

**BOROUGH OF BUENA  
LAND USE BOARD**

**REGULAR MEETING  
January 23, 2018**

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 Frank DiDomenico, Solicitor.

**Roll Call:**

The following members were present:

Mayor David Zappariello  
Matthew Walker  
William Nimohay  
Keith Bernhardt  
Joseph D'Alessandro III

Edward Castellari, Jr.  
Ronald Francis  
Aldo Palmieri, Alt.#1  
Anthony Zorzi, Alt. #3

The following members were absent:

Douglas Brunini  
Kenneth Cheli, Alt. #2

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

**REORGANIZATION**

**Chairman:** A motion was made by K. Bernhardt and seconded by W. Nimohay to nominate and appoint **Edward Castellari Jr as Chairman.** All present voted in favor.

**Vice-Chairman:** A motion was made by J. D'Alessandro III and seconded by A. Palmieri to nominate and appoint **Keith Bernhardt as Vice-Chairman.** All present voted in favor.

**Solicitor:** A motion was made by K. Bernhardt and seconded by J. D'Alessandro III to nominate and appoint **Frank DiDomenico as Board Solicitor.** All present voted in favor.

**Secretary:** A motion was made by R. Francis and seconded by W. Nimohay to nominate and appoint **Valerie Santagata-Jones as Land Use Board Secretary.** All present voted in favor.

**Resolution 2018 R-1:** A Resolution directing the Land Use Board to post and file a schedule of all meetings as required by the *Open Public Meetings Act of 1975*. M: K. Bernhardt S: J. D'Alessandro. RCV: All present voted in favor.

**Resolution 2018 R-2:** A Resolution directing the Land Use Board to designate at least *two (2) Newspapers* to receive certain notices of meetings as required by the *Open Public meetings Act*. The official newspaper being **The Daily Journal** and the secondary being **The Press**.  
M: E. Castellari, Jr. S: R. Francis RCV: All present voted in favor.

**Minutes:**

Dispense with the reading and approval of the December 19, 2017 Land Use Board Minutes.

M: Mayor Zappariello S: K. Bernhardt RCV: All present voted in favor.

**Completeness Review and Application:**

Frank Carpino Block: 145 Lot:9 South Blvd - requesting an one year extension of site plan approval. Approved by resolution 2008-10 Extension would be July 1, 2017- June 30, 2018. Attorney Matthew Robinson was present for the applicant. Mr. Robinson stated they are before the board requesting their 2<sup>nd</sup> one year extension and his presentation remains the same from the January 2018 meeting. Mr. Robinson gave a brief description of the previous approvals by the board. He further stated that the tree that was discussed at the /January meeting has been replanted within 24 hours of the previous meeting. Meeting was opened to the public. Pamela Grenier was sworn in Ms. Grenier questioned his 2<sup>nd</sup> 1 year extension. Frank DiDomenico explained the 2008 approval was extended to June 30, 2016 (permit Extension Act) and the state statute for extensions protects the developer from ordinance changes. The current borough ordinance has no termination date on approvals. Ms. Grenier further stated the resolution states the fence would be white vinyl. The fence installed is tan. Board Engineer Robert Smith stated that approval conditions will be addressed in his family plan. A motion to close the public portion was made by J. D'Alessandro III and seconded by K. Bernhardt. All present voted in favor to close the public portion. A motion to grant the extension was made by k> Bernhardt and seconded by J. D'Alessandro. Voting in favor were: W. Nimohay, R. Francis, K. Bernhardt, J. D'Alessandro III, E. Castellari Jr., & A. Palmieri. Abstaining were: D. Zappariello, M. Walker, & A. Zorzi.

**Resolutions:** None

**New Business:** None

**Old Business:** None

**Public Portion:**

Dave Armanini- Stated property behind him on Morris Avenue has numerous cars. The board secretary stated the zoning officer is aware has sent a notice the property owners. Mr. Armanini also questioned what if these senior developments turn into section 8 housing. It was explained that section 8 is funding per individual for housing. Joe D'Alessandro stated the approval was 10 years ago and majority if the current members were not on the board. Moving forward hoping they can have a positive impact on the borough.

Ernie Merighi the boulevard property is one of the last commercial areas feels the board should have made him comply more with conditions.

Zory Rosa requested the board make recommendations to council to amend the ordinances for approvals and their time frames.

Brian Fatcher Kimberly Lane with more 55 and older coming into the borough he feels the other residents have to "pick up the tab". No jobs in the area sand casinos are closing. Visoson of the borough needs to be commercial.

Dan Perry South Willow St asked what time the water tower lights shut off? Mr. Perry was referred to the BBMUA.

**Correspondence:** Remington & Vernick Engineers January 15, 2018 Review letter of Carpino Block: 145 Lot: 9.

**Adjournment:**

A motion was made by A. Palmieri and seconded by E. Castellari Jr. to adjourn the meeting.