

**MINUTES
BUENA VISTA TOWNSHIP
SPECIAL PLANNING/ZONING BOARD
June 29, 2016**

The Special meeting of the Buena Vista Township Planning/Zoning Board was held on June 29, 2016.

Chairman Michael Bylone called the meeting to order at 7:35 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, and Turner

The following members were absent: Krokus and Rovani Sr.

Chairman Michael Bylone led the flag salute.

Chairman Michael Bylone stated the following announcement:

On July 17, 2016 and July 21, 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: None

Approval of Bill List: None

Approval of Decision & Resolutions: None

Motion to Approve: None

Board Completeness: None

Zoning Completeness:

App #11-2016 – Teligent Pharma, Inc.

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 Hearing:

App# 11-2016 Teligent Pharma, Inc.
Use Variance, Amended Preliminary & Final Major Site Plan
Bulk Variances
B. 5501, L. 21, 22, 23
Time: 7:37pm to 8:10pm

Applicant Attorney: Stephen R. Nehmad, Esq.
Witnesses: Joseph Maffei, Engineer
Peter Gallagher, Teligent Pharma Inc., VP

Exhibits:

A-1 Aerial Plan of Site
A-2 Colored Rendering of Site Plan

The applicant is proposing to construct 140-temporary spaces constructed of crushed stone, to install a temporary construction trailer on Lot 22 and two temporary trailers to serve as a cafeteria and laboratory on Lot 23. The applicant is proposing the temporary parking area not exceed 18-months and the cafeteria to only serve during the period of construction and the employees can utilize the indoor cafeteria when constructed.

The construction trailer is proposed to be 24 feet x 60 feet in size. Applicant is proposing a sidewalk to connect from the parking area to the building. The temporary parking area is located in the OC Zoning District and not permitted therefore applicant is requesting a use variance. The temporary parking will make it safer for the employees as the employees are currently parking off-site and are being shuttled to work. The area for the temporary parking will also have a basin and the site will be restored back to the original condition when construction is complete. Teligent Pharma has a lease for the site of the temporary parking.

Applicant is requesting a lot coverage variance for 56.9% coverage, a side yard setback variance of 18.81 feet for the laboratory trailers and 10 feet set back variance for construction trailer.

The lease with the adjoining property owner is on file with the Board Secretary and the taxes have been paid in full.

There is no fencing proposed on the basin with the temporary parking. No water or sewer connected to the trailers except for the laboratory. All trailers will have electricity. There will be normal business hours for the trailers. The applicant agrees to post a restoration guarantee for a period of 90-days and will be contingent upon a certificate of occupancy.

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

Public Comment:

Gerald Slusher from Atlantic County Improvement Authority spoke in support of the application and stated the application fits within the County Plan and that the Teligent has a great project.

No additional public comment.

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

Board Solicitor Michael Malinsky summarized the application before the Board.

Motions:

On a motion by Akers, seconded by O'Connell the application for a Use Variance was approved by the Board:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Monfredo, Sr., Seelman and O'Connell

On a motion by Akers, seconded by Babel the application for Amended Major Site Plan with Variances was approved by the Board:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Bylone, Monfredo, Sr., Seelman and O'Connell

Board Discussion: None

Public Comment: None

On a motion by Akers, seconded by Monfredo the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton
Planning/Zoning Board Secretary