5	Main Street	Lucent	115	17	65.01	6/5

Data Sources:
 Morris County Dept. of Planning and Development

APPENDIX B

Preserved, Public, Undeveloped Lands

60 Preserved, Public, Undeveloped Lands

Block	Lot	ROSI Key	Location	Additional Lots	ROSI Name	Local Name	Acres (ROSI)	Acres (Tax Assessor)	Acres (GIS)
101	18	A	140 WEST MAIN ST	19, 21	Chubb Park	Chubb Park	40.74	42.26	29.20
101	19	B	140 WEST MAIN ST		Rail Road ROW	Chubb Park (Patriots' Path)	3.30		3.29
101	12	C	185 ROUTE 206	25 & PART OF 13	Larison's Woods	Larison's Woods	44.00	44.00	44.01
undeveloped parkland ROSI:							88.04	86.26	76.50

101	21*	1	140 WEST MAIN ST		Library****	Library	10.7	additional to L18	9.37
127	4	2	70 GROVE ST		Grove Street Park	Grove Street Park	10.59	8.40	7.77
127	13		107 SEMINARY AVE					2.14	1.95
107	11	3	155 MAIN ST	L 13	Municipal Field	Municipal Field	4.15	4.12	3.78
107	13**		MAIN ST					0.42	0.41
110	47	4	COLLIS LN		Borough Park	Borough Park	2.22	2.22	2.25
115	17***	5	50 NORTH RD	L 6	Lucent Open Space	Seward Hill Preserve	65.01	79.50	49.51
developed parkland ROSI:							92.67	94.24	72.68

Total (ROSI 2009): 180.71 180.50 149.17

* L21 is additional to L18 in B101, acreage is included in L18 on tax assessor database, acreage in tax database for L18 may include L21

** L13 is additional to L11 in B107, acreage in tax assessor database for L11 may already include the acreage for L13

*** L6 is additional to L17 in B115 in tax database, per the subdivision map for 50 North Road, L6 is 30.343 acres and L17 is 64.008 ac

Note: acreage for both lots on the subdivision map (94.35 ac) is greater than what the tax assessor has identified for this property (79.5 ac)

**** On the ROSI it states: Library use exception area by original deed"

Block	Lot	Tax Class	Location	Additional Lots	Owner	Facility	Acres (Tax Assessor)	GIS Acres
103	25	15C	MAIN ST		BOROUGH OF CHESTER	Public Parking	0.13	0.12
115	17	15C	50 NORTH RD	L 6*	BOROUGH OF CHESTER	Municipal Building	30.34	29.00
Total (Active Use):							30.47	29.12
110	1	15C	31 AMMERMAN WAY		BOROUGH OF CHESTER	Oakdale Creek Area	17.15	17.13
110	62	15C	REAR MAIN ST		BOROUGH OF CHESTER	Oakdale Creek Area	2.00	2.02
110	64	15C	OFF OAKDALE RD		BOROUGH OF CHESTER	Oakdale Creek Area	3.70	3.51
110	49	15C	62 COLLIS LN		BOROUGH OF CHESTER	Abandoned Rail Line	3.36	3.56
Total (Oakdale Creek Area):							26.21	26.22
110	3	15C	111B OAKDALE RD		BOROUGH OF CHESTER	Sewage Treatment	1.11	1.17
110	53	15C	43 AMMERMAN WAY		BOROUGH OF CHESTER	Leach Field	2.46	2.45
110	54	15C	41 AMMERMAN WAY		BOROUGH OF CHESTER	Leach Field	0.96	0.99
Total (Sewage Treatment):							4.53	4.61
101	11	15C	235 ROUTE 206		BOROUGH OF CHESTER	Unused Lot on 206 Behind Larison's Woods	0.75	0.74
104	10	15C	18 HEDGES RD		BOROUGH OF CHESTER	Water Supply Land	0.55	0.26
119	8	15C	300 MAIN ST		BOROUGH OF CHESTER	Former Municipal Building, Water Tower	2.00	1.95
120	16	15C	LARCH DR		BOROUGH OF CHESTER	Vacant Property	5.50	5.38
Total (Vacant):							8.80	8.33
Total (Other Municipal Lands):							70.01	68.28

* Lot 6 within Block 115 includes the municipal building and associated lands. Per the subdivision map, this is 30.343 acres.

Block	Lot	Tax Class	Location	Additional Lots	Facility	Acres (Tax Assessor)	Acres (GIS)
126	2	15F	80 MAIN ST	1	Chester Volunteer Fire Co 1	0.27	0.15
126	3	15F	86 MAIN ST	L4	Chester Volunteer Fire Co 1	0.54	0.25
126	4	15F	86 MAIN ST		Chester Volunteer Fire Co 1	-	0.02
126	7	15F	MAIN ST		Chester Volunteer Fire Co 1	0.12	0.09
126	8	15F	26 GROVE ST	L 7	Chester Volunteer Fire Co 1	0.53	0.54
Total (Volunteer Fire):						1.45	1.05

107	18	15D	30 HILLSIDE RD		First Congregational Church	2.03	2.31
107	19	15E	40 HILLSIDE RD		First Congregational Cemetery	4.40	4.08
110	31	15D	MAIN ST		St Lawrence The Martyr Church	0.80	0.80
110	32	15D	375 MAIN ST	L 31	St Lawrence The Martyr Church	12.65	12.27
112	5	15D	100 OAKDALE RD	L 1, L 2	Grace Bible Church	3.09	4.17
123	6	15D	196-220 MAIN ST	ADDL LOT 6	Community Presbyterian Church	2.40	2.33
119	11	15F	370 MAIN ST		Colonial Prospect Masonic Temple	1.00	0.69
Total (Religious):						26.38	26.65

115	1	15F	COR ROUTE 24 & NORTH ROAD		Cancer Hope Network	0.24	0.81
110	13	15D	91 OAKDALE RD		Project Hope	0.92	1.01
107	12	15F	177 MAIN ST		Boy Scout Cabin	0.78	0.38
127	1	15F	54 GROVE ST		Chester Theatre Group	0.37	0.38
Total (Non-Profits):						2.31	2.57

110	48	15D	245 MAIN ST		Chester Area Senior Housing	3.98	3.94
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110.01	2	15D	1 MEADOW LN		Nazareth Village Retirement	0.10	0.06
110.01	3	15D	3 MEADOW LN		Nazareth Village Retirement	0.10	0.06
110.01	4	15D	5 MEADOW LN		Nazareth Village Retirement	0.10	0.05
110.01	5	15D	7 MEADOW LN		Nazareth Village Retirement	0.10	0.06
110.01	6	15D	9 MEADOW LN		Nazareth Village Retirement	0.10	0.05
110.01	7	15D	11 MEADOW LN		Nazareth Village Retirement	0.10	0.06
110.01	8	15D	13 MEADOW LN		Nazareth Village Retirement	0.10	0.05
110.01	9	15D	15 MEADOW LN		Nazareth Village Retirement	0.10	0.06
110.01	10	15D	2 MEADOW LN		Nazareth Village Retirement	0.10	0.06
110.01	11	15D	4 MEADOW LN		Nazareth Village Retirement	0.10	0.05
110.01	12	15D	8 MEADOW LN		Nazareth Village Retirement	0.10	0.05
110.01	13	15D	6 MEADOW LN		Nazareth Village Retirement	0.10	0.06

Total (Nazareth Village): 1.20 0.66

Total (Retirement): 5.18 4.60

Block	Lot	Tax Class	Location	Additional Lots	Facility	Acres (Tax Assessor)	Acres (GIS)
105	1	1	100 HILLSIDE RD		JCP&L: Transmission Line	1.78	1.94
Total (Utility):						1.78	1.94
118	12	15A	640 MAIN ST		Dickerson School	3.60	3.99
Total (Educational)						3.60	3.99
Total (Quasi-Public):						40.69	40.80
115	5	4A	581 MAIN ST		Chester Tennis Club	2.20	2.11
Private Recreation:						2.20	2.11

Block	Lot	Tax Class	Location	Additional Lots	Acres (Tax Assessor)	GIS Acres
101	13	3B	RT 206		3.38	12.23
101	13	4A	2 ROUTE 24		8.86	0.99
101	14	1	24 ROUTE 24		2.00	2.09
101	15	3B	46 WEST MAIN ST	16	12.56	11.62
101	15	4A	46 WEST MAIN ST		0.06	0.99
101	16*		46 WEST MAIN ST		-	1.01
Total (Town Center Development):					26.86	26.96

* Lot 16 is additional to Lot 15

Block	Lot	Tax Class	Location	Additional Lots	Farm Detail	Acres (Tax Assessor)	Acres (GIS)
114	16	3B	9 NORTH RD		Stony Hill (portion)	0.45	0.45
110	57	3B	64 COLLIS LN		Pond near Oakdale Creek	5.10	5.60
110	67	3B	OFF OAKDALE RD		Forested Lots off Oakdale Rd	5.02	4.95
110	18	3B	OFF OAKDALE RD 007.86A	27	Forested Lots off Oakdale Rd	5.42	5.57
114	5	3B	47 NORTH RD		Forested lot at municipal border	6.35	8.31
Total (Farm-Assessed):						22.34	24.88

114	15	3B	15 NORTH RD		Stony Hill Farms	33.50	33.50
114	4	3B	10 WILLIAMSON LN		Stony Hill Farms	20.44	20.44
133	1	3B	255 ROUTE 24		Alstede Farms	5.87	5.87
Total (Preserved Farms):						59.81	59.81

Block	Lot	Tax Class	Location	Acres (Tax Assessor)	Acres (GIS)	Description
102	5	1	310 ROUTE 206	6.00	5.37	Vacant Land (includes JCP&L Transmission Line)
102	37	1	RTE 206 NORTH	0.15	0.17	Vacant Land
103	38	1	9 MAIN ST	0.11	0.10	Vacant Land
106	9	1	OFF OAKDALE RD	0.17	0.10	Vacant Land
107	2	1	81 COLLIS LN	0.82	0.86	Vacant Land
110	23	1	63 OAKDALE RD	1.68	1.57	Vacant Land
110	24	1	53 OAKDALE RD	1.35	1.21	Vacant Land
110	28	1	437 MAIN ST	4.88	4.87	Vacant Land
110	63	1	OFF OAKDALE RD	1.70	1.80	Vacant Land
111	5	1	114 OAKDALE RD	0.40	0.34	Vacant Land
119	13	1	396 MAIN ST	0.55	0.55	Vacant Land
119	2	1	MAIN ST	0.31	0.29	Vacant Land
119	4	1	MAIN ST	0.29	0.29	Vacant Land
119	6	1	280 MAIN ST	2.58	2.55	Vacant Land
123	2	1	MAIN ST	0.49	0.33	Vacant Land
124	6	1	ORANGE ST	0.14	0.15	Vacant Land
126	11	1	MAPLE AVE	0.14	0.15	Vacant Land
128	2	1	24 MAPLE AVE	1.10	1.08	Vacant Land
Total (Vacant, Private):				22.85	21.79	

110.01	1	1	BARKMAN WAY	-	9.43	Common Area: Chester Towne Condominium
Total (Vacant, Condo Association):				-	9.43	

APPENDIX C

Public Participation

- 68** Borough Council meeting, April 18, 2023: Agenda, Minutes, and Presentation
- 81** Land Use Board meeting, July 13, 2023: Agenda, Minutes, and Handout
- 89** Land Use Board meeting, August 10, 2023: Public Notice, Agenda, Minutes, and Resolution



REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF CHESTER,
APRIL 18, 2023

Mayor Hoven will call to order a Regular Meeting of the Borough of Chester.

Mayor Hoven will state: *“The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting of the Mayor and Council of the Borough of Chester. Specifically, the time, date, and place were included in the meeting notice, posted in the Municipal Building, and sent the official newspapers of the Borough, the Observer-Tribune and The Daily Record. Additionally, the agenda for this meeting was posted in the Municipal Building, at least 48 hours preceding the start time of this meeting. A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time.*

Mayor Hoven to request Roll Call:

- | | |
|--|---|
| <input type="checkbox"/> Mayor Janet Hoven | <input type="checkbox"/> Russell Goodwin |
| <input type="checkbox"/> Karen Ferrone | <input type="checkbox"/> Liz Gugliemini |
| <input type="checkbox"/> Kyle Holman | <input type="checkbox"/> Christopher Heil |
| <input type="checkbox"/> Gary Marshuetz | |

Others Present:

- | | | |
|--|--|--|
| <input type="checkbox"/> Brian Mason, Esq. | <input type="checkbox"/> Margaret Nordstrom, Administrator | <input type="checkbox"/> Robin Ghebreal, Clerk |
|--|--|--|

Flag Salute

Mayor Hoven will lead those present in the Salute of the American Flag

Open to the Public

In accordance with Local Resolution R2021-01, Whereas the Mayor and Council of the Borough of Chester desire to continue to keep the public informed of its activities and comply with the Open Public Meetings Act, NJSA 10:4-6 et seq.,

Mayor Hoven to open the meeting to the public. If you wish to be heard, please stand, stating your name and address.

- **Public Hearing** – If adopted, this Ordinance shall take effect after publication and passage as provided by law.

Ordinances:



REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF CHESTER,
APRIL 18, 2023

Resolutions:

R2023-56

Mayor Hoven to introduce R2023-56, Resolution Authorizing the Cancellation of Taxes for a 100% Disabled Veteran

Motion by: _____ Seconded by: _____ to adopt R2023-56

ROLL CALL VOTE: YEA: _____ NAY: _____ ABSTAIN: _____

R2023-57

Mayor Hoven to introduce R2023-57, Resolution Authorizing the Service Contract for Bosenberg Landscape Architects.

Motion by: _____ Seconded by: _____ to adopt R2023-57

ROLL CALL VOTE: YEA: _____ NAY: _____ ABSTAIN: _____

R2023-58

Mayor Hoven to introduce R2023-58, Resolution Authorizing the Hiring of Part Time Seasonal Pool Staff

Motion by: _____ Seconded by: _____ to adopt R2023-58

ROLL CALL VOTE: YEA: _____ NAY: _____ ABSTAIN: _____

R2023-59

Mayor Hoven to introduce R2023-59, Resolution Consenting to the Proposed Upper Raritan Water Quality Management Plan Amendment

Motion by: _____ Seconded by: _____ to adopt R2023-59

ROLL CALL VOTE: YEA: _____ NAY: _____ ABSTAIN: _____



REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF CHESTER,
APRIL 18, 2023

R2023-60

Mayor Hoven to introduce R2023-60, Resolution Authorizing the Partial Refund Payment for Fieldhouse Rental

Motion by: _____ Seconded by: _____ to adopt R2023-60

ROLL CALL VOTE: YEA: _____ NAY: _____ ABSTAIN: _____

Consent Agenda:

The following items are considered to be routine and non-controversial by the Mayor and Council and will be approved by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which case, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

- 1. Approval of Minutes:
- 2. Approval of Bills: Approve all bills referred to the Finance Committee
- 3. Approval of Reports for filing (*reports are included only if checked*)

- Administrator
- CFO
- Clerk / IT
- Court
- Construction
- DPW
- Fieldhouse
- Health
- Police
- Pool
- Recreation
- Tax Assessor
- Tax Collector
- Zoning
- Other (Fire Prevention)

- 4. License and permit approvals
 - 1. Events: **HCBA Events (3)**
 - 2. Special Business Licenses:



REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF CHESTER,
APRIL 18, 2023

- 3. Notice of Event or Market:
- 4. Application for the Use of Municipal Property
- 5. Banners: Chester Volunteer Fire Company (Carnival)

Motion by: _____ seconded by: _____ to
approve all items on the Consent Agenda.

CONSENT AGENDA ROLL CALL VOTE: YEA: _____ NAY: _____ ABSTAIN: _____

Announcements, Declarations & Proclamations:

Correspondence & Communications:

Partial Pool Refund

Mayor Hoven to open the meeting to the public for open public session to discuss agenda items. If you wish to be heard, please stand stating your name and address.

Reports for Discussion:

- Committee Reports:
- Ordinance & Policy
 - Finance & Insurance
 - Personnel
 - Public Safety/Buildings & Grounds
 - Public Utilities/Sewer
 - Community Relations
 - Land Use Board
 - Administration



REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF CHESTER,
APRIL 18, 2023

New Business:

Open Space Presentation
Safety Incentive Awards listing through JIF

Old Business:

Use of Color on Collis Lane for 5K Spring Stampede
Max Spann Auction

Executive Session:

For personnel, litigation, and contract matters. This portion of the meeting is closed to the public.

Adjournment

Motion to adjourn by: _____ seconded by:



**MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF CHESTER,
APRIL 18, 2023**

Mayor Hoven called to order a Regular Meeting of the Borough of Chester.

Mayor Hoven stated: *"The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting of the Mayor and Council of the Borough of Chester. Specifically, the time, date, and place were included in the meeting notice, posted in the Municipal Building, and sent the official newspapers of the Borough, the Observer-Tribune and The Daily Record. Additionally, the agenda for this meeting was posted in the Municipal Building, at least 48 hours preceding the start time of this meeting. A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time."*

Mayor Hoven requested Roll Call:

- | | |
|---|---|
| <input type="checkbox"/> Mayor Janet Hoven | <input type="checkbox"/> Russell Goodwin |
| <input type="checkbox"/> Karen Ferrone - Absent/Excused | <input type="checkbox"/> Liz Gugliemini |
| <input type="checkbox"/> Kyle Holman | <input type="checkbox"/> Christopher Heil |
| <input type="checkbox"/> Gary Marshuetz | |

Others Present:

- | | | |
|--|--|--|
| <input type="checkbox"/> Brian Mason, Esq. | <input type="checkbox"/> Margaret Nordstrom, Administrator | <input type="checkbox"/> Robin Ghebreal, Clerk |
|--|--|--|

Flag Salute

Mayor Hoven led those present in the Salute of the American Flag

Open to the Public

In accordance with Local Resolution R2021-01, Whereas the Mayor and Council of the Borough of Chester desire to continue to keep the public informed of its activities and comply with the Open Public Meetings Act, NJSA 10:4-6 et seq.,

Mayor Hoven opened the meeting to the public.

Motion was made by: Councilwoman Gugliemini and Seconded by: Councilman Goodwin

All in Favor

The Environmental/Open Space Committee hosted an Open Space Presentation to the Mayor, Council, and residents. Barbara Davis, a Planner from the Land Conservancy, presented a 10-year plan for review. The plan included steps that the Borough has taken to date and steps that are an option moving forward to provide the optimal use of open space and recreation facilities to the residents of the Borough.

Jennifer Cooper stated that the importance of the plan is the grant funding that may be available. The Highlands assisted the Borough with the costs for drafting the Open Space plan and reports.

Barbara Davis stated that having the plan completed would make available Green Acre funds in the future. She stated that currently the Borough has 6 parks that total 181 acres of property.



MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF CHESTER,
APRIL 18, 2023

Councilwoman Gugliemini asked about any discrepancies in the ROSI (Recreational Open Space Inventory) report. Barbara Davis stated that there may be block/lot changes that would change the acreage in the report.

Councilman Marshuetz asked how the Borough can use the grant funding in the most advantageous way? Barbara Davis stated that the Boroughs Open Space/Recreation committees are doing their best to utilize these areas for residents to use and enjoy.

Mayor Hoven asked about the portion of land known as Larisons, that has a portion of open space use. Barbara Davis stated that there are different options for that property as it is zoned for different uses.

The plan is in a preliminary phase and the Mayor, Council and Open Space/Environmental Committee as well as Recreation will continue to work on it.

Resolutions:

R2023-56

Mayor Hoven introduced R2023-56, Resolution Authorizing the Cancellation of Taxes for a 100% Disabled Veteran

Motion by: Councilman Goodwin and Seconded by: Councilman Heil to adopt R2023-56

ROLL CALL VOTE: YEA: 5 NAY: 0 ABSTAIN: 0

R2023-57

Mayor Hoven introduced R2023-57, Resolution Authorizing the Service Contract for Bosenberg Landscape Architects.

Motion by: Councilman Heil and Seconded by: Councilman Goodwin to adopt R2023-57

ROLL CALL VOTE: YEA: 5 NAY: 0 ABSTAIN: 0

R2023-58

Mayor Hoven introduced R2023-58, Resolution Authorizing the Hiring of Part Time Seasonal Pool Staff

Motion by: Councilman Goodwin and Seconded by: Councilman Holman to adopt R2023-58

ROLL CALL VOTE: YEA: 5 NAY: 0 ABSTAIN: 0



MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF CHESTER, APRIL 18, 2023

R2023-59

Mayor Hoven introduced R2023-59, Resolution Consenting to the Proposed Upper Raritan Water Quality Management Plan Amendment

Motion by: Councilman Holman and Seconded by: Councilman Goodwin to adopt R2023-59

ROLL CALL VOTE: YEA: 5 NAY: 0 ABSTAIN: 0

R2023-60

Mayor Hoven introduced R2023-60, Resolution Authorizing the Partial Refund Payment for Fieldhouse Rental

Motion by: Councilwoman Gugliemini and Seconded by: Councilman Heil to adopt R2023-60

ROLL CALL VOTE: YEA: 5 NAY: 0 ABSTAIN: 0

Consent Agenda:

The following items are considered to be routine and non-controversial by the Mayor and Council and will be approved by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which case, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

- 1. **Approval of Minutes:**
- 2. **Approval of Bills: Approve all bills referred to the Finance Committee**
- 3. **Approval of Reports for filing (*reports are included only if checked*)**

- Administrator
- CFO
- Clerk / IT
- Court
- Construction
- DPW
- Fieldhouse
- Health
- Police
- Pool



MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF CHESTER, APRIL 18, 2023

- Recreation
- Tax Assessor
- Tax Collector
- Zoning
- Other (Fire Prevention)

4. License and permit approvals

1. Events: **HCBA Events (3)**
2. Special Business Licenses:
3. Notice of Event or Market:
4. Application for the Use of Municipal Property
5. Banners: Chester Volunteer Fire Company (Carnival)

The (3) event applications for the HCBA were pulled off the Consent Agenda. The Mayor requested that the Police Department implement a traffic/parking plan for these events before they are approved.

Motion by: Councilwoman Gugliemini and seconded by: Councilman Holman to approve all items on the Consent Agenda except the (3) event applications for the HCBA.

CONSENT AGENDA ROLL CALL VOTE: YEA: 5 NAY: 0 ABSTAIN: 0

Announcements, Declarations & Proclamations:

Correspondence & Communications:

Partial Pool Refund – The Mayor and Council discussed with the Administrator a possible partial refund request for the 2022 pool season.

Reports for Discussion:

- Committee Reports:
- Ordinance & Policy
 - Finance & Insurance
 - Personnel
 - Public Safety/Buildings & Grounds
 - Public Utilities/Sewer
 - Community Relations
 - Land Use Board



MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF CHESTER,
APRIL 18, 2023

Administration

Utilities Committee: Stated that the preparations for the 2023 pool season are under way. They stated that there is a water softener on site for the pool. There is a discrepancy between the water softener possibly causing damage to the pool cement, but the softener is required to run the heater properly. The interactive pool will be drained. The main pool will be drained to a lower level in the fall for repairs. The sewer project is also moving forward. There were CCTV inspections on sewer dry lines done. The majority of the sewer lines inspected were clear with a few holding mud. The lines that were inspected are viable for use in the sewer project.

Land Use Committee: Stated that Chester Springs Mall has an application for alternate signage out on Route 206. No final decisions have been made for that signage.

Administrator: Stated that the Borough scored well on the Safety Incentive scoring from the JIF (Joint Insurance Fund). The Borough will be awarded \$500 for their placement.

New Business:

Open Space Presentation
Safety Incentive Awards listing through JIF

Old Business:

Use of Color on Collis Lane for 5K Spring Stampede - The use of Color on a portion of Collis Lane was approved for the Spring Stampede.

Max Spann Auction – The option to use this vendor for the future potential sale of the old Town Hall building.

Mayor Hoven stated that she attended the New Jersey Conference of Mayors. She was able to speak with many vendors at the Conference. Some of the vendors she spoke with were regarding playground equipment and security systems.


Executive Session:

For personnel, litigation, and contract matters. This portion of the meeting is closed to the public.

Adjournment

Motion to adjourn by: Councilman Heil and Seconded by: Councilman Goodwin at 8:32 pm.


2023
Open Space and Recreation Plan



Public Meeting #1
April 18, 2023 – 7:00 PM
Borough Council

Public Meeting #2
May 11, 2023 – 7:00 PM
Land Use Board (to be confirmed)

Public Meetings Presentation



1

Green Acres Guidelines

For updating Municipal Open Space and Recreation Plans

- »»» The Borough's most recent comprehensive plans for trails, the **Integrated Trails Ecosystem Plan**, is more than 11 years old.
- »»» The Plan will allow the municipality access to matching funds through the **Green Acres program** for 10 years.
- »»» The Borough applied for and received a grant from the **Highlands Council** to cover 100% of the cost to complete the **Open Space Plan**.

2

2023 Open Space Goals	
<p>Healthy Living</p> <p>Expand conservation efforts, connect neighborhoods to parks, improve recreational amenities</p>	<p>Accessibility</p> <p>Create pedestrian access to recreation areas and downtown; add new hiking trails; connect paths</p>
<p>History</p> <p>Support efforts to preserve and protect local historic sites, integrate historic and recreational sites</p>	<p>Stewardship</p> <p>Continue restoration at Seward Hill, increase resilience of open spaces using sustainable methods</p>

3

Community Meetings

Two public meetings that address the open space program, its outcomes, and future priorities.

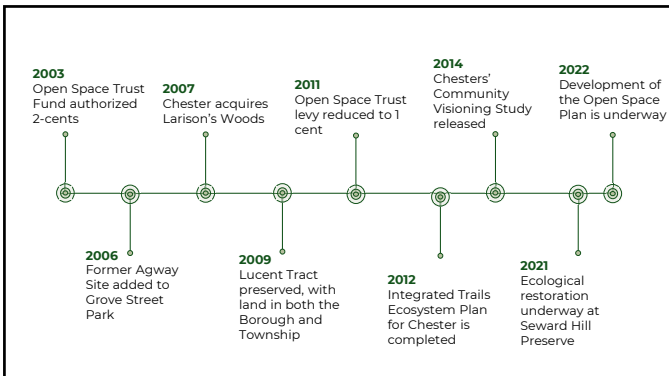
Open Space Program History

Description of the Municipal Open Space Trust Fund, state and county grants received by the town, and local financing for open space.

Open Space Inventory

A record of preserved, public, and private land in the community and their potential for open space.

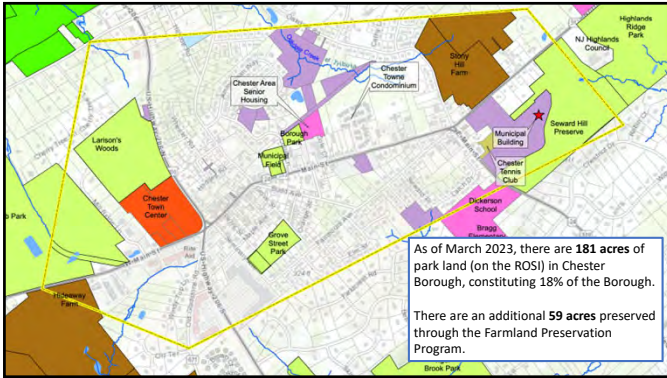
4



5

Open Space Funding		
<p>New Jersey</p> <p>NJDEP Green Acres \$2,210,000 between 2006 and 2011</p>	<p>Morris County</p> <p>Open Space \$6,118,500</p> <p>Historic Preservation \$219,480</p>	<p>Chester Borough</p> <p>Open Space Trust Fund Balance (Dec 2022) \$399,697</p> <p>Levy generated (2022) \$40,990</p> <p>Levy generated to date \$1,001,643</p> <p>Borough has spent \$601,946</p>

6



7

Needs and Benefits of Open Space

- ❖ Easy access to agrotourism brings opportunity and challenges
- ❖ Demand for recreation can outpace supply
- ❖ Environmentally sensitive areas need protection
- ❖ Historic and cultural resources are at risk
- ❖ Regional planning for open space benefits the Borough
- ❖ Trails improve community health
- ❖ Forests provide protection and resilience against climate change

8

Recommendations

Priorities for continued preservation include:

- Integrating **trails and multi-use paths** that expand the Borough's outdoor ethic.
- Connecting and preserving natural and cultural treasures which define the town's **historic landscape**.
- Partnering and preserving land to protect **water resources**.
- Providing opportunities for **recreation**, including land for open space and playing fields.

9

Trails and Multi-Use Paths

- Seward Hill Preserve**
Continue implementation of trail plans from the 2012 Recreation and Conservation Vision for 50 North Road
- Larson's Woods**
Develop a walking trail with public access which minimizes damage to environmentally sensitive areas.
- Oakdale Creek Area**
Develop a trail from Borough Park along the former railroad corridor, connecting to Oakdale Road and Oakdale Creek Lands.
- Chubb Park**
Develop walking trails connecting to Patriots' Path and Larson's Woods.
- Bicycle and Pedestrian Connections**
Where possible, use bike lanes and multi-use paths to enable connections throughout downtown Chester and to nearby recreation destinations.

10

Historic Preservation

Support efforts to designate select buildings in the Borough as state historic sites using a Multiple Property Document Submission.

Protect local sites with historic features and integrate them into Borough's open space.

11

Water Resource Protection

Continued preservation and restoration projects in Chester will improve water quality for residents and wildlife.

The remaining private properties around Oakdale Creek are critical for protection of the Creek's waters.

12

Ecological Restoration

The Seward Hill Preserve is undergoing planning for its open space future.

For open space projects, Green Acres funding can be used at this site.

Long-term use as parkland is dependent on ongoing monitoring of the site's contamination, and remediation where possible.

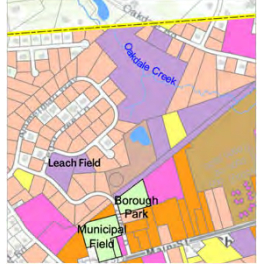


13

Potential Opportunities

Other lands in the Borough should be considered for open space, as available.

Examples include the current leach field, which may cease to be used, and a 9.5-acre tract at the rear of the Chester Towne Condominiums development.



14

Chester Borough Next Steps



Adoption
Adopt the OSRP as an element of the Borough's Master Plan



Green Acres
Submit the OSRP to NJDEP Green Acres



15



Thank You

Barbara Heskins Davis, PP, AICP
The Land Conservancy of New Jersey
bhdavis@tlc-nj.org

16

**CHESTER BOROUGH LAND USE BOARD
AGENDA**

**JULY 13, 2023
7:00 PM**

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

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 filed with the Borough Clerk.

3. SALUTE TO THE FLAG

4. ROLL CALL

Michael Ferrone

Michael Gurzo

Chris Heil

Janet Hoven

Margaret Nordstrom

Stan Quintana

Jason Rothamel

Anita Rhodes

Don Storms

Amanda Wolfe Esq, Board Attorney

Steve Bolio, Board Engineer

Lumarys Mendez, LUB Secretary

David Banisch, Board Planner

Sarah Jane Noll, Recording Secretary

5. MINUTES-June 08,2023

6. PUBLIC HEARING-Open Space and Recreation Plan

7. RESOLUTIONS/ORDINANCES FOR ADOPTION-

A. Boards and Commissions Ordinance 2023-08 review

B. Chester Adrex Diversified Sign Resolution

8. COMMUNICATION/DISCUSSION ITEMS- Master Plan

9. PUBLIC COMMENT

10. EXECUTIVE SESSION

11. ADJOURNMENT

**CHESTER BOROUGH LAND USE BOARD
AGENDA**

**JULY 13, 2023
7:00 PM**

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

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3. SALUTE TO THE FLAG

4. ROLL CALL

Michael Ferrone

Michael Gurzo

Chris Heil

Janet Hoven

Margaret Nordstrom

Stan Quintana

Jason Rothamel

Anita Rhodes

Don Storms

Amanda Wolfe Esq, Board Attorney

Steve Bolio, Board Engineer

Lumarys Mendez, LUB Secretary

David Banisch, Board Planner

Sarah Jane Noll, Recording Secretary

5. MINUTES-June 08,2023

6. PUBLIC HEARING-Open Space and Recreation Plan

7. RESOLUTIONS/ORDINANCES FOR ADOPTION-

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8. COMMUNICATION/DISCUSSION ITEMS- Master Plan

9. PUBLIC COMMENT

10. EXECUTIVE SESSION

11. ADJOURNMENT

CHESTER BOROUGH
LAND USE BOARD
July 13, 2023

The Regular Meeting of the Chester Borough Land Use Board was held at the Chester Borough Municipal Building, 50 North Road, Chester, New Jersey, on July 13, 2023

Opening Statement

Chairman Donald Storms called the meeting to order at 7:00 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.

Salute to the Flag

The salute to the flag was led by Chairman Storms

ROLL CALL

Present:

Donald Storms, Chairman
Mayor Janet Hoven, Class I
Margaret Nordstrom, Class II
Anita Rhodes, Class IV
Chris Heil, Council Representative, Class III
Michael Gurzo, Class IV
Stan Quintana, Class IV
Michael Ferrone, Class IV

Absent:

Paul Ferriero, Board Engineer
Amanda Wolfe, Esq. Board Attorney
Jason Rothamel, Class IV
Paul Sullivan, Alternate #1

Also Present:

Kathryn A. Kopp, Esq. acting as the LUB attorney in the absence of Amanda Wolf, Esq.
David Banisch, Board Planner
Steven Bolio, Board Engineer
Lumarys Mendez, Board Secretary
Sarah Jane Noll, Committee Secretary

Open Space & Recreation Plan

Barbara Davis, Licensed Planner, and Vice President of the Land Conservancy of New Jersey introduced herself. She resides in Randolph, New Jersey. She has been hired to complete the Open Space and Recreation Plan.

CHESTER BOROUGH
LAND USE BOARD
July 13, 2023

She made a short presentation which was contained in the May 2023 “Draft of the Open Space & Recreation Plan”. She reviewed the three properties that the Borough has helped to preserve. Grove Street Park consisting of 2.11 acres was preserved in 2006; Larison’s Woods consisting of 44 acres was preserved in 2007 and Seward Hill Preserve consisting of 64 acres was preserved in 2009. Chester Borough never closed their parks during the pandemic, which greatly benefitted the community. The parks are the backyards of the people who live here. The municipality is historic and has received grants from Morris Co. to protect historic structures. An Open Space and Recreation Plan helps the Borough to apply for aid from the State of New Jersey in acquiring properties. In 2015, Chester started Chester Trails. The purpose of tonight’s meeting is to answer questions from the LUB, and the Public Hearing is scheduled for August 13th.

The Board members commended the plan and had no questions.

David Banisch felt it was a good plan and it will be very useful to the Borough. Mayor Hoven explained that the Borough’s open space trust fund is growing, and that the money is used for the maintenance of the properties. She went on to list the ways that the Borough has spent some of the monies from the trust fund.

Ed Ng residing at 25 Ammerman Way, Chester, New Jersey advised the LUB on the ways that they have used the monies in the parks. He explained that the Municipal Field and Seward Hill Preserve will be a mixed eco system and enjoyed by many. The consulting fees have been paid for by grants received from the Highlands.

Michael Gurzo questioned the Historic sites on page 21. He pointed out that there are more eligible properties that are not shown on the map in the plan. Mr. Ng explained that this was the list from the State and that other properties were also eligible. The Mayor suggested that the complete list should be in the Master Plan. Mr. Banisch suggested that a sentence be added stating where the list can be found.

Open Public Portion – Mayor Hoven moved to open the meeting to comments from the public; Margaret Nordstrom seconded the motion which was passed. There being no one from the public wishing to comment, the Mayor moved to close the meeting to the public; Margaret Nordstrom seconded the motion which was passed.

Board and Commissions Ordinance 2023-08 – David Banisch explained that parts of the ordinance were not consistent with the State of New Jersey. The proposed ordinance corrects the situation and is not inconsistent with the Master Plan.

Open Public Portion – Mayor Hoven moved to open the meeting to comments from the public; Margaret Nordstrom seconded the motion which was passed. There being no one from the public wishing to comment, the Mayor moved to close the meeting to the public; Margaret Nordstrom seconded the motion which was passed.

CHESTER BOROUGH
LAND USE BOARD
July 13, 2023

Chairman Storms read the ordinance into the record.

Janet Hoven moved to return the ordinance to the Council advising that it is not inconsistent with the Master Plan; Stanley Quintana seconded the motion which was passed by the following roll call vote:

AYES: Donald Storms; Mayor Hoven; Margaret Nordstrom; Anita Rhodes; Chris Heil; Michael Gurzo; Stanley Quintana and Michael Ferrone.

NAYS: None

Resolution:

Adrex Diversified Manager Tenant LLC – 141 Route 206, Block 128, Lots 2 & 4

David Banisch reviewed the comments of the Board and the conditions of the resolution. The Attorney representing Adrex Diversified Manager Tenant LLC had written to the LUB advising the Board that two (2) additional parking spaces, as the Board had requested, cannot be removed. They checked their lease agreements which are tied to ratios for parking spaces. Mr. Banisch explained that the removal of the two additional parking spaces would have provided more lawn area. The Board Members discussed the matter, and it was the consensus of the Board to table the resolution until more information is provided by the applicant.

Mayor Hoven moved to table the resolution to the August 10, 2023 meeting of the LUB; Michael Gurzo seconded the motion which was passed by the following roll call vote:

AYES: Janet Hoven, Chris Heil, Donald Storms, Michael Gurzo; Anita Rhodes; Stan Quintana; Chris Heil and Margaret Nordstrom.

NAY: None

(Not eligible – Michael Ferrone)

David Banisch suggested that the following information be requested from the-applicant:

- 1) redacted copies of leases; 2) additional details on the sign panels; and 3) information on specific parking spaces for each tenant.

Communication/Discussion – Master Plan Periodic Examination – Mr. Banisch had submitted a memo dated July 13, 2023, in which he explained that there is a need for a periodic re-examination of the Master Plan. The last re-examination was done in 2008. He discussed the sewer service coming to the Borough and that the Borough should be prepared for the results. Zoning and development standards must be looked at. He reminded the Board that Round 4 of Coah is due July 2025. It was decided to form a sub-committee to review the goals of the Borough. The following members volunteered to serve on the committee: Stanley Quintana; Chris Heil; Michael Gurzo and Donald Storms. Michael Ferrone is an alternate.

CHESTER BOROUGH
LAND USE BOARD
July 13, 2023

Larison Turkey Farm – Mayor Hoven advised that the applicant ~~would~~ **will** have to come back to the LUB with an amended site plan having to do with recharge areas.

Public comment - none

Mayor Hoven advised that Paul Sullivan has resigned from the LUB.

Adjournment

By motion of Anita Rhodes and seconded by Margaret Nordstrom, the meeting of the LUB was adjourned at 9:00 p.m. The motion passed.

Sarah Jane Noll
Committee Secretary

CHESTER BOROUGH

2023 OPEN SPACE & RECREATION PLAN

Open space and outdoor recreation are a centerpiece of life in Chester Borough, and a priority for the town's residents and municipal government. As a small community, the Borough is committed to protecting its public lands and open spaces. It has worked closely with its neighbors to cultivate an excellent system of interconnected open spaces, parks, and trails. The Borough has taken on expense and labor to ensure that land is preserved, stewarded, and provides for residents health and recreation needs. This plan's recommendations will help the Borough protect and improve its environment, ecological resources, recreational opportunities, aesthetic character, and quality of life.



OPEN SPACE & RECREATION GOALS

HEALTHY LIVING

- Continue conservation efforts
- Improve and diversify recreational amenities

ACCESSIBILITY

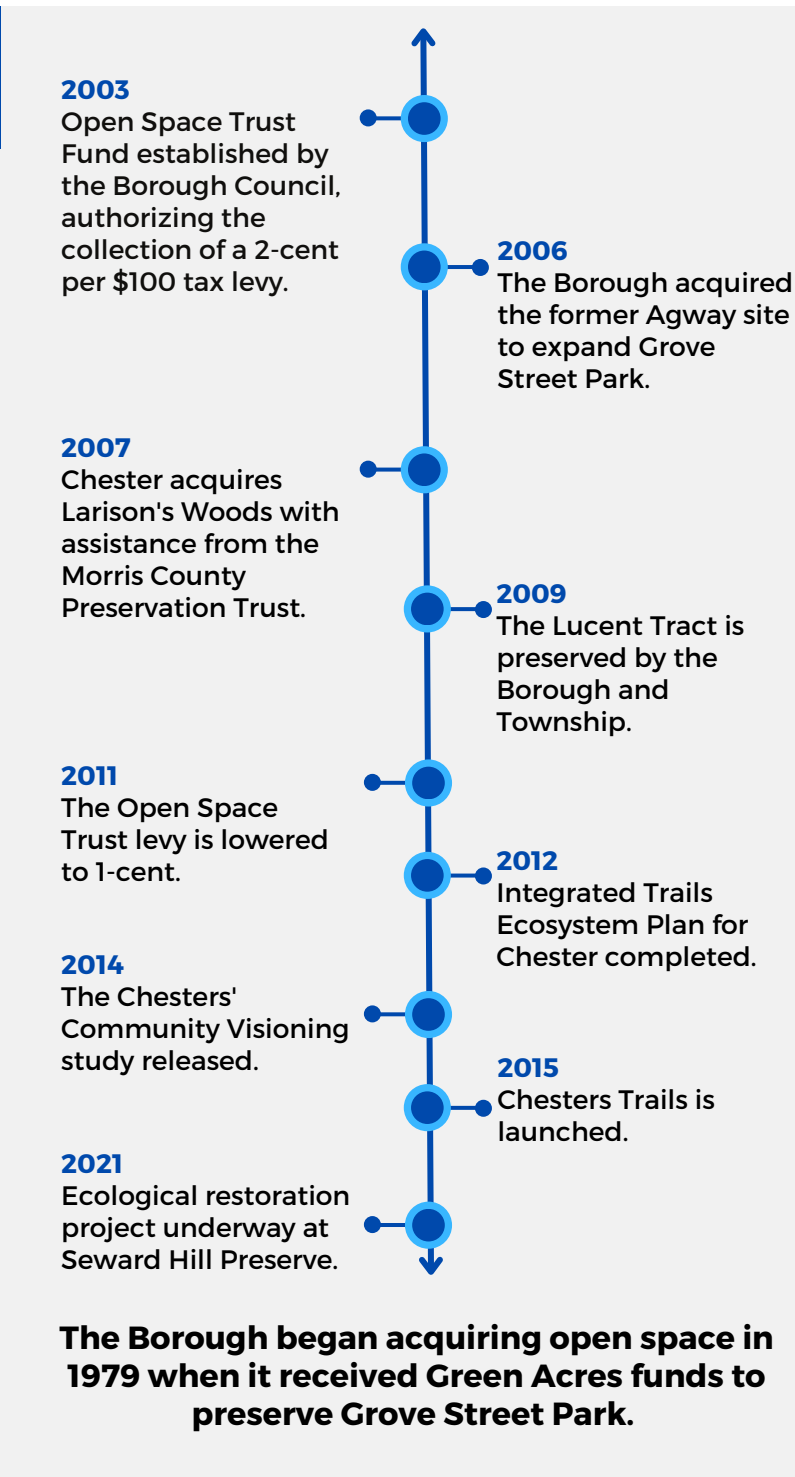
- Integrate pedestrian accessibility
- Implement the design and expansion of trails

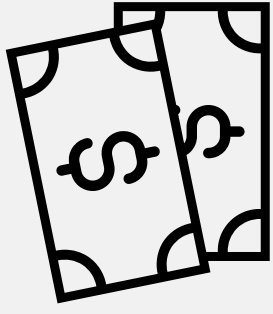
HISTORY

- Protect historic landmarks
- Support educational programs on local culture

STEWARDSHIP

- Continue the Seward Hill meadow restoration project





Morris County has awarded 3 grants totaling \$6,118,500 to preserve Larison's Woods, Grove Street Park Expansion (Agway), and Seward Hill Preserve (Lucent Tract).

NJDEP Green Acres has awarded \$2,210,000 between 2006 and 2011 for park development and land acquisition projects in Chester Borough. This includes grants to acquire:

- Grove Street Park (1979)
- Grove Street Park addition (2006)
- Larison's Woods (2007) - \$585,000
- Seward Hill Preserve (2009) - \$575,000

Chester Borough is home to **6 parks**:

- Grove Street Park
- Larison's Woods
- Municipal Field
- Borough Park
- Seward Hill Preserve
- Chubb Park (shared with Chester Twp)

Grove Street Park, Municipal Field, and Borough Park offer playgrounds, fields, and court space for municipal sport programs. Seward Hill Preserve is home to scenic trails, wetlands, and forest. Larison's Woods include future plans for a trail and trailhead.

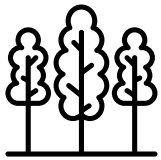
OPEN SPACE & RECREATION RECOMMENDATIONS

Priorities for preservation include the protection of:



Trails & Greenways

Integrating trails and **multi-use paths** that expand the Borough's outdoor ethic.



Historic Landscape

Connecting and preserving natural and cultural treasures which define the town's **historic landscape**.



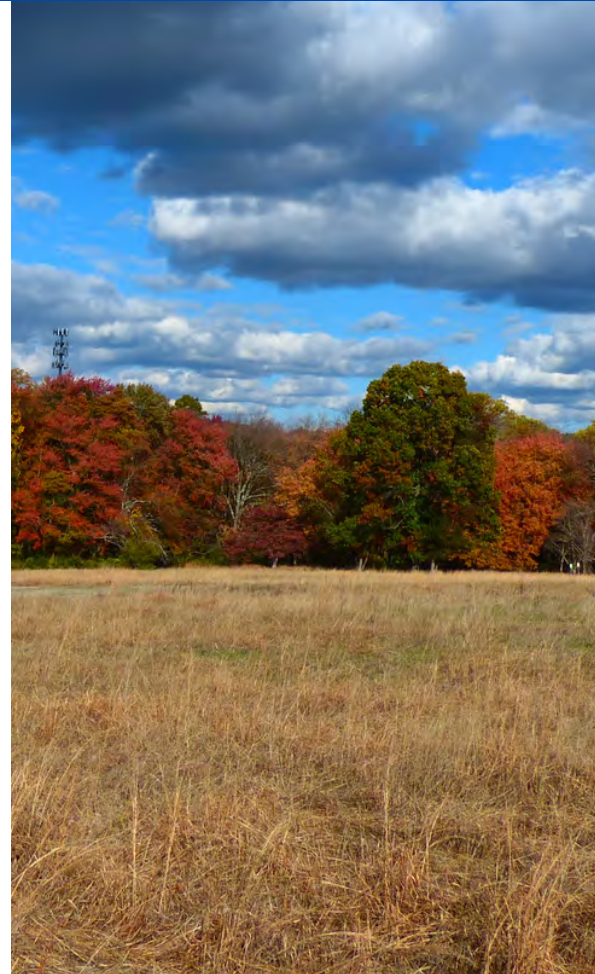
Water Resources

Partnering and preserving land to protect **water resources**.



Recreation

Providing opportunities for **recreation**, including land for open space and playing fields.



CHESTER BOROUGH

2023 OPEN SPACE & RECREATION PLAN

Daily Record .com

A GANNETT COMPANY

Agency:
 BOROUGH OF CHESTER - LAND USE
 50 NORTH RD
 CHESTER, NJ 07930
 ATTN: Robin Ghebreal
Acct:ASB-0000004542

Client: BOROUGH OF CHESTER - LAND USE
 50 NORTH RD,
 CHESTER, NJ 07930
 Acct No: ASB-0000004542

This is not an invoice

Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0005780264	8/10 Mtg NOTICENOTICEISHEREBYGIVENTHATTHEPLANNINGBOARD(HEBOROUGHOFCHESTERWILLBECONDUCTINGAPUBLICHEA#GONTHEADOPTIONOFTHE2023BOROUGHOFCHEST	1 col x 28 lines	\$0.39	\$10.92
		Affidavit of Publication Charge	1	\$35.00
		Tearsheet Charge	0	\$0.00
		Order Total Due:		\$45.92

Run Dates: 07/27/2023

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:


APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. # _____

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 07/27/2023

Signature: 

Federal ID #: 061032273

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Daily Record
 New Jersey Press Media Solutions
 P.O. Box 677599

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$10.92 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared *[Signature]* at County of Brown, State of Wisconsin.

Of the **Daily Record**, newspaper printed in Freehold, New Jersey and published in Parsippany, in State of New Jersey and County of Morris, and of general circulation in Morris County, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

07/27/2023 A.D 2023

[Signature]
Notary Public State of Wisconsin County of Brown
4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

Ad Number: 0005780264

Run Dates: 07/27/2023

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Borough of Chester will be conducting a public hearing on the adoption of the 2023 Borough of Chester Open Space and Recreation Plan Element of its Master Plan on August 10, 2023, at 7:00 PM.

Any interested party may attend the public meeting and will be given an opportunity to be heard. The Planning Board may take formal action with regard to the 2023 Open Space and Recreation Plan Element of its Master Plan at that hearing.

A copy of the 2023 Open Space and Recreation Plan Element is available for review at Chester Borough town hall located at 50 North Road Chester NJ 07930 upon request.

**BOROUGH OF CHESTER
PLANNING BOARD
(\$10.92)**

0005780264-01

**CHESTER BOROUGH LAND USE BOARD
AGENDA**

**AUGUST 10, 2023
7:00 PM**

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

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 filed with the Borough Clerk.

3. SALUTE TO THE FLAG

4. ROLL CALL

Michael Ferrone

Michael Gurzo

Chris Heil

Janet Hoven

Margaret Nordstrom

Stan Quintana

Jason Rothamel

Anita Rhodes

Don Storms

Amanda Wolfe Esq, Board Attorney

Steve Bolio, Board Engineer

Lumarys Mendez, LUB Secretary

David Banisch, Board Planner

Sarah Jane Noll, Recording Secretary

5. MINUTES-July 13 ,2023

6. PUBLIC HEARING- 2023-004 Car Wash at Chester, LLC 45 Maple Avenue Block 131 Lot 5

7. RESOLUTIONS/ORDINANCES FOR ADOPTION-

A. Adrex Diversified Manager Tenant LLC Sign Resolution- Discussion on parking with applicant

B. Open Space Recreation Plan as Element of Master Plan

8. COMMUNICATION/DISCUSSION ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT

CHESTER BOROUGH
LAND USE BOARD
August 10, 2023

The Regular Meeting of the Chester Borough Land Use Board was held at the Chester Borough Municipal Building, 50 North Road, Chester, New Jersey, on August 10, 2023

Opening Statement

Chairman Donald Storms called the meeting to order at 7:00 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.

Salute to the Flag

The salute to the flag was led by Chairman Storms

ROLL CALL

Present:

Donald Storms, Chairman
Mayor Janet Hoven, Class I
Anita Rhodes, Class IV
Chris Heil, Council Representative, Class III
Michael Gurzo, Class IV
Stan Quintana, Class IV
Michael Ferrone, Class IV
Jason Rothamel, Class IV

Absent:

Paul Ferriero, Board Engineer
Margaret Nordstrom, Class II

Also Present:

Amanda Wolfe, Esq., Board Attorney
David Banisch, Board Planner
Steven Bolio, Board Engineer
Lumarys Mendez, Board Secretary
Sarah Jane Noll, Committee Secretary

Minutes: July 13, 2023 – A motion approving the minutes of the July 13, 2013, meeting was made and seconded. The motion passed.

Resolutions/ Ordinances for Adoption

Open Space and Recreation Plan as Element of Master Plan – Land Use Board Attorney Amanda Wolfe explained the need for the notice of this meeting and the adoption of the Open Space and Recreation Master Plan Element resolution. The Board did hear the presentation by Barbara Davis, Licensed Planner, and Vice President of the Land Conservancy of New Jersey at the July 13th meeting. Only those members in attendance at the July 13th meeting are eligible to vote on the resolution.

CHESTER BOROUGH
LAND USE BOARD
August 10, 2023

By motion made by Chris Heil and seconded by Michael Ferrone the resolution finding the 2023 Open Space and Recreation Plan as an Element of the Master Plan consistent with the goals and objectives of the Borough Master Plan was adopted. The motion passed by the following roll call vote:

AYES: Donald Storms; Janet Hoven; Anita Rhodes; Chris Heil, Michael Gurzo; Stan Quintana; Michael Ferrone.

NAYS: None

Adrex Diversified I Master Tenant LLC – Sign Resolution

Michael E. Silbert, Esq. of DiFrancesco Bateman Kunzman, Davis, Lehrer & Flaum, P.C., 15 Mountain Boulevard, Warren, New Jersey was present representing the applicant who was not present.

Mr. Silbert has discussed the lease agreement issues with his client, but they will not provide the lease agreement documents to the Land Use Board. The applicant has determined that they cannot eliminate any additional parking spaces. They did present an affidavit for the Board's review. The Board Members did question Mr. Silbert about parking spaces for Panera Bread. Mr. Silbert reminded the Board that the action of approval was taken by the Board at the June 8th meeting and that the resolution is a memorializing resolution.

By motion of Chris Heil and seconded by Janet Hoven, the memorializing resolution was adopted by the following roll call vote:

AYES: Donald Storms; Janet Hoven; Anita Rhodes; Chris Heil; Jason Rothamel

NAYS: Michael Gurzo

Public Hearing: LUB # 2023-004 - Car Wash at Chester, LLC, 45 Maple Ave., Block 131, Lot 5

Anthony Sposaro, Esq. was present representing the applicant. The applicant is requesting an extension of the prior approval and variances from 2020. Board Attorney Amanda Wolfe, Esq. found that the notices are in order and the Board can hear the application.

Mr. Sposaro advised that his client is here to seek approval of an amended site plan. He advised the Land Use Board that the improvements were not completed and according to the Borough of Chester ordinance that if said improvements were not completed timely, they were required to come back to the Land Use Board. The problem is appearance and outdoor storage. There is an absolute need to increase indoor storage and to construct another detail booth.

The Ferriero Engineering report dated July 23, 2023, for completeness only was reviewed by Steve Bolio, P.E.

By a motion and a second, the waiver requests were approved, and the application deemed complete. The motion passed.

CHESTER BOROUGH
LAND USE BOARD
August 10, 2023

Ryan Smith, P.E., and principal of Yannaccone Villa and Aldridge Engineering LLC of Chester NJ was called as the applicant's first witness. Mr. Smith was sworn in and accepted as an expert witness. His License is in good standing.

Mr. Smith advised that the Planting Plan in front of the Board this evening is missing information and is not correct, however the previous plan which was submitted with the application in 2020 contained all the information.

The following exhibit was entered into evidence:

Exhibit A-1 – Site Plan Dated June 12, 2023, prepared by Yannaccone, Villa and Aldridge LLC. and consisting of 9 sheets which includes an incorrect landscape plan. He presented the plan explaining the expansion of the detail booth and additional storage area which will be connected to the building. He reviewed the circulation patterns, and the elimination of 2 of the parking spaces. Sheet 5 of the plans dated September 12, 2021, shows the addition of the detail booth. The proposed plantings will be the same as what was approved in 2020. Anita Rhodes advised that the 'existing plantings' shown on the plan are no longer viable, and she asked that they take a new look at the plans and make the appropriate corrections and additions. Mr. Smith stipulated that they would replace dead plants. Mrs. Rhodes suggested that the now compacted soil be augmented and reworked.

There are no changes to Sheet 6. Sheet 7 shows the addition of the detail booth and storage. David Banisch, Board Planner advised that there is a light pole in the southeast corner which is to be eliminated. Mr. Banisch asked if the board wanted to see some lanterns at the corners. There are streetlights there.

The following photos were reviewed:

Photo P-1 – Vacuum Turbine – tan

Photo P-2 – Vacuum Separator – tan

Photo P-3 – Computer Booth – grey metal

Photo P-4 – Boom – blue (industry standard)

Photo P-5 – Overhead PVC Piping (existing to be re-used) - white.

Photo P-6 – Mat Cleaner (existing to be re-used) -grey metal.

Vacuum Hoses (existing to be re-used) – blue (industry standard)

Photo P-7 – Air Compressor & Hand Vacuum (existing to be re-used) – black.

Photo P-8 – Wall-Mounted Business Signs – dark blue, hex – white.

Photo P-7 – Post-Mounted Business Signs -dark blue, hex – white, tan.

Photo P-8 – Moveable Business Signs (typical) – dark blue, hex white, tan.

Photo P-9 – Future Proposed Building Siding & Trim – Sterling grey, midnight blue, white.

Permanent Awning – dark blue

Retractable Awning – dark blue

Signage was addressed. The proposed signs will match those shown on the plan. The sign on the building will remain the same. The sign at the front right will be removed.

CHESTER BOROUGH
LAND USE BOARD
August 10, 2023

Daniel Sturec, owner of the business and residing in Basking Ridge, New Jersey was sworn in and addressed the hours of operation as 8 a.m. to 5 p.m. in the winter and from 8 a.m. to 6 p.m. in the summer.

The board members questioned the witness.

Mr. Smith continued to testify. He addressed the Ferriero report dated August 8, 2023, and advised that all the requested changes will be addressed. Presently there are 2,465 s.f. of floor area 3,799 s.f. of total floor area is proposed.

The report dated August 10, 2023, prepared by Borough Planner David Banisch was addressed. He explained that a 'Car Wash' use is different than other uses. One (1) parking space is required per 800 s.f. of floor area therefore a variance is needed for parking. Mr. Banisch said this site has issues and that the proposed architectural changes will carry a lot of weight for variance relief. The board discussed some of the issues with the site, i.e. random chairs, old bar stools. All items now left outside and not on site plan need to be eliminated.

The owner stated that parking spaces are rarely needed. Mr. Sposaro stipulated that the necessary spaces will be ADA compliant. The owner stipulated that they would aid anyone that needs help. It was pointed out that haphazard storage is one of the issues.

Mr. Smith continued the review of the Ferriero report and asked that the Board extend the conditions of the prior approvals.

Public Portion – There was no one from the public present.

Jamie Byrne and William Byrne, Architects, of Byrne Design Associates located at 10 Main Street, Chester, New Jersey were sworn in and qualified as expert witnesses. William Byrne is also a Licensed Professional Planner.

Exhibit A-2 - Sheet 3, dated August 10, 2023

Jamie Byrne described the proposed two-story addition and storage area. There will be a cupola. Upstairs will be used mostly for storage but there may be a small desk. There is no change in grade.

Board members questioned if the electric service is adequate for the addition and surveillance. The facility is wired for 25 cameras. The door is tempered clear glass, but the owner would have liked it to be tinted but was unable to get that. The computer booth mobility was questioned. There was a discussion about seating for the customers and a bench for the employees. There has been no decision. ADA compliance will be maintained along with the seating.

As a Planner, Mr. Byrne reviewed the proposal and the benefit it would provide to the town and the support of the C-2 variance. He advised that the parking is adequate and is in compliance with the code of today.

CHESTER BOROUGH
LAND USE BOARD
August 10, 2023

Public Portion –There was no one from the public present.

Michael Ferrone commented on the architecture being outstanding. Chris Heil voiced his concern for the adequacy of the parking. Stan Quintano suggested providing three additional parking spaces on the side if possible.

Conditions of approval were discussed.

- The pole lights in the front corners (one currently missing) will be taken down.
- The owner can remove the pole light to the right of the structure if he desires.
- No outside storage.
- Free standing signs to be removed at the conclusion of business hours.
- No vehicle storage unless in a designated parking space
- Provide parking along the westerly property line if it does not conflict with people backing out.

A motion to grant approval of the extension of the prior amended site plan approval granted in 2020; and approval of the additional site plan improvements and parking variance was made by Michael Ferrone and seconded by Jason Rothamel. The motion passed by the following roll call vote:

AYES: Jason Rothamel; Janet Hoven; Donald Storms; Michael Ferrone; Stan Quintana
NAYS: Chris Heil, Anita Rhodes, Michael Gurzo

Communication/Discussion:

Amanda Wolfe, Esq. advised that the Chester Town Center (Former Larison's Turkey Farm) -Global Acquisitions Company LLC -2 West Main Street, Block 101, Lots 13, 14, 15 & 16 litigation has been dismissed.

Public Comment - none

Adjournment

By motion of Chris Heil and seconded by Stan Quintana the meeting of the LUB was adjourned at 9:55 p.m. The motion passed.

Sarah Jane Noll
Committee Secretary

**RESOLUTION #2023-10 OF THE LAND USE BOARD OF
THE BOROUGH OF CHESTER, COUNTY OF MORRIS,
NEW JERSEY, ADOPTING THE 2023 OPEN SPACE AND
RECREATION PLAN AS AN ELEMENT OF THE MASTER
PLAN**

WHEREAS, N.J.S.A. 40:55D-28 permits municipalities to, after a public hearing, amend a master plan or component thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, adequate notice of the August 10, 2023 Land Use Board of the Borough of Chester (the "Board") meeting was provided in accordance with N.J.S.A. 40:55D-10a and 40:55D-13 and the proposed 2023 Open Space and Recreation Master Plan Element was made available for public inspection at least 10 days before the August 10, 2023 meeting of the Land Use Board; and

WHEREAS, the Land Use Board held a public hearing on August 10, 2023 at which time it considered and adopted the 2023 Open Space and Recreation Master Plan Element prepared by Barbara Heskins Davis, P.P., A.I.C.P., with assistance from The Land Conservancy of New Jersey and the Borough of Chester (the "Borough") Environmental and Open Space Committee, a copy of which is annexed hereto and made a part hereof; and

WHEREAS, no member of the public objected to the adoption of the proposed 2023 Open Space and Recreation Master Plan Element; and

NOW, THEREFORE BE IT RESOLVED, that upon the conclusion of the public hearing, the Land Use Board having reviewed the proposed 2023 Open Space and Recreation Master Plan Element, finds it consistent with the goals and objectives of the Borough Master Plan and further finds that same will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28; and

BE IT FURTHER RESOLVED, that a copy of this Resolution and the attached 2023 Open Space and Recreation Master Plan Element for the Borough of Chester, County of Morris, State of New Jersey, as prepared by Barbara Heskins Davis, P.P., A.I.C.P., with assistance from The Land Conservancy of New Jersey and the Environmental and Open Space Committee, shall be sent to the Morris County Planning Board, and notice of the adoption of same shall be sent to the Municipal Clerk of each adjoining municipality; and

BE IT FURTHER RESOLVED, that notification of the adoption be published in an official newspaper of the Borough.

ADOPTED on this 10th day of August, 2023.

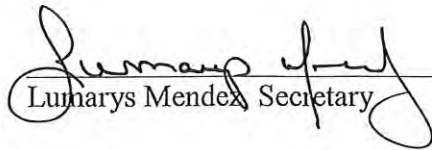
{01150561.5}1

ROLL CALL VOTE:

Those in Favor: Ferrone, Gurzo, Neil, Noren, Quintana, Rhodes, Storms

Those Opposed: None

The foregoing is a true copy of a Resolution adopted by the Land Use Board of the Borough of Chester at its meeting on August 10th, 2023.


Lunarys Mendez Secretary

Dated: 8-10, 2023

{01150561.5}2

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