

Chester Township Zoning Commission Meeting Minutes

| Wednesday, March 6, 2024 7:00 PM |

Chester Town Hall

Meeting Called to Order by Vice-Chair, Mr. Lauro at 7:00 p.m.

Members present: Mr. Kats, Mr. Lauro, Mr. Peto

Members absent: Mr. Chess; Mr. Oswick

Admin present: Ms. McCarthy

Pledge of Allegiance

Committee recited the Pledge of Allegiance.

Public Comments

None

Approval of Minutes

- Motion to approve the minutes of February 21, 2024 as amended.
Moved by Mr. Peto; Seconded by Mr. Kats
Mr. Chess/absent; Mr. Kats/yes; Mr. Lauro/yes; Mr. Oswick/absent; Mr. Peto/yes

Attached Garages

Chester resident, David Onderdonk asked the board how the property on Sherman and Caves was able to build such a large garage in a semi-rural township. Was this submitted to the county and township for appropriate permits beforehand? Yes, it was and is fully permitted. Mr. Onderdonk asked what they were storing in there. While there is speculation, the homeowner is not required to state that in the application process.

Further speculation spoke about possibly horses being housed there. Mr. Kats said if it was horses, the homeowner would not have needed a permit as that would be agricultural use. When asked how large the property was, the response was 27 acres. Mr. Lauro explained how a structure that big could be built considering the large acreage of the lot and it met all setbacks so no variance was needed. Mr. Onderdonk wanted to know again what could be done about it.

Concern was raised that possibly a business would be run out of the facility being built. Mr. Kats explained that it a business could not be run out of the facility as the property is in a residential district.

Question on permitted height of building. Answer is 35 feet. Plans for this structure indicate the building will be built to 35 feet. Group also spoke about the *Health, Safety and Morals* of the community not being affected and therefore we should keep out of it.

Questions for further discussion:

- What constitutes “connected?” Is it a common wall?
- Need to define living space?
- Define attached.
- Look at definition of breezeway.

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Upcoming items/deadlines

- March 20th Public Hearing for Electronic Signage
- Parks – need to determine timeline – Tabled
- Swimming Pool Covers – need to determine timeline – Tabled

Correspondence Received

- Hold the date of June 28, 2024 for the NEO Regional Planning & Zoning Workshop (Calendar invites sent out electronically.)

Open items

- Response letter sent to resident, Jon Kaplan regarding above ground markers in memorial parks. No further response received.

Meeting Called to Close at: 8:01 p.m.

Approved by:

Chester Township Zoning Commission April 3, 2024

Final Review by: _____
Jon Oswick, Chair