
MEETING AGENDA

**BOROUGH OF BUENA – LAND USE BOARD
616 CENTRAL AVENUE – MINOTOLA, NJ 08341**

**JANUARY 25, 2011
7:00 P.M.**

REGULAR AND REORGANIZATION MEETING

MEETING TIME:

START: _____ **ENDED:** _____

ROLL CALL:

- | | |
|---------------------------------------|------------------------------------|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |
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SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

REORGANIZATION

NOMINATIONS FOR BOARD POSTIONS

1.) Chairman:

A.) To open nominations: _____

M _____ **S:** _____ **RCV:** _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

B.) To appoint

M _____ **S:** _____ **RCV:** _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

2.) Vice Chairman

A.) To open nominations: _____

M _____ **S:** _____ **RCV:** _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /
T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

B.) To appoint

M _____ **S:** _____ **RCV:** _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /
T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

Secretary:

A.) To open nominations: _____

M _____ **S:** _____ **RCV:** _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /
T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

B.) To appoint

M _____ **S:** _____ **RCV:** _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /
T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

REORGANZATION RESOLUTIONS

1.) Resolution 2011 R-1: A resolution directing the Land Use Board to post and file a schedule of all meetings as required by the *Open Public Meetings Act of 1975*.

M _____ **S:** _____ **RCV:** _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /
T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

2.) Resolution 2011 R-2: Resolution directing the Land Use Board to designate at least 2 newspapers to certain notices as required by the *Open Public Meetings Act of 1975*.

M _____ **S:** _____ **RCV:** _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /
T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

MINUTES:

Dispense with reading and approval of minutes from the November 23, 2010 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) Albert Lolli – 2032 Weymouth Rd - Block: 112 Lot: 2. Zone A-1. Application for a bulk variance from 75 ft farmland buffer to new construction of pole barn.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

2.) Conte’s Pasta - Wheat Road – Block: 173 Lot: 29 – Zone: R-4. Application for amended site plan approval for as built conditions.

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

RESOLUITONS:

1.) Resolution No.: 2010-17: Andre Sinou – 106 Park Avenue – Block: 132 Lot:1 –Resolution approving use variance.

M: _____ S: _____ RCV: _____

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

BOROUGH OF BUENA – LAND USE BOARD
616 CENTRAL AVENUE – MINOTOLA, NJ 08341

FEBRUARY 22, 2011

7:00 P.M.

REGULAR MEETING

MEETING TIME:

START: _____ **ENDED:** _____

ROLL CALL:

- | | |
|---------------------------------------|------------------------------------|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |
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SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the January 25, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) John Frandino – 528 N. Harding Hwy. – Block: 110 Lot: 19.01 – Zone: R-5. Application for Preliminary and final major site plan approval with bulk variances.

Public portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____ RVC: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

RESOLUTIONS:

1.) Resolution No.: 2011-01: Albert Lolli – 2032 Weymouth Rd - Block: 112 Lot: 2. Zone A-1. Resolution approving a bulk variance from 75 ft farmland buffer to new construction of pole barn.

M: _____ S: _____ RCV: _____

2.) Resolution No.: 2011-02 : Conte’s Pasta - Wheat Road – Block: 173 Lot: 29 – Zone: R-4. Resolution approving amended site plan approval for as built conditions

M: _____ S: _____ RCV: _____

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA – LAND USE BOARD
616 CENTRAL AVENUE – MINOTOLA, NJ 08341**

**MARCH 22, 2011
7:00 P.M.**

REGULAR MEETING

MEETING TIME:

START: _____ **ENDED:** _____

ROLL CALL:

- | | |
|---------------------------------------|------------------------------------|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |
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SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the February 22, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

RESOLUTIONS:

- 1.) Resolution No.: 2011-03: John Frandino – 528 N. Harding Hwy. – Block: 110 Lot: 19.01- Zone: R-5. Resolution for Preliminary and final major site plan approval with bulk variances

M: _____ S: _____ RCV: _____

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA – LAND USE BOARD
616 CENTRAL AVENUE – MINOTOLA, NJ 08341**

**APRIL 26, 2011
7:00 P.M.**

REGULAR MEETING

MEETING TIME:

START: _____ **ENDED:** _____

ROLL CALL:

- | | |
|---------------------------------------|------------------------------------|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |
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SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the March 22, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) DCB Realty – Martinelli Avenue – Block: 200 Lots: 1-4 - Block: 196 Lot: 2. Zone: B-1, R2 & R-4. Application for bulk, use, site plan & preliminary major subdivision approval for construction of townhouses.

Public portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____ RVC: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

2.) KBBM Ventures, LLC – Harding Hwy & Delaware Ave – Block: 168 Lot: 1. - Zone: R-3. Minor subdivision application, bulk variances, and drainage review.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____ RVC: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

RESOLUTIONS:

None

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

BOROUGH OF BUENA – LAND USE BOARD
616 CENTRAL AVENUE – MINOTOLA, NJ 08341

MAY 24, 2011
7:00 P.M.

REGULAR MEETING

MEETING TIME:

START: _____ **ENDED:** _____

ROLL CALL:

- | | |
|---------------------------------------|------------------------------------|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |
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-

SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the April 26, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) DCB Realty – Martinelli Avenue – Block: 200 Lots: 1-4 - Block: 196 Lot: 2. Zone: B-1, R2 & R-4. Application for bulk, use, site plan & preliminary major subdivision approval for construction of townhouses.

Public portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____ RVC: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

2.) Thomas Reese – 318 Wheat Road - Block: 173 Lot: 27 – Zone: R-4. Application for bulk and use variances along with site plan approval for construction of 90’ x 225’ foot building.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____ RCV: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt. # 2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

3.) David & Susan Romeo – 307 North Harding Hwy. - Block: 115 Lot: 23.03 - Zone: P-R4.
Application for bulk variance to construct a pole barn greater than 500 square feet as permitted by zone standards.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____ RVC: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

4.) Landmark Development No. 3 – Morris Avenue/ Summer Road – Block: 202 Lots: 8.02, 10.01, & 10.02. Zone P-R4. Application for wavier of drainage review for construction of single family homes.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____ RCV: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt. #2 / C. DuBois, Alt. #3 / M. Feaster, Alt.#4

4.)

RESOLUTIONS:

1.) Resolution No.: 2011-04 KBBM Ventures, LLC – Harding Hwy & Delaware Ave – Block: 168

Lot: 1. - Zone: R-3. Resolution approving a minor subdivision application, bulk variances, and drainage review.

M: _____ S: _____ RVC: _____

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA - LAND USE BOARD
616 CENTRAL AVENUE - MINOTOLA, NEW JERSEY**

JUNE 28, 2011

7:00 P.M.

MEETING TIME:

START: _____ ENDED: _____

ROLL CALL:

- | | |
|---------------------------------------|--|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico, Board Attorney _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |

SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the May 24, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) Thomas Reese - 318 Wheat Road - Block: 173 Lot: 27. Zone R-4. Application for bulk and use variances along with site plan approval for construction 90' x 225' foot building.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

2.) John Frandino – 528 North Harding Hwy. – Block: 110 Lot: 19.01. Zone: R-5. Request for site plan waivers for previously approved site plan Resolution No.: 2011-03. Items requested for waivers are listed in the enclosed letter dated June 20, 2011 submitted by attorney Michael Fralinger.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

RESOLUTIONS:

1.) Resolution No.: 2011-05: David & Susan Romeo - 307 North Harding Hwy - Block: 115 Lot: 23.03. Zone: P-R4. Resolution approving a bulk variance to construct a pole barn greater than 500 square feet as permitted by zone standards.

M: _____ S: _____ RVC: _____

2.) Resolution No.: 2011-06: Landmark Development No. 3 - Morris Ave. / Summer Rd. - Block: 202 Lot: 8.02, 10.01 & 10.02. Zone P-R4. Resolution approving wavier of drainage review for construction of single family homes.

M: _____ S: _____ RVC: _____

3.) Resolution No.: 2011-07: DCB Realty - Martinelli Avenue Block: 200 Lot:1-4 Block: 196 Lot: 2. Zone: B-1, R-2 & R-4. Resolution for bulk, use, site plan & preliminary major subdivision approval for construction of townhouses.

M: _____ S: _____ RVC: _____

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA - LAND USE BOARD
616 CENTRAL AVENUE - MINOTOLA, NEW JERSEY**

**JULY 26, 2011
7:00 P.M.**

MEETING TIME:

START: _____ ENDED: _____

ROLL CALL:

- | | |
|---------------------------------------|--|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico, Board Attorney _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |

SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the June 28, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) Pravin & Jyotsana Patel – 1100 Central Avenue - Block: 181 Lot: 12. Zone B-1. Application for use variance to convert an existing single family home to a duplex with a wavier of site plan approval.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

RESOLUTIONS:

2.) 1.) Resolution No.: 2011-08: John Frandino – 528 North Harding Hwy. – Block: 110 Lot: 19.01. Zone: R-5. Resolution approving site plan waivers for previously approved site plan Resolution No.: 2011-03.

M: _____ S: _____ RVC: _____

2.) Resolution No.: 2011-09: Thomas Reese 318 Wheat Road – Block: 173 lot: 27. Zone R-4.
Resolution approving bulk 7 use variances with site plan approval for construction of 90' x 225' foot building.

M: _____ S: _____ RVC: _____

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

- Remington & Vernick Engineers – Copy of the TWA for the Buena MUA
 - Frank DiDomenico response to council regarding the land use not being in favor of waiving performance guarantees.
-
-

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA - LAND USE BOARD
616 CENTRAL AVENUE - MINOTOLA, NEW JERSEY**

**AUGUST 23, 2011
7:00 P.M.**

MEETING TIME:

START: _____ ENDED: _____

ROLL CALL:

- | | |
|---------------------------------------|--|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico, Board Attorney _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |

SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the July 26, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) Pravin & Jyotsana Patel – 1100 Central Avenue - Block: 181 Lot: 12. Zone B-1. Application for use variance to convert an existing single family home to a duplex with a wavier of site plan approval.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

2.) Ralph Laks – Wheat Road & Central Avenue – Block; 207 Lot: 62. Zone R-4. Application for use & bulk variances, site plan approval, subdivision, & drainage review for construction of townhouses and retail space.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

RESOLUTIONS:

None

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

None.

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA - LAND USE BOARD
616 CENTRAL AVENUE - MINOTOLA, NEW JERSEY**

SEPTEMBER 27, 2011

7:00 P.M.

MEETING TIME:

START: _____ ENDED: _____

ROLL CALL:

- | | |
|---------------------------------------|--|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico, Board Attorney _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |

SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the August 23, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

None

RESOLUTIONS:

1.) Resolution No.2011-10: Pravin & Jyotsana Patel – 1100 Central Avenue - Block: 181 Lot: 12. Zone B-1. Resolution denying use variance to convert an existing single family home to a duplex with a wavier of site plan approval.

M: _____ S: _____ RCV: _____

2.) Resolution No.2011-11: Ralph Laks – Wheat Road & Central Avenue – Block; 207 Lot: 62. Zone R-4. Resolution denying use & bulk variances, site plan approval, subdivision, & drainage review for construction of townhouses and retail space.

M: _____ S: _____ RCV: _____

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

Atlantic County Planning regarding Farmland Preservation.

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA - LAND USE BOARD
616 CENTRAL AVENUE - MINOTOLA, NEW JERSEY**

OCTOBER 25, 2011

7:00 P.M.

MEETING TIME:

START: _____ ENDED: _____

ROLL CALL:

- | | |
|---------------------------------------|--|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico, Board Attorney _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |

SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the September 27, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) Midway Holdings LLC – Falasca LLC – 744 -Harding Hwy – Block: 201 Lot: 34.01. Site plan, bulk variance, & drainage review for commercial site.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

RESOLUTIONS:

None.

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

None

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA - LAND USE BOARD
616 CENTRAL AVENUE - MINOTOLA, NEW JERSEY**

**NOVEMBER 22, 2011
7:00 P.M.**

MEETING TIME:

START: _____ ENDED: _____

ROLL CALL:

- | | |
|---------------------------------------|--|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico, Board Attorney _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |

SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the October 25, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

None.

RESOLUTIONS:

1.) Resolution No. 2011-12: Midway Holdings LLC – 744 Harding Hwy. Block: 201 Lot: 34.01. Resolution approving site plan bulk variance & drainage review for commercial site.

M: _____ S: _____ All in Favor: _____ Opposed: _____

PUBLIC PORTION:

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

None

ADJOURNMENT:

M: _____ S: _____ RCV: _____

MEETING AGENDA

**BOROUGH OF BUENA - LAND USE BOARD
616 CENTRAL AVENUE - MINOTOLA, NEW JERSEY**

**DECEMBER 20, 2011
7:00 P.M.**

MEETING TIME:

START: _____ ENDED: _____

ROLL CALL:

- | | |
|---------------------------------------|--|
| 1. Rosalie Baker _____ | Valerie Santagata, Secretary _____ |
| 2. William Nimohay _____ | Robert Smith, Board Engineer _____ |
| 3. John Brunini _____ | Frank DiDomenico, Board Attorney _____ |
| 4. Charles Fellenbaum _____ | |
| 5. Frank Woshnak _____ | |
| 6. Richard Giovinazzi _____ | |
| 7. John Formisano _____ | |
| 8. Thomas Costa, Chairman _____ | |
| 9. Thomas Dralle, Vice-Chairman _____ | |
| 10. Robert Teti, Alt. #1 _____ | |
| 11. Sara Saglia, Alt. #2 _____ | |
| 12. Christina DuBois, Alt.# 3 _____ | |
| 13. Michael Feaster, Alt. #4 _____ | |

SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the November 22, 2011 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) Ralph Laks – Wheat Rd & Central Ave – Block: 207 Lot: 62. Zone R-4. Application for use variance for commercial and residential density for construction of townhouses.

Public Portion:

M: _____ S: _____ RCV: _____

M: _____ S: _____

R. Baker / W. Nimohay / J. Brunini / C. Fellenbaum / F. Woshnak / R. Giovinazzi / J. Formisano /

T. Dralle / T. Costa / R. Teti, Alt. #1 / S. Saglia, Alt.#2 / C. DuBois, Alt. #3 / M. Feaster, Alt. #4

RESOLUTIONS:

None.

PUBLIC PORTION:

NEW BUSINESS:

Pinelands- Comprehensive Management Plan – Sample Ordinance.

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

M: _____ S: _____ RCV: _____