

BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
June 20, 2013

The regular meeting of the Buena Vista Township Planning/Zoning Board was held on June 20, 2013.

Chairman Zitto 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.

Chairman Zitto led the flag salute.

The following members were present:

Mr. Zitto, Member	Mr. Akers, Member
Mayor Barber, Member	Mr. Lloyd, Alt. #2
Mr. Bylone, Member	Mr. O'Connell, Alt. #3
Mr. Bracaliello, Member	Mr. Benson, Member
Mr. Alimenti, Member	

The following members were absent:

Mr. Rovani, Member	Mr. Quinlan, Alt. #1
Mrs. Seelman, Member	Mr. Merighi, Alt. #4

A motion was made by Mr. Bylone to approve the minutes from the May 16, 2013 meeting. The motion was seconded by Mr. O'Connell followed by a unanimous vote of Board members.

Resolutions

Resolution 2013-12 Frank & Luzineide Porcellini, Block 8301 Lots 6, 9 &10, 156 Deerwood Ave & 214 Milmay Avenue. Minor Subdivision/Lot Line Adjustment with Bulk Variance for Existing Conditions. Minor Subdivision/Lot Line approval was granted with a technical "c" variance for existing front yard setback. This application was to reconfigure 3 existing lots to have frontage on existing roads. All lots meet minimum lot requirements. A motion was made by Mrs. Barber to approve to the resolution. The motion was seconded by Mr. Akers with the following roll call vote: Yes: Mrs. Barber, Mr. Bylone, Mr. Akers, Mr. Lloyd, Mr. O'Connell. No: None.

New Business

Mr. Laveson addressed the issue of Mr. Dixon not filing his application for site plan approval by May 30, 2013, as required in his resolution for use variance approval. A motion was made by Mr. Bylone to have the Board Secretary send a letter to Mr. Dixon advising him of the missed deadline and that the application and plans need to be submitted in a timely manner to avoid a cease & desist letter being issued by the Zoning Officer. The motion was seconded by Mr. Lloyd followed by a unanimous vote of Board members.

Zoning Board

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

Application 2013-4 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.

Terance J. Bennett, attorney for the applicant, gave a brief description of the application. Michael Levari, 5231 Landis Avenue, was sworn in. Mr. Levari and his sons are farming and need a place to store equipment and straw. The proposed structure will be 40' x 120'. It will be in the rear portion of lot 11. It will be accessed using the existing driveway.

Ryan McGowan, Board Engineer, reviewed the engineer's letter dated June 4, 2013 for completeness. The location of the well & septic was not shown on the plan. Mr. Levari testified as to their location. The septic is on the NE side to the west of the driveway, 100'+ from the road. The well is over 100' from the septic and from the proposed structure. Drainage should not be an issue. The floor of the building will be stone. A motion was made by Mr. Alimenti to deem the application complete with the requested waivers. The motion was seconded by Mr. Lloyd followed by a unanimous vote of Board members. Mr. Benson arrived at 7:54. Since he was not present for the entire hearing, he will be unable to vote on the application.

Mr. McGowan moved to the technical aspect of the application. The proposed structure meets minimum setback requirements. Agriculture is a permitted use in this zoning district. There will be no livestock in the building. There are no wetlands present on the site. Two sheds that are shown on the plan have been removed from the site. The plan will be revised to show this change. A note needs to be added to the plan for construction site safety. The applicant stated that he needs a building of this size to store the large equipment required for farming. There will be tractors and other implements along with straw stored in the building.

A motion was made by Mr. Benson to open the hearing for public comments. The motion was seconded by Mr. Akers followed by a unanimous vote of Board members. Mr. Bracaliello was sworn in. His question was whether or not there are other large buildings located on this site. The applicant stated that there are no other accessory buildings existing on this site. A motion was made by Mr. Benson to close the public portion of the hearing. The motion was seconded by Mr. Akers followed by a unanimous vote of Board members.

Mr. O'Connell asked if the lot would need to be cleared for construction. Mr. Levari felt that there is enough open space and that no clearing would be required.

Solicitor Laveson reviewed the variance request. The variance will be to exceed the maximum square footage permitted of 1000 sq ft for an accessory structure. The applicant will be required to submit a revised plan indicating the revision date, removal of demolished buildings, and the note about construction safety added. A motion was made by Mr. Alimenti to approve the variance request. The motion was seconded by Mr. Lloyd with the following roll call vote: Yes: Mr. Zitto, Mr. Alimenti, Mr. Akers, Mr. Lloyd, Mr. O'Connell. No: None.

Mr. Bylone, Mrs. Barber and Mr. Bracaliello joined the Board. Mr. Bylone would like the Board to consider a revision of the current standards for accessory structures in the zoning districts where agriculture is a permitted use. He would like to have ideas from Board members to be discussed at the next meeting.

There being no additional business to come before the Board, a motion was made by Mr. Alimenti to adjourn the meeting at 8:28 PM. The motion was seconded by Mr. O'Connell followed by a unanimous vote of Board members.

Respectfully submitted,

Lois A. Yarrington
Planning/Zoning Board Secretary