

# **Chester Township Zoning Commission Meeting Minutes**

**|Wednesday, January 21, 2026 7:00 PM |**  
**Chester Town Hall – Audio Recording on File**

Meeting Called to Order by Mr. Oswick at 7:00 p.m.

Members present: Mr. Lauro, Mr. Oswick, Mr. Sherwood\*, Mr. Spetrino\*

\*Voting member in absence of Mr. Kats and Mr. Mersol.

Members absent: Mr. Kats, Mr. Mersol, Mr. Rosenbaum

Zoning Inspector: Mr. Alusheff

Admin present: Kathleen McCarthy

Mr. Oswick led the group in the Pledge of Allegiance

## **Approval of Minutes**

Mr. Lauro moved to approve the minutes of the January 7, 2026 meeting as presented; Mr. Spetrino seconded.

Mr. Lauro/yes; Mr. Oswick/yes; Mr. Spetrino/yes

Motion passes

## **New Members Welcome**

Board welcomed new alternate board member, Jeff Sherwood with term expiring December, 2026.

## **Decision on need to appoint secretary annually**

Tabled

## **Zoning Inspector Update**

Mr. Alusheff presented potential wording to amend the Zoning Resolution to allow Accessory Dwelling Units (ADUs). The community expressed a desire for ADUs in the 2020 Survey and again in the most recent 2025 Survey. Committee reviewed the information presented and after discussion determined to table this for a meeting in the future.

Brainstormed ideas how to help educate our residents about what the different zoning committees do. How can we better utilize our website?

Determined potential order of review of Articles in the Zoning Resolution. This review will focus on grammar, typos, and correct O.R.C. references. Do we want to consider using the Lexible system which alerts the user to O.R.C. changes?

Looking to get a legal opinion on need to actually refer to the actual O.R.C. section number, is it permissible to say, "as per the O.R.C." without referencing the section number?

First Articles to review include: Article 1, 3, 4, 10, 12 and 13. Article 5 and 6 will be the last two reviewed. Targeted date for a potential amendment with these changes/cleanups will be March 18<sup>th</sup>. This date would work well for the Planning Commission as well.

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## **Items for near future consideration**

- Continue to review Zoning Resolution by Section/Article
- Continue to review accessory building sizes
- Update definition section of Zoning Resolution
- How height is determined

## **Next Meeting**

February 4, 2026 at 7:00 p.m.

**Meeting Called to Close at:** 8:35 p.m.

Approved by: Chester Township Zoning Commission February 4, 2026

Final Review by: \_\_\_\_\_  
Jon Oswick, Chair