

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
October 15, 2015**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on October 15, 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: Akers, Babel, Bracaliello, Bylone, Chiarello, Kelly, O'Connell, Rohs, Rovani Sr., Seelman, and Turner

The following members were absent: Merighi, and Monfredo Sr.

Approval of Minutes September 17, 2015:

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

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

Approval of Bill List from October 15, 2015:

On a motion by Chiarello, seconded by Seelman:

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

Approval of Decision & Resolutions:

#10-2015 IGI Laboratories Inc.

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

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

Motion to Approve: None

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

Applications:

App# 10-2015, IGI Laboratories Inc.

Start Time: 7:38pm to 7:54pm

Height Variance

B. 5501, L. 22.03, 23 & 23.01

Applicant Attorney: Stephen Nehmad, Esq.

Applicant Witnesses: Dan Galletta, Planner

Exhibits: A-2 Rendered Site Plan

A-3 Architectural Elevations

The property is located in a split zone within the OC Zoning District and the B-1 Business District and contains 8.44 acres. The property is located at 105 Lincoln Avenue, in Buena Vista Township. Applicant is proposing to construct a new 2-story addition, up to 47' feet tall and connect to the existing structure on the site.

Variance is being sought for the height. The variance requested is for 47-feet in height. The tallest section of the building will sit back approximately 130' feet back from Lincoln Avenue and 120' feet from the side yard. The applicant has a hardship in order to accommodate the pharmacy requirements for new equipment. The applicant meets the criteria for clean space and clear height. The applicant testified that there will be no impact to the public health and by granting of the variance allows for more efficient use of the land.

There was no public comment on the application.

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

Board Discussion: None

Public Comment: None

On a motion by Seelman, seconded by Akers the meeting was adjourned at 7:54 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton
Planning/Zoning Board Secretary