

**MEETING AGENDA
BOROUGH OF BUENA – LAND USE BOARD
616 CENTRAL AVENUE -MINOTOLA, NJ 08341
February 27, 2024
7:00 P.M.
REGULAR MEETING**

MEETING TIME:

START: _____ **ENDED:** _____

ROLL CALL:

- | | |
|------------------------------------|--|
| 1. Joseph Baruffi, Mayor _____ | Valerie Santagata-Jones, Secretary _____ |
| 2. Douglas Adams, Councilman _____ | Joseph Mohnack, Engineer _____ |
| 3. Thomas Dralle _____ | Michael J. Malinsky, Solicitor _____ |
| 4. James Heisler _____ | |
| 5. Ed Castellari Jr _____ | |
| 6. William Nimohay _____ | |
| 7. Ronald Francis _____ | |
| 8. Jenna Talarico _____ | |
| 9. Lou Nardone _____ | |
| 10. Louis Barsuglia Alt. # 1 _____ | |
| 11. Aldo Palmieri Alt. # 2 _____ | |
| 12. Jerry Marinacci Alt.# 3 _____ | |
| 13. Pete Elias 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 23, 2024 meeting.

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

COMPLETENESS REVIEW AND APPLICATION:

1.) Agustin Ramirez – 363 Wheat Rd – Block: 207 Lot: 20 – Zone B-1. Application for use variance for retail space with existing restaurant.

Close Public Portion:

M: _____ S: _____ RCV: _____

Motion:

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

2.) JM Leafs – 385 Wheat Rd – Block: 207 Lot: 3 -Zone: I-1. Application for site plan/bulk (C) variances for Class 1 Cannabis Cultivation.

Close Public Portion:

M: _____ S: _____ RCV: _____

Motion:

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

3.) Green Thumb Growing Company LLC – 345 East Weymouth Rd - Block: 117 Lot: 6 – Zone P-I.
Application for site plan waiver for Class 1 cannabis cultivation & Class 2 cannabis manufacturing.

Close Public Portion:

M: _____ S: _____ RCV: _____

Motion:

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

RESOLUTIONS:

2024-03: Resolution approving the appointment of Thomas Dralle as 2024 Land Use Board Chairman.

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

2024-04: Resolution approving the appointment of James Heisler as 2024 Land Use Board Vice Chairman.

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

2024-05: Resolution approving the appointment of Michael Malinsky as 2024 Land Use Board Solicitor

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

2024-06: Resolution approving the appointment of DeBlasio & Associates as 2024 Land Use Board Engineer.

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

2024-07: Resolution approving the appointment of Valerie Santagata-Jones as 2024 Land Use Board Secretary.

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

Frank Carpino – 1207 South Central Avenue – Block: 201 Lot: 14 - Zone: B-1 / R-4. Resolution approving site plan, bulk variance, & drainage review for age restricted community.

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Nardone / L. Barsuglia Alt# 1 / A. Palmieri # 2 / J. Marinacci Alt# 3 / P. Elias Alt.#4

NEW BUSINESS:

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT: M: _____ S: _____ RCV: _____