

**MINUTES  
BUENA VISTA TOWNSHIP  
PLANNING/ZONING BOARD  
July 17, 2014**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on July 17, 2014.

Alternate Chairwoman Teresa Seelman called the meeting to order at 7:30 p.m.

Alternate Chairwoman Teresa Seelman 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: Akers, Babel, Bracaliello, Chiarello, Kelly, Merighi, O'Connell, Rivera, Rohs and Seelman

Arrived Late: Lloyd at 7:38 p.m.

The following members were absent: Rovani Sr., Lloyd, and Zitto

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

On a motion by Chiarello, seconded by Kelly:

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

**Approval of Bill List from July 17, 2014:**

On a motion by Kelly, seconded by Chiarello:

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

**Applications:**

Start Time: 7:40 p.m., End Time: 8:38 p.m.  
App# 05-2014, Mays Landing Sand & Gravel  
Preliminary & Final Major Site Plan  
Block (s) 1201, 1202, 1203, 1204, and 1303 Lot (s) Various  
Applicant Attorney: Rocco Tedesco  
Applicant Engineer: Steven Nardelli

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 O'Connell, the application was *deemed complete* for Board Hearing:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Merighi, Lloyd, O'Connell, Rivera, Rohs and Seelman

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

Rocco Tedesco reviewed the Board Engineers report and addressed the outstanding concerns listed. Steven Nardelli reviewed the site plan presented to the Board with the current conditions on the site and depth of ponds on the site.

Discussion ensued regarding the mining near an existing pond, which the new mining would not be wet mining as there is enough room to continue.

Applicant proposed continued and expanded resource extraction operations with a total site area being approximately 440.2 acres and the area of planned extraction is 33.8 acres.

Approximately 18.8 acres of area are proposed for "dry and wet mining" operations adjacent to Jackson Road near Cains Mill Road. Additional area is adjacent to Malaga Road consisting of approximately 15 acres.

A 500 foot buffer has been delineated in the field with metal fencing spaced at 100-feet.

Applicant is seeking renewal of their 2012 Mining approval, with no additional changes.

The Board took a brief recess at 8:08 p.m. in order for the Board Attorney and Applicant's Attorney to discuss the Township road and the status of the street vacation the applicant applied for previously.

Applicant provided testimony that an application for a street vacation was applied for and not reflected on the Township's Tax Map.

The Board convened at the meeting at 8:15 p.m. with a vote:

On a motion by Kelly, seconded by Chiarello, the applicant must submit an application for a Street Vacation within 90-days:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Merighi, Lloyd, O'Connell, Rivera, Rohs and Seelman

The Applicant continued their presentation. Rocco Tedesco provided testimony that "no swimming" signs are being replaced all the time as they continue to be stolen.

Applicant will replant trees and notify the Township Engineer upon the initiation of restoration to be completed by November 30, 2014. Applicant will continue the water testing 3-times a year.

Applicant will look into no trespassing stenciling to be placed on the guardrails.

No Public Comment

On a motion by Kelly, seconded by Chiarello, the applicant must submit an application for a Street Vacation within 90-days:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Merighi, Lloyd, O'Connell, Rivera, Rohs and Seelman

On a motion by Chiarello, seconded by Merighi, the application was approved for a Preliminary and Final Major Site Plan:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Merighi, Lloyd, O'Connell, Rivera, Rohs and 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 a majority of it. Scheidegg stated the Pinelands did have an issue with the digital signs.

If the Township limits our ordinance in the Pinelands to the PT Zones, the commission would most likely approve it. To be approved in other zones, the Township would have to submit additional information for their review and approval.

The Board needs to limit the zones for digital signs and resubmit to Pinelands for approval. The Pinelands did not like the wording that the Township would permit the signs in every area but only after Administrative Approval by the Board.

The Board modified the zones in which digital signs would be permitted and to forward the Ordinance to the Pinelands and Committee for approval.

On a motion by Lloyd, seconded by Rivera, to approve drafted sign ordinance and send to Township Committee for adoption:

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

**Public Comment:** John Armato asked the Board is the Pinelands would say no to specifying Churches and Fire Companies for digital signs. Schiedegg stated the Pinelands goes by Zones.

**Board Comment:** Akers addressed the Board regarding ATV's going through the woods near Jackson Road.

On a motion by Rivera, seconded by Akers the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

*/s/ Lisa A. Tilton*

Lisa A. Tilton  
Planning/Zoning Board Secretary