



State of New Jersey

Highlands Water Protection and Planning Council
100 North Road (Route 513)
Chester, New Jersey 07930-2322
(908) 879-6737
(908) 879-4205 (fax)
www.nj.gov/njhighlands



PHILIP D. MURPHY
Governor

CARL RICHKO
Chairperson

SHEILA Y. OLIVER
Lt. Governor

LISA J. PLEVIN
Executive Director

CONSISTENCY REVIEW AND RECOMMENDATIONS REPORT

**INCORPORATED BY REFERENCE INTO HIGHLANDS
COUNCIL RESOLUTION 2020-03**

**PETITION FOR HIGHLANDS CENTER DESIGNATION
BOROUGH OF CHESTER, MORRIS COUNTY**

Prepared by the State of New Jersey Highlands Water Protection and
Planning Council in Support of the Highlands Regional Master Plan

JANUARY 2020

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report

INTRODUCTION

The New Jersey Highlands Water Protection and Planning Council (“Highlands Council”) approved the Borough of Chester’s Petition for Plan Conformance on July 21, 2016, by adoption of Resolution #2016-6. The Borough conformance area is municipal-wide and is entirely within the Planning Area. Since the time of Highlands Council approval, the Borough has made steady progress toward completion of all required Plan Conformance implementation tasks, as set forth in the Highlands Implementation Plan and Schedule.

In the process of completing its Petition for Plan Conformance, the Borough determined, and the Highlands Council concurred, that Highlands Center designation should be studied for the municipality. This initiative was completed with assistance of Highlands Council funding, as an eligible component of the Highlands Council Plan Conformance program. The resultant analyses propose designation of a Highlands Center within the Borough, which is intended to advance the goals and intents of both the Borough Master Plan and the Highlands Regional Master Plan (RMP). The Borough petitioned the Highlands Council for designation of a Highlands Center on October 3, 2019.

This Consistency Review and Recommendations Report (“Report”) has been prepared by Highlands Council Staff for consideration by the Highlands Council as to the consistency of the Center Designation, proposed by the Borough of Chester, with the RMP. The Report begins with a brief summary of Plan Conformance activities, including a Plan Conformance status update indicating completion of required implementation tasks by date. The Staff recommendation is for approval with conditions of the Petition for Highlands Center Designation as proposed by the Borough.

**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report**

REPORT SUMMARY

Municipality: Borough of Chester

Date of Amended Petition Submission: October 3, 2019

Date Deemed Complete: October 17, 2019

Highlands Center Proposal: Chester Borough Center (1,020 Acres, 100% of the Borough)

Staff Recommendation: Approve Amended Petition with Conditions

PLAN CONFORMANCE STATUS UPDATE

| Implementation Task | Completion |
|---|---------------------------------------|
| 1. Petition for Plan Conformance | Approved by Highlands Council 7/21/16 |
| 2. Planning Area Petition Ordinance | Adopted 9/20/16 |
| 3. Master Plan Reexamination Report | Adopted 11/21/16 |
| 4. Highlands Municipal Referral Ordinance | Adopted 12/20/16 |
| 5. Highlands Master Plan Element | Adopted 3/9/17 |
| 6. Highlands Land Use Ordinance | Adopted 6/20/17 |
| 7. Highlands Center Designation Study | 10/3/19 |
| 8. Wastewater Management Plan (WMP) | In Progress |

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report

A. REVIEW OF ADMINISTRATIVE SUBMITTALS

1. **Resolution or Ordinance.** Consistent. Chester Borough Resolution # 2019-102 was adopted on August 12, 2019, requesting that the Highlands Council amend the Borough’s Petition for Plan Conformance to include a designated Highlands Center.
2. **Highlands Center Feasibility Report.** Consistent.

B. SUBSTANTIVE REVIEW

The Borough of Chester established a sub-committee comprised of Planning Board and governing body members to investigate the feasibility of designation of a Highlands Center within the municipality. With the assistance of its planning consultant, this effort culminated in production of a “Highlands Center Designation Feasibility Report,” dated October 3, 2019. The Borough submitted the study to the Highlands Council on October 3, 2019 with a request that the Highlands Council amend the previously approved Petition for Plan Conformance to include the Highlands Center. The “Highlands Center Designation Feasibility Study” is attached as Appendix A of this Report.

1. **Proposed Boundaries.** Consistent.

Boundary Summary: The Borough is 100% Planning Area. The entirety of the Borough will be contained within the center boundaries with 308 Acres to be located in Highlands Environmental Resource Zones (HERZ).

Highlands Environmental Resource Zones (Figure 1): *A Highlands Environmental Resource Zone (HERZ) is a land area within a designated center that contains environmentally sensitive resources. The delineation of the HERZ recognizes that a designated center, while generally suitable for future development and redevelopment, may contain areas of sensitive resources that may require additional protections. Each HERZ will be identified according to its features and be afforded appropriate planning and management as part of the comprehensive center planning.*

The majority of the proposed Chester Borough Center is currently developed and identified as Existing Community Zone. Undeveloped areas within the Borough are constrained by wetlands and critical habitat and are currently designated as Protection Zone. Highlands resources within the developed area are very limited. Where Highlands resources do exist within the proposed Highlands Center, they will be protected in the same manner as those resources existing in the Protection Zone of the Planning Area. All HERZ are to be protected as a condition of Highlands Center planning, along with additional conditions enumerated here and repeated under the “Conditions” section below. These conditions are specific to the Chester Borough Highlands Center, to address potential impacts to Highlands resources known to be located within the proposed Center boundaries.

The proposed HERZ primarily consist of three significant areas. The western area, encompassing the majority of the land west of Route 206 and north of County Route 513, consists of critical habitat and wetlands. The second area, located to the south of Oakdale Road, consists of wetlands and Category-1 (C-1) tributaries. The third area, located to the

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report

north of North Road (County Route 513), abutting the eastern Borough border, contains wetlands, critical habitat, and forest resource area.

All areas mapped as HERZ will remain subject to the protections set forth for the Protection Zone of the Land Use Capability Zone Map in the Regional Master Plan and Highlands Land Use Ordinance (the most restrictive zone). However, due to the condition of the Borough's wastewater treatment plant and numerous failing subsurface disposal systems and cesspools located throughout the developed portion of the Borough, a new wastewater treatment plant is proposed adjacent to one of the proposed HERZ. The feasibility study for the proposed treatment plant, funded by the Highlands Council, demonstrated that the only practical location for the needed surface water discharge is in the vicinity of the HERZ located to the south of Oakdale Road in the north-central area of the Borough. The extension of a wastewater discharge into the Oakdale Road HERZ is recommended to be permitted to address issues of public health and safety. Such extension will not provide service to any new development in the HERZ. Such a discharge would be required to meet all the applicable standards for a discharge into the waterway. Additional details on wastewater service can be found in Section 3A of this report.

2. **RMP Goals, Policies and Objectives.** Consistent.

(The following is excerpted from the Borough's Center Planning document prepared by Banisch Associates, attached as Appendix A.)

The Borough is almost entirely designated Existing Community Zone with pockets of Existing Community Environmentally Constrained found in select areas. The western portion of the Borough, and areas to the northeast, where areas of forests and wetlands are found, are in the Protection Zone. These areas have not been developed or are underdeveloped for the area given the environmental constraints. However, as part of the Center plan, the Borough envisions two minor incursions into the area currently designated Protection Zone for (1) residential development on Mill Ridge Lane adjacent to existing office and residential development; and (2) construction of a new wastewater treatment plant on Oakdale Road in the vicinity of the existing sewage treatment plant, which today is designated Protection Zone. It is not envisioned that remaining areas currently designated Protection Zone in Chester Borough will be further developed. Instead, the Borough will maintain these areas as they exist today to protect the integrity and function of the natural systems recognized by the Protection Zone designation.

In addition, center designation will further the Borough's long-term planning goals and is heavily aligned with the Highlands RMP goals and objectives, in particular for smart growth and economic development (see Appendix A).

3. **Plan Conformance Procedures Implementation Plan.** Consistent. The Highlands Center Implementation Plan shall include the proposed center boundaries, the purpose and goals of the proposed center, the relationship of the RMP goals, policies, and objectives to those of the proposed center, a description of the built and natural resources within the proposed

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report

boundaries, and a narrative of how the municipality intends to undertake implementation of the center.

- A. Infrastructure: The proposed Highlands Center is located in an area with sufficient water availability, water supply, and wastewater, and is appropriate for increased land use intensity.

Public Water Service: Chester Borough is provided with public water service primarily from NJ American Water. New Jersey American Water indicates that there is sufficient water supply available for the Borough, with an estimated available capacity of 0.050 MGD, which is expected to increase of 0.100 MGD in 2021 due to infrastructure upgrades. There is no indication that potable water supply would be a limiting factor to future development.

Wastewater Service: The sewerage system of the Borough is currently exceeding capacity and numerous failing cesspools and subsurface disposal systems are creating a public health and safety issue. The Highlands Council is funding the Borough's efforts to replace and expand its treatment plant to accommodate existing failing private systems and limited infill development and redevelopment.

The Borough has conducted a feasibility analysis and has met with NJDEP and the Highlands Council to discuss the construction of an upgraded treatment facility. The designation of the Borough as a Highlands Center will help to facilitate the necessary upgrades of the wastewater system within the Borough. Continuation of the work towards these upgrades is recommended as a condition of approval and grant funding is recommended to be provided as part of the implementation plan.

As a condition of approval, the existing Highlands Land Use Ordinance will maintain the septic densities and other requirements of the Existing Community Zone where it currently exists and apply the Protection Zone septic density requirement and the limitation of extension of public/community water and sewer to any area designated as a Highlands Environmental Resource Zone (HERZ). It appears that there are no existing lots in the Borough that are not deed restricted that would be sub-dividable under either the ECZ density or HERZ density.

- B. Resource Protection: The proposed Highlands Center is consistent with the resource protection standards of the Regional Master Plan, in accordance with the intent and purpose of the Highlands Act.

Chester Borough's location at the intersection of 206 and County Route 513 make it a crossroads of the surrounding region. The Borough is largely developed and contains limited resources that are not on deed restricted properties. Where resources do exist, they are generally on small, private single-family lots that are either exempt from the Highlands Act and RMP or do not meet the applicability standards of the Highlands Land Use Ordinance. As a condition of approval, the currently adopted Chester Borough Highlands Land Use Ordinance will be amended to afford the same

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report

protections to the HERZ as those of the Protection Zone (the most protective zone in the Planning Area).

- C. **Smart Growth and Low Impact Development (LID):** The proposed Highlands Center is consistent with the Smart Growth and LID standards of the Regional Master Plan.

Chester Borough's existing land use pattern is the product of more than two centuries of settlement, growth, and development. Much of the Borough's early historic settlement grew out of the rural farming economy of the 18th and 19th centuries that prevailed in west Morris County. Early development occurred along Main Street, which today is a vital and very active center of community life. Land use in Chester Borough is compact and efficient and it cannot reasonably be characterized as suburban or urban sprawl.

Chester Borough is a center of commercial and tourism activities within the Region. The continued development of the Borough through proposed redevelopment areas and expansion of sewer service will promote economic development, while implementing HERZ will afford critical protection of important resources.

- D. **Land Use:** There is a need for land uses within the community that may be met by the Highlands Center, particularly those that complement local and regional (or sub-regional) socio-economic needs and provide for affordable housing, increased transit opportunities, and the potential use of Highlands Development Credits.

Chester Borough is currently addressing two primary issues that are limited by the current LUCZ designations and lack of center designation. The first is the replacement and expansion of its existing wastewater treatment plant. Replacement of the plant will permit the Borough to connect residences and businesses that have failing subsurface disposal systems and cesspools thus improving the overall water quality in the area. The proposed wastewater treatment plant is anticipated to improve water quality in the discharge stream based on the elimination of "human markers" caused by failing subsurface disposal systems presently found in the stream. Designation of the Borough as a Center will permit the flexibility to implement the wastewater management project.

Second is the proposed development of the Turkey Farm and Mill Ridge Lane properties, which is a component of the Borough's affordable housing settlement. Sections of each property are designated Protection Zone under the current LUCZ mapping, which will not afford the density proposed in the settlement agreement. It is important to note that Mill Ridge Lane was developed after the creation of the LUCZ mapping for the RMP. The settlement agreement provides for infill development in those areas of the Protection Zone currently surrounded by development. Designation of the Borough as a Center will provide the flexibility to meet the requirements of the affordable housing settlement agreement, while implementation of a HERZ will ensure that critical natural resources remain protected.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report



C. STAFF RECOMMENDATIONS

The Highlands Council Staff recommends that the Borough of Chester’s Petition for Designation of the Highlands Center, as discussed and illustrated in detail in Appendix A of this Report (Chester Borough “Highlands Center Designation Feasibility Report”), be approved with conditions. These conditions include the continued progress toward completion of all remaining and new Plan Conformance Implementation Tasks as set forth in the Implementation Plan and Schedule (IPS)(Appendix B), and adoption of Amendments to the Highlands Land Use Ordinance to implement Highlands Environmental Resource Zones.

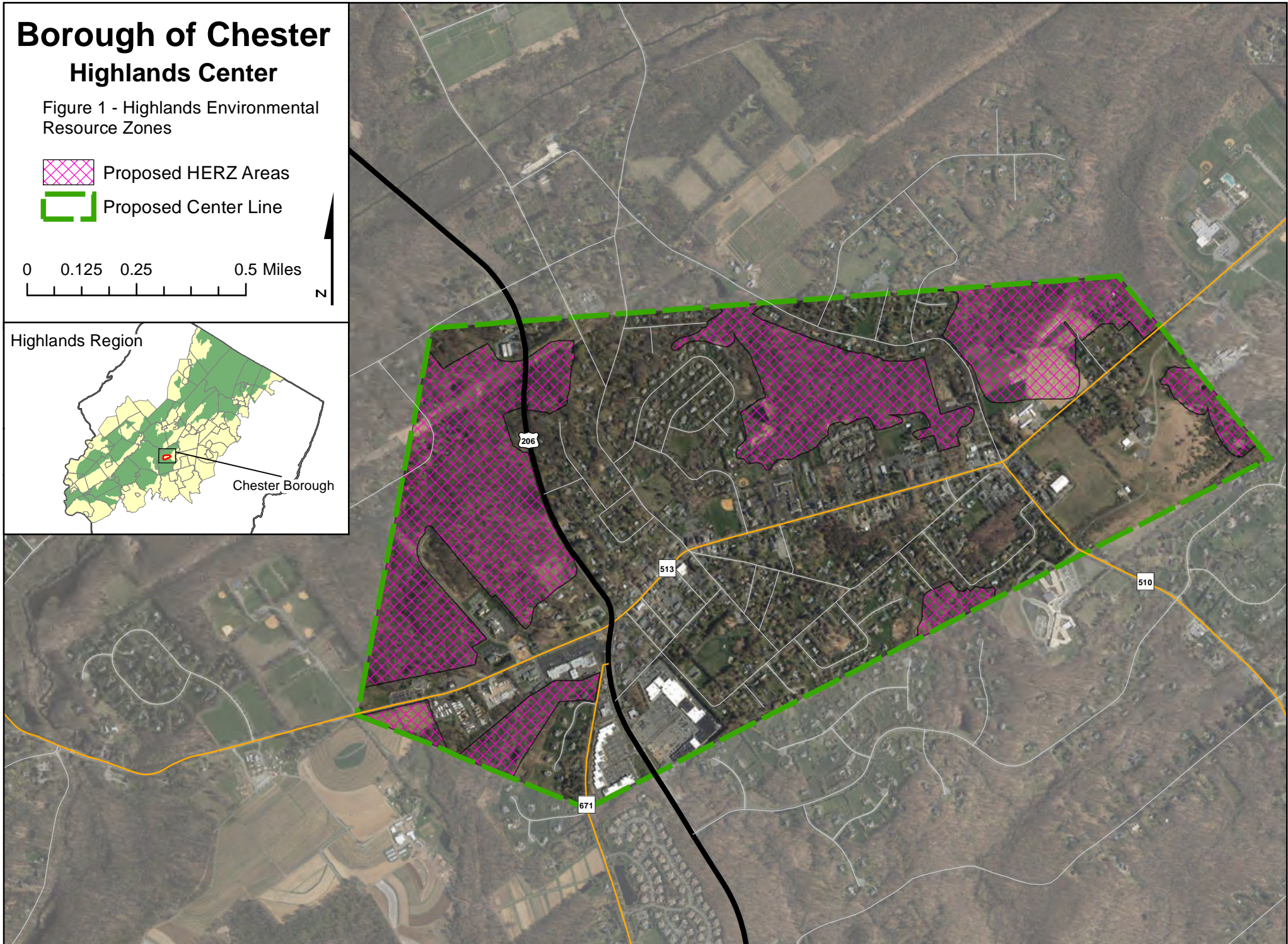
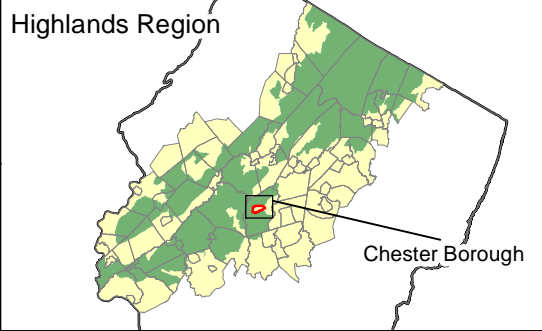

The Council’s approval of the Borough’s Highlands Center designation will specifically include grant funding for those items listed in Fiscal Year 2020 of the IPS. Funding for items beyond Fiscal Year 2020 are subject future Highlands Council approval. The Borough will not be liable to complete items on the IPS that are not funded by the Highlands Council.

Borough of Chester Highlands Center

Figure 1 - Highlands Environmental
Resource Zones

-  Proposed HERZ Areas
-  Proposed Center Line

0 0.125 0.25 0.5 Miles



NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report

APPENDIX A

HIGHLANDS CENTER DESIGNATION FEASIBILITY REPORT

Borough of Chester, Morris County

Chester Borough
Morris County

Highlands Center Designation Feasibility Report

Request for New Jersey Highlands Council Center Designation

Approved by Chester Borough Land Use Board:
September 26 2019

Implementation Plan / Schedule Revisions
& Submitted to NJ Highlands Council Staff:
October 3, 2019

Introduction

This is Chester Borough's Phase 1 Highlands Center Designation Investigation Report that identifies Chester Borough's planning considerations in support the Borough's request for Highlands Center designation from the Highlands Council. Chester Borough wishes to designate the municipality a Highlands Center and utilize the designation to support Center-based planning for development, redevelopment and infrastructure development that is appropriately scaled to address existing infrastructure needs and maintain Chester Borough's small-town quality of life and historic character.

The Borough of Chester is located in the southwest portion of Morris County surrounded by the Township of Chester. The Borough is 1.45 square miles and located at the cross-roads of State Route 206 and County Route 513. The Borough is a small residential community that is well-known throughout the region and the State for its picturesque historic character. Chester Borough's Main Street Historic District is well known for its attractive historic buildings, specialty shops and commercial services. In addition, the Borough's regional shopping centers along the US Route 206 state highway corridor serve the regional population and the traveling public that relies on this primary north/south access highway serving west Morris County. As of 2010, the Borough's population was 1,649 people and included approximately 650 (647) housing units in Chester Borough.

Chester Borough conformed the municipal Master Plan and development regulations to the New Jersey Highlands Regional Master Plan (RMP) in accordance with New Jersey Highlands Council RMP "Plan Conformance" procedures for the Highlands Planning Area. Chester Borough was previously recognized as an Identified Center in the NJ State Development and Redevelopment Plan. Under RMP procedures the Borough has the option to seek designation of the Borough as a New Jersey Highlands Center. In accordance with Highlands Center designation procedures, Chester Borough has prepared this Phase 1 investigation report for acceptance by the Highlands Council as a Highlands Center, subject to Highlands Council approval.

The Chester Borough Mayor and Council and the Land Use Board have investigated the Highlands Center designation and determined that designating the Borough a Highlands Center is consistent with and supports Chester Borough's long-term planning objectives to protect the character and scale of existing residential neighborhoods and non-residential areas in the Borough. Through the Highlands Center designation the Borough will seek to expand wastewater treatment capacity and extend wastewater collection lines to eliminate an existing long-standing, undesirable and unsustainable condition of individual on-site septic systems on both residential and nonresidential substandard lots. Addressing this condition in the Borough has been a long-standing planning objective.

In addition to correcting existing deficiencies, Chester Borough plans to utilize the Highlands Center designation planning opportunity to support the goal of providing for modest, incremental new residential and non-residential development planned at a scale appropriate to the Borough's community character protection goals and objectives. At the

same time, Chester Borough seeks to facilitate redevelopment through Center designation to repurpose lands capable of contributing to the general welfare by diversifying housing opportunities and facilitating appropriately-scaled new non-residential development to serve the needs of the community and the region.

Proposed Highlands Center Boundary

Chester Borough's Historic District and the majority of non-environmentally constrained land is nearly built-out in traditional patterns of residential neighborhoods, a Main Street commercial center, in highway commercial centers and nodes of office and commercial uses that establish an important regional employment resource. At the same time local planning and capital investments have established a substantial inventory of active and passive open space and protected environmentally-sensitive lands that reinforce the Borough's small-town character. Chester Borough seeks to designate the entire Borough as a Highlands Center ([Figure 1](#)) and implement a Center management strategy that appropriately maintains and protects the form, function and character of the Borough's built and natural environment. Chester Borough Mayor and Council adopted Resolution No. R 2019-102 on August 13, 2019 designating the entire Borough a Highlands Center and identifying certain parcels for future Redevelopment Investigation by the Land Use Board.

Land Use

Land use in Chester Borough is compact and efficient and it cannot reasonably be characterized as suburban or urban sprawl. Land use is constrained by the lack of adequate wastewater collection and treatment capacity. Less than one-half of existing residential land use is served by centralized wastewater collection and treatment facilities and a substantial portion of the nonresidential land uses on Main Street and West Main Street likewise rely on individual subsurface sewage disposal systems. Most development in Chester Borough is dependent upon individual subsurface disposal systems and is characterized by undersized lots. Additionally, centralized water serves less than one-half of the existing land use in Chester Borough. The municipality is near build-out with few remaining greenfield and infill development opportunities; however, meaningful redevelopment and incremental growth opportunities remain if infrastructure becomes available to first: remediate existing substandard wastewater treatment conditions; and second to support limited new growth.

Chester Borough's existing land use pattern is the product of more than two centuries of settlement, growth and development. Much of the Chester Borough's early historic settlement grew out of the rural farming economy of the 18th and 19th centuries that prevailed in west Morris County. The remnants of a local iron ore mining economic boom in the latter 19th century are etched in Chester Borough's Main Street Historic District architecture. Early development occurred along Main Street which today is a vital and very active center of community life. Post war era suburban shopping center and highway commercial development extended Chester Borough's commercial core south of

Main Street along Route 206 and to the west across Route 206 on West Main Street. The early 2000's brought a new shopping center on Route 206 and several 16,000 sq. ft. office buildings to the Borough.

The Borough's residential neighborhoods are primarily situated east of Route 206 and extend to the north and south Borough boundaries from the Main Street downtown commercial core. The Borough's housing stock is a diverse mix of higher- and medium-density historic, post war era, and latter 20th century suburban neighborhoods. Lower, rural-density neighborhoods adjoin Chester Township at the periphery of the Borough's boundaries. There were just 180 dwelling units in Chester Borough in 1950 accounting for less than 30% of the housing units in the Borough today. The majority of the housing units in Chester Borough are attributable to housing booms following 1950. The decades of 1960's, 1980's and 2000's each brought well over 50 dwelling units to the Borough; and the 1970's and 1990's each brought nearly 100 dwelling units to Chester Borough. (Figure 2).

As part of this Highlands Center investigation Chester Borough Mayor and Council identified a list of seven Redevelopment Investigation Areas for the Planning Board to investigate under the provisions of the NJ Local Redevelopment and Housing Law (LRHL) in a Phase 2 Highlands Center investigation. These include five (5) existing developed sites and three undeveloped sites. In addition, the Borough previously designated the Larison's Turkey Farm 25-acre site a Redevelopment Area in 2014 under the LRHL – this site is located at the Route 206 / West Main Street corner and was formerly the Larison's Turkey Farm and restaurant site. Chester Borough's plan for this site includes: affordable housing (36 apartments), office development (approx. 25,000 sq. ft.) a new restaurant, organic farm and commercial farm stand. On Mill Ridge Lane adjacent to the Turkey Farm tract, the Borough plans on the development of 20 townhouses on subdivided land and an improved road with existing developed drainage facilities that was previously approved and partially developed for single-family residential development, of which only one of the approved homes was ever developed.

The Phase 2 Redevelopment opportunities identified by Chester Borough for Center planning will be investigated and planned under the provisions of the NJ Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) to determine if the physical conditions of each establish the need for redevelopment. Where determined to be appropriate and necessary, Chester Borough will identify appropriately-scaled land uses that promote the general welfare and reinforce the Borough's existing land use character and the planning goals (see section below on Goals and Objectives below). Among the redevelopment objectives that the Borough would seek to advance under this initiative are modest-scale additions to the Borough's land use inventory, including, but not limited to:

1. Small-lot detached residential development;
2. Mixed-use nonresidential and residential development, appropriately situated within the nonresidential fabric of the community;

3. Additional restaurants or other tourism-based uses capable of serving the needs and demands of residents and visitors to the region;
4. Additional diversification of housing choice, such as multi-family housing including affordable housing; and
5. Additional commercial, office and employment generating uses to serve the needs of residents in the region.

The sites authorized by Mayor and Council for Redevelopment Investigation by the Land Use Board are depicted on [Figures 1 – 6](#).

Zoning

The zoning in the Borough reflects the existing historic land use pattern. The Borough's downtown core includes business and commercial districts that permit an assortment of small-scale commercial, retail, service and office uses consistent with the historic character of the area. General business/commercial, office and professional office zoning is established along the Route 206 corridor south of Main Street and along West Main Street on the west side of Route 206. Nonresidential zoning in the Borough is limited to the major thoroughfares: Route 206, Main Street and West Main Street. The remaining areas of Chester Borough are designated residential zones, which range from high density (R-HD), low density (R-LD), and Planned Low Density (R-PLD) ([Figure 3](#)).

Chester Borough intends to undertake an examination of zoning as part of the long-range Center planning process to identify where inconsistencies between existing land use and zoning regulations may exist. This examination will be directed at identifying whether and to what degree zoning amendments may be necessary to better align permitted uses, densities and intensities of development in the zoning ordinance with existing and desirable future conditions; and where needed to best implement the Borough's goals and objectives for existing and future land use. By way of example, the Borough's two residential zoning designations include minimum lot size requirements that render many existing developed lots nonconforming, which may indicate the need for adjustments to zoning.

Chester Borough will investigate Redevelopment Area designations as part of the Center planning process. The Borough will identify future land uses, development densities and intensities in Redevelopment Plans for sites that may be designated Redevelopment Areas. Redevelopment Plans will be consistent with Chester Borough's historic preservation and community character protection goals and objectives.

Assets

Chester Borough's highly sought-after public-school education, the library, local parks and open space are among the prized assets of the community. The Borough's major assets include its historic character and treasured downtown core. The Chester Borough Historic District is listed on the NJ Register of Historic Places (Chester Historic District (ID#3869), SHPO Opinion 9/25/2001) and is identified on ([Figure 4](#)). The Borough's

Historic District retains its pre-World War II architecture and attracts residents and tourists alike to a variety of small scale tourism-oriented shopping, restaurants and businesses. Highway commercial shopping centers provide goods and services for residents and those residing outside the Borough in nearby communities within the west Morris County region. Chester Borough's stable, attractive and well-maintained residential neighborhoods embody quintessential small-town American life.

Water and Wastewater Areas

Portions of Chester Borough are served by a mix of public water and wastewater facilities as well as private on-site facilities (Figures 5 & 6). The downtown core includes sewer and water infrastructure and portions of nearby residential neighborhoods that are also connected to the Borough's centralized public water and wastewater collection and treatment system. However, the majority of existing residential neighborhoods in the Borough, which are currently designated Highlands Existing Community on the RMP Land Use Capability Map, are undersized lots with private wells and individual subsurface sewage disposal systems, which is an undesirable, unsustainable, but correctable condition.

Chester Borough will seek to expand wastewater collection and treatment to serve virtually all land uses in the Borough through the Highlands Center designation process and applicable NJDEP wastewater management planning rules. Chester Borough's preliminary investigations with NJDEP that have been undertaken through Highlands Plan Conformance grant funding which indicate that expanded wastewater treatment capacity with construction of a new centralized sewage treatment facility is achievable under NJDEP rules and consistent with environmental and natural resource protection standards. Chester Borough's regional location along the Route 206 corridor, its compact land use patterns and wealth of regionally-oriented nonresidential land use assets combine to serve the region as a Center. It is appropriate to establish the infrastructure necessary to remediate existing health-safety issues, as well as accommodate land use changes that will further the objective of serving the needs of residents of the Highlands region and for Chester Borough to better function as a Center.

Designation of Chester Borough for a Highlands Center is not expected to cause secondary growth outside of the developed areas of the Borough or nearby in the Township. Rather, Highlands Center designation planning and sewer infrastructure development will respond to the need to serve existing development that is not connected to sewer service and allow for modest change and redevelopment of sites that are constrained from changing or expanding due to wastewater treatment capacity constraints.

Relationship to Highlands Regional Master Plan

The Borough is almost entirely designated Existing Community Zone with pockets of Existing Community Environmentally Constrained found in select areas. The western portion of the Borough, and areas to the northeast, where areas of forests and wetlands

are found, are in the Protection Zone. These areas have not been developed, or are underdeveloped for the area given the environmental constraints. However, as part of the Center plan, the Borough envisions two minor incursions into the area currently designated Protection Zone for (1) residential development on Mill Ridge Lane adjacent to existing office and residential development; and (2) construction of a new wastewater treatment plant on Oakdale Road in the vicinity of the existing sewage treatment plant, which today is designated Protection Zone. It is not envisioned that remaining areas currently designated Protection Zone in Chester Borough will be programmed for change. Instead, the Borough will maintain these areas as they exist today to protect the integrity and function of the natural systems recognized by the Protection Zone designation.

Coordination with Chester Borough LUP Highlands RMP Goals and Objections

Center designation will further the Borough's long-term planning goals and are heavily aligned with the Highlands RMP goals and objectives, in particular for smart growth and economic development.

The goals of the *Chester Borough 2002 Master Plan* are identified below with the corresponding Highlands RMP goals, objectives and policies located underneath.

1. To promote an attractive quality of life for all residents, visitors, merchants, and others residing, conducting business or involved with leisure time activities in the Borough.

Goal 8A: SUSTAINABLE ECONOMIC DEVELOPMENT IN THE HIGHLANDS REGION.

Policy 8A1: To maintain and expand the existing job and economic base by promoting appropriate, sustainable, and environmentally compatible economic development throughout the Highlands Region.

GOAL8D: EXPANSION OF INNOVATIVE TECHNOLOGY AND ENTREPRENEURIAL BUSINESSES INCLUDING HOME OFFICE, ENERGY EFFICIENCY, AND RESOURCE CONSERVATION ENTERPRISES IN THE HIGHLANDS REGION.

Policy 8D1: To ensure opportunities for home office, entrepreneurial, and other small business activities in the Highlands Region.

2. To recognize the special qualities of the Main Street downtown area and preserve its historic character.

GOAL 4A: PROTECTION AND PRESERVATION OF THE HISTORIC, CULTURAL AND ARCHAEOLOGICAL RESOURCES OF THE HIGHLANDS REGION.

Policy 4A3: To ensure through local development review, where a municipality has adopted an historic preservation ordinance under Policy 4C2, that human development does not adversely affect the character or value of resources which are listed on the Highlands Historic and Cultural Resource Inventory to the maximum extent practicable.

Policy 4A7: To promote historic and cultural heritage tourism in the Highlands Region.

3. To maintain a balance between the land use, infrastructure, and circulation elements of the plan thereby protecting existing residential neighborhoods.

GOAL 2K: ALL EXISTING AND FUTURE DEVELOPMENT IN THE HIGHLANDS REGION THAT USE PUBLIC WASTEWATER TREATMENT SYSTEMS ARE SERVED BY ADEQUATE AND APPROPRIATE INFRASTRUCTURE.

GOAL5C: TRANSPORTATION IMPROVEMENTS WITHIN THE HIGHLANDS REGION THAT ARE CONSISTENT WITH THE HIGHLANDS REGIONAL MASTER PLAN.

Policy 5C3: To limit road improvements through local development review and Highlands Project Review where roads are constrained by topography, forested lands, or the community character of land uses fronting on the road.

GOAL 6F: SUPPORT OF COMPACT DEVELOPMENT, MIXED USE DEVELOPMENT AND REDEVELOPMENT AND MAXIMIZATION OF WATER, WASTEWATER AND TRANSIT INFRASTRUCTURE INVESTMENTS FOR FUTURE USE OF LAND AND DEVELOPMENT WITHIN THE EXISTING COMMUNITYZONE.

Policy 6F5: To ensure that development and redevelopment in the ECZ are compatible with existing community character.

4. To permit development in a manner so as to protect environmentally sensitive areas and features.

GOAL 6E: INCORPORATION OF REGIONAL DEVELOPMENT PATTERNS AND RELATED ENVIRONMENTALLY SENSITIVE AREAS WITHIN EXISTING COMMUNITYZONES.

Policy 6E1: To promote the location of sustainable and economically viable development activities in the Existing Community Zone where not constrained by existing environmentally sensitive resources.

GOAL 6H: GUIDE DEVELOPMENT AWAY FROM ENVIRONMENTALLY SENSITIVE AND AGRICULTURAL LANDS AND PROMOTE

DEVELOPMENT AND REDEVELOPMENT IN OR ADJACENT TO EXISTING DEVELOPED LANDS.

Policy 6H4: To promote compatible growth opportunities that include in-fill development, adaptive re-use, redevelopment, and brownfields redevelopment in existing developed areas.

5. To provide regulations permitting a varied selection of housing types.

GOAL 6N: USE OF SMART GROWTH PRINCIPLES, INCLUDING LOW IMPACT DEVELOPMENT, TO GUIDE DEVELOPMENT AND REDEVELOPMENT IN THE HIGHLANDS REGION.

Policy 6N5: To require through Plan Conformance that municipalities and counties incorporate programs for community and neighborhood design that support a variety of housing options, mixed uses, redevelopment, adaptive re-use of historic sites and structures, and infill development in their master plans and development regulations.

GOAL 6O: MARKET-RATE AND AFFORDABLE HOUSING SUFFICIENT TO MEET THE NEEDS OF THE HIGHLANDS REGION WITHIN THE CONTEXT OF ECONOMIC, SOCIAL, AND ENVIRONMENTAL CONSIDERATIONS AND CONSTRAINTS.

6. To provide appropriate types, quantities, and quality of municipal facilities to serve the needs of the community.

GOAL 6O: MARKET-RATE AND AFFORDABLE HOUSING SUFFICIENT TO MEET THE NEEDS OF THE HIGHLANDS REGION WITHIN THE CONTEXT OF ECONOMIC, SOCIAL, AND ENVIRONMENTAL CONSIDERATIONS AND CONSTRAINTS.

Policy 6O5: To locate and maintain community facilities and services that support compact development patterns, shared services, and provide a high level of service.

Policy 6O6: To require that conforming municipalities identify existing and planned community facilities and encourage shared service opportunities as part of the local Community Facility Plan element.

7. To maintain a balance between residential and nonresidential uses to ensure a stable and sound community tax base and local employment opportunities.

GOAL 8A: SUSTAINABLE ECONOMIC DEVELOPMENT IN THE HIGHLANDS REGION.

Policy 8A6: To require that conforming municipalities develop an economic plan element that provides strategies for achieving sustainable and appropriate economic development consistent with local desire and identifies any development, redevelopment, and brownfield opportunities.

Objective 8A6a: Coordinate with municipalities and counties as local and regional strategies are developed to improve the tax base and to create jobs and economic opportunities consistent with the policies and objectives of the RMP.

8. To promote the conservation and preservation of the Borough's existing and potential historic sites and districts to ensure consistency with the Borough's architectural heritage.

GOAL 4A: PROTECTION AND PRESERVATION OF THE HISTORIC, CULTURAL AND ARCHAEOLOGICAL RESOURCES OF THE HIGHLANDS REGION.

9. To avoid inappropriate and inconsistent development, while preserving the community's traditional design.

GOAL 6F: SUPPORT OF COMPACT DEVELOPMENT, MIXED USE DEVELOPMENT AND REDEVELOPMENT AND MAXIMIZATION OF WATER, WASTEWATER AND TRANSIT INFRASTRUCTURE INVESTMENTS FOR FUTURE USE OF LAND AND DEVELOPMENT WITHIN THE EXISTING COMMUNITY ZONE.

Policy 6F1: To promote compatible development and redevelopment within the ECZ.

Policy 6F5: To ensure that development and redevelopment in the ECZ are compatible with existing community character.

10. To encourage open communication between the Borough government and all parties with an interest in the private sector for the purpose of exploring common issues.

GOAL 10A: MAXIMIZE MUNICIPAL PARTICIPATION TO ENSURE THE REGIONAL MASTER PLAN ACHIEVES ITS LONG TERM GOALS OF PROTECTING, ENHANCING AND RESTORING HIGHLANDS RESOURCES AND MAINTAINING A SUSTAINABLE ECONOMY IN THE HIGHLANDS REGION.

11. To encourage recycling, resource recovery, and the use of energy efficient development.

GOAL 6N: USE OF SMART GROWTH PRINCIPLES, INCLUDING LOW IMPACT DEVELOPMENT, TO GUIDE DEVELOPMENT AND REDEVELOPMENT IN THE HIGHLANDS REGION.

Policy 6N1: To establish smart growth programs and Low Impact Development principles for use within the Highlands Region to guide and control development and redevelopment throughout the Highlands Region.

12. To encourage the stabilization of all neighborhood areas by updating and enforcing codes.

GOAL 6F: SUPPORT OF COMPACT DEVELOPMENT, MIXED USE DEVELOPMENT AND REDEVELOPMENT AND MAXIMIZATION OF WATER, WASTEWATER AND TRANSIT INFRASTRUCTURE INVESTMENTS FOR FUTURE USE OF LAND AND DEVELOPMENT WITHIN THE EXISTING COMMUNITY ZONE.

Policy 6F3: To ensure that development activities within the ECZ are subject to standards and criteria which ensure that development and redevelopment incorporate smart growth principles and do not adversely affect natural resources.

Policy 6F4: To ensure that development and redevelopment within the ECZ are served by adequate public facilities including water supply, wastewater treatment, transportation, educational and community facilities.

Policy 6F5: To ensure that development and redevelopment in the ECZ are compatible with existing community character.

13. To ensure the development of adequate infrastructure to support existing and future needs of the Borough.

GOAL 2K: ALL EXISTING AND FUTURE DEVELOPMENT IN THE HIGHLANDS REGION THAT USE PUBLIC WASTEWATER TREATMENT SYSTEMS ARE SERVED BY ADEQUATE AND APPROPRIATE INFRASTRUCTURE.

GOAL 6F: SUPPORT OF COMPACT DEVELOPMENT, MIXED USE DEVELOPMENT AND REDEVELOPMENT AND MAXIMIZATION OF WATER, WASTEWATER AND TRANSIT INFRASTRUCTURE INVESTMENTS FOR FUTURE USE OF LAND AND DEVELOPMENT WITHIN THE EXISTING COMMUNITY ZONE.

Policy 6F3: To ensure that development activities within the ECZ are subject to standards and criteria which ensure that development and redevelopment incorporate smart growth principles and do not adversely affect natural resources.

GOAL 6I: CONFORMING MUNICIPALITIES AND COUNTIES INCORPORATE REGIONAL AND LOCAL LAND AND WATER RESOURCE PLANNING AND MANAGEMENT PROGRAMS IN THEIR MASTER PLANS AND DEVELOPMENT REGULATIONS.

Policy 6I1: To require that conforming municipalities and counties include land and water resource planning and management programs in their master plans and development regulations.

14. To ensure that the Borough's land use plan is compatible with those of adjacent municipalities, Morris County, and the State.

GOAL 10A: MAXIMIZE MUNICIPAL PARTICIPATION TO ENSURE THE REGIONAL MASTER PLAN ACHIEVES ITS LONG TERM GOALS OF PROTECTING, ENHANCING AND RESTORING HIGHLANDS RESOURCES AND MAINTAINING A SUSTAINABLE ECONOMY IN THE HIGHLANDS REGION.

Policy 10A1: To ensure that programs and policies are effectively coordinated to promote the purpose and provisions of the RMP, through efforts with all levels of government, including local, county, regional, State, and federal agencies.

Summary

This Highlands Center Feasibility Report presents a series of Chester Borough's planning goals, objectives and policy statements in consideration of Chester Borough's request for Highlands Council approval of a Highlands Center for the entire municipality. This report establishes a foundation for Chester Borough's request to the Highlands Council to approve the designation of the municipality as a Highlands Center. Chester Borough's goals, objectives and general policy orientation for Highlands Center planning are supported in the Highlands Regional Master Plan (RMP) and presented in this report.

Attachments:

Map Set

Resolution No. R2019-102 (copy, not certified)

Center Implementation Plan

Chester Borough proposes two subsequent phases of planning the Highlands Center including a public participation phase and a "Center Implementation Plan" including preparation of the following specific planning tasks that will be incorporated into Chester Borough's Highlands Center Master Plan:

1. Investigations into the possible designation of Redevelopment Areas for at least the following sites:
 - a. 300 Main Street (Block 119, Lot 8), former Borough Hall
 - b. 280 Main Street (Block 119, Lot 6, 2.57-acres), adjacent to former Borough Hall;
 - c. 50 North Road (Block 115, Lot 6, 19.99-acres (portion)) open municipal land adjacent to municipal building and across from Stony Hill;
 - d. 7 North Road (Block 114, Lot 17, approx. .25-acres), 2 Oakdale Road at corner with North Rd. (Block 114, Lot 18, 1.372-acres) & 28 Oakdale Road (Block 114, Lot 19, .691-acres) and 42 Oakdale Road (Block 114, Lot 20, approx. .750-acres);
 - e. 65 Maple Ave, (Block 131, Lot 4, .98-acres) former Meenan Oil site;
 - f. 437 Main Street (Block 110, Lot 28, 4.88-acres) former Dangler site, vacant land adjacent to Redwoods;
 - g. 235 Route 206 (Block 101, Lot 11, .75-acres) & 263 Route 206 (Block 101, Lot 10, 1.01-acres) and
2. A Reexamination Report will be prepared and adopted that will identify updated goals and objectives derived from the Center Designation process, recommendations for adoption of enabling ordinances, and development and adoption of specific use, density and design ordinances to facilitate development of areas not requiring Redevelopment Area designation in the Center.
3. Redevelopment ordinances for adoption as well as Highlands Resource management ordinances, such as, but not limited to as Water Use and Conservation Management Plans, Habitat Conservation and Management Plans, Stream Corridor Restoration Plans, Stormwater Management, and Sustainable Economic Development Plans.

These will be the fundamental components of Chester Borough's Highlands Center Plan Element that will incorporate the background and policy statements contained in the Highlands Center Feasibility Report (contents of above report). In addition, Chester Borough will address other ordinances that are necessary and as may be required by the RMP for Implementation of the Center Plan, such as ordinances related to the Borough's centralized wastewater system expansion project.

The Highlands Center Master Plan Element will identify:

- i. Highlands Center Goals and Objectives.
- ii. Capacity Analysis to develop the capital improvement plan for expanded infrastructure to serve the Center.
- iii. Environmentally sensitive areas and natural resource areas to be protected and restricted from future development (these will essentially follow the contours of the RMP Land Use Capability Map Protection Zone designations in the Borough, and environmentally sensitive features, such as wetlands, floodplains, steep slopes, etc.).

- iv. Future planning initiatives, such as Water Use and Conservation Management Plans, Habitat Conservation and Management Plans, Stream Corridor Restoration Plans, Stormwater Management, and Sustainable Economic Development Planning.
- v. Affordable housing sites that are designated for affordable housing development as well as affordable housing opportunities in conjunction with redevelopment.

Implementation Plan & Schedule: Approximately 6 Months

- A. Center Boundary. As indicated and explained in the Center Feasibility Report, the entire Borough will be designated a Highlands Center. This designation will be memorialized by ordinance following the NJ Highlands Council's approval of the Borough's petition for Center designation. (i.e. 45 - 90-days following Center approval).
- B. Goals and Objectives. As explained in the Center Feasibility Report, the purpose, goals and objectives of the proposed Highlands Center are rooted in the goals and objectives of Borough's Master Plan. These may be refined during the Center Implementation Plan and public outreach process. Consistency between RMP goals and objectives and Chester Borough's Master Plan goals and objectives are detailed in the Center Feasibility Report. A reexamination of goals and objectives will be undertaken in conjunction with a Reexamination Report as explained in #2 above. (estimated 90-180 days in conjunction with Redevelopment Planning)
- C. Center Areas. The Center feasibility Report identifies the entirety of the Borough as the Highlands Center. Particular areas within the Borough will be the focus of Center Planning that the Borough has identified as possible Redevelopment Areas (see #1 above). These areas are generally described in the Center Feasibility Report. (Redevelopment Areas investigations and Redevelopment Plans – estimated 120-150 days)
- D. Community Participation. All Center planning activities will be undertaken at Municipal government meetings, including Mayor and Council meetings and Land Use Board meetings. The Borough will post Center planning announcements on the Borough website for all Highlands Center planning with invitations for public participation throughout the Center Planning Process. Individual property owners of sites that are the subject of Redevelopment Investigations and possible Redevelopment Area designation will be directly mailed notices of hearings on the Redevelopment Investigation and subsequent Redevelopment Plan, if any is to be adopted. (continual public outreach throughout Center planning process)
- E. Center Growth. The Borough's Center Feasibility Report explains the physical locations of sites within the Borough that will be considered for modest growth and redevelopment. With only minor exceptions, all sites for growth and redevelopment are designated Existing Community Zone in the RMP.

In addition to the several sites detailed for Redevelopment Investigations in the Feasibility Report, the most significant site that will benefit from Center designation is the Turkey Farm redevelopment area, which is approximately 25 acres of Existing Community Zone-designated land that is located at the corner of US Route 206 and West Main Street. This is explained in detail in the Highlands Center Feasibility Report (above).

- F. Center Infrastructure. The Borough's Feasibility Report explains and graphically depicts the existing limits of centralized wastewater collection and treatment facilities and public potable water service in the Borough and describes plans for future service. Future expansion of these systems is envisioned to serve (1) virtually all existing developed residential neighborhoods, (2) existing developed nonresidential developed sites that are not currently served; and (3) future redevelopment areas that are depicted in Center Feasibility Report mapping.
 - a. NJDEP approval of expanded wastewater collection and treatment facilities will require a NJ Highlands Council consistency determination that proposed future service areas are consistent with the RMP. Following that, NJDEP can grant the Borough an approval for an amended water quality management plan. Precedent to that, however, is submission of a revised wastewater management plan (WMP) to the NJDEP, which is currently being prepared. This may exceed the approximate 6-month time frame for the Highlands Center schedule.

RESOLUTION NO. R2019-102

A RESOLUTION OF THE BOROUGH OF CHESTER DESIGNATING THE ENTIRE BOROUGH AS A HIGHLANDS CENTER IN ACCORDANCE WITH THE NEW JERSEY HIGHLANDS REGIONAL MASTER PLAN AND ESTABLISHING THEREIN CERTAIN NON-CONDEMNATION REDEVELOPMENT INVESTIGATION AREAS

WHEREAS, the Borough of Chester has conformed its Master Plan and development regulations to the New Jersey Highlands Regional Master Plan (“Highlands RMP”, or “RMP”) in accordance with New Jersey Highlands Council RMP “Plan Conformance” procedures; and

WHEREAS, the New Jersey Highlands Council provides conforming municipalities with the option of designating a New Jersey Highlands Center (a “Highlands Center” or “Center”) in accordance with the provisions of the Highlands RMP; and

WHEREAS, a Highlands Center may include certain areas designated “Areas in Need of Redevelopment” as defined in N.J.S.A. 40A:12A-1 et seq., the New Jersey Local Redevelopment and Housing Law (LRHL) as well as areas deemed appropriate for future growth and development by the municipality and the New Jersey Highlands Council that may not exhibit conditions establishing the need for redevelopment; and

WHEREAS, on February 19, 2019 the Mayor and Council of the Borough of Chester identified certain areas within the Borough believed to be potentially suitable for designation as a “Non-condemnation Redevelopment Areas” and on that basis authorized the Chester Borough Land Use Board to investigate, consider and make recommendations concerning seven (7) areas for possible designation as Non-condemnation Redevelopment Areas, as follows.

- a. 300 Main Street (Block 119, Lot 8), former Borough Hall
- b. 280 Main Street (Block 119, Lot 6, 2.57-acres), adjacent to former Borough Hall;
- c. 50 North Road (Block 115, Lot 6, 19.99-acres (portion)) open municipal land adjacent to municipal building and across from Stony Hill;
- d. 2 Oakdale Road at corner with North Rd. (Block 114, Lot 18, 1.37-acres) & 28 Oakdale Road (Block 114, Lot 19, .69-acres);
- e. 65 Maple Ave, (Block 131, Lot 4, .98-acres) Former Meenan Oil site;
- f. 437 Main Street (Block 110, Lot 28, 4.88-acres) former Dangler site, vacant land adjacent to Redwoods; and

WHEREAS, by Resolution No. 2019-92, adopted on July 16, 2019, the Mayor and Council of the Borough of Chester amended the list of sites authorized on February 19, 2019 for the Chester Borough Land Use Board to conduct investigations and make recommendations for possible designation of “Non-condemnation Redevelopment Area[s]” in accordance with the conditions establishing the need for redevelopment as set forth at N.J.S.A. 40A:12A-5 “Determination of need for redevelopment”, to include additional properties for consideration.

WHEREAS, on August 8, 2019, the Land Use Board of the Borough of Chester investigated the issue of Highland Center Designation and “Non-condemnation Redevelopment Area[s]” and made

the recommendation that Chester Borough in its entirety should be designed as a Highlands Center and that the following properties should be investigated by the Land Use Board for possible designation as Non-condemnation Redevelopment Areas:

- a. 300 Main Street (Block 119, Lot 8), former Borough Hall
- b. 280 Main Street (Block 119, Lot 6, 2.57-acres), adjacent to former Borough Hall;
- c. 50 North Road (Block 115, Lot 6, 19.99-acres (portion)) open municipal land adjacent to municipal building and across from Stony Hill;
- d. 7 North Road (Block 114, Lot 17, approx. .25-acres), 2 Oakdale Road at corner with North Rd. (Block 114, Lot 18, 1.372-acres) & 28 Oakdale Road (Block 114, Lot 19, .691-acres) and 42 Oakdale Road (Block 114, Lot 20, approx. .750-acres);
- e. 65 Maple Ave, (Block 131, Lot 4, .98-acres) former Meenan Oil site;
- f. 437 Main Street (Block 110, Lot 28, 4.88-acres) former Dangler site, vacant land adjacent to Redwoods;
- g. 235 Route 206 (Block 101, Lot 11, .75-acres) & 263 Route 206 (Block 101, Lot 10, 1.01-acres) and

WHEREAS, at the regularly scheduled, duly noticed August 8, 2019 meeting of the Chester Borough Land Use Board, the Board reviewed, discussed and received public comment on the Highlands Center boundary and the list of non-condemnation investigation area sites; and

WHEREAS, on August 8, 2019 the Land Use Board determined that it agrees with and endorses (1) the designation of the entirety of Chester Borough as a Highlands Center; (2) that Highlands Center planning may be used to support Chester Borough's long-term planning objectives to protect the character and scale of existing developed residential neighborhoods and non-residential areas in the Borough; (3) that Highlands Center Planning provides Chester Borough with the opportunity to expand wastewater treatment capacity and the development of wastewater collection facilities to serve all existing residential development and allow for modest, incremental new non-residential development planned at a scale that is appropriate to the Borough's community character protection goals and objectives; and (4) that the proposed non-condemnation investigation area sites identified by the Borough Council are appropriate non-condemnation investigation areas that may foster modest-scale economically beneficial uses; and

WHEREAS, the Mayor and Council of the Borough of Chester deem it necessary and appropriate, and in the best interests of the citizens of Chester Borough to accept the recommendations of the Chester Borough Land Use Board;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Chester, County of Morris, State of New Jersey, as follows:

1. Chester Borough in its entirety is hereby designed as a Highlands Center in accordance with the provisions of the New Jersey Highlands Regional Master Plan; and
2. The following areas are hereby designed as Non-condemnation Redevelopment Investigation Areas:
 - a. 300 Main Street (Block 119, Lot 8), former Borough Hall;

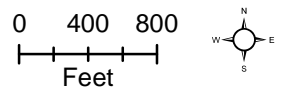
- b. 280 Main Street (Block 119, Lot 6, 2.57-acres), adjacent to former Borough Hall;
 - c. 50 North Road (Block 115, Lot 6, 19.99-acres (portion)) open municipal land adjacent to municipal building and across from Stony Hill;
 - d. 7 North Road (Block 114, Lot 17, approx. .25-acres), 2 Oakdale Road at corner with North Rd. (Block 114, Lot 18, 1.372-acres) & 28 Oakdale Road (Block 114, Lot 19, .691-acres) and 42 Oakdale Road (Block 114, Lot 20, approx. .750-acres);
 - e. 65 Maple Ave, (Block 131, Lot 4, .98-acres) former Meenan Oil site;
 - f. 437 Main Street (Block 110, Lot 28, 4.88-acres) former Dangler site, vacant land adjacent to Redwoods; and
 - g. 235 Route 206 (Block 101, Lot 11, .75-acres) & 263 Route 206 (Block 101, Lot 10, 1.01-acres).
3. The Borough's Administrator and professionals are hereby directed to take such actions as are necessary to implement this resolution.

ATTEST:

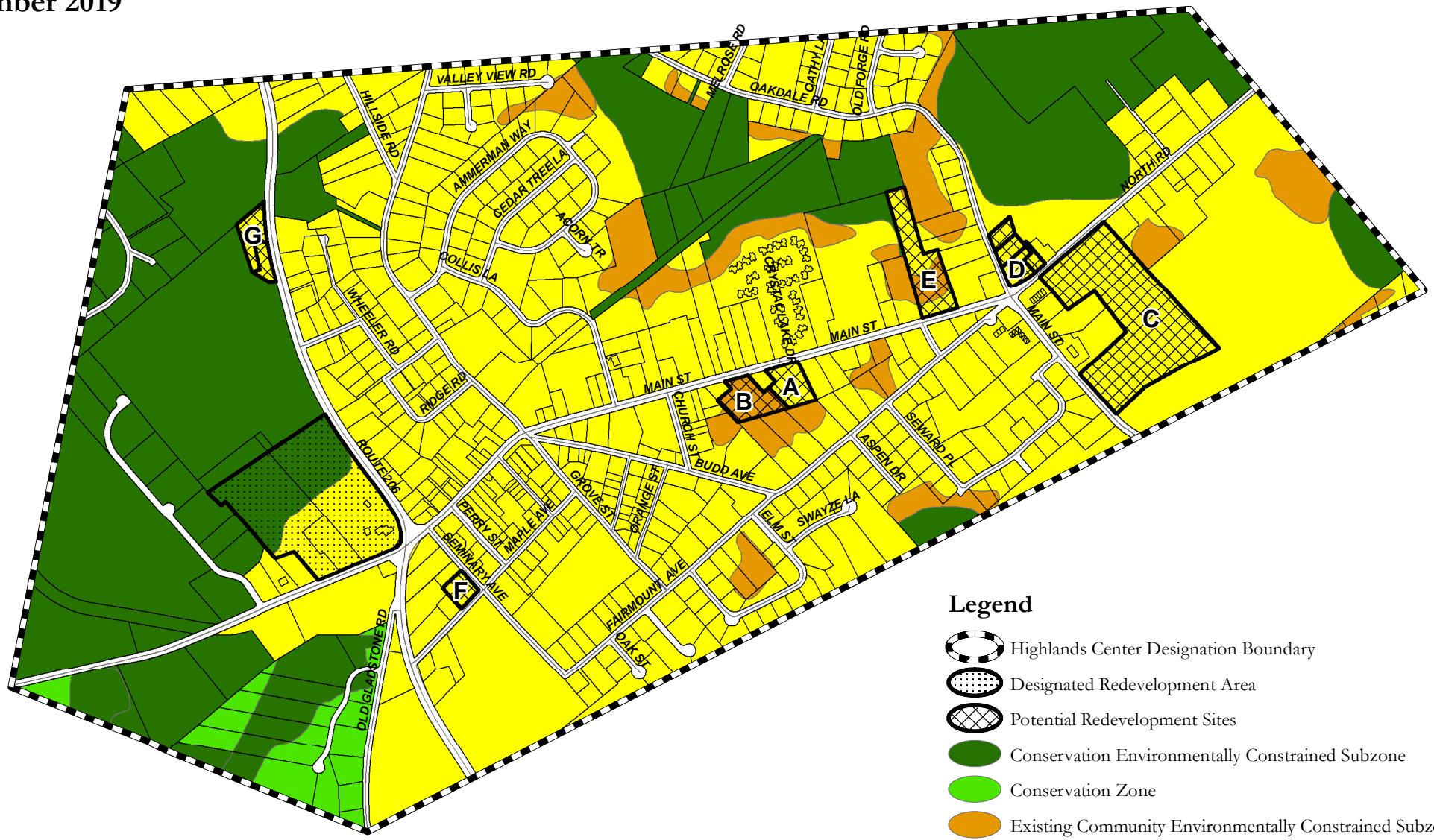
I herein certify that the foregoing resolution was adopted by the Governing Body of the Borough of Chester at a duly noticed public meeting of the Mayor and Council on August 13, 2019.

Denean Probasco, CMC, Chester Borough Clerk

Figure 1:
Center Boundary and Highlands Land Use Capability Zones
Borough of Chester



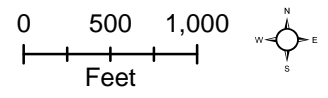
September 2019



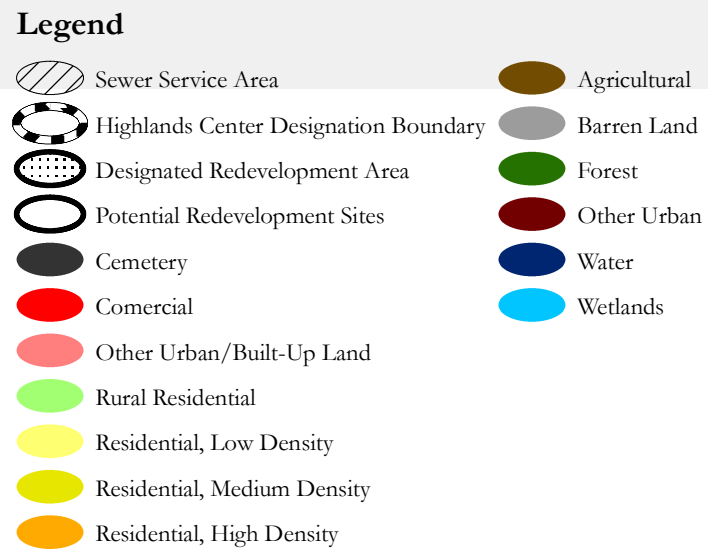
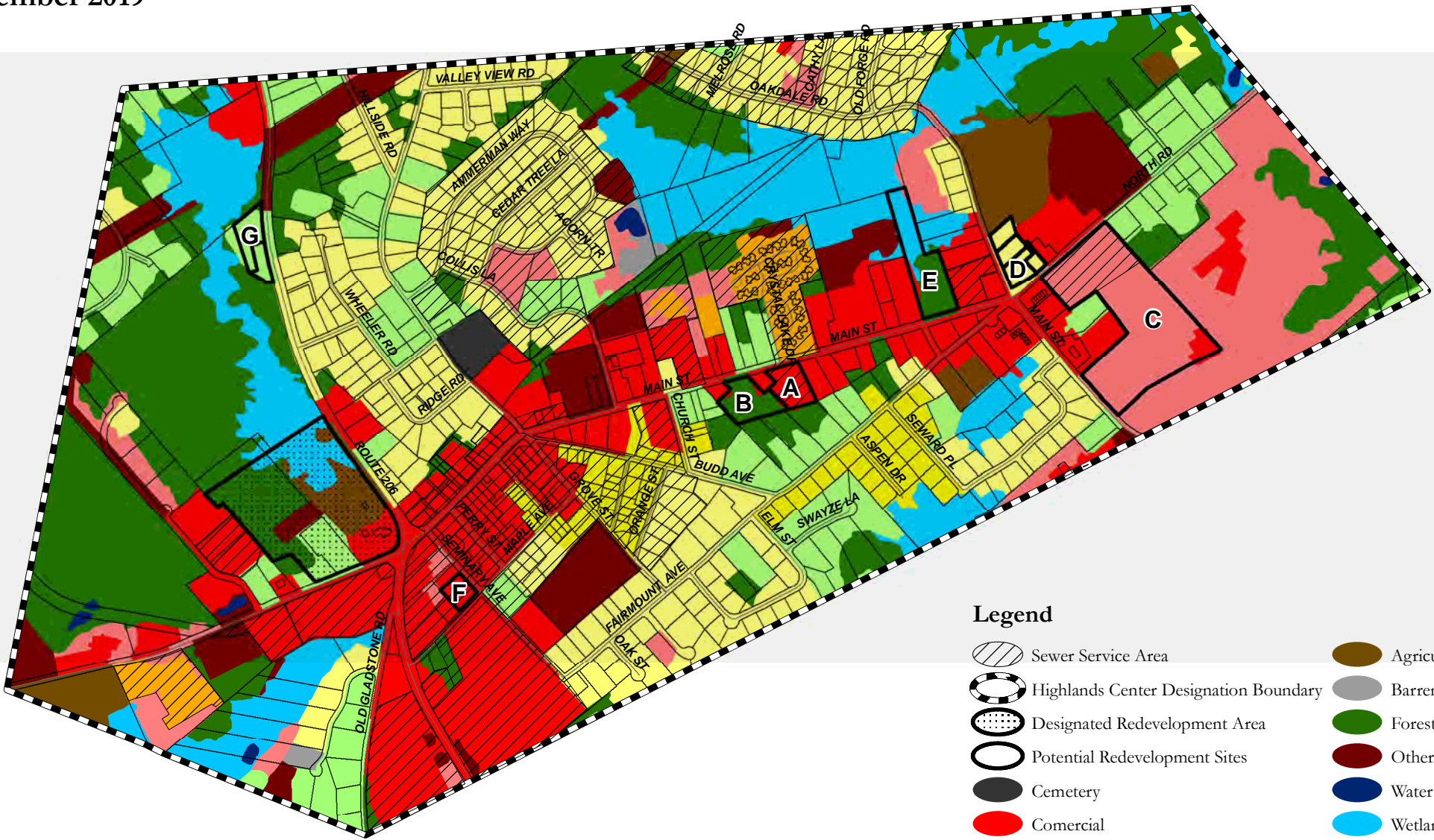
- Legend**
- Highlands Center Designation Boundary
 - Designated Redevelopment Area
 - Potential Redevelopment Sites
 - Conservation Environmentally Constrained Subzone
 - Conservation Zone
 - Existing Community Environmentally Constrained Subzone
 - Existing Community Zone
 - Protection Zone

Data Sources:
 Morris County Planning Department parcels
 NJDEP Highlands Council LUCZ

Figure 2:
Land Use/Land Cover
Borough of Chester



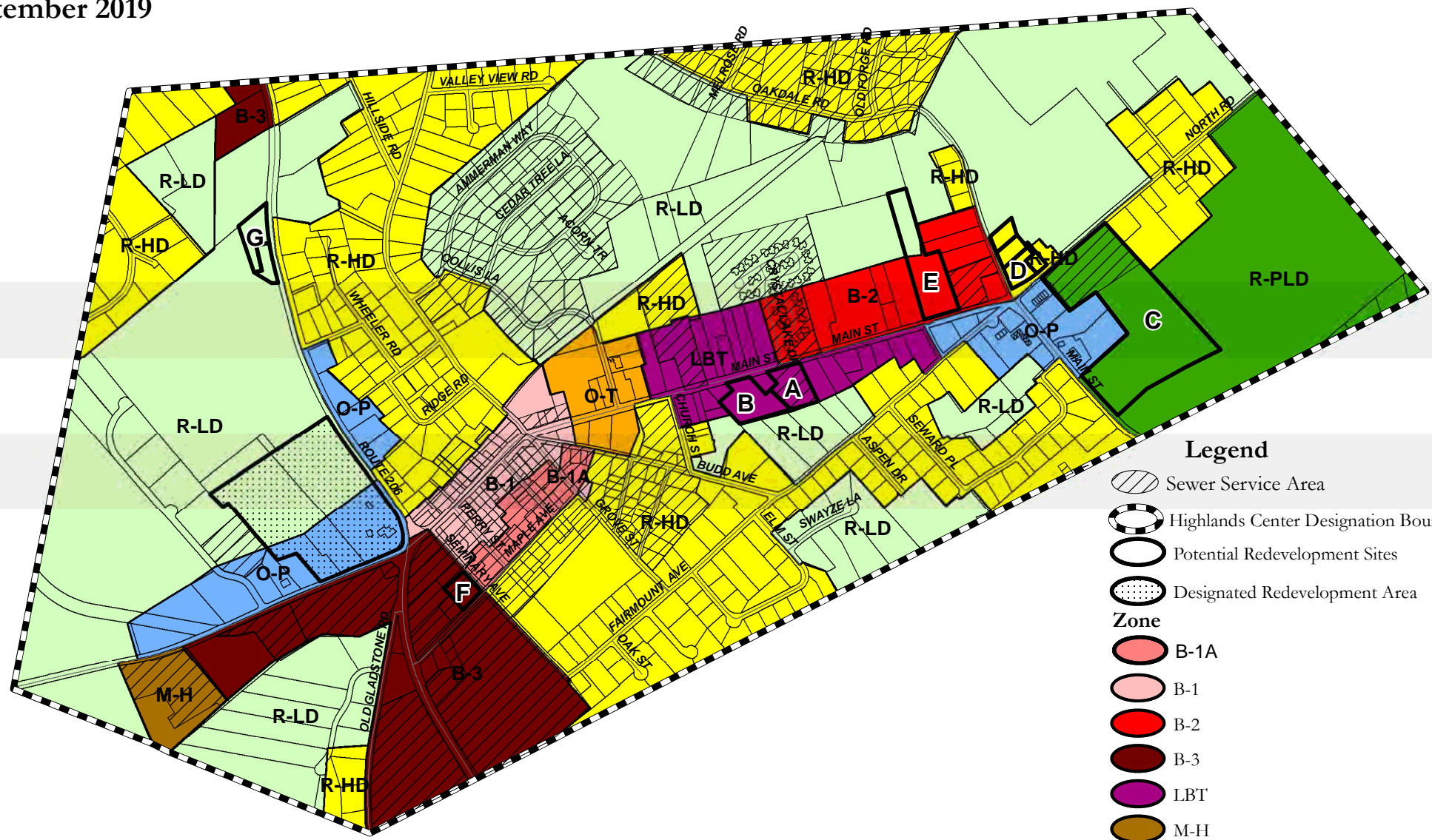
September 2019



Data Sources:
 Morris County Planning Department parcels
 NJDEP 2012 Land Use/Land Cover

Figure 3: Existing Zoning Borough of Chester

September 2019



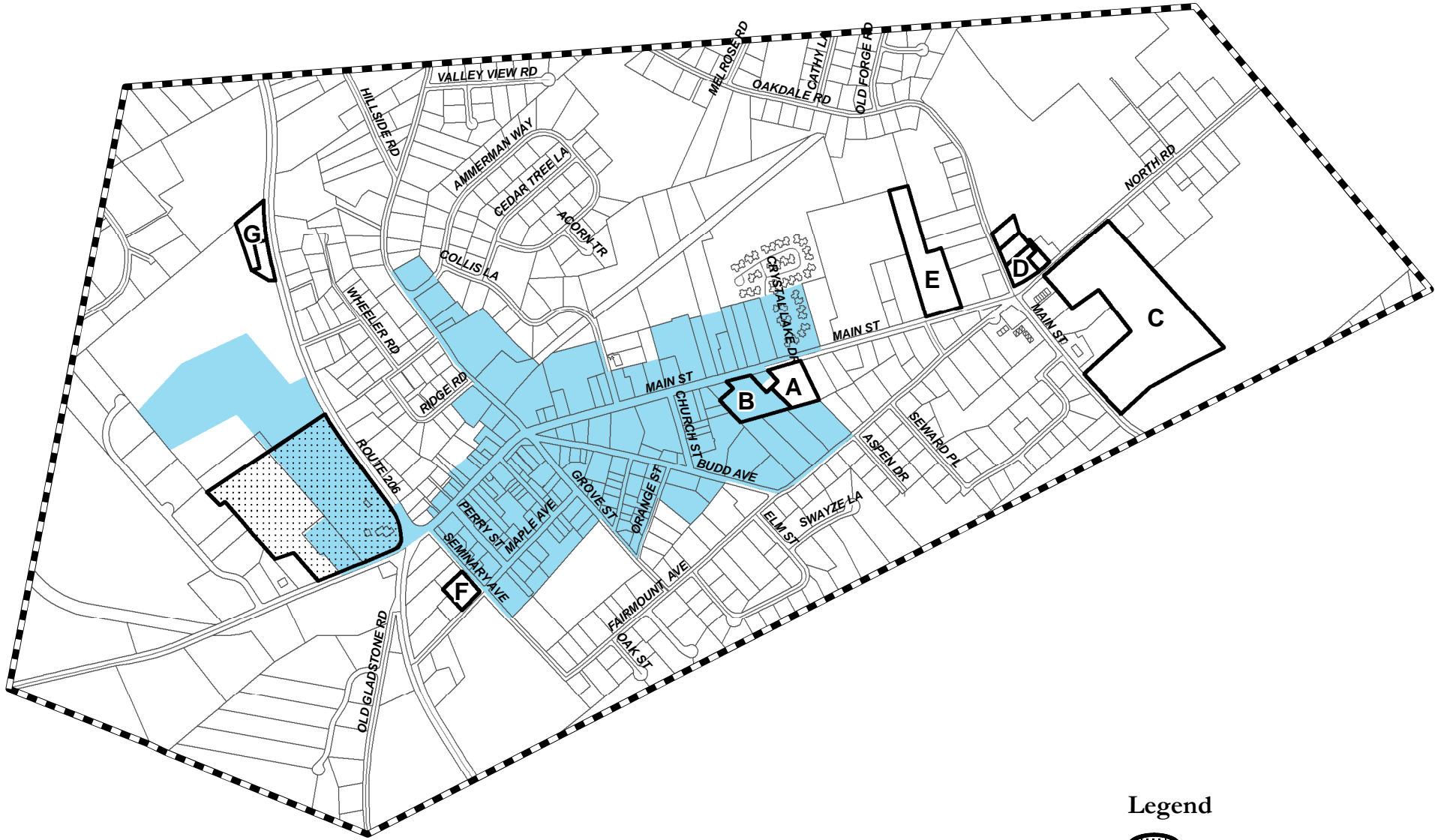
Legend

- Sewer Service Area
- Highlands Center Designation Boundary
- Potential Redevelopment Sites
- Designated Redevelopment Area
- Zone**
- B-1A
- B-1
- B-2
- B-3
- LBT
- M-H
- O-P
- O-T
- R-HD
- R-LD
- R-PLD

Data Sources:
 Morris County Planning Department parcels

Figure 4:
Historic District
Borough of Chester

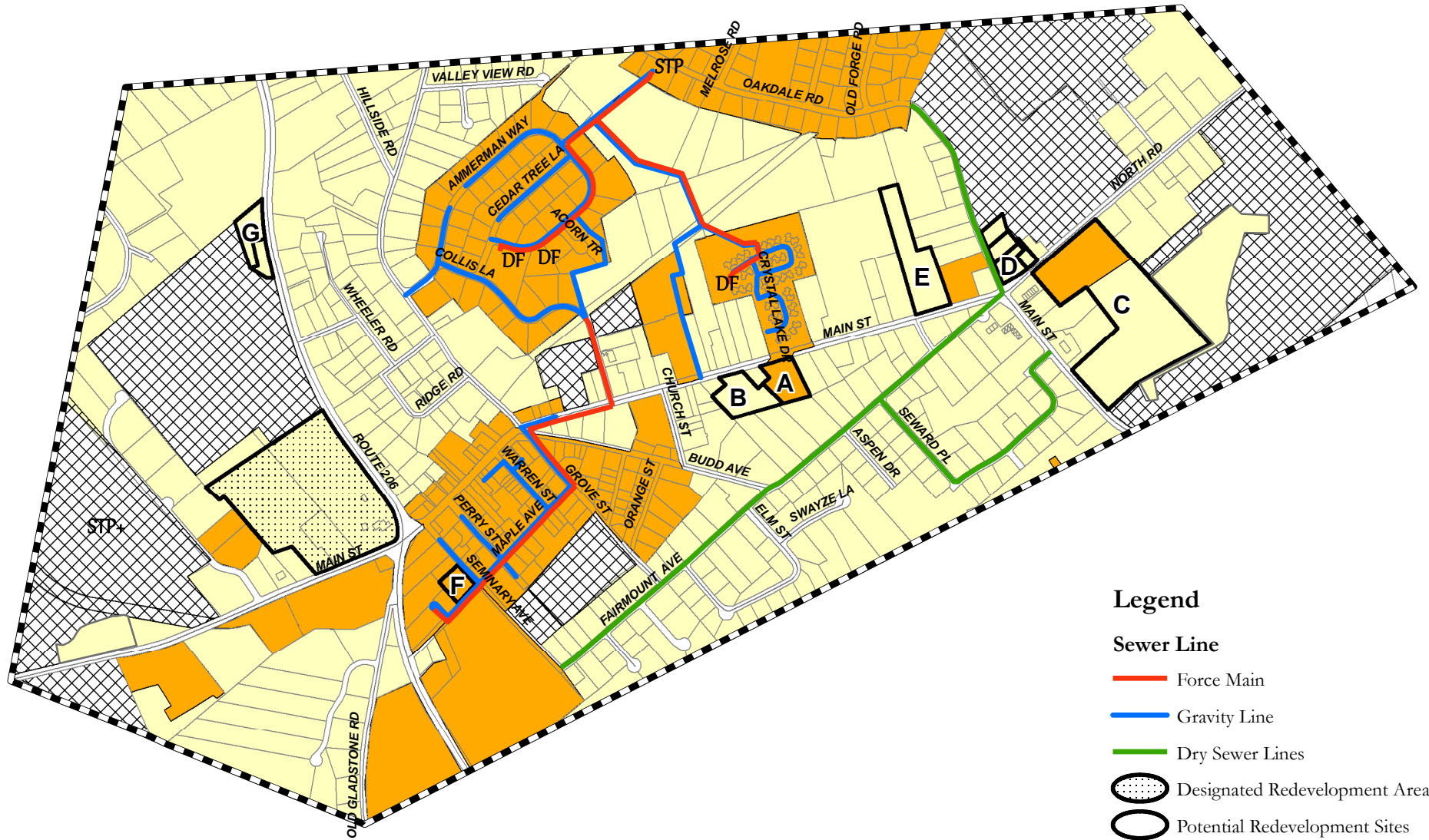
September 2019



- Legend**
- Designated Redevelopment Area
 - Potential Redevelopment Sites
 - Historic Districts

Figure 5:
Existing and Future Sewer Service Area
Borough of Chester

September 2019



- Legend**
- Sewer Line**
- Force Main
 - Gravity Line
 - Dry Sewer Lines
 - Designated Redevelopment Area
 - Potential Redevelopment Sites
 - Deed Restricted Properties
 - Existing Sewer Service Area
 - Future Sewer Service Area

Data Sources:
Morris County Planning Department parcels
NJDEP SSA 2016
NJDEP Highlands Council Public Water Areas Served 2016

Figure 6:
Existing Public Water with Existing Sewer Service Area
Borough of Chester

September 2019



- Legend**
- Designated Redevelopment Area
 - Potential Redevelopment Sites
 - Sewer Service Area
 - Public Water

Data Sources:
 Morris County Planning Department parcels
 NJDEP SSA 2016
 NJDEP Highlands Council Public Water Areas Served 2016

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report

APPENDIX B

IMPLEMENTATION PLAN AND SCHEDULE

Borough of Chester, Morris County

Highlands Council Implementation Plan- Chester Borough, Morris County

| Amended Grant Agreement Task # | PLAN CONFORMANCE TASK | FY 2020 Funding | Status and Comments |
|--------------------------------|---|---------------------|------------------------------------|
| 1 | Housing Element & Fair Share Plan (Module 3) | | |
| | a. Update Module 2, 3 & 7 - 3rd Round Fair Share Plan | | |
| | b. Housing Element and Fair Share Plan | | |
| 2 | Highlands Environmental Resource Inventory (Module 4) | | |
| 3 | Highlands Element of Municipal Master Plan (Module 5) | | |
| | a. Master Plan Reexamination Report - Prepared and Adopted | \$7,500.00 | Amend for Center Designation, HERZ |
| | b. Highlands Element of the Municipal Master Plan | \$10,000.00 | Amend for Center Designation, HERZ |
| 4 | Municipal Master Plan Elements | | |
| | a. Land Use Plan Element | | |
| | b. Conservation Plan Element | | |
| | c. Circulation Plan Element | | |
| | d. Land Preservation and Land Stewardship Plan Element | \$35,000.00 | |
| | e. Agricultural Retention/Farmland Preservation Plan | | |
| | f. Sustainable Economic Development Plan Element/ Implementation Actions | | |
| | g. Community Facilities Plan Element | | |
| | h. Historic Preservation Plan Element | | |
| | i. TDR Plan Element | | |
| | j. Septic System Yield Allocation | | |
| 5 | Highlands Land Use Ordinances (Module 6) | \$5,000.00 | Amend for Center Designation, HERZ |
| 6 | a. Adopt Planning Area Petition Ordinance | | |
| 7 | b. Adopt Highlands Municipal Referral Ordinance | | |
| | c. Adopt Delegated Exemption Ordinance | | |
| | d. Exemption Determination Ordinance | | |
| 8 | Zoning Map Update (Update to reflect Highlands Overlay Zones, Districts) | \$5,000.00 | Amend for Center Designation, HERZ |
| | Resource Management Plans and Programs | | |
| | a. Water Use and Conservation Management Plan | | |
| 9 | b. Habitat Conservation and Management Plan | | |
| 10 | c. Stream Corridor Protection/Restoration Plan | | |
| 11 | d. Wastewater Management Plan | \$25,000.00 | |
| | e. Septic Management/Maintenance Plan | | |
| | f. Lake Restoration Management Plan | | |
| | g. Scenic Resource Management Plan | | |
| 14 | h. Municipal Stormwater Management Plan | | |
| | i. Land Preservation and Stewardship Program | | |
| | j. Forest Stewardship Plan | | |
| | Implementing Ordinance for Management Plans | | |
| | a. Septic System Maintenance | | |
| | b. Potential Contaminant Source Management | | |
| | c. Water Use and Conservation Management Plan Ordinances | | |
| | d. Habitat Conservation and Management Ordinance | | |
| | e. Stream Corridor Ordinance | | |
| | f. Lake Restoration Ordinances | | |
| | g. Tree Clearing Ordinances | | |
| | h. Right to Farm Ordinance | | |
| | i. Scenic Resource Management Ordinance | | |
| | j. Wellhead Protection Ordinance | | |
| | k. Steep slope protection ordinance | | |
| | Highlands Center and Highlands Redevelopment Areas | | |
| 12 | a. Highlands Center Planning Petition Study | | |
| | b. Highlands Center Planning | | |
| | c. Highlands Center Implementation | | |
| | d. Highlands Redevelopment Area Planning | \$25,000.00 | |
| 13 | Training | | |
| Totals | | \$112,500.00 | |

**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation – Consistency Review and Recommendations Report**

APPENDIX C

PUBLIC COMMENTS/HIGHLANDS COUNCIL RESPONSES

Amended Petition for Plan Conformance

Chester Borough, Morris County

A Public Comment Period was held from November 15, 2019 to December 16, 2019. Notice of the public comment period was sent to the Highlands Council's e-mail list, newspapers of record, and posted on the Highlands Council's website. No public comments were received.