

**MINUTES  
BUENA VISTA TOWNSHIP  
PLANNING/ZONING BOARD  
FEBRUARY 20, 2014**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on February 20, 2014.

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

Chairman Larry Zitto 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.

Vice-Chairman Victor Rovani led the flag salute.

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

The following members were present: Zitto, Akers, Bracaliello, Chiarello, Kelly, Merighi, O'Connell, Rovani, Seelman, and Rivera

The following members were absent: Quinlan, Lloyd, and Rohs

**Approval of Minutes from January 16, 2014:**

On a motion by Akers, seconded by Rovani:

Roll Call Vote: **Ayes:** Zitto, Akers, Bracaliello, Chiarello, Kelly, Merighi, O'Connell, Rovani, Seelman, and Rivera

**Approval of Bill List from February 19, 2014:**

On a motion by Chiarello, seconded by Kelly:

Roll Call Vote: **Ayes:** Zitto, Akers, Bracaliello, Chiarello, Kelly, Merighi, O'Connell, Rovani, Seelman, and Rivera

**Approval of Decision & Resolutions:**

**1) App# 2013-10 – I&J Properties**

On a motion by Rovani, seconded by Akers:

Roll Call Vote: **Ayes:** Zitto, Akers, Bracaliello, Merighi, O'Connell, Rovani, and Seelman

**Approval of Professional Contracts:**

- 1) Board Solicitor, James E. Schroeder, Esq.
- 2) Board Engineer, David S. Scheidegg, PE, PP, CME
- 3) Conflict Board Engineer, David J. Battistini
- 4) Board Planner, Karabashian Eddington

On a motion by Chiarello, seconded by Merighi:

Roll Call Vote: **Ayes:** Zitto, Akers, Bracaliello, Chiarello, Kelly, Merighi, O'Connell, Rovani, Seelman, and Rivera

### **Approval of Subdivision Deed:**

- 1) Minor Subdivision Deed – Nancy E. McCaffery  
707 Cains Mill Road – Block 1303, Lot 4

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

Roll Call Vote: **Ayes:** Zitto, Akers, Bracaliello, Chiarello, Kelly, Merighi, O'Connell, Rovani, Seelman, and Rivera

### **Applications:**

Start Time: 7:48 p.m., End Time: 8:44 p.m.  
App# 01-2014, Hanson Aggregates BMC, Inc.  
Preliminary & Final Major Site Plan  
Block (s) 2104, 2808, 2901, 2220  
Lot (s) Various

Applicant Attorney: Rocco Tedesco, Esq.  
Applicant Engineer: Lance Landgraf, Marathon Engineering

Board Engineer David Scheidegg presented his review to the Board and further recommendation to deem the application 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:** Zitto, Akers, Bracaliello, Chiarello, Kelly, Merighi, O'Connell, Rovani, Seelman, and Rivera

### **Exhibits:** Site Plan Submission to the Board

- A-1 Arial view of the Site
- A-2 Varies Photos of the Site
- A-3 Arial Exhibit – additional photos of site

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. Applicant will submit an updated verification of taxes paid. Legal notices have been provided to adjoining property owners and newspaper. Shore Fast Line no longer exists on the tax records in order for notice to be provided. Surface water testing will be conducted every two (2) years.

Mr. Landgraf reviewed the list of waivers requested as part of the application. Further review of sheet 4 of 10 which includes the area of the site that is mined was done. Mr. Landgraf reviewed the acreage for the mining areas. No new areas added for mining, but mining areas approved are currently being mined. Thermal Sand is the biggest product mined. The site is accessed through Unexpected Road. There are separate access points from Unexpected Road. Loaders, Dump Trucks, and Cranes are used on the site. Part of the maintenance plan to block off the additional access roads with additional material and vegetation. A security check of the perimeter is performed weekly. Variance was granted for 50 foot buffer. Shore Fast Line has not been able to be located. In the tracks between the rails are 4 foot pines trees. Not enough room for emergency access for any residents on Unexpected Road. About a third to a half of the pond has been filled and is getting smaller and shallower. Applicant agrees in the area along Unexpected Road, to have evergreen trees planted to help cut down on the dust. Depth of the existing pond permitted is 65 feet from grade. The current depth of the pond varies from 5 feet in some areas to 12-13 feet in other areas. The intent is to go down and out. The material they want is in the pond with different equipment for the mining. The pond will be 50 acres in size and 65 feet in depth at completion. Stone will be installed at the four entrances to cut down on the tracking of mud onto the road. Elevation shots are taken from a boat to give the depth in the pond.

Board Engineer David Scheidegg presented his report of February 10<sup>th</sup> to the Board. There was some reclamation done in the area of 1C. Wetland buffers inadvertently cleared have been reclaimed. The restoration is ongoing. Plans will be changed to include reclamation schedule for compliance. Unexpected Road is getting a lot of use and concerned on the dirt and material being dragged out on to the Road. Surface water testing has been conducted and on the surface the tests meet the criteria.

Board Member Akers requesting what provision is made for over digging in the depth and also requested the breakdown of wet and dry mining.

Mr. Tedesco provided a summary of the application testimony to the Board.

Board Member Rick Bracaliello left the meeting at 8:23 p.m.

On a motion by Chiarello, seconded by Rovani Sr., the application was approved for a Preliminary & Final Major Site Plan:

Roll Call Vote: **Ayes:** Zitto, Akers, Chiarello, Kelly, Merighi, O'Connell, Rovani, Seelman, and Rivera

**Board Discussion:**

Engineer David Scheidegg reviewed the Township's current sign ordinance to the Board as well as proposed revisions. Board agreed to revisions to the Ordinance. Engineer will provide a sample ordinance at the next meeting after any additional comments from the Board.

Board unanimously agreed.

**Public Comment:**

None

On a motion by Merighi, seconded by Rovani the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

*/s/ Lisa A. Tilton*

Lisa A. Tilton

Planning/Zoning Board Secretary