

**MINUTES
BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
September 17, 2015**

The Regular meeting of the Buena Vista Township Planning/Zoning Board was held on September 17, 2015.

Chairman Michael Bylone called the meeting to order at 7:31 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, Monfredo Sr., O'Connell, Rohs, Rovani Sr., Seelman, and Turner

The following members were absent: Merighi

Approval of Minutes August 20, 2015:

On a motion by Akers, seconded by Monfredo:

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

Approval of Bill List from September 17, 2015:

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

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

Approval of Decision & Resolutions:

#09-2015 Robert Weissinger

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

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

Motion to Approve: None

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

Zoning Completeness:

#10-2015 IGI Laboratories Inc.

Preliminary & Final Major Site Plan / Use Variance / Bulk Variances
B. 5501, L. 22.03, 23 & 23.01

On a motion by O'Connell, seconded by Akers the application was deemed **complete:**

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

Applications:

App# 10-2015, IGI Laboratories Inc.

Start Time: 7:36pm to 10:45pm

Preliminary & Final Major Site Plan / Use Variance / Bulk Variances

B. 5501, L. 22.03, 23 & 23.01

Applicant Attorney: Stephen Nehmad, Esq.

Applicant Witnesses: Joe Maffei, Engineer

Bill Furz, Architect

Nathan Mosley, Traffic Engineer

Dan Galletta, Planner

Jason Gardner, President / CEO of IGI Laboratories

Ed Flagg, Mechanical Engineer

Exhibits: A-1 Aerial Photo

A-2 Rendered Site Plan

A-3 Architectural Elevations

A-4 Floor Plan

A-5 Sample Materials – 5 photos

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. The facility will be a combines total of \$75,680 square feet. A sky bridge will be constructed to connect the second floor to the existing building on the site. The lots will be consolidated for this project.

The applicant proposes 153 total parking spaces, additional lighting and landscaping. A new basin will be constructed in the rear of the property.

The applicant testified that the current site contains an existing corporate office and manufacturing development facilities with a concrete storage building, parking and basins.

The applicant will plant approximately 600 plants, trees and shrubs along the side yard buffer and basin. Lighting will be at a ½ foot candle, down lite and shielded. The loading dock will be in the rear of the building. All landscaping will be irrigated with rain sensors. The applicant will reduce the over coverage from 65% to 56% lot coverage. Applicant is seeking a waiver of sidewalks.

Variance is being sought for the distance in driveways. The County had requested the placement of the new driveway; therefore a variance would be required. Height variance is requested for a height of 47-feet. The tallest section of the building will sit back approximately 130' feet back from Lincoln Avenue. The basin in the rear of the property will be constructed and any run-off is proposed to go into the woods and not towards cranberry run.

A traffic study was performed and the applicant has testified that there would be no significant traffic increases with the new development. Handicap parking will spread out between all parking lots.

Applicant's Planner Dan Galletta presented the negative and positive criteria regarding the Use Variance and testified that relief can be granted without substantial detriment to the public.

The mechanical platform is proposed to be placed behind the sky bridge. Additional buffering will be provided to shield the mechanics from the road.

The applicant testified the need to the additional was because of the demand of product and moving into a new sterile manufacturing which will be within FDA guidelines. The addition will employ between 200-220 employees.

The applicant will comply with the Engineer and Planners letters.

Public Comment:

John Peterson – Atlantic County Planning Development stated he was in favor of the project. The project has a positive impact on the economic development in the County.

Max Slusher – Atlantic County Planning Development stated he was in favor of the project. The project is great for Buena Vista Township and for Atlantic County.

Jeome Irick – 101 Wheat Road questioned the traffic study stating that traffic still backs up on Lincoln Avenue in peak times and cars speed down the road. Mr. Irick stated he was in favor of the project but requested the County take a look the intersection.

Board Member Teresa Seelman requested sidewalks be installed but stated if the board wished to waive the sidewalks she would be okay with it.

Applicant's Attorney Stephen Nehmad provided a closing statement. Mr. Nehmad requested the performance bond requirement be waived and the applicant will post the inspection escrow. The board requested that decision be deferred to the next meeting.

The Zoning Board deliberated and reviewed the application.

On a motion by Babel, seconded by Akers the application was approved by the Board:

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

Board Discussion: Affordable Housing (COAH) Obligation – Tiffany CuvIELLO, Planner
Tiffany CuvIELLO stated the Township filed a motion in Superior Court in order to protect the Township in the current Affordable Housing round. Fair Share Housing has stated the Township has a 19 unit obligation for round 2 obligations. The Township needs to update the Housing Element and Fair Share Plan before 2016.

On a motion by Rovani, seconded by O'Connell the Board approved the Planner in drafting new Housing Element and Fair Share Plan.

Public Comment: None

On a motion by Rovani Sr., seconded by Babel the meeting was adjourned at 11:02 p.m.

Respectfully submitted,

/s/ Lisa A. Tilton

Lisa A. Tilton
Planning/Zoning Board Secretary