

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
May 19, 2016**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on May 19, 2016.

Chairman Michael Bylone called the meeting to order at 7:37 p.m.

Board Secretary Lisa Tilton performed Roll Call:

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

The following members were absent: Akers and Monfredo Sr.

Chairman Michael Bylone led the flag salute.

Chairman Michael Bylone stated the following announcement:

On January 22, 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 April 21, 2016:

On a motion by Chiarello, seconded by Rovani:

All in Favor Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Rovani Sr., Seelman and Turner

Approval of Bill List from May 19, 2016:

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

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

Approval of Decision & Resolutions:

#4-2016 Raymond Alimenti

On a motion by Kelly, seconded by Seelman:

Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Rovani Sr., Seelman and Turner

#13-2015 Hanson Aggregates BMC, Inc.

Was moved to the June 16, 2016 meeting at the request of the applicant.

Motion to Approve: None

Board Completeness:

App #5-2016 – Michael Shinn

On a motion by Chiarello, seconded by Turner the application was Deemed Complete:

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

App #6-2016 – Howard Huettl

No completeness is required.

Zoning Completeness: None

Applications:

App# 05-2016 Michael Shinn

Bulk Variances

B. 4306, L. 8

Time: 7:42pm to 7:53pm

Exhibits: None

The property is located within the RDR-1 zoning district. Applicant proposes an accessory pole barn building that will be 30x40 in size. The pole barn will be 15-feet in height. Applicant stated he will tear down the existing garage once the new building is built; should be within a year. A variance is required for an accessory building over 1,000 square feet. The building will be used for storage, farm equipment, ATV, lawn equipment not habitation. No new driveway is proposed, all will be accessed internally.

On a motion of Rovani, seconded by Babel the application was opened to the public.

No public comment.

On a motion of Kelly, seconded by Seelman the public comment was closed.

Board Solicitor Michael Malinsky summarized the application before the Board.

Motions:

On a motion by Chiarello, seconded by Seelman the application was approved by the Board:

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

Applications:

App# 6-2016 Howard Huettl

Extension of Approval – Major Subdivision

B. 2602 L. 14-14.03

Time: 7:43 pm to 8:01pm.

Applicant Attorney: Robert Campbell, Esq.

Witnesses: Howard Huettl, Applicant

Exhibits: None

The applicant is requesting an extension of approval for 1-year. The approval is due to expire on June 30, 2016 due to the permit extension act expiring. The applicant now has a contract purchaser for a lot within the subdivision. The applicant stated they will complete the lighting and other improvements that are still bonded on the site within the next 3-months, not longer than a year. The extension is approved will carry the approval to June 30, 2017.

Board Solicitor Michael Malinsky provided a summary of the application.

Motions:

On a motion by Rovani, Sr., seconded by Babel the application was approved for a 1-year extension by the Board:

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

Board Discussion:

- **Hanson Aggregates – Renewal Cycles**

Board Secretary Lisa Tilton stated the Mayor received a letter from the Rocco Tedesco, Esq., attorney representing Hanson Aggregates requesting if the Township would consider changing the renewal cycles to exceed more than 2-years.

Board Engineer David Scheidegg stated he has concerns on extending the renewal cycles, specifically on the requirements for water testing as people swim in the lakes.

Mayor Chiarello stated he was not comfortable with extending the renewal cycle. There are three sand mines that would affect in Buena Vista. Need to make sure the residents are well protected.

Board Planner Tiffany CuvIELLO stated a requirement could be placed to have a yearly inspection tied with the license.

Secretary Lisa Tilton stated a yearly license is issued each January. Any changes would need to be done through an ordinance of Township Committee.

Board Engineer David Scheidegg will review the ordinance from Winslow and report back to the Board.

Mayor Chiarello stated he wanted to be cautious about it.

- **Reexamination of the Master Plan**

Board Planner Tiffany CuvIELLO stated a reexamination is done every 10-years and it is now time to look into it again for any changes that may need to be done.

Board Engineer David Scheidegg stated he had a list of changes he would like to see in the reexamination.

Chairman Bylone discussed forming a Master Plan Committee. Mayor Chiarello stated the DRC already has a committee, should remain with the DRC. Board agreed.

Public Comment:

Augie Merighi stated he wanted to consolidate his properties. Board Planner Tiffany CuvIELLO stated he just needed a deed of consolidation. No board action is required.

On a motion by Kelly, seconded by Babel the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton

Planning/Zoning Board Secretary