

**BOROUGH OF BUENA
LAND USE BOARD**

**REGULAR MEETING
February 27, 2024**

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 Thomas Dralle, Chairman

Roll Call:

The following members were present:

Joseph Baruffi, Mayor
Thomas Dralle
James Heisler
Edward Castellari, Jr
Ronald Francis
Thomas Dralle
Aldo Palmieri

Louis Barsuglia
Jerry Marinacci
Pete Elias

The following members were absent:

Doug Adams
Jenna Talarico
Lou Nardone

Also present: Michael Malinsky, Esq., and Valerie Santagata-Jones, Board Secretary. Joseph Mohnak, Engineer was absent.

Minutes:

Reading and approval of the January 23, 2024 Land Use Board Minutes carried to the March 2024 meeting.

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 deemed incomplete and being carried to the March 26, 2024 meeting.
- 2.) JM Leafs – 385 Wheat Rd. – Block: 207 Lot: 3. Zone I-1. Application for site plan/bulk variances for Class 1 Cannabis Cultivation. Application is deemed incomplete and being carried to the March 26, 2024 meeting.
- 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. Application is deemed incomplete and being carried to the March 26, 2024 meeting.

Resolutions:

- 1.) 2024-03: Resolution approving the appointment of Thomas Dralle as 2024 Land Use Board Chairman. A motion to adopt was made by W. Nimohay and seconded by R. Francis. All present voted in favor.
- 2.) 2024-04: Resolution approving the appointment of James Heisler as 2024 Land Use Board Vice Chairman. A motion to adopt was made by W. Nimohay and seconded by L. Barsuglia. All present voted in favor.
- 3.) 2024-05: Resolution approving the appointment of Michael Malinsky as 2024 Land Use Board Solicitor. A motion to adopt was made by W. Nimohay and seconded by L. Barsuglia. All present voted in favor.
- 4.) 2024-06: Resolution approving the appointment of DeBlasio & Associates as 2024 Land Use Board Engineer. A motion to adopt was made by W. Nimohay and seconded by R. Francis. All present voted in favor.
- 5.) 2024-07: Resolution approving the appointment of Valerie Santagata-Jones as 2024 Land Use Board Secretary. A motion to adopt was made by W. Nimohay and seconded by A. Palmieri. All present voted in favor.

6.) Resolution No.: BB- 24-02: 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. A motion to adopt was made by W. Nimohay and seconded by L. Barsuglia. Voting in favor were: T. Dralle, J. Heisler, E. Castellari Jr, W. Nimohay, R. Francis, and L. Barsuglia. Abstaining: J. Baruffi, J. Marinacci, and P, Elias. Opposed: None.

New Business: None

Old Business: None

Correspondence: None

Adjournment:

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

