**BOROUGH OF BUENA**

**LAND USE BOARD**

**REORGANIZATION AND REGULAR MEETING**

**January 25, 2022**

**Meeting held Via Telephone Conference**

The reorganization and regular meeting of the Buena Borough Land Use Board was called to order by Valerie Santagata-Jones, at 7:00 p.m., followed by a Flag Salute.

**Open Public Meetings Act:** Read by Valerie Santagata-Jones.

**Roll Call:**

The following members were present: The following members were absent:

Mayor David Zappariello Lou Nardone Douglas Brunini

Matthew Walker, Councilman James Heisler John Petyan

Edward Castellari, Jr Rosalie Baker, Alt. #1

William Nimohay

Katrina D’Alessandro

Also present: Valerie Santagata-Jones, Board Secretary.

 ***REORGANIZATION***

**Chairman:** A motion was made by W. Nimohay and seconded by D. Zappariello to nominate **Edward Castellari, Jr** **as Chairman**. A motion to appoint Edward Castellari Jr as Chairman was made by

W. Nimohay and seconded by L. Nardone. All present voted in favor.

**Vice-Chairman:** A motion was made by M. Walker and seconded by E. Castellari, Jr. to nominate William Nimohay **as Vice-Chairman.** A motion to appoint William Nimohay as Vice Chairman was made by J. Heisler and seconded by L. Nardone. All present voted in favor.

**Solicitor:** A motion was made by D. Zappariello and seconded by M. Walker to nominate Carol N. Goloff **as Solicitor.** A motion to appoint Carol N. Goloff was made by D. Zappariello and seconded by W. Nimohay. All present voted in favor.

**Engineer:** A motion was made by M. Walker and seconded by D. Zappariello to nominate and appoint **Mott Watkins Assc. (Robert Watkins) as Land Use Board Engineer.** A motion to appoint Robert Watkins was made by M. Walker and seconded by W. Nimohay. All present voted in favor.

**Secretary:** A motion was made by W. Nimohay and seconded by E. Castellari Jr to nominate and appoint **Valerie Santagata-Jones as Land Use Board Secretary.** A motion to appoint Valerie Santagata Jones was made by W. Nimohay and seconded by E. Castellari Jr. All present voted in favor.

**Resolution 202 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: W. Nimohay S: M. Walker.

RCV: All present voted in favor.

**Resolution 2022 R-2:** A Resolution directing the Land Use Board to designate at least ***two (2)*** ***Newspapers*** to receive certain notices of meetings as required by the ***Open Public meetings Act.*** The official newspaper being **The Daily Journal** and the secondary being **The Press.**

 M: J. Heisler S: M. R. Baker RCV: All present voted in favor.

***REGULAR MEETING***

**Minutes:**

Dispense with the reading and approval of the November 23, 2021 Land Use Board Minutes.

M: W. Nimohay S: L. Nardone RCV: All present voted in favor.

**Completeness Review and Application:**

Henry Davis – Brewster Road – Block: 171 Lot: 1.01. Zone R-4. Application for Use Variance/Wavier of Site Plan review for storage building without principal building on site. Application has been carried from the January 2021 meeting. The board wishes to have the applicant sent a letter requesting his intention of the application. A motion was made by W. Nimohay and seconded by E. Castellari Jr.. All present voted in favor.

**Resolutions:**

1.) Resolution No. 2021-11: Buena Connection Brewing Company LLC – 112 Wheat Rd - Block: 201 Lot: 34.03 Zone B-3. Revised resolution approving a use variance, preliminary & final site plan approval to operate a microbrewery at the location. A motion to adopt was made by W. Nimohay and seconded by L. Nardone. All present voted in favor. Abstaining: R. Baker.

2.) Resolution No.:2021-12: Resolution approving Jesse Whitbeck –501 West Flower St. - Block: 148 Lot: 5 – Zone: R-3. Resolution approving a bulk variance to permit a 6 ft. fence in area of the yard where only 3 ft. is permitted. A motion to adopt was made by J. Heisler and seconded by W. Nimohay. All present voted in favor. Abstaining: R. Baker & M. Walker.

3.) Resolution No.: 2021-13: David Fiocchi – 426-428 South Brewster Road - Block: 122 Lot: 17.01 – Zone R-5. Resolution approving a minor sub division with bulk variances. A motion to adopt was made by W. Nimohay and seconded by J. Heisler. All present voted in favor. Abstaining: R. Baker.

**New Business:** None

**Old Business:** None

**Public Portion:** None

**Correspondence:** None

**Adjournment:**

A motion was made by L. Nardone and seconded by J. Heisler to adjourn the meetingat 7:15 pm.