

Chester Township Zoning Commission Meeting Minutes

| Wednesday, March 18, 2026 7:00 PM |

Chester Town Hall – Audio Recording on File

Meeting Called to Order by Mr. Oswick at 7:02 p.m.

Members present: Mr. Lauro; Mr. Oswick, Mr. Rosenbaum, Mr. Sherwood*, Mr. Spetrino*

Members absent: Mr. Kats, Mr. Mersol

Zoning Inspector: Chris Alusheff

Admin present: Kathleen McCarthy

BoT member present: None

*Mr. Sherwood and Mr. Spetrino voting members at this meeting in absence of Mr. Kats and Mr. Mersol.

Mr. Oswick led the group in the Pledge of Allegiance

Approval of Minutes

Mr. Spetrino moved to approve the minutes of the March 4, 2026 meeting as presented; Mr. Oswick seconded.

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

Motion passes

Decision on need to appoint secretary annually at Organizational Meeting

While it is not necessary to motion and vote on Zoning Secretary at annual Organizational meeting, group determined to leave it in bylaws at this time.

Initiate ZC-2026-1

Mr. Lauro moved; Mr. Spetrino seconded the following motion:

That an amendment to the Chester Township Zoning Resolution, identified as number ZC-2026-1, consisting of 5 pages, Marked Exhibit "A" and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chester Township Zoning Commission this 18th day of March, 2026.

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

Motion passed

Mr. Lauro moved; Mr. Spetrino seconded the following motion:

That the Chester Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number ZC-2026-1, to the Chester Township Zoning Resolution as attached hereto on the 15th day of April, 2026 at 7:00 o'clock p.m. at the Chester Town Hall.

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

Motion passed

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Forms 22, 27 and 30 were signed.

General discussion on accessory buildings size and corresponding height. This is a frequent cause for a BZA hearing. Need to develop a regulation that allows property owners larger buildings with increased height.

Next Sections to review in Zoning Resolution

Mr. Alusheff and Mr. Mersol will begin working on Section 12 and 13 of the Zoning Resolution for future consideration. Question regarding Section 1202.2 Powers of the Township – Is this state-of-the-art language?

Items for future consideration

- Continue to review Zoning Resolution for possible modifications by Section/Article
- Continue to review accessory building sizes and heights
- How height of structures is determined
- ADUs

Next Meeting

April 1, 2026 at 7:00 p.m.

Meeting Called to Close at: 8:25 p.m.

Approved by: Chester Township Zoning Commission April 15, 2026

Final Review by: _____
Jon Oswick, Chair