

**MINUTES  
BUENA VISTA TOWNSHIP  
PLANNING/ZONING BOARD  
MARCH 20, 2014**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on March 20, 2014.

Vice-Chairman Victor Rovani called the meeting to order at 7:30 p.m.

Vice-Chairman Victor Rovani stated the following announcement:

On February 7, 2014, 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.

Board Member Michael Rivera led the flag salute.

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

The following members were present: Akers, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rovani Sr., Rivera and Rohs

The following members were absent: Merighi, Quinlan, Seelman and Zitto

**Approval of Minutes from February 20, 2014:**

On a motion by Chiarello, seconded by Akers:

Roll Call Vote: **Ayes:** Akers, Bracaliello, Chiarello, Kelly, O'Connell, Rovani, and Rivera

**Approval of Bill List from March 20, 2014:**

On a motion by Kelly, seconded by Chiarello:

Roll Call Vote: **Ayes:** Akers, Bracaliello, Chiarello, Kelly, Lloyd O'Connell, Rohs, Rovani and Rivera

**Approval of Decision & Resolutions:**

App# 01-2014 Hansen Aggregates BMC, Inc.,  
Block 2105, 2808, 2901, 2220, Lot(s) Various

*\*\*Postponed by the Applicant*

**Motion to Approve:**

Minor Subdivision Deed – Frank & Luzineide Porcellini  
Millville & Deerwood Avenue – Block 8301, Lot(s) 6, 9 & 10

On a motion by Chiarello, seconded by Kelly:

Roll Call Vote: **Ayes:** Akers, Bracaliello, Chiarello, Kelly, Lloyd O'Connell, Rohs, Rovani and Rivera

**Applications:**

Start Time: 7:37 p.m., End Time: 7:48 p.m.

App# 03-2014, Corsiglia Minor Subdivision

Minor Subdivision / Lot Line Adjustment / Side Yard Variance

Block (s) 7701 Lot (s) 7, 8 & 9

Applicant Attorney: Dante Romanini, Esq.

Applicant Engineer: None present

Board Engineer David Scheidegg presented his review to the Board and further recommended the application be deemed complete in order to proceed for hearing.

On a motion by Chiarello, seconded by Kelly, the application was *deemed complete* for Board Hearing:  
Roll Call Vote: **Ayes:** Akers, Bracaliello, Chiarello, Kelly, Lloyd O'Connell, Rohs, Rovani and Rivera

**Exhibits:** Already supplied to the Board in packets and on file in Board Office

Dante Romanini, Esq., stated the property is on Landis Avenue and is currently three (3) lots and the intention is to re-divide the lots in order for his children to reside on the other lot. The existing lots are Lot 7, which is a little over 2 acres, Lot 8 which is little of 13 ½ acres and Lot 9 which is 6.8 acres. Proposing to re-divide the lots so Lot 7 goes to 2.5 acres, Lot 8 will be 8.86 and Lot 9 will increase to 11.83 acres. No change to property other than lines of the property. Minor setback issues which are pre-existing.

Wayne Corsiglia, have lived on the property all my life. Daughter is looking to build on the one lot and Son lives on the other.

Board Engineer David Scheidegg stated the setbacks no longer create a variance. There are two existing non-conforming setbacks. No new street light is required. Tax Assessor approved the lot number. Driveway aprons will require a street opening permit.

Board Member Bracaliello asked if Lot 9 has a house on it. Romanini responded, it will after the subdivision is approved.

No Public Comment

On a motion by Chiarello, seconded by Kelly, the application was approved for a Minor Subdivision / Lot Line Adjustment / Side Yard Variance:

Roll Call Vote: **Ayes:** Akers, Bracaliello, Chiarello, Kelly, Lloyd O'Connell, Rohs, Rovani and Rivera

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Start Time: 7:48 p.m., End Time: 8:23 p.m.  
App# 02-2014, IGI Laboratories, Inc  
Preliminary & Final Major Site Plan  
Block (s) 5501 Lot (s) 22.02 & 23  
Applicant Attorney: Michael Fralinger, Esq.  
Applicant Engineer: Steven Filippone, Engineering Design Associates

Board Engineer David Scheidegg presented his review to the Board and further recommended the application be deemed complete in order to proceed for hearing.

On a motion by Akers, seconded by O'Connell, the application was *deemed complete* for Board Hearing:  
Roll Call Vote: **Ayes:** Akers, Bracaliello, Chiarello, Kelly, Lloyd O'Connell, Rohs, Rovani and Rivera

**Exhibits:** Site Plan Submission to the Board

Michael Fralinger, Esq., the application is a Preliminary & Final Major Site Plan seeking approval for a new parking lot. There is very little relief being requested.

Steven Filippone, proposing on Lot 22.02, which is currently a grass area, into a 56 stalls parking lot for IGI employees which will interconnect with the current employee parking lot. Improvements include a very shallow storm water basin in a couple feet in depth. The side slopes are 5:1 which are easy for mowing. The water flows to the rear of the parking lot, through storm water piping and into the basin. The building in the rear which is for document storage does not meet the standards of a setback which is pre-existing non-conforming. Applicant is proposing shade trees, four (4) Bradford Pears along the frontage on the site and additional landscaping in between to create a buffer. Concrete curbing and twenty feet of grass before the basin will create a barrier. Applicant will move the landscaping closer to the street to help buffer the resident across the street. Will revise plans to depict spot elevations and path of positive outflow for the basin. Proposing to add a fixture to a current pole and other fixture to an additional pole for proper lighting, the lights will be down-lite in a shoebox design. Will modify the current fixture that potential glares on resident property across the street. Will consolidate both lots by deed. The red maples will stay around the parking lot adding four more trees out front. Removing down to elevation 9 to add sand and the basin will drain before 72-hours. No fencing around the proposed. Proposed restriping of the current parking lot to include additional proper handicap stalls and signs.

Sonjay Samudre, IGI Director of Operations - Have 56 employees with 10-15 temporary employees. Operations of IGI are for Cosmetics, Pharmaceuticals, research and development for dermatological problems.

Board Engineer David Scheidegg, there is a non-conforming setback on the existing building which is 20-feet when 30-feet is required. Will review final landscaping plan. Basin will be three feet deep, to hold two feet of water in the basin for the 100 year storm event. Applicant did submit a management plan with for the construction of the new basin.

**Public Comment:** Jerome Irick, 169 E. Wheat Road, Buena Boro – IGI has been a good neighbor. Site is clean.

On a motion by Chiarello, seconded by Akers, the application was approved for a Preliminary & Final Major Site Plan:

**Roll Call Vote:** **Ayes:** Akers, Bracaliello, Chiarello, Kelly, Lloyd O’Connell, Rohs, Rovani and Rivera

**Board Discussion:**

Board Engineer David Scheidegg reviewed the Township’s current sign ordinance to the Board as well as proposed revisions. Board agreed to revisions to the Ordinance and discussed the revision for Digital signs. Engineer will provide a sample ordinance at the next meeting after any additional comments from the Board. Sign ordinance will have to be certified by the Pinelands Commission.

Board Secretary Lisa Tilton reviewed the Township’s current Fee Schedule for Board Applications and associated fees and requested the Boards permission to present a draft ordinance for revised fees at the next meeting for review and approval. Board unanimously agreed to have the Secretary draft an ordinance for review at the next meeting.

**Public Comment:**

None

On a motion by Chiarello, seconded by Akers the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

*/s/ Lisa A. Tilton*

Lisa A. Tilton  
Planning/Zoning Board Secretary