

BUENA VISTA TOWNSHIP  
PLANNING/ZONING BOARD  
DECEMBER 19, 2013

The regular meeting of the Buena Vista Township Planning/Zoning Board was held on December 19, 2013.

Chairman Zitto called the meeting to order at 7:30 p.m.

Public Notice was sent to The Press of Atlantic City and The Daily Journal for publication as prescribed by law. All requirements of the Open Public Meetings Act have been met in compliance with the Sunshine Law.

Chairman Zitto led the flag salute.

The following members were present:

Mr. Zitto, Member	Mrs. Seelman, Member
Mr. Bylone, Member	Mr. Lloyd, Alternate #2
Mr. Bracaliello, Member	Mr. O'Connell, Alternate #3
Mr. Rovani, Member	Mr. Merighi, Alternate #4
Mr. Akers, Member	

The following members were absent:

Mayor Barber Member  
Mr. Quinlan, Alt. #1

A motion by Mr. Zitto – Mr. Merighi to approve the minutes from the October 17, 2013 meeting. All members voted affirmative.

The Secretary announced the resignation of Harry Benson, Vice Chair, Member Class IV and Chris Alimenti, Member, Class IV. Solicitor Laveson explained the process of moving Mr. Merighi into Mr. Benson's position and Mr. O'Connell into Mr. Alimenti's position.

The Solicitor also announced that Mike Rivera and Fred Rohs will be appointed as Alternate members III and IV respectively.

A motion by Mr. Rovani – Mr. Merighi to approve the members appointments to the Board. All members voted in the affirmative.

Solicitor Laveson administered the Oath to Mr. Rivera.

### New Business

#### Planning Board

**Application 2013-10 I & J Properties, LLC / Block 4901, Lot 103, Main & Moody Avenue / Minor Subdivision.** The applicant is proposing a minor two-lot subdivision.

Michael Peacock, Esq. was present to represent the applicant. Mr. Peacock explained the reason why no public notices were required to property owners; that this was a conventional minor sub-division and that there were no variances being sought. Mr. Laveson concurred with Mr. Peacock.

Mr. Peacock gave a brief explanation of the application. The applicant states that there are no improvements proposed at this time for either lot. The applicant will sub-divide and sell each lot as vacant land or build a conforming single-family home on each lot or otherwise he will appear before the Board for any variances that will be deemed necessary.

Mr. William Reale, PLS, Reale Associates, LLC Land Surveying and Jeremy Juffe, applicant were sworn in.

Mr. Reale's credentials were reviewed and he proceeded to explain the plan of the minor sub-division. The plan is to sub-divide and sell the lots that are buildable to third party purchasers. There are no plans to build on the lots at the present time.

Bob Smith, Planning/Zoning Board Engineer, reviewed his letter dated December 9, 2013. All waivers have been reviewed. A motion by Mr. Lloyd – Mr. O'Connell to deem application complete pending resolving items 1a. thru 1e. in said letter. All members voted in the affirmative.

Mr. Smith continued to review his letter. Lath with ribbons at the corners of the restriction area and recommend that more permanent. Proposed location of wells and sceptors that will be shown on the plot plan and that prior to a Certificate of Occupancy, the driveway apron must be constructed to Township standards and that a Street Opening Permit must be obtained from the Township. A streetlight will be required. Condition of issuance of the first certificate of occupancy. Location will depend on the location of the driveway.

Mr. Peacock has requested a waiver regarding the contribution to the Open Space fund. Mr. Juffee stated that he will pay the \$1,500.00 under protest. Mr. Smith proceeded to read the Township Code regarding the Open Space Dedication. Solicitor Laveson indicated that in lieu of two lots being created that there is actually one newly created lot and if the applicant was willing to pay the \$1,500.00. Mr. Peacock stated that was acceptable.

Mr. Peacock conveyed the recorded deed as Exhibit A1 to Solicitor Laveson along with Exhibit A3, minor subdivision plan revised with Engineer's comments, into evidence.

Solicitor Laveson gave a brief summary and closing remarks. He recommended a motion to approve the application. A motion by Mr. Rovani – Mr. O'Connell. Roll Call: Mr. Bylone yes, Mr. Zitto yes, Mr. Bracaliello yes, Mr. Rovani yes, Mr. Akers yes, Mrs. Seelman yes, Mr. Lloyd yes, Mr. O'Connell yes, Mr. Merighi yes.

Mr. Mark Demitroff of Richland approached the Board members with information regarding the high water table associated with the property pertaining to the minor sub-division on Main and Moody Avenue.

Mr. Bylone thanked the Board members for the privilege of serving on the Planning/Zoning Board and wished everyone a Merry Christmas and Happy New Year.

There being no additional business to come before the Board, a motion was made by Mr. Bylone - Mr. Akers to adjourn the meeting at 8:30 p.m. All Board members voted in the affirmative.

Respectfully submitted,

*/s/ Pamela J. McDaniels*

Pamela J. McDaniels  
Acting Planning/Zoning Board Secretary