

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
June 18, 2015**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on June 18, 2015.

Chairman Michael Bylone called the meeting to order at 7:38 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.

Pamela McDaniels performed Roll Call:

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

The following members were absent: Merighi, Monfredo Sr.

Approval of Minutes from May 21, 2015:

On a motion by Rovani Sr., seconded by Akers:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Rohs, Rovani Sr., Seelman

Approval of Bill List from June 18, 2015:

On a motion by Akers, seconded by O'Connell:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, O'Connell, Rohs, Rovani Sr., Seelman and Turner

Approval of Decision & Resolutions:

#03-2015 Paul Deola III

On a motion by Akers, seconded by Babel:

Roll Call Vote: **Ayes:** Akers, Babel, Bylone, Rohs, Rovani Sr., Seelman

Motion to Approve:

Refund Developer Escrow (D-022) to Michael Levari \$781.25

On a motion by Akers, seconded by Rohs:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, O'Connell, Rohs, Rovani Sr., Seelman and Turner

Zoning Completeness:

#05-2015 Robert Rone / Ed & Kathy Bauer

2-Lot Minor Subdivision / Lot Line Adjustment

B. 4701, L 4 & 5

On a motion by Chiarello, seconded by Akers the application was deemed ***incomplete***:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, O'Connell, Rohs, Rovani Sr., Seelman and Turner

Chairman Bylone recused himself from the applications for St. Augustine Preparatory School

#08-2015 St. Augustine Preparatory School

Use Variance / Bulk Variance

B. 4515, L 2

On a motion by Akers, seconded by O'Connell the application was deemed **complete**:
Roll Call Vote: **Ayes:** Akers, Babel, O'Connell, Rohs, Rovani Sr., Seelman and Turner

Planning Completeness:

#06-2015 St. Augustine Preparatory School

Prelim / Final Major Site Plan

B. 4303, 4304, 4305, L 1

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

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, O'Connell, Rohs, Rovani Sr., Seelman and Turner

Applications:

App# 06-2015, St. Augustine Preparatory School

Start Time: 7:48pm to 8:33pm

Prelim / Final Major Site Plan

Block (s) 4303, 4304, 4305 Lot (s) 1

Applicant Attorney: Tracy A. Seibold of Nehmad, Perillo & Davis

Applicant Witnesses: Jonathan Bryson, PE of Federici & Akin, PA Consulting Engineers

Rev. Donald F. Reilly, OSA, D. Min., President of St. Augustine Preparatory School

The property is located in the PVR2 Zoning District. Applicant is proposing construction of 6,785 sq. ft. Administrative Building and two parking areas. The use of the property is for the preparatory school. The proposed building is a permitted use. Lot Coverage Variance, Parking Variance and any other additional variances the board requires are sought. The applicant proposes the removal and reconfiguration of certain on-site roads and parking areas; increase on-site pedestrian walkways.

The eastern portion of the campus is proposed for changes. Proposing the removal of existing driveway and provide sidewalk to provide additional pedestrian traffic. Proposing reduction parking lot to allow construction of new administration building to provide a campus feel of the site. Proposed changes of traffic circulation within the site to make things safer. Access point onto Cedar Avenue will shift 90-feet. Applicant agrees with the Planner's recommendation in the report. Lighting will be consistent with current lighting on the site.

Stormwater Management will be consistent with the current flow rates; the proposed changes will decrease impervious coverage for run-off. The Basin is at the rear of the site.

Mayor Chiarello questioned if there will be replacement parking for the spaces that will be taken away. Questioned with the construction of an additional building, how does that affect an already failing basin? Concerned on the reduction of the parking. How long with the school not increase student population.

Applicant proposes no replacement of parking spaces and reducing 23-spaces of parking. Applicant stated the current parking on site is sufficient. Variance for parking required, but sufficient parking is provided as the day time school and night time events rotate and sufficient for day-to-day operations. Applicant will comply with Engineers requests. The center driveway has been eliminated.

Board Engineer David Scheidegg recommends the waivers be granted. Requested the intention of the basin on the west side of the property. Applicant should be required to provide a remediation schedule on the basins. Questioned the student population, 397 parking spaces required.

Applicant has remediated the western basin and provided maintenance on the basin and is now functioning better and the rear basin is now draining better and recharges. Construction on-site will occur and monitoring of the basins will occur and remediate them as needed.

The proposes lot coverage is 12.2% which is a slight increase and above required in the zone. There is a .2% increase with the application; variance required. Applicant does not propose increase of student population. 343 parking spaces are proposed.

Father Reilly stated there is no anticipation of increase on student population; 687 current student population. The school needs additional space for classroom. Administration and classrooms are together. The new building will move the administration out of the classroom. The proposed plan will improve safety and security by allowing all visitors to a building away from the student population and sending them to the Administrative building.

No additional signs are proposed for the site.

Board Planner Tiffany CuvIELLO requested testimony on trash removal. Applicant has agreed to the planners report.

Variance is requested for size of parking stalls. Applicant proposing spaces to be 18' feet in depth instead of 20' depth. 10' wide stalls are still proposed.

There was no Public Comment

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

Mayor Chiarello, Deputy Mayor Kelly and Board Member Bracaliello recused themselves from the Zoning application.

Applications:

App# 08-2015, St. Augustine Preparatory School

Start Time: 8:33pm to 9:02pm

Use Variance / Bulk Variance

Block (s) 4515 Lot (s) 2

Applicant Attorney: Tracy A. Seibold of Nehmad, Perillo & Davis

Applicant Witnesses: Jonathan Bryson, PE of Federici & Akin, PA Consulting Engineers

Rev. Donald F. Reilly, OSA, D. Min., President of St. Augustine Preparatory School

Proposing an off-site directional sign on the property of Orlandini Tile. Several waivers are requested by the applicant for checklist items. Applicant is proposing a 5' feet high with a width of 10' feet. The crest is 3' feet. There will be a directional arrow at the bottom of the sign, 24 inches above grade. Total height will be 8'2 feet. Applicant is providing a definitive route to the school so traffic is not through the side streets and direct from Cedar Avenue and Route 40. All setbacks will comply with ordinance at 20' feet setback, and will not be in any site triangles.

Board Engineer David Scheidegg stated variance relief is required for the use, and size of the sign of 50 square feet.

Board Planner Tiffany CuvIELLO stated it is a larger size sign than the ordinance permits. The sign is proposed to be located on a property in which it would be a principal use. The proposed sign is for directional purposes only. The Pinelands defines these types of signs differently. The purposes of the sign would promote directional and unique characteristics that would benefit the sign. Pinelands approval is not required.

Applicant will proceed at their own risk regarding any Pinelands requirements, if any. The applicant believes the benefit outweighs any detriment and promotes safety in the directional sign. Applicant would work with owner in maintaining the landscaping around the property.

Public Comment: John Armato requested if applicant can address the complaints regarding the speeding of traffic from Washington and Railroad Boulevard.

Applicant stated no additional traffic or funneling will be done but to direct traffic to the Cedar Avenue entrance. The school is handling the complaints through the student administration.

On a motion by O'Connell, seconded by Akers the application was approved by the Board:
Roll Call Vote: **Ayes:** Akers, Babel, O'Connell, Rohs, Rovani Sr., Seelman and Turner

Board Discussion: None

Public Comment: None

On a motion by Akers, seconded by Seelman the meeting was adjourned at 9:04 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton

Planning/Zoning Board Secretary