

**MINUTES  
BUENA VISTA TOWNSHIP  
PLANNING/ZONING BOARD  
August 21, 2014**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on August 21, 2014.

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

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

On February 7, 2014, 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.

Board Member Rick Bracaliello led the flag salute.

**Board Secretary Lisa Tilton performed Roll Call:**

The following members were present: Babel, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rivera, Rohs, Rovani Sr., and Seelman

The following members were absent: Akers, Merighi, and Zitto

**Approval of Minutes from June 19, 2014:**

On a motion by Kelly, seconded by Rivera:

Roll Call Vote: **Ayes:** Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rivera, Rohs, Rovani Sr., and Seelman

**Approval of Bill List from August 21, 2014:**

On a motion by Chiarello, seconded by Babel:

Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rivera, Rohs, Rovani Sr., and Seelman

**Approval of Decision & Resolutions:**

App# 05-2014 Mays Landing Sand & Gravel

Block(s) Various, Lot(s) Various

On a motion by Rivera, seconded by Lloyd:

Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rivera, Rohs, Rovani Sr., and Seelman

**Motion to Approve:**

- Street Vacation: Fir Avenue and Edmund Avenue

Applicant: Christopher Shashkin

In the early 40's the property used to consist of chicken coups. Mr. Shashkin inherited the property and would like to vacate the streets and consolidate them so he can have a buildable lot.

Township Engineer David Scheidegg stated he did not see any issues with the vacation of streets as no properties would be landlocked and property, if consolidated would have adequate frontage.

There was no public comment.

On a motion by Rivera, seconded by Chiarello, the street vacation was approved:

Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rivera, Rohs, Rovani Sr., and Seelman

- Refund Developer Escrow: Frank Porcellini (D-030) \$303.33  
On a motion by Kelly, seconded by Rivera, the Resolution for refund was approved:  
Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rivera, Rohs, Rovani Sr., and Seelman

**Applications:**

Start Time: 7:57 p.m., End Time: 9:00 p.m.  
App# 04-2014, Robert and Sandra Rigolizzo  
2-Lot Minor Subdivision  
Block (s) 8301 Lot (s) 5  
Applicant Attorney: Michael Fralinger Esq.  
Applicant Engineer: None present

Board Engineer David Scheidegg presented his review to the Board and further recommended the application be deemed complete in order to proceed for hearing.

On a motion by Chiarello, seconded by Kelly, the application was *deemed complete* for Board Hearing:  
Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rivera, Rohs, Rovani Sr., and Seelman

**Exhibits:** Subdivision Plan rendering provided to Board

Michael Fralinger Esq. reviewed the Board Engineers report and addressed the outstanding concerns listed. The applicant made a request for relief for the RSIS standards for the design of the roadway, and from the installation of a street light. The proposed plans are to subdivide Lot 5 into two lots, each being 5.05 acres. The single-family home currently on the lot will be demolished. No variance relief is requested.

Board Engineer stated the waiver is for 2" paving of road way, instead of the 4" paving. The road is an existing dead-end road. Board Solicitor recommended a dead-end sign be installed. Mayor Chiarello stated his concern of not having a street light installed.

Michael Fralinger Esq., stated the existing poles on the street are set back off the roadway that the installation of light would not benefit as the light would not entirely shine on the street.

Board member Lloyd recommended waiving the requirement of a streetlight.

Board members O'Connell and Seelman requested street lights to be installed.

The applicant has agreed to clear 8' from either side of the road and maintain as graded area. Applicant has agreed to install dead end signs.

The applicant is required to make a \$1,500 contribution to the Recreation Fund. Applicant's attorney Michael Fralinger objected to the contribution and further requested a waiver from the requirement. Board did not grant the waiver.

No Public Comment

On a motion by Rivera, seconded by Lloyd, the applicant was granted a waiver for the Roadway Pavement and Street Light:

Roll Call Vote:  
**Ayes:** Babel, Chiarello, Kelly, Lloyd, Rivera, Rohs, and Rovani Sr.,  
**Nays:** O'Connell, Seelman  
**Abstain:** Bracaliello

On a motion by Chiarello, seconded by Merighi, the application was approved for a 2-Lot Minor Subdivision / Lot Line Adjustment with \$1,500 Recreation Fee Requirement:

**Ayes:** Babel, Bracaliello Chiarello, Kelly, Lloyd, Rivera, Rohs, and Rovani Sr.,  
**Nays:** O'Connell, Seelman

**Board Discussion:**

- Revision to Land Use Code regarding Sign Ordinance / Regulations, Chapter 115  
*Presented by Board Engineer: David Scheidegg*

Scheidegg indicated the Pinelands Commission, Susan Grogan has reviewed the sign ordinance and concurred with the revisions as presented. Scheidegg stated the issue the Pinelands had with the digital signs has been resolved with the designated zones regarding digital signs.

On a motion by Babel, seconded by Rohs, to approve the final drafted sign ordinance and send to Township Committee for adoption:

Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rivera, Rohs, Rovani Sr., and Seelman

**Public Comment:** None

**Board Comment:** None

On a motion by Rivera, seconded by Lloyd the meeting was adjourned at 9:27 p.m.

Respectfully submitted,

*/s/ Lisa A. Tilton*

Lisa A. Tilton  
Planning/Zoning Board Secretary