

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
July 16, 2015**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on July 16, 2015.

Chairman Michael Bylone called the meeting to order at 7:36 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 and held a moment of silence for Larry Zitto.

Board Secretary Lisa Tilton performed Roll Call:

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

The following members were absent: O'Connell, and Rovani Sr.

Approval of Minutes: None

Approval of Bill List from July 16, 2015:

On a motion by Akers, seconded by Rohs:

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

Approval of Decision & Resolutions:

#06-2015 St. Augustine Preparatory School

On a motion by Akers, seconded by Kelly:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Rohs, Seelman and Turner

#08-2015 St. Augustine Preparatory School

On a motion by Akers, seconded by Rohs:

Roll Call Vote: **Ayes:** Akers, Babel, Rohs, Seelman and Turner

Motion to Approve: None

Zoning Completeness:

#07-2015 L. D'Ottavio Nurseries L.L.C.

Bulk Variance

B. 6003, L. 3

On a motion by Seelman, seconded by Akers the application was deemed **complete:**

Roll Call Vote: **Ayes:** Akers, Babel, Bylone, Merighi, Monfredo Sr., Rohs, Seelman and Turner

Applications:

App# 07-2015, L. D'Ottavio Nurseries L.L.C.

Start Time: 7:44pm to 8:22pm

Bulk Variances

Block (s) 6003 Lot (s) 3

Applicant Attorney: Michael Gruccio, Esq.

Applicant Witnesses: Steven Filippone, P.E., P.P., C.M.E.

Mr. Larry D'Ottavio, Owner

The property is located in the AP Zoning District. The property is located at 5559 E. Chestnut Avenue, in Buena Vista Township. Applicant is proposing construction of an accessory structure that is 9,216 square feet in size. Total of existing and proposed structures on the site would be 12,512 sf, where 10,000 sf is permitted. The proposed height of the structure will not exceed 35 feet in height.

There is a residential dwelling on the property with two accessory structures. The proposed structure will house fertilizers and store farm materials. The proposed building setbacks will conform to current setback requirements. The proposed use of the building is for agriculture use and related to the nursery business which is wholesale.

Proposed coverage will 1.56% where 3% is permitted. D-3 Use Variance is required as a conditional use. Applicant provided testimony in support of the Use Variance requirements. The proposed project is not out of character with the Master Plan.

Applicant is seeking additional storage for tractors, sprayers, mowers, fertilizers.

There was no Public Comment

On a motion by Monfredo Sr., seconded by Merighi the application was approved by the Board:
Roll Call Vote: **Ayes:** Akers, Babel, Bylone, Merighi, Monfredo Sr., Rohs, Seelman and Turner

Board Discussion: None

Public Comment: None

On a motion by Monfredo, seconded by Akers the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton

Planning/Zoning Board Secretary