**BOROUGH OF BUENA**

**LAND USE BOARD**

**REGULAR MEETING**

**December 19, 2023**

The regular meeting of the Buena Borough Land Use Board was called to order by E. Castellari, at 7:00 p.m., followed by a Flag Salute.

**Open Public Meetings Act:** Read by E. Castellari - Chairman

**Roll Call:**

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

Edward Castellari, Jr David Zappariello, Mayor

William Nimohay Douglas Adams, Councilman

James Heisler Lou Nardone

Ronald Francis Dennis Bassetti, Alt. #3

Thomas Dralle, Alt. #1 Lawrence Petrillo. Alt. #4

Louis Barsuglia Alt. #2

Also present: Valerie Santagata-Jones, Board Secretary. Joseph Mohnak, Board Engineer and Amanda Moscillo, Board Attorney were absent.

**Minutes:**

Dispense with the reading and approval of the November 28, 2023 Land Use Board Minutes.

M: B. Nimohay S: L. Barsuglia RCV: All present voted in favor.

**Completeness Review and Application:**

1.) Augustin Ramirez - 363 Wheat Rd – Block: 207 Lot: 20 – Zone: B-1. Application for Use Variance for retail space with existing restaurant. Application is carried to the January 23, 2024 meeting.

**Resolutions:**

Resolution BB-23-09: Louis Petrini, Jr – South Laurel St & West Delaware Ave – Block: 151 Lot: 1. Zone: R-3. Application for a minor Subdivision with bulk variances for new single-family home. A motion to adopt was made by B. Nimohay and seconded by R. Francis. All present voted in favor to adopt.

**New Business:** None

**Old Business**: None

**Correspondence:** None

**Adjournment:**

A motion was made by R. Francis and seconded by T. Dralle to adjourn the meeting**.**