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**BOROUGH OF BUENA
LAND USE BOARD**

REORGANIZATION & REGULAR MEETING

January 24, 2017

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

Open Public Meetings Act: Read by Solicitor, Frank DiDomenico.

Roll Call:

The following members were present:

Mayor David Zappariello Edward Castellari
Matthew Walker Aldo Palmieri Alt. #2
Keith Bernhardt
Joseph D'Alessandro III

The following members were absent:

Sara Saglia
Ronald Francis Alt. #1
Kenneth Cheli Alt. #3
Anthony Zorzi Alt. #4

Also present: Frank DiDomenico, Solicitor, Robert Smith, Engineer, and Valerie Santagata-Jones, Secretary.

REORGANIZATION

Reorganization for the Land Use Board is postponed to the February 28, 2017 meeting.

REGULAR MEETING

Minutes:

Dispense with the reading and approval of the November 22, 2016 Land Use Board Minutes.
M: D. Zappariello S: E. Castellari. RCV: All present voted in favor. Abstaining: D. Zappariello, J. D'Alessandro, K. Bernhardt, & M. Walker.

Completeness Review and Application:

1.) Michael Adkins – 200 Hammonton Road – Block: 121 Lot: 17. Zone P-R4. Application for use variance, bulk variance, site plan, and subdivision approval. All notices, fees and taxes are in order. Attorney Andrew Cantanese was present for the applicant. Mr. Cantanese stated the application is for use & bulk variance and minor subdivision approval to construct solar panels on the site. Mr. Adkins(applicant) and Matthew Hender Planner/Engineer) were both sworn in for testimony . Mr. Adkins has constructed several similar projects in South Jersey. Providing solar power to other MUA's and schools. The solar panels will power the Buena Borough M.U.A. Mr. Adkins is the contract purchaser of the property in question. The system will be contained and maintained on private property. No increase of traffic will be generated from the panels. Mowing of the grass will take place approximately once a month. Remaining corner parcel containing approximately 1.7acres will remain under the current ownership. A landscape buffer will be along the residential lots. Board engineer Bob Smith had no objections to waivers or variances requested by the applicant. No members of the public were present. A motion to approve the application was made by W. Nimohay and seconded by A. Palmieri. Voting in favor were: W. Nimohay, K. Bernhardt, J. D'Alessandro, E. Castellari, Jr. & A. Palmieri. Opposed: none.

Resolutions:

1.) Resolution 2016-13: Thomas Reese 318 Wheat Road. Block: 173 Lot: 27 – A resolution approving an extension of Use Variance & Site Plan approvals for the above mentioned property. A motion to adopt was made by D. Zappariello & seconded by: M. Walker. Voting in favor were E. Castellari & A. Palmieri. Abstaining were: D. Zappariello, M. Walker, W. Nimohay, K. Bernhardt, & J. D'Alessandro,

New Business: None
Old Business: None
Public Portion: None
Correspondence: None

Adjournment:

A motion was made by W. Nimohay and seconded by A. Palmieri to adjourn the meeting.

