

**BOROUGH OF BUENA
LAND USE BOARD**

REGULAR MEETING

April 23, 2013

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

Open Public Meetings Act: Read by Chairman, Thomas Dralle.

Roll Call:

The following members were present:

Rosalie Baker	Thomas Dralle, Chairman
William Nimohay	Sara Saglia, Alt. #1
Charles Fellenbaum	Christina DuBois, Alt. #2
Jim Abba	Greg McAvaddy, Alt. #4
Richard Giovinazzi	

The following members were absent:

John Brunini
John Formisano
Frank Woshnak, Vice-Chairman
Michael Feaster, Alt. #3

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

Minutes:

Dispense with reading and approval with corrections of the March 26, 2013 minutes. M: B. Nimohay S: S. Saglia.
RCV: All in favor.

Completeness Review and Application:

1.) Bruce Rotkowitz/BSRM, Inc. – Block: 117 Lot: 6 Zone: P-I. 345 E. Weymouth Road – Attorney Michael Gruccio was present for the applicant. Mr. Gruccio gave testimony that his client is a tenant of the site which is a fully developed manufacturing site and contains approximately 400 parking spaces on site. The site was formerly known as Scott paper plant and then PGI Non Wovens. They further gave testimony regarding existing site improvements. The site contains adequate driveway entrances, parking & lighting. Mr. Rotkowitz gave a brief description of his business and how they use recycled tire material and a bonding agent to manufacture rubber mats. He further stated his target markets are HVAC equipment, RV's & heavy equipment. The applicant is requesting a wavier of site plan because no development will take place. BSRM, Inc. will operate out of an existing portion of the building containing approximately 6,000 square feet. Mr. Rotkowitz gave further testimony regarding no hazardous fumes or smoke will be generated from the building, all deliveries will happen during normal business hours & the gate will remain locked when no one is at the site. Felicia Carione was sworn in for the public portion. Mrs. Carione asked if any waste or smell will be generated. The applicant stated there is no venting into the air, no machine noise, & no waste water released from the building. Bill Nimohay stated he stopped during regular operating hours and stated there was no smell or noise. A motion was made by R. Baker & seconded by W. Nimohay to close the public portion. A motion was made by R. Baker and seconded by W. Nimohay to approve the application. Voting in favor were: C. Fellenbaum, J. Abba, R. Giovinazzi, T. Dralle, S. Saglia, & C. DuBois. Opposed: None. Abstaining: J. Brunini & F. Woshnak.

Resolutions:

1.) Resolution No.: 2013-08: Estate of Elizabeth Brunini -Block: 132 Lot: 10 - 115 Edwards Avenue. Resolution approving bulk variance relief. A motion to adopt the resolution was made by S. Saglia and seconded by J. Abba. All present voted in favor.

New Business:

None

Old Business:

None

Public Portion:

None.

Correspondence:

None

Adjournment:

A motion to adjourn was made by R. Baker and seconded by R. Giovinazzi to adjourn the meeting at approximately 7:50 p.m. All present voted in favor