

**MINUTES  
BUENA VISTA TOWNSHIP  
PLANNING/ZONING BOARD  
November 25, 2014**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on November 25, 2014.

Vice-Chairman Victor Rovani Sr. called the meeting to order at 7:35 p.m.

Vice-Chairman Victor Rovani Sr. 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.

Vice-Chairman Victor Rovani Sr. led the flag salute.

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

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

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

**Approval of Minutes from August 21, 2014:**

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

Roll Call Vote: **Ayes:** Babel, Bracaliello, Chiarello, Kelly, Lloyd, O'Connell, Rohs, and Rovani Sr.

**Approval of Minutes from September 18, 2014:**

On a motion by Chiarello, seconded by Akers:

Roll Call Vote: **Ayes:** Akers, Babel, Bracaliello, Chiarello, Kelly, Lloyd, Rohs, and Rovani, Sr.

**Approval of Bill List from October 16, 2014 & November 25, 2014:**

On a motion by Kelly, seconded by Lloyd:

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

**Approval of Decision & Resolutions:**

App# 06-2014 Jessica Miller-Castellini

Block(s) 4306, Lot(s) 14

On a motion by Rivera, seconded by Chiarello the Decision and Resolution was adopted:

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

**Motion to Approve:** Resolution to Excuse the Absence of a Board Member – Larry Zitto

On a motion by Chiarello, seconded by Rovani Sr., Mr. Zitto is excused until December 31, 2014:

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

Board Members Mayor Chuck Chiarello, Deputy Mayor Teresa Kelly and Rick Bracaliello recused themselves from the Zoning Board Application of Eric Hensel, and stepped of the dais.

**Applications:**

**Completeness:**

#07-2014 Eric Hensel  
(3) Three (C) Variances

On a motion by Akers, seconded by Babel the application was deemed complete:

Roll Call Vote: **Ayes:** Akers, Babel, O'Connell, Lloyd, Rohs, and Rovani Sr.

**Hearing(s):**

Start Time: 7:41 p.m., End Time: 8:08 p.m.

App# 07-2014

C-Variances

1006 Tuckahoe Road

Block (s) 6602 Lot (s) 13

Applicant: Eric Hensel

**Exhibits:** Site Plan of Property

Eric Hensel stated the new building will be for farm storage, and pole barn on an existing driveway on the site. A waiver to submit a survey was requested and granted by the Board due to the fact that Mr. Hensel owns all the contiguous property and the expense to procure a survey was great.

Jerome Ireck, Applicant's Engineer stated the proposed building is 3,696 sq. feet. The applicant is seeking a conditional use variance, area variance for size of building and height variance. Mr. Hensel farms approximately 250 acres. There are no other buildings on any of the other farm lands; the proposed building will be contained on the lot with the rest of the buildings. The proposed building will house machinery & supplies, and pallet storage and will be 25-feet in height. The bigger building is necessary to comply with State and Federal guidelines for farming. There are no wetlands or buffers located on the property.

There was no public comment.

On a motion by Lloyd, seconded by Akers, the application with variances was approved:

Roll Call Vote: **Ayes:** Akers, Babel, O'Connell, Lloyd, Rohs, and Rovani Sr.

**Board Discussion:** None

**Public Comment:** None

**Board Comment:** Board Solicitor Jim Schroeder explained a letter he received regarding a major subdivision located on Block 2602, Lots 10, 11, and 12 and Block 2604, Lot 1. Applicant is exercising their right to the permit extension act to extend the Board approval for their preliminary subdivision.

On a motion by Lloyd, seconded by O'Connell the meeting was adjourned at 8:11 p.m.

Respectfully submitted,

*/s/ Lisa A. Tilton*

Lisa A. Tilton  
Planning/Zoning Board Secretary