




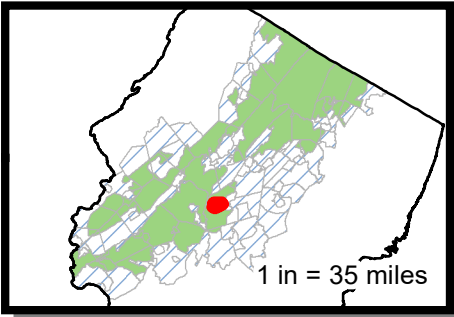


**MAP 1 - BOROUGH OF CHESTER
WASTEWATER MANAGEMENT PLAN AREA**

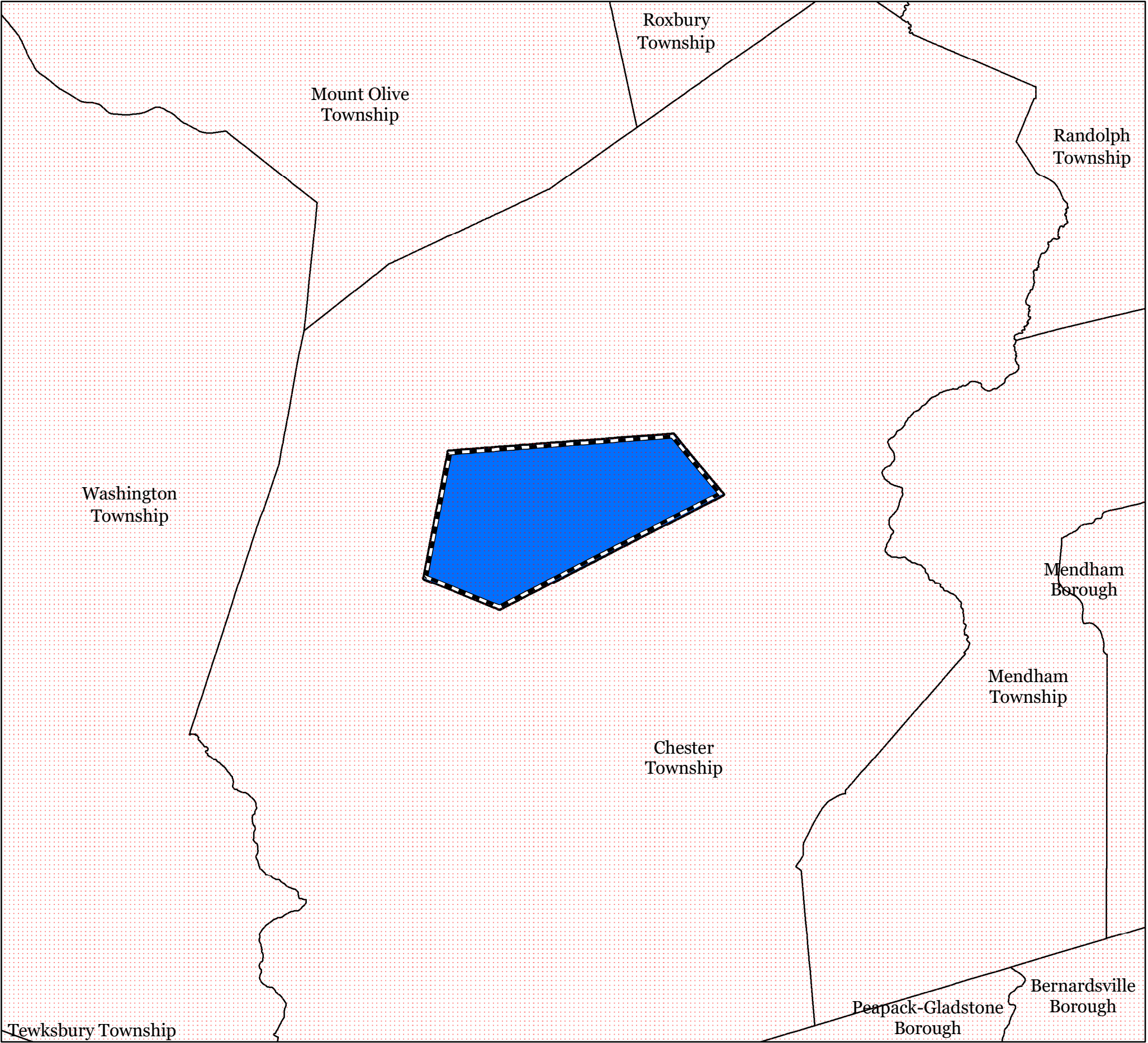
Wastewater Management Plan
Chester Borough, Morris County, New Jersey
March 21, 2024

Legend

-  WMP Area - Chester Borough
-  Upper Raritan Water Quality Management Area
-  Municipal Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area










1 inch = 0.75 miles
1 inch = 3,960 feet



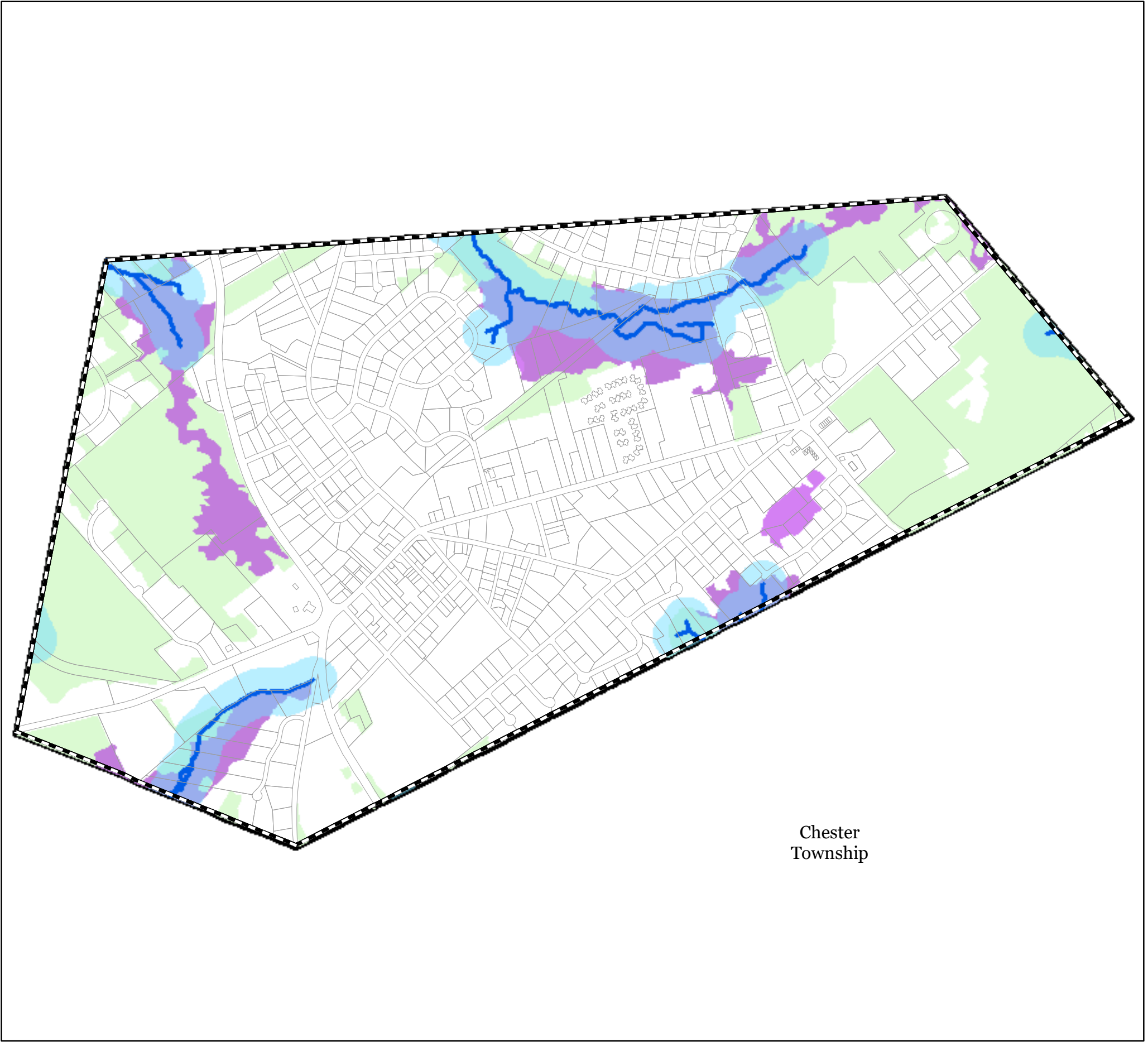
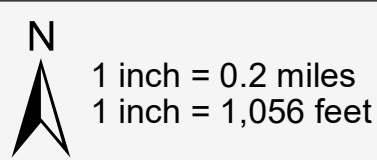
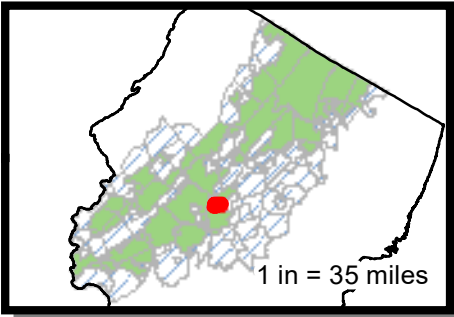
MAP 2 - BOROUGH OF CHESTER
SELECTED ENVIRONMENTALLY SENSITIVE FEATURES

Wastewater Management Plan
Chester Borough, Morris County, New Jersey
March 11, 2025

Legend

-  WMP Area - Chester Borough
-  Municipal Boundaries
-  Parcel Boundaries
-  Surface Water
-  Wetlands
-  C1 Surface Waters and Associated 300ft Buffer
-  Rank 3, 4, and 5 Habitat


Development in areas mapped as environmentally sensitive features may be subject to special restrictions under Federal or State statutes or rules. Interested persons should check with the Department of Environmental Protection for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.



**MAP 3a - BOROUGH OF CHESTER
HIGHLANDS LAND USE CAPABILITY ZONES**

Wastewater Management Plan
Chester Borough, Morris County, New Jersey
March 21, 2024

Legend

 WMP Area - Chester Borough


 Municipal Boundaries

 Parcel Boundaries

Land Use Capability Zones

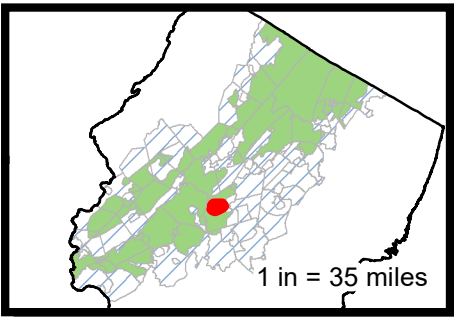
 Conservation Environmentally
Constrained Subzone

 Conservation Zone

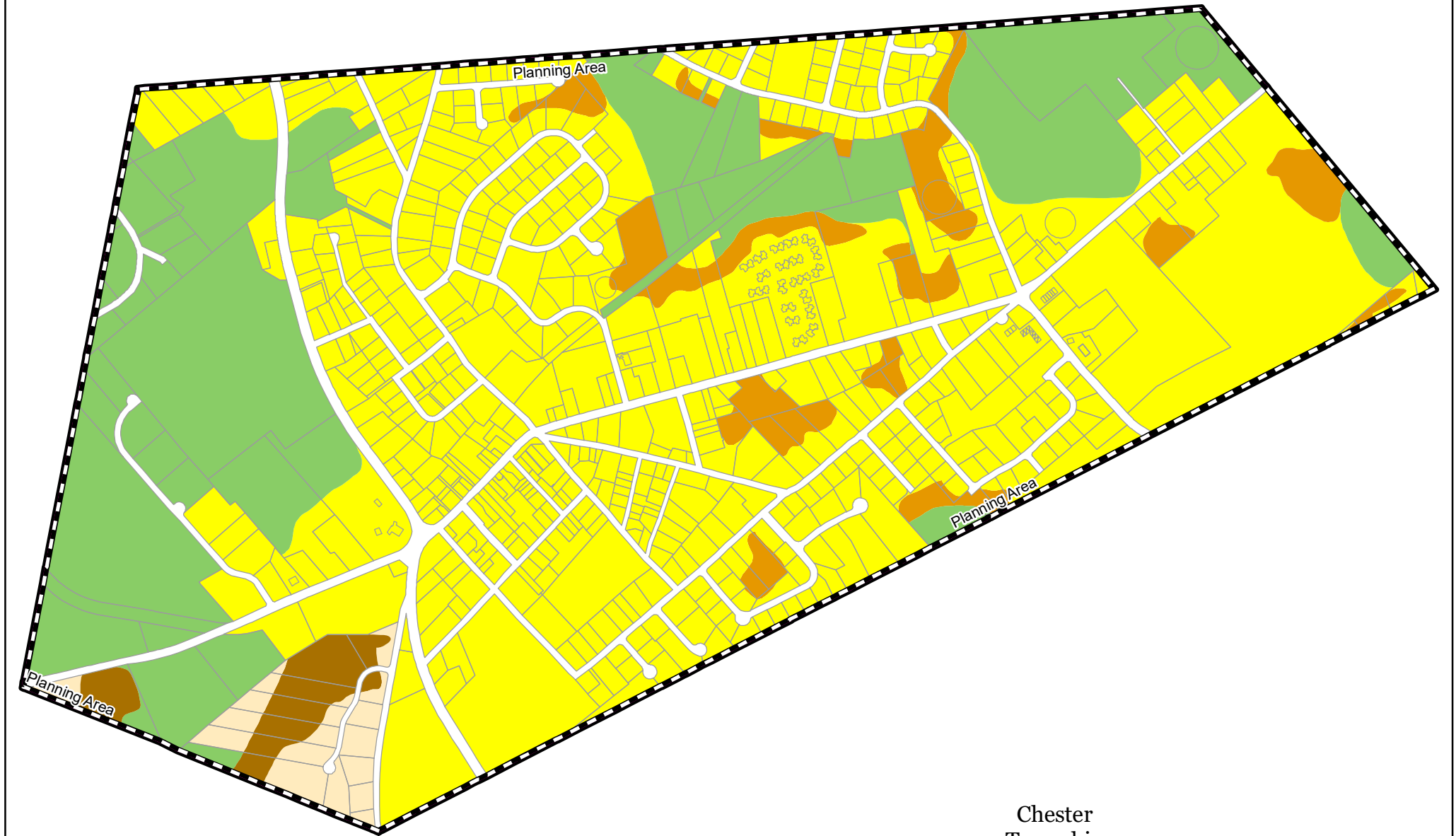
 Existing Community Environmentally
Constrained Subzone

 Existing Community Zone

 Protection Zone

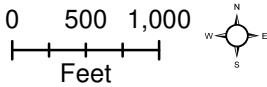


1 inch = 0.2 miles
1 inch = 1,056 feet



Chester
Township

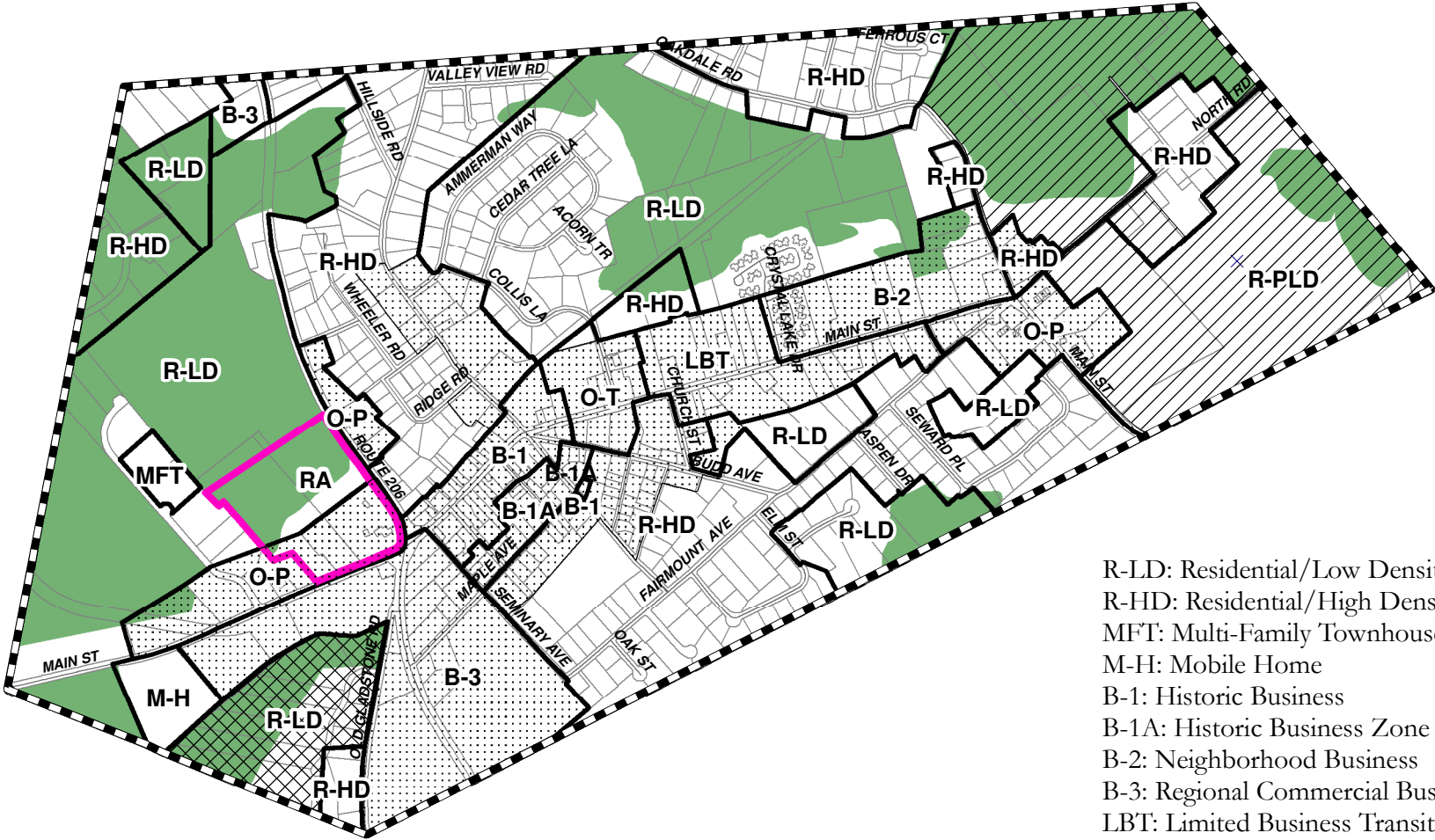
Map 3a.1 Borough of Chester Zoning & NJ Highlands Center June 2022



Chester Borough Designated NJ Highlands Center:
Highlands Council Res. No. 2020-03, adopted Jan. 16, 2020

Legend

- Neighborhood Clustering/Lot Averaging Overlay
- R-PLD Overlay
- Historic Overlay
- RA - Redevelopment Area
- Zoning Districts
- Highlands Center
- HERZ Areas



- R-LD: Residential/Low Density
- R-HD: Residential/High Density
- MFT: Multi-Family Townhouse
- M-H: Mobile Home
- B-1: Historic Business
- B-1A: Historic Business Zone
- B-2: Neighborhood Business
- B-3: Regional Commercial Business
- LBT: Limited Business Transitional
- O-P: Office Professional
- O-T: Office Transitional
- I: Industrial
- R-PLD: Residential-Planned Low Density Overlay
- Neighborhood Clustering/Lot Averaging Overlay
- Historic Preservation District Overlay

Data Sources:
Morris County Planning Department parcels
NJDEP Highlands Council

MAP 3b - BOROUGH OF
CHESTER
WASTEWATER SERVICE AREAS

Wastewater Management Plan
Chester Borough, Morris County, New Jersey
June 30, 2025

Legend

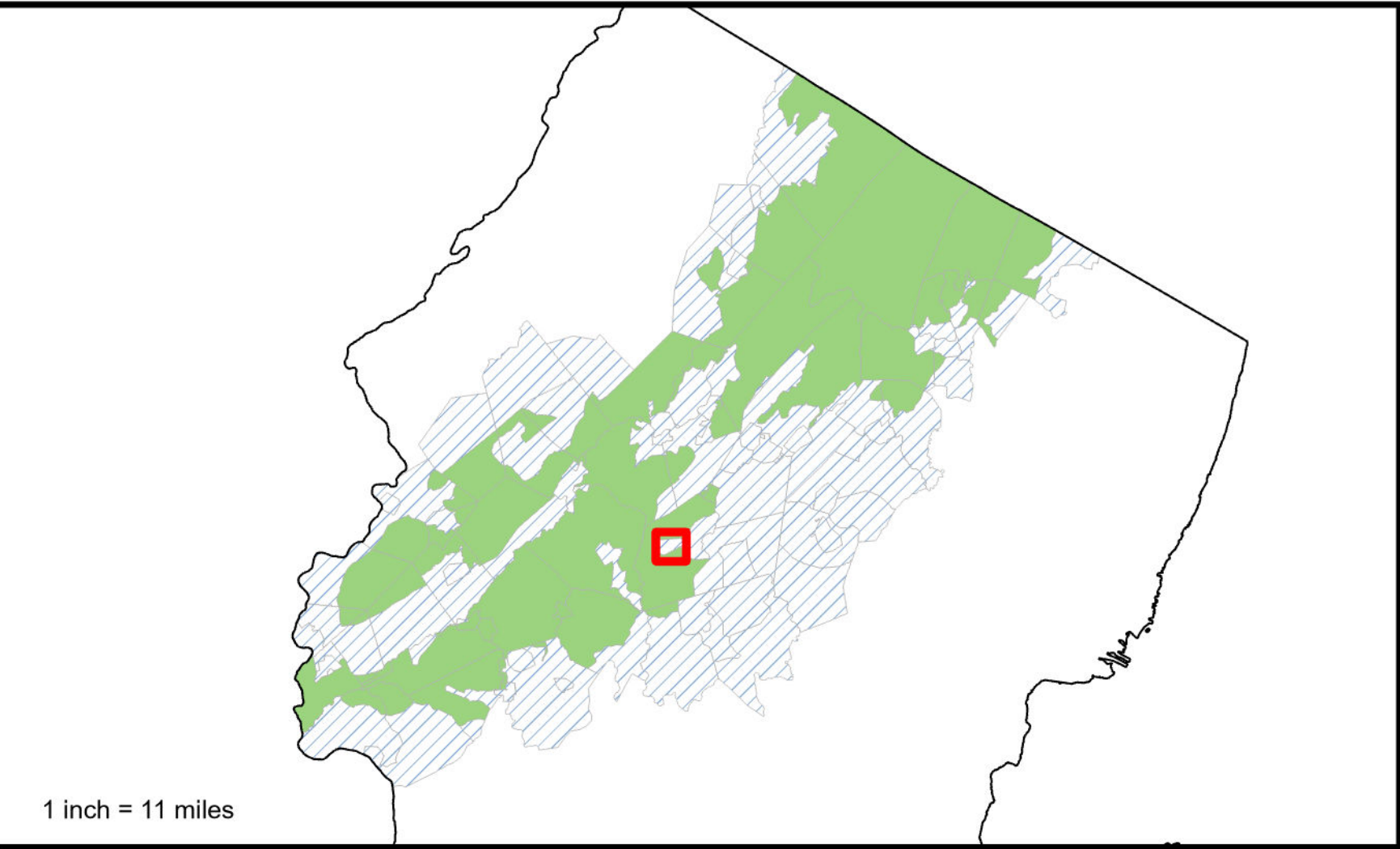
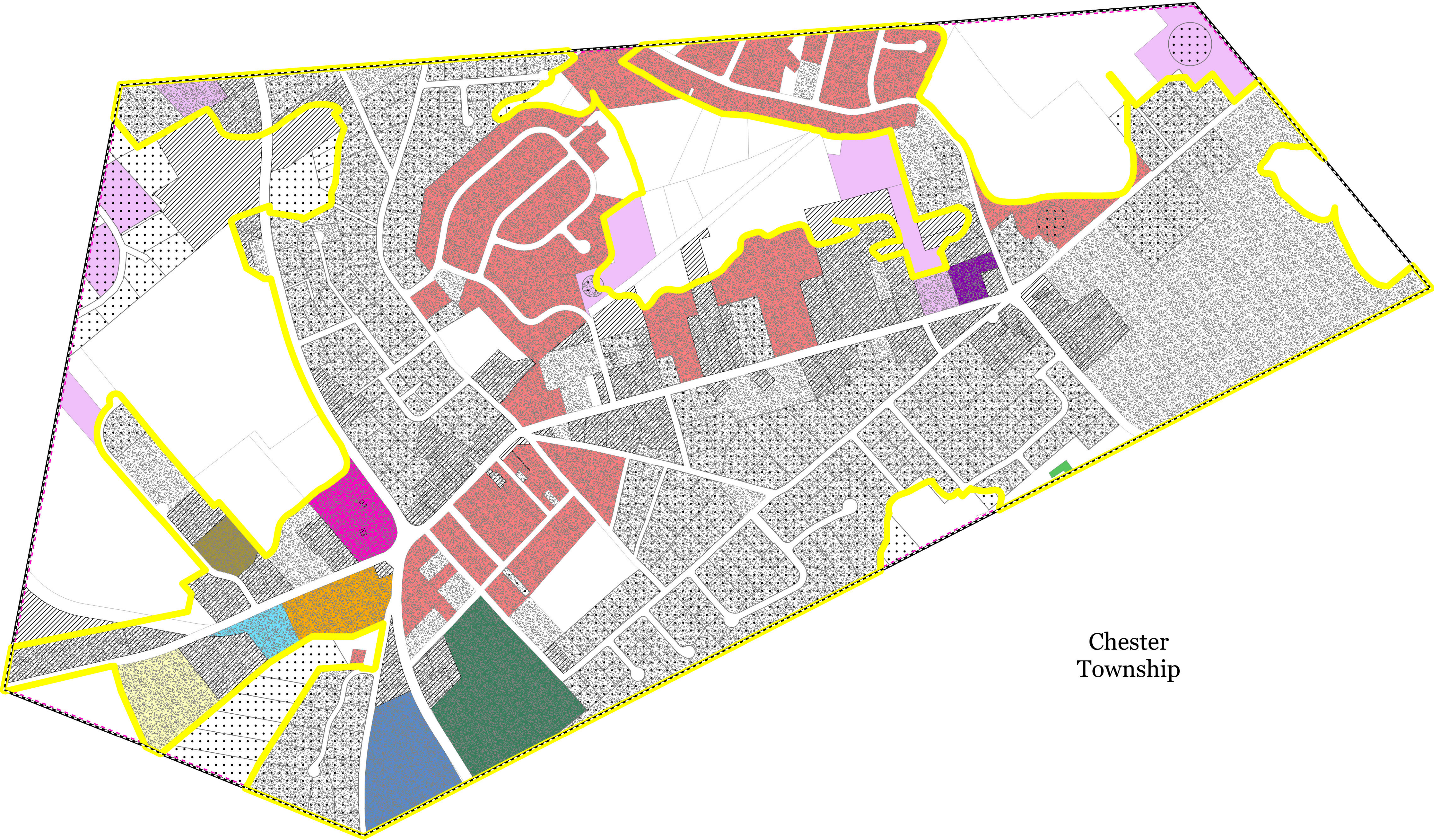
WMP Area - Chester Borough
Highlands Designated Center (Excluding Highlands Environmental Resource Zones)
Highlands Preservation/Planning Area line
Municipal Boundaries
Parcel Boundaries

Assigned Sewer Area - Existing Area Served (EAS) and Future Sewer Service Area (FSSA)

EAS - NJ0026824 - Chester Shopping Center
EAS - NJ0054101 - Chester Borough WTF
EAS - NJ0090115 - Chester Springs Shopping Center
EAS - NJ0128872 - 95 West Main Street
EAS - NJ0134058 - CPP Streets of Chester LLC
EAS - NJ0167495 - 2-4 Mill Ridge, LLC
EAS - NJ0353795 - Chester Borough Center
EAS - NJG0084701 - Windy Acres Mobile Home Park
EAS - NJG0108260 - Dickerson/Bragg Elementary School
EAS - NJG0169901 - Redwoods Grill and Bar
FSSA - Proposed Chester Borough WTF

Non Sewer Service Area

Existing Septic Areas - Residential
Existing Septic Areas - Non Residential
Non-Sewer Service Area
Planning Area Underdeveloped Lots



Notes:

- All of Chester Boro is in the Chester Boro WTF district.
- Highlands Environmental Resource Zones are ineligible for sewer service.




1 inch = 0.07 miles
1 inch = 366 feet

The information contained on this map is the best available according to the Highlands Council. However, unintentional inaccuracies may occur, particularly where data or information is derived from sources other than the Highlands Council. The Highlands Council cannot be responsible for the misuse or misinterpretation of the information presented herein. Therefore, under no circumstances shall the State of New Jersey or specifically, the Highlands Council be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the State be liable for any other consequences from any such reliance. Additional sources of information may have been used to collect the GIS digital data, but this secondary product has not been verified by those sources.


**MAP 4 - BOROUGH OF CHESTER
COMPOSITE ZONING**

Wastewater Management Plan
Chester Borough, Morris County, New Jersey
March 21, 2024

Legend

 WMP Area - Chester Borough

 Municipal Boundaries

 Parcel Boundaries

Composite Zoning

based on 2006 municipal zoning

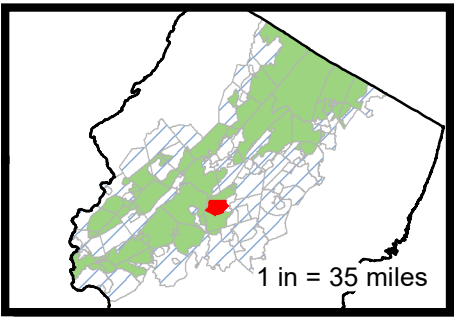
 Industrial

 Low Density Residential

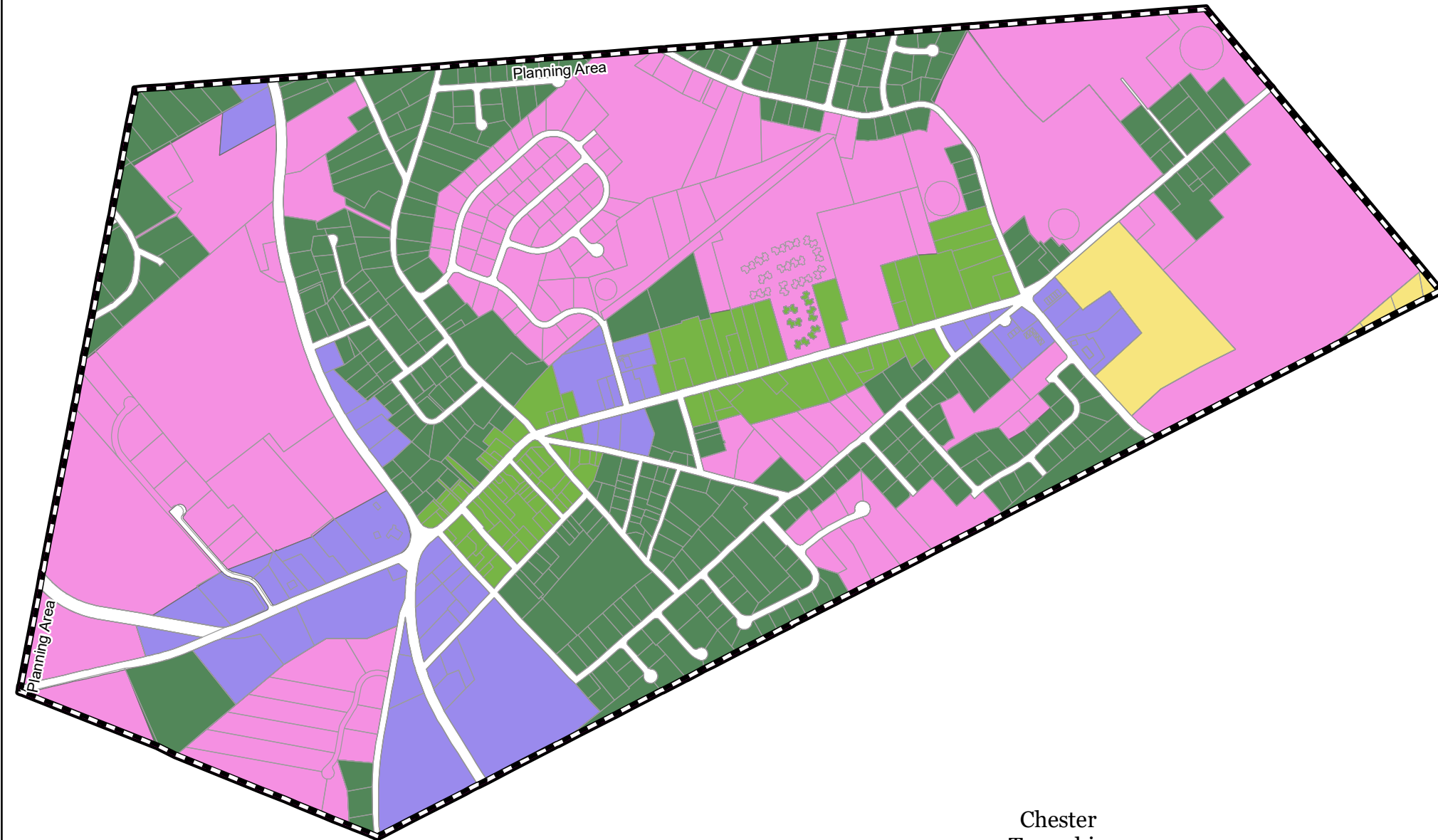
 Office/Commercial

 Retail

 Rural Residential



1 inch = 0.2 miles
1 inch = 1,056 feet



Chester
Township

Highlands Composite Zoning data based on data collected in 2006.