

Plans, Master Plans and Amendments

Report to the Board May 10, 2019 through June 13, 2019

Municipality	Borough of Chester
Document	Housing Element and Fair Share Plan
Public Hearing	May 23, 2019
Summary	Chester Borough’s Round Three Housing Element and Fair Share Plan prepared in accordance with NJ Supreme Court ruling of March 10, 2015.

- The Borough of Chester has entered into settlement agreements with Larison’s Corner LLC/Turkey Farms Acquisitions and with the Fair Share Housing Center, which were approved by the Court. This Housing Element and Fair Share Plan implements the Court-approved compliance techniques. Under the approved settlement agreements, the Borough agreed on the following affordable housing obligation:
 - Present Need Obligation (Rehabilitation): 12 units
 - Prior Round Obligation (1987-1999): 16 units
 - Third Round Prospective Need (1999-2025): 111 units.
- The Borough reviewed available vacant land and arrived at a Third Round Realistic Development Potential (RDP) of 66 units, leaving a remaining unmet need of 45 units.
- The Borough will satisfy its 12-unit rehabilitation obligation through participation with the Morris County Community Development Program.
- The Borough reports that its 16-unit prior round obligation is satisfied through four existing developments that include supportive housing, family rentals, senior rentals and an inclusionary project. Three of these developments are located on Main Street. The fourth is on Oakdale Road.
- The Third Round 66-unit RDP will be addressed through a variety of existing credits and two proposed projects, including a mixed-use project at the Turkey Farm site at the corner of Route 206 and Route 513 and a new supportive housing project on Route 206. The Turkey Farm site is not presently in a sewer service area but the Borough is pursuing Center Designation from the Highlands Council that will allow the site to be served by a centralized wastewater collection and treatment facility
- The remaining “unmet need” of 45 units will be addressed through the adoption of an overlay zone at the 7.25-acre Chester Mall site that will permit mixed-use, a residential density of 10 units per acre and an affordable housing setaside of 20%. In addition, the Borough will adopt an ordinance requiring all new multifamily and single-family attached residential developments of five or more units or developments with a density of six or more units per acre, to set aside 15% to 20% for affordable units.