

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
April 21, 2016**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on April 21, 2016.

Vice-Chairman Victor Rovani Sr. called the meeting to order at 7:36 p.m.

Board Secretary Lisa Tilton performed Roll Call:

The following members were present: Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo Sr., , Rohs, Rovani Sr., Seelman and Turner

The following members were absent: Bylone, Krokos, and O'Connell

Vice-Chairman Victor Rovani Sr. led the flag salute.

Vice-Chairman Victor Rovani Sr. stated the following announcement:

On January 22, 2016, Notice of this meeting was mailed to *The Daily Journal & The Press* and duly posted in the Main Lobby of the Municipal Complex. All requirements of the Open Public Meetings Act have been met in compliance with the Sunshine Law. *If any appeal is being heard at 10:30 pm it may continue to be heard, however no new appeal will be started after 10:30 pm.*

Approval of Minutes February 18, 2016:

On a motion by Akers, seconded by Monfredo, Sr.:
All in Favor Roll Call Vote: **Ayes:** Akers, Babel, Chiarello, Kelly, Monfredo Sr., Rovani Sr., Seelman and Turner

Approval of Minutes March 17, 2016:

On a motion by Monfredo, Sr., seconded by Akers:
All in Favor Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo Sr., Rovani Sr., and Turner

Approval of Executive Meeting Minutes March 17, 2016:

On a motion by Akers, seconded by Babel:
All in Favor Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo Sr., Rovani Sr. and Turner

Approval of Bill List from April 21, 2016:

On a motion by Kelly, seconded by Chiarello:
All in Favor Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo Sr., , Rohs, Rovani Sr., Seelman and Turner

Approval of Decision & Resolutions:

#3-2016 Dennis Tamburro, Sr.

On a motion by Akers, seconded by Babel:
Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo Sr., Rovani Sr., and Turner

#4-2015 Universal Concrete

On a motion by Turner, seconded by Akers:
Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Monfredo Sr., Rovani Sr., and Turner

Motion to Approve:

Street Vacation – Genoa Avenue, Palermo Avenue, Daisy Boulevard

On a motion by Monfredo, Sr., seconded by Babel the Board made a recommendation to Township Committee to vacate the three streets:
Roll Call Vote: **Ayes:** Akers, Babel, Monfredo Sr., Rovani Sr., Rohs, Seelman and Turner

Board Completeness:

App #4-2016 - Raymond Alimenti

On a motion by Chiarello, seconded by Akers the application was Deemed Complete:
Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo Sr., Rovani Sr., Seelman and Turner

Zoning Completeness: None

Applications:

App# 04-2016 Raymond Alimenti
Minor Subdivision – Lot Line Adjustment
B. 7101, L. 27, 28, 29.02
Time: 7:49pm to 7:54pm

The property is located within the RA zoning district. Lot 28 contains a single family dwelling on five acres and the applicant is proposing to subdivide the lot leaving 2.2 acres. Lot 27 is proposed to be consolidated with lot 29.02. Existing Lot 29.02 contains 35.43 acres and after the proposed subdivision would contain 40.65 acres.

Applicant is seeking approval for a minor subdivision, re-division of lot lines with no variances required. The existing well and septic will remain on the lot with the house. The proposed subdivision would make the lots more uniform. Testimony was provided that no wetlands exist. The Tax Assessor still needs to approve the final lot numbers.

Solicitor Michael Malinsky summarized the application before the Board.

Motions:

On a motion by Chiarello, seconded by Akers the application was approved by the Board:
Roll Call Vote: Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo Sr., Rovani Sr., Seelman and Turner

Applications:

App# 13-2015 Hanson Aggregates BMC, Inc.
Preliminary and Final Major Site Plan
B. 2105, 2808, 2901, 2220 L. Various
Time: 7:55pm to 8:41pm.
Applicant Attorney: Rocco Tedesco, Esq.
Witnesses: Jesse Dougherty, Marathon Engineering
Tim Poppenberg, Hanson Aggregates
Al Lorenzo, Hanson Aggregates
Andrew Gutshall, Hanson Aggregates
Seymour Jones, Hanson Aggregates

Exhibits: Site Plan Submission to the Board
A-1 Colored Site Plan of the Site

The property is located within the RDR-1 zoning district. A certificate of filing has been received on the application.

Mr. Tedesco stated to the Board the Applicant is appearing for renewal of mining permit. Mining operation is required to appear in front of the Board every two (2) years. The site is a pre-existing non-conforming use for an active mining site. Legal notices have been provided to adjoining property owners and newspaper. Surface water testing will be conducted every two (2) years and current testing was just provided to the Board Engineer.

Mr. Dougherty reviewed the Board Engineer David Scheidegg's report dated March 8, 2016 stating the plans have been revised to address the reclamation plan. Old external access has been blocked and new internal access was created and remains in use. The plans will be revised to reflect the March 2016 property owner list. Surface water testing has been completed and supplied to the Board Engineer; tests are within the DEP standards. The current pond is estimated 4-12 feet in depth, however mostly 4 feet. Wet Mining was part of the original approvals and wet mining is being conducted in Area #2. Applicant agrees with clearly marking the limits of excavation in the field in order to preserve the required buffers. Cape Atlantic Soil Conservation Permits were provided to the Board Engineer and Solicitor at the Board Hearing.

Mr. Tedesco stated a bond will be provided to the Township as a condition of the approval. The applicant will provide a cost estimate to the Township Engineer.

Mr. Jones stated the berms are inspected once weekly and updated as needed. Certain areas have begun the reclaiming process but no one area has been completely reclaimed. In the area for the public access rubber stone has been installed along with tire scrubbers to minimize the amount of dirt that is tracked onto Unexpected Road. The road is swept weekly and even more if needed. The trucks will not use the new emergency access road or Lake Ann for travel. There has been approximately 30-50,000 tons removed from Area 2 and 150,000 tons from Area 1.

Board Engineer David Scheidegg requested the Board consider the requesting aprons be installed at the entrances to unexpected road and the shoulder begins to deteriorate. Mr. Tedesco requested if the Engineer feels in the future that aprons are required then the applicant come back to the Board for review.

Board Engineer David Scheidegg requested the landscaping remains in healthy stock and be replaced as needed. Applicant agreed and the Engineer will inspect.

Board Member Teresa Kelly questioned the site mentioned that is not being mined and used for Rutgers. Applicant stated Rutgers has been utilized a portion of the site to plant trees for about 20-years and they analyze the growth of the trees yearly.

Mr. Tedesco stated the applicant will be back by July 2017 for their annual approval. It was late this year due to the Pinelands providing a no call up letter on their previous approval. Also stated Security is provided on the weekend.

On a motion of Akers, seconded by Babel the application was open to the Public.

There was no Public Comment.

On a motion of Monfredo Sr., seconded by Kelly the public comment was closed.

Board Solicitor Michael Malinsky provided a summary of the application.

Motions:

On a motion by Chiarello, seconded by Turner the application was approved by the Board for Preliminary and Final Major Site Plan:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo Sr., Rovani Sr., Seelman and Turner

Board Discussion: Mayor Chuck Chiarello reminded everyone that the Richland Village Festival is May 21, 2016. Tony Monfredo Sr. said the Richland Vol. Fire Company Chicken BBQ is this weekend.

Public Comment: None

On a motion by Monfredo Sr., seconded by Akers the meeting was adjourned at 8:44 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton
Planning/Zoning Board Secretary