

BOROUGH OF Chester

AGENDA FOR THE SPECIAL REMOTE MEETING OF
THE MAYOR AND COUNCIL OF THE BOROUGH OF CHESTER
50 NORTH ROAD, CHESTER NJ 07930

March 11, 2026

12:00 PM

1.) **Call to order** – A Special Remote Meeting of the Borough of Chester

2.) **Pledge of Allegiance**

3.) **Mayor Hoven will state:** *“This Special Meeting was called pursuant to the provisions of the Open Public Meetings Act Law. Notices of this meeting were sent to the Observer Tribune and Daily Record on March 4, 2026. In addition, copies of notices were posted on the bulletin board in the Municipal Building and filed in the office of the Municipal Clerk on aforementioned date. Notices on the bulletin board have remained continuously posted. Proper notice has been given, the Municipal Clerk is directed to include this statement in the minutes of this meeting. Minutes of this meeting should also reflect the purpose for which the meeting was called.*

4.) **Mayor Hoven to request Roll Call:**

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

Others Present:

- | | |
|--|--|
| <input type="checkbox"/> Brian Mason, Esq. | <input type="checkbox"/> Dena Dziergoski, Acting Clerk |
| <input type="checkbox"/> Lumarys Mendez, Administrator | |

5.) **Open to the Public – In accordance with Local Resolution R-2026-01**, 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 state your name and address.

6.) **Ordinances:** *(Final Read)*

- **O2026-001-** AN ORDINANCE OF THE BOROUGH OF CHESTER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADDRESSING THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS AND ENSURING THE BOROUGH'S COMPLIANCE WITH ITS AFFORDABLE HOUSING OBLIGATIONS, AND TO BE KNOWN AS THE “CHESTER BOROUGH FOURTH ROUND AFFORDABLE HOUSING ORDINANCE”
- **O2026-002-** AN ORDINANCE OF THE BOROUGH OF CHESTERM COUNTY OF MORRIS, STATE OF NEW JERSEY, ADDRESSING THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS AND REGULATING DEVELOPMENT FEES AND MANDATORY SETASIDE
- **O2026-003-** AN ORDINANCE OF THE BOROUGH OF CHESTER, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE CODE OF THE BOROUGH OF CHESTER,

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CHAPTER 163, LAND DEVELOPMENT AND PROCEDURES, ARTICLE IX ZONING-ZONE REQUIREMENTS, SECTION 163-72 BUSINESS ZONES TO REZONE BLOCK 133, LOT 4 BY ADDING THE PARCEL TO THE B-3 IMUO REGIONAL COMMERCIAL INCLUSIONARY MIXED-USE OVERLAY ZONE IN ACCORDANCE WITH CHESTER BOROUGH'S ROUND FOUR HOUSING PLAN ELEMENT AND FAIR SHARE PLAN AND ROUND FOUR COMPLIANCE CERTIFICATION RECOMMENDED TO THE MOUNT LAUREL COURT BY THE AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM

- 7.) **Public Comment** - An opportunity is given to the public for commentary. Please state your name and address clearly.

Adjournment