

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
December 17, 2015**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on December 17, 2015.

Chairman Michael Bylone called the meeting to order at 7:32 p.m.

Chairman Michael Bylone stated the following announcement:

On January 20, 2015, 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.

Chairman Michael Bylone led the flag salute.

Board Secretary Lisa Tilton performed Roll Call:

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

The following members were absent: None

Approval of Minutes November 24, 2015:

On a motion by Babel, seconded by Rovani Sr.:

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

Abstain: Akers

Approval of Bill List from December 17, 2015:

On a motion by Chiarello, seconded by Seelman:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo Sr., O'Connell, Rohs, Rovani Sr., Seelman, and Turner

Approval of Decision & Resolutions:

#11-2015 Nancy Bernard

On a motion by O'Connell, seconded by Monfredo:

Roll Call Vote: **Ayes:** Babel, Bylone, Monfredo, O'Connell, Rovani, Rohs, Seelman, and Turner

#12-2015 South Jersey Veterinary Association dba Animal Clinic of Buena

On a motion by Monfredo, seconded by Turner:

Roll Call Vote: **Ayes:** Babel, Bylone, Monfredo, O'Connell, Rovani, Rohs, and Turner

Motion to Approve:

Reorganization Meeting Date January 21, 2016

On a motion by Chiarello, seconded by Babel:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo Sr., O'Connell, Rohs, Rovani Sr., Seelman, and Turner

Planning Completeness:

App #13-2015 Hanson Aggregates BMC, Inc

On a motion by Chiarello, seconded by Monfredo Sr. the application was Deemed Incomplete:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo Sr., O'Connell, Rohs, Rovani Sr., Seelman, and Turner

App #14-2015 J. Cresci Realty L.L.C.

On a motion by Akers, seconded by Turner the application was Deemed Complete:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo Sr., O'Connell, Rohs, Rovani Sr., Seelman, and Turner

Applications:

App# 14-2015, J. Cresci Realty L.L.C.

2-Lot Minor Subdivision / Variances

B. 7701, L. 4

Time: 7:42pm to 8:22pm.

Witnesses: Michael Guccio, Esq. Attorney for Applicant

Jerry Cresci, Applicant

Exhibits: A-1 Subdivision Plan

A-2 Aerial Photo provided by the City of Vineland

A-3 Aerial Photo provided by the City of Vineland

The property is located in within the RA zoning district and contains 9.8 acres. The property is located at 4729 Landis Avenue, in Buena Vista Township and also in the City of Vineland. Applicant is proposing a two (2) lot minor subdivision with variances. As part of the subdivision, one lot will be created for the existing single family dwelling and the second lot will be created and conveyed to Mr. Cresci for

agricultural purposes. The existing dwelling will remain on a reduced lot containing 1.73 acres and require a lot size variance. The remaining lot for Mr. Cresci will contain 8.08 acres. The property fronts on Landis Avenue

The applicant provided a map for the existing septic and well which will be contained on the 1.73 acres with the single family dwelling.

The applicant has requested two variances; one for lot area as two acres is required and one of the newly subdivided lots will contain only 1.73 acres due to the location of irrigation equipment by Mr. Cresci. The proposed agricultural lot will result in 118.5 feet in width where 150 feet is required.

There are no wetlands or buffers that could affect the property. Mr. Cresci stated his family has farmed the property since the early 1970's and would like to continue farming the properties but subdivide the properties so they can be legally conveyed into his name. Mr. Cresci owns 25 acres surrounding the proposed subdivided property.

The applicant has requested waivers from certain checklist items which the Board granted through the completeness process. There will be no changes to use of the property.

Boardmember Monfredo questioned if the septic had to be replaced would there be enough room. Board Engineer David Scheidegg replied they would be allowed to replace the septic in-kind.

There was no public comment on the application.

On a motion by Babel, seconded by Rovani, Sr. the application was approved by the Board:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo Sr., O'Connell, Rohs, Rovani Sr., Seelman, and Turner

Board Discussion: Chairman Michael Bylone announced that this meeting would be the last meeting for Board Solicitor Jim Schroeder. Mr. Schroeder has opted not to re-apply for appointment due to personal reasons. Mayor Chiarello echoed Mr. Bylone's sentiments that Mr. Schroeder will be missed.

Mayor Chiarello stated Inspira is anticipated to open on January 26, 2016. IGI now Teligent is moving quickly to build their addition. The Solar project on Vine Road has begun construction. A new community shuttle called the Route 54/40 Community Shuttle will begin on January 4, 2016 and the new 2016 Calendar is expected to be completed next week.

Public Comment: None

On a motion by Monfredo, seconded by Rovani the meeting was adjourned at 8:33 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton
Planning/Zoning Board Secretary