

**MINUTES  
BUENA VISTA TOWNSHIP  
PLANNING/ZONING BOARD  
July 21, 2016**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on July 21, 2016.

Chairman Michael Bylone called the meeting to order at 7:37 p.m.

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

The following members were present: Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Krokos, Monfredo, Sr., O'Connell, Rohs, Rovani, Sr. and Turner

The following members were absent: Seelman

Chairman Michael Bylone led the flag salute.

Chairman Michael Bylone stated the following announcement:

On January 22, 2016, 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. *If any appeal is being heard at 10:30 pm it may continue to be heard, however no new appeal will be started after 10:30 pm.*

**Approval of Minutes June 16, 2016:**

On a motion by Chiarello, seconded by Akers the following minutes were approved:  
All in Favor Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Krokos, Monfredo, Sr., Rohs and Turner

**Approval of Minutes June 29, 2016:**

On a motion by Chiarello, seconded by Akers the following minutes were approved:  
All in Favor Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo, Sr., O'Connell, Rohs and Turner

**Approval of Bill List from July 21, 2016 as Amended:**

On a motion by O'Connell, seconded by Akers:  
All in Favor Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Krokos, Monfredo, Sr., O'Connell, Rohs, Rovani, Sr. and Turner

**Approval of Decision & Resolutions:**

**#8-2016 IMAJE, LLC.**

On a motion by Akers, seconded by Babel the Decision and Resolution was adopted:  
Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo, Sr., Rohs and Turner

**#9-2016 Michael Levari**

On a motion by Chiarello, seconded by Akers the Decision and Resolution was adopted:  
Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo, Sr., Rohs and Turner

**#10-2016 IMAJE, LLC.**

On a motion by Monfredo Sr., seconded by Turner the Decision and Resolution was adopted:  
Roll Call Vote: **Ayes:** Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo, Sr., Rohs and Turner

**#11-2016 Teligent Pharma Inc.**

On a motion by Akers, seconded by O'Connell the Decision and Resolution was adopted:  
Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, O'Connell, Monfredo, Sr.

**Motion to Approve:** None

**Board Completeness:**

**App #12-2016 – Comar, LLC**

On a motion by Kelly, seconded by O'Connell the application was Deemed Complete:  
Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, Monfredo, Sr., O'Connell and Rovani, Sr.

**Zoning Completeness:** None

**Applications:**

App# 12-2016 Comar, LLC  
Site Plan Waiver and Bulk Variances  
B. 5202 L. 1  
Time: 7:45pm to 8:33pm

Applicant Attorney: Michael Fralinger, Esq.  
Witnesses: Joe Maffe, Applicant's Engineer  
David Kurshner, Plant Engineering Manager, Comar

**Exhibits:** A-1 – Colored Site Plan Rendering

The applicant is proposing to replace four existing silos in kind and install two new silos towards the rear of the property. Applicant is proposing 20x35 concrete pads for the new silos. Applicant is also proposing the installation of a new transformer.

Applicant is requesting a waiver of site plan and two variances. Applicant is requesting a variance for the height on the two new silos which are proposed to be 38.5 feet in height where 35 feet is required. Applicant is also requesting a variance for impervious coverage where 46% exists and with the new silos the impervious coverage will go to 46.15% where 10% is required.

Mr. Maffe testified that there is no negative impact and the visibility of the silos is minimal, less than 5% and are not visible from the road.

Mr. Kersner provided the Board with the description of products produced and manufactured on the site. Buena Vista is the headquarters of the operation national wide. Plastic pellets will be housed in the silos. The current silos house about 40,000lbs of pellets. The new silos will house approximately 75,000lbs of pellets which is more efficient for their operation. Comar currently houses the plastic pellets in boxes of 1,000lbs on pallets in the warehouse because there volume is too great. The added silos will eliminate the storage of boxes and allow the company to fulfill orders with vendors. There is anticipated to be a slight increase of about 8-10 employees. There is no noise generated from the silos as all the equipment is inside. The transformer is generated by electric with no noise.

**Public Comment on Application**

On a motion of Akers, seconded by Rovani the application was open to the public.

- Steven Stasiuk – Owns vacant property across from Comar and is concerned with the noise on the site. Applicant stated there was no noise generated outdoors.
- Paul Gavrell – Concerned about the current drainage on the site. Mr. Gavrell supplied the Board with photographs of the water runoff from Comar towards his property.

Board Solicitor Michael Malinsky identified the pictures as Exhibits O-1 to O-11 and circulated the pictures to the Board members.

Applicant stated they would work with Mr. Gavrell on the drainage issue and modify the pattern of the downspouts.

On a motion of Monfredo, seconded by Akers the public portion was closed.

Board Solicitor Michael Malinsky summarized the application before the Board.

**Motions:**

On a motion by Chiarello, seconded by Monfredo, Sr. the application was approved by the Board:  
**Roll Call Vote:** **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, O' Connell, Monfredo, Sr., Rovani, Sr.

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**Board Discussion:** None

**Public Comment:** None

On a motion by Monfredo Sr., seconded by Bylone the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton  
Planning/Zoning Board Secretary