

BUENA VISTA TOWNSHIP  
PLANNING/ZONING BOARD  
July 18, 2013

The regular meeting of the Buena Vista Township Planning/Zoning Board was held on July 18, 2013.

Mr. Alimenti 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.

Mr. Alimenti led the flag salute.

The following members were present:

|                      |                         |
|----------------------|-------------------------|
| Mr. Bylone, Member   | Mr. Bracaliello, Member |
| Mr. Alimenti, Member | Mrs. Seelman, Member    |
| Mr. Lloyd, Alt. #2   | Mr. Merighi, Alt. #4    |

The following members were absent:

|                        |                      |
|------------------------|----------------------|
| Mr. Zitto, Member      | Mr. Akers, Member    |
| Mayor Barber, Member   | Mr. Benson, Member   |
| Mr. Rovani, Member     | Mr. Quinlan, Alt. #1 |
| Mr. O'Connell, Alt. #3 |                      |

A motion was made by Mr. Bylone to approve the minutes from the June 20, 2013 meeting. The motion was seconded by Mr. Alimenti followed by a unanimous vote of Board members.

### Resolutions

**Resolution 2013-13 Michael Levari, Block 6101 Lot 11, 5239 Landis Avenue. Bulk Variance to construct a 4800 Sq Ft Building where the maximum permitted is 1000 Sq Ft for accessory structures.** Mr. Levari is proposing to construct a 4800 sq ft building in the RDR1 zoning district where the maximum permitted for accessory structures is 1000 sq ft. A motion was made by Mr. Alimenti to approve to the resolution. The motion was seconded by Mr. Lloyd with the following roll call vote: Yes: Mr. Alimenti, Mr. Lloyd. No: None.

### New Business

#### Zoning Board

Mr. Bylone and Mr. Bracaliello stepped down from participating in the applications before the Zoning Board.

**APPLICATION 2013-3 John & Beverly Vannini, Block 7301 Lot 4, 3076 Vine Road. Bulk Variance** Mr. Vannini has submitted an application for a Bulk Variance to exceed the maximum square footage permitted for an accessory structure. The applicant is proposing to build a 3600 sq ft building where the 1000 sq ft is the maximum permitted for an accessory structure in the RA zoning district.

Solicitor Laveson explained to Mr. Vannini that the Zoning Board is a 7 member board. At this meeting there are only 4 members present, which is a quorum. In order for the application to be approved, there would need to be a minimum of 3 yes votes. Solicitor Laveson gave Mr. Vannini the option to proceed tonight or continue his application to the next meeting when there would be more members present. Mr. Vannini decided to have the application heard with the members present.

Mr. Vannini was sworn in. He explained his request for a bulk variance. He would like to build a 72' x 50' aluminum sided building with a crushed stone floor that will be 24' high for storage of equipment. The ordinance only permits 1000 square feet for accessory structures in the RA zoning district.

Bob Smith, Board Engineer, reviewed the letter dated April 10, 2013. Mr. Vannini submitted a revised plan which he prepared. He is requesting waivers for the following items: an affidavit stating that he is the owner, occupant and designer (he provided testimony), providing a metes & bounds description, from having the zoning district schedule of district regulations on the plan and for the justification narrative. The building will be used for agriculture purposes. No clearing is required for the construction and the building will not cause any issues with drainage. A building for agriculture is a permitted use in the RA zoning district. There is an existing front yard encroachment which will require a technical variance. Mr. Vannini will need to add the "site safety responsibility" information to the plan. The building will be used for equipment storage. The existing driveway will be used to access the new building.

A motion was made by Mrs. Seelman to open the hearing for public comments. The motion was seconded by Mr. Merighi followed by a unanimous vote of Board members. Hearing no comments from the public, a motion was made by Mr. Alimenti to close the public portion of the hearing. The motion was seconded by Mr. Lloyd followed by a unanimous vote of Board members.

Solicitor Laveson reviewed the variance request and waivers.

A motion was made by Mr. Lloyd to deem the application complete, grant the requested waivers, technical variance for existing from yard setback encroachment and to exceed the maximum square footage of 1000 sq ft for an accessory structure. The motion was seconded by Mr. Merighi with the following roll call vote: Yes: Mr. Alimenti, Mrs. Seelman, Mr. Lloyd, Mr. Merighi. No: None.

There being no additional business to come before the Board, a motion was made by Mrs. Seelman to adjourn the meeting at 8:02 PM. The motion was seconded by Mr. Lloyd followed by a unanimous vote of Board members.

Respectfully submitted,

Lois A. Yarrington  
Planning/Zoning Board Secretary