

BUENA VISTA TOWNSHIP
PLANNING/ZONING BOARD
September 19, 2013

The regular meeting of the Buena Vista Township Planning/Zoning Board was held on September 19, 2013.

Chairman Zitto called the meeting to order at 7:30 p.m.

Public Notice was sent to The Press of Atlantic City and The Daily Journal for publication as prescribed by law. All requirements of the Open Public Meetings Act have been met in compliance with the Sunshine Law.

Vice Chairman Benson led the flag salute.

The following members were present:

Mr. Bylone, Member	Mr. Rovani, Member
Mr. Alimenti, Member	Mrs. Seelman, Member
Mayor Barber, Member	Mr. Zitto, Member
Mr. Benson, Member	Mr. Bracaliello, Member
Mr. Lloyd, Alt. #2	Mr. O'Connell, Alt. #3
Mr. Merighi, Alt. #4	

The following members were absent:

Mr. Akers, Member
Mr. Quinlan, Alt. #1

A motion was made by Mr. Rovani to approve the minutes from the August 15, 2013 meeting. The motion was seconded by Mr. Benson followed by a unanimous vote of Board members.

Resolutions

Resolution 2013-15 Nancy McCaffery & James Patterson, Block 1303 Lots 3 & 4, 703 & 707 Cains Mill Road, Minor Subdivision/Lot Line Adjustment. The applicants were granted a minor subdivision/lot line adjustment to readjust the lot lines to correct encroachment. A motion was made by Mr. Alimenti to approve the resolution. The motion was seconded by Mr. Benson with the following roll call vote: Mrs. Barber, Mr. Bylone, Mr. Alimenti, Mr. Rovani, Mr. Benson, Mr. Lloyd, Mr. O'Connell. No: None.

Resolution 2013-16 South Jersey Veterinary Association, LLC, Block 7302 Lot 14, 3530 Oak Road, Use Variance & Waiver of Site Plan. The applicant was granted a use variance to operate businesses from multiple buildings OC Overlay Zoning District. A full site plan was previously approved for this location in 2004, a Waiver of Site Plan was granted. A motion was made by Mr. Benson to approve the resolution. The motion was seconded by Mr. Lloyd with the following roll call vote: Mr. Alimenti, Mr. Rovani, Mr. Benson, Mr. Lloyd, Mr. O'Connell. No: None.

Resolution 2013-17 Gary McArthur, Block 8102 Lot 2, 169 Deerwood Avenue, Bulk Variance. Mr. McArthur was granted a Bulk Variance to construct a 3692 sq ft structure (2912 sq ft enclosed, 780 sq ft lean to) in the RDR2 Zoning District where the maximum permitted is 1000sq ft. A motion was made by Mr. Alimenti to approve the resolution. The motion was seconded by Mr. Benson with the following roll call vote: Mr. Alimenti, Mr. Rovani, Mr. Benson, Mr. Lloyd, Mr. O'Connell. No: None.

Resolution 2013-18 Rich Dixon, Block 7101 Lot 60, 315 Lincoln Avenue, Site Plan Approval. Mr. Dixon was granted Site Plan Approval. A motion was made by Mr. Benson to approve the resolution. The motion was seconded by Mr. Lloyd with the following roll call vote: Mr. Alimenti, Mr. Rovani, Mr. Benson, Mr. Lloyd, Mr. O'Connell. No: None.

New Business

Zoning Board

Application 2013-9 TSFE, LLC, Block 5001 Lots 1 & 11, 529 Tuckahoe Road, Use Variance to Allow a Warehouse, Temporary Storage of Trailers & 2 Residential Units. The applicant is proposing a change of use to allow warehousing in the API Zoning District and temporary storage of 50 trailers until a 24,000 square foot addition to the warehouse is constructed.

The applicant was represented by Michael Malinsky, Esq. Mr. Malinsky asked that Dave Scheidegg, applicant's engineer, Tom Cullinane, property owner and Tom, owner of TSFE, LLC be sworn in.

Mr. Cullinane testified that he purchased the property in 1967 as a poultry farm and egg processing facility. The property also has 2 residential rental units, which existed prior to 1967. In 1976, the poultry farm ceased operation and the property only processed and stored eggs produced at other locations. During the time Mr. Cullinane operated his business there was an average of 30 employees with hours 7 or 7:30 AM until 5 PM. 13 trailers were stored on site. The egg processing facility closed in December 2007 and has remained vacant. The 2 residential rental units have remained occupied.

Mr. Scheidegg gave a brief explanation of the site and the requested variance. The site is 50 acres and currently contains a 27,000 square foot building. The applicant is proposing to construct a 24,000 square foot addition to the existing building. The addition will have no effect on the existing well and septic system. It is located in the API zoning district.

Mr. Scheidegg reviewed the waivers requested for completeness, Traffic Impact Report, Letter of Interpretation from DEP and Pinelands approval (Pinelands Approval will be required for Site Plan Approval. A motion was made by Mr. Alimenti to deem the application complete with the requested waivers. The motion was seconded by Mr. Lloyd followed by a unanimous vote of Board members.

Mr. Malinsky reviewed the application. Previously the site had 13 tractor trailers in and out of the property each week. The proposed use will have a maximum of 7. When the trucks arrive at the site, there will be approximately 4 men who will load/unload materials from the site. The 50 temporary trailers will be used for storage of materials until an addition to the current structure is constructed. They are estimating a time frame of no more than 3 years for the construction to be completed. The trailers will not be stored in the Atlantic City Electric easement.

Special reasons were reviewed. This use will cluster all uses together, as it had been in the past, while the farm ground will continue to be farmed. The Tuckahoe Road area is heavy in industrial uses. They will utilize existing buildings and the rental units will continue to be utilized. The use meets the character of the neighborhood. There will be no retail sales at this site. There will be no hazardous materials stored at this site.

Mr. Smith would like to have the concept plan for the trailers submitted.

A motion was made by Mr. Benson to open the hearing for comments from the public. The motion was seconded by Mr. O'Connell followed by a unanimous vote of Board members. Hearing no comments from the public, a motion was made by Mr. Benson to close the public portion. The motion was seconded by Mr. O'Connell followed by a unanimous vote of Board members.

Mr. Laveson reviewed the requested approval for a Use Variance. A motion was made by Mr. Benson to approve the Use Variance and permit the temporary storage of 50 trailers. The motion was seconded by Mr. Alimenti with the following roll call vote: Mr. Zitto, Mr. Alimenti, Mr. Rovani, Mr. Benson, Mr. Lloyd, Mr. O'Connell, Mr. Merighi. No: None.

There being no additional business to come before the Board, a motion was made by Mr. Benson to adjourn the meeting at 8:35 PM. The motion was seconded by Mr. Rovani followed by a unanimous vote of Board members.

Respectfully submitted,

Lois A. Yarrington
Planning/Zoning Board Secretary