

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
November 24, 2015**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on November 24, 2015.

Chairman Michael Bylone called the meeting to order at 7:32 p.m.

Chairman Michael Bylone stated the following announcement:

On January 20, 2015, 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.

Chairman Michael Bylone led the flag salute.

Board Secretary Lisa Tilton performed Roll Call:

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

The following members were absent: Akers and Merighi

Approval of Minutes October 15, 2015:

On a motion by Monfredo Sr., seconded by O'Connell:

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

Approval of Bill List from November 24, 2015:

On a motion by Rovani, Sr., seconded by Chiarello:

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

Approval of Decision & Resolutions:

#10-2015B IGI Laboratories Inc.

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

Roll Call Vote: **Ayes:** Babel, Bylone, O'Connell, Rovani, Rohs, Seelman, and Turner

Motion to Approve: None

Zoning Completeness:

App #11-2015 Nancy Bernard

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

Roll Call Vote: **Ayes:** Babel, Bylone, Monfredo, Sr., O'Connell, Rovani, Rohs, Seelman, and Turner

App #12-2015 South Jersey Veterinary Hospital t/a Animal Clinic of Buena

On a motion by O'Connell, seconded by Rohs the application was Deemed Complete:

Roll Call Vote: **Ayes:** Babel, Bylone, Monfredo, Sr., O'Connell, Rovani, Rohs, Seelman, and Turner

Mayor Chiarello, Deputy Mayor Teresa Kelly and Rick Bracaliello recused themselves from the Zoning application.

Applications:

App# 11-2015, Nancy Bernard

Bulk Variance

B. 3603, L. 24.02

The property is located in within the RDR1 zoning district and contains 4.52 acres. The property is located at 121 Tereck Road, in Buena Vista Township. Applicant is proposing to construct a 950 square foot accessory building. The total square footage with the new accessory structure will be 2,941 square feet.

Variance is being sought for the height. The variance requested is for 15.7 feet in height where 15 feet is permitted. The proposed building will be used as an oversized carport and on gravel. The existing greenhouse located on the property will be removed.

There was no public comment on the application.

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

Roll Call Vote: **Ayes:** Babel, Bylone, O'Connell, Monfredo Sr., Seelman, Rohs, Rovani, Sr., and Turner

Board Member Teresa Seelman recused herself from the next application as she lives within 200' feet of the application.

Applications:

App# 12-2015, South Jersey Veterinary Associates t/a Animal Clinic of Buena
Use Variance
B. 7302, L. 14
Applicant Attorney: William F. Reilly Jr.
Applicant Witnesses: Dr. Kevin Ludwig
Dr. Catalina Montealegre
Exhibit: A-1 Site Plan dated 9/16/04

The property is located in within the (OC) Office Campus overlay zoning district and (RA) Residential Agriculture district. The property is located at 3530 Oak Road, in Buena Vista Township. The applicant received approval in 2013 for a Use Variance to operate the current site. The applicant is seeking a use variance in order to board the animals overnight for any that are injured or sick. The applicant is proposing three runs located inside the building, a pharmacy and operating room. There are no proposed changes to exterior of the building except for the installation of a six foot high fence that will be 30x50 for safety of the animals by the rear door. No animals will be kept outside.

The facility will be operation from 8am to 8pm with at least two shifts. The applicant stated there was sufficient amount of parking already existing on the site.

Township Engineer requested the applicant to be compliant with their 2013 approval including the construction of the dumpster enclosure, installation of stop signs, handicap parking and striping. The applicant indicated that all requirements have been met and will keep the dumpster in the enclosure.

After discussion, the board agreed the additional use would constitute an Animal Hospital and were favorable to the transfer of use.

Applicant's Attorney provided testimony regarding the positive and negative criteria. The Board agreed the applicant meet the requirements.

There was no public comment on the application.

On a motion by Monfredo Sr., seconded by Rovani Sr., the application was approved by the Board:
Roll Call Vote: **Ayes:** Babel, Bylone, O'Connell, Monfredo Sr., Rohs, Rovani, Sr., and Turner

Board Discussion: Board Engineer David Scheidegg provided the Board with an update on the construction of Inspira and Cedar Branch Solar projects.

Public Comment: None

On a motion by Monfredo, seconded by Turner the meeting was adjourned at 8:23 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton
Planning/Zoning Board Secretary