

BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
May 16, 2013

The regular meeting of the Buena Vista Township Planning/Zoning Board was held on May 16, 2013.

Mr. Rovani 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.

Mr. Rovani led the flag salute.

The following members were present:

Mr. Rovani, Member	Mr. Akers, Member
Mayor Barber, Member	Mr. Lloyd, Alt. #2
Mr. Bylone, Member	Mr. O'Connell, Alt. #3

The following members were absent:

Mr. Benson, Member	Mrs. Seelman, Member
Mr. Zitto, Member	Mr. Quinlan, Alt. #1
Mr. Alimenti, Member	Mr. Merighi, Alt. #4
Mr. Bracaliello, Member	

A motion was made by Mr. Bylone to approve the minutes from the April 18, 2013 meeting. The motion was seconded by Mrs. Lloyd followed by a unanimous vote of Board members.

New Business

Planning Board

Application 2013-2 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. Mr. & Mrs. Porcellini have 3 lots which they would like to reconfigure. They will not be creating any additional lots. A technical "c" variance is required for existing conditions for front yard setback.

Mr. Porcellini was sworn in. He gave a brief explanation of his application. He and his wife currently own three properties which they would like to reconfigure. Two of the properties contain existing dwellings. This will allow all 3 of the lots to front on existing paved roads.

Ryan McGowan, PE, PP, CME, from Remington Vernick & Walberg reviewed the Engineer's report for completeness. Waivers have been requested for items 2 (plan scale), 3 (land uses within 200') 8 (wooded areas), 11 (cartway dimensions), 16 (stream corridors), 17 (locations of existing well & septic), 18 (location of existing and proposed driveway aprons) and 19 (location of existing and proposed street lights). The applicant testified that the existing well & septic systems are located completely within the respective lots. The applicant also testified that there is an existing street light across the street. A motion was made by Mr. Akers to deem the application complete with the requested waivers. The motion was seconded by Mr. Bylone followed by a unanimous vote of Board members.

Mr. McGowan continued the review of the engineer's report. A technical "c" variance is required for the existing front yard setback of lot 9. This is an existing condition which is not being worsened by this application. The applicant testified that the setback is in accordance with other properties in the area. Lot numbers will need to be verified with the Tax Assessor. Open Space and Recreation fees will not be required because no new lots are being created. The minor subdivision will be filed by deed. The deeds will need to be submitted to the Planning Board Secretary for review by the Board Solicitor and Engineer.

A motion was made by Mr. Akers to open the hearing for comments. The motion was seconded by Mr. Bylone followed by a unanimous vote of Board members. Hearing no comments from the public, a motion was made by Mr. Bylone to close the public hearing. The motion was seconded by Mr. Akers followed by a unanimous vote of Board members.

Solicitor Laveson reviewed the application. The application is for Preliminary and Final Minor Subdivision approval. There will be no new lots created. It will reconfigure the 3 existing lots. One variance is required for existing front yard setback for lot 9. No Open Space/Recreation fee is required. The street lighting as per applicant's testimony meets ordinance requirements. A motion was made by Mr. Bylone to approve the application. The motion was seconded by Mr.

Lloyd with the following roll call vote: Yes: Mrs. Barber, Mr. Bylone, Mr. Rovani, Mr. Akers, Mr. Lloyd, Mr. O'Connell. No: None.

APPLICATION 2013-3 John & Beverly Vannini, Block 7301 Lot 4, 3076 Vine Road. Bulk Variance
Mr. Vannini has submitted an application for a Bulk Variance to exceed the maximum square footage permitted for an accessory structure. Mr. Vannini requested that his application be on the agenda for the June meeting.

There being no additional business to come before the Board, a motion was made by Mr. Bylone to adjourn the meeting at 7:55 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