

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
June 16, 2016**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on June 16, 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., Rohs, and Turner

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

Chairman Michael Bylone led the flag salute.

Mayor Chuck Chiarello requested a moment of silence for the victims in Orlando, Fl.

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 May 19, 2016:

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

Approval of Bill List from June 16, 2016:

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

Approval of Decision & Resolutions:

#13-2015 Hanson Aggregates BMC, Inc.

On a motion by Monfredo Sr., seconded by Turner:
Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Monfredo, Sr., and Turner

#5-2016 Michael Shinn

On a motion by Chiarello, seconded by Babel:
Roll Call Vote: **Ayes:** Babel, Bracaliello, Bylone, Chiarello, Kelly and Turner

#6-2016 Howard Huetti

On a motion by Babel, seconded by Turner:
Roll Call Vote: **Ayes:** Babel, Bracaliello, Bylone, Chiarello, Kelly and Turner

Motion to Approve:

Refund of Escrow

- Inspira (Acct# D-049) \$2,297.50
- Robert Rigolizzo (Acct# D-57) \$140.00
- On a motion by Babel, seconded by Turner:

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

Board Completeness:

App #7-2016 – Shelia Coffin

Board member Rick Bracaliello recused from the application.

On a motion by Monfredo Sr., seconded by Akers the application was Deemed Incomplete:
Roll Call Vote: **Ayes:** Akers, Babel, Bylone, Chiarello, Kelly, Monfredo, Sr., Rohs, and Turner

Solicitor Michael Malinsky advised Ms. Coffin to contact her attorney in regards to resubmission of the application to the Board.

App #9-2016 – Michael Levari

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

Zoning Completeness: None

Applications:

App# 08-2016 IMAJE, LLC
Extension of Approval for Major Subdivision
B. 2602 / 2604, L. 10, 11 & 12, 1
Time: 7:50pm to 7:54pm

Applicant Attorney: Nick Talvacchia, Esq.

Exhibits: None

The applicant is requesting an extension of time on the preliminary approval. Extension requested is for two (1) year extension requests. Mr. Talvacchia stated due to hard economic times the extension of time is needed.

Board Solicitor Michael Malinsky summarized the application before the Board.

Motions:

On a motion by Monfredo Sr., seconded by Turner the application was approved by the Board:

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

Applications:

App# 10-2016 IMAJE, LLC
Extension of Approval for Major Subdivision
B. 2602 / 2604, L. 10, 11 & 12, 1
Time: 7:54pm to 7:58pm

Applicant Attorney: Nick Talvacchia, Esq.

Exhibits: None

The applicant is requesting an extension of time on the preliminary approval. Extension requested is for a four (4) year extension requests. Mr. Talvacchia stated due to hard economic times the extension of time is needed. This is for a 97-lot subdivision approval.

Board Solicitor Michael Malinsky summarized the application before the Board.

Motions:

On a motion by Monfredo Sr., seconded by Babel the application was approved by the Board:

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

Applications:

App# 09-2016 Michael Levari
Bulk Variances
B. 6101, L. 40
Time: 7:58pm to 8:09pm

Applicant Attorney: Terance J. Bennett, Esq.
Witnesses: Michael Levari, Applicant

Exhibits: None

The Applicant is proposing a 6,000 square foot pole barn that is 50 ft. x 120 ft. with a height of 25 feet. The property is located in the RDR1 zoning district and contains 4.6 acres. The applicant testified that no wetlands are located on the property. The applicant is requesting various waivers from the checklist requirements. The applicant stated he is proposing to store hay and farm equipment in the proposed pole barn. Applicant is requested variance relief for accessory structures exceeding 1,000 sq. ft. and a variance to exceed the 15 feet requirement. The property contains a single-family home and dedicated to farming. There is proposed to have 6,240 sq. ft. of accessory buildings located on the property.

On a motion of Akers, seconded by Monfredo Sr., the application was open for public comment.

There was no public comment.

On a motion of Chiarello, seconded by Akers, the application was closed for public comment.

Board Solicitor Michael Malinsky summarized the application before the Board.

Motions:

On a motion by Chiarello, seconded by Akers the application was approved by the Board:

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

Board Discussion:

- **Hanson Aggregates – Renewal Cycles**

Board Engineer David Scheidegg stated he has reviewed requirements in other municipalities and it appears they are straying away from the 2-year requirement. Appears towns require it longer than 2-years and less than 5-years. Mayor Chuck Chiarello stated he could recommend 3-years but nothing more than that. Board Member Akers agreed with the 3-years.

Board Planner Tiffany CuvIELlo stated a requirement could be added that prior to a public hearing a sub-committee could tour the property and provide comments. Deputy Mayor Teresa Kelly agreed with that recommendation.

The Board authorized the Board Solicitor to draft an ordinance for the Board to review.

- **Additional Board Discussion**

Mayor Chuck Chiarello reviewed the Pineland Orientation for Board Members that is July 28th. The Township Officials and staff attended the groundbreaking ceremony for Teligent Pharma on the 24th.

Master Plan Committee will meet at 6:00 p.m. on June 29, 2016.

Public Comment: None

On a motion by Monfredo, seconded by Krokus the meeting was adjourned at 8:33 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton
Planning/Zoning Board Secretary