

**BOROUGH OF BUENA
LAND USE BOARD**

**REGULAR MEETING
March 28, 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 Edward Castellari, Jr., Chairman.

Roll Call:

The following members were present:

Mayor David Zappariello	Edward Castellari, Jr.
Matthew Walker	Ronald Francis
William Nimohay	Kenneth Cheli
Keith Bernhardt	Joseph D'Alessandro III
Doug Brunini	

The following members were absent:

Sara Saglia
Aldo Palmieri
Anthony Zorzi

Also present: Frank DiDominico, Solicitor, Robert Smith, Engineer, and Cindi LoGuidice, Acting Secretary.

Minutes:

Dispense with the reading and approval of the March 28, 2017 Land Use Board Minutes.

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

Completeness Review and Application:

Elaine & George Geri & RIGE, LLC – Wheat Road – Block:173 Lot: 4 &6 Zone B-2 & R-4. Application for minor subdivision / re-division of lot lines. Attorney Teri Giordano was present for the application. Ms. Giordano explained that the purpose of the application was to readjust the lot lines. Current lot 6 has approximately 11 acres and would be reduced to 2.67. Lot 4 contains an area of .35 acres and will be increased to 9.21 acres. The bulk and use variances are pre-existing. No new variances are created by this application. Property is located in the R-4 and B-2 zones. No new construction is going to take place as part of this application. Borough engineer Robert Smith was sworn in for testimony regarding the application. Mr. Smith reviewed comments from his review letter. Which stated the zone be properly labeled on the plan. The applicant agreed. Further Mr. Smith stated that his office would have no objection to a wavier of showing buildings with in 200 feet and the 75 foot agricultural buffer. The last item that was addressed was clarified by Louis Geri whom was sworn in to clarify the ownership of the properties. He stated that the R.I.G.E. LLC is a partnership in which he and his siblings all have a shared interest in. A motion to close the public portion was made by K. Bernhardt and seconded by M. Walker. A motion to grant the application was made by W. Nimohay and seconded by K. Bernhardt. Voting in favor W. Nimohay, K. Bernhardt, D. Brunini, R. Francis, & K. Cheli. Abstaining: D. Zappariello, M. Walker, E. Castellari Jr., & J. D'Alessandro, III.

Resolutions:

- 1.) Resolution No.: 2017-02: Resolution approving the appointment of Edward Castellari, Jr. as the 2017 Land Use Board Chairman. A motion was made by Mayor Zappariello and seconded by K. Bernhardt to adopt. All present voted in favor.
- 2.) Resolution No.: 2017-03: Resolution approving the appointment of Keith Bernhardt as 2017 Land Sue Board Vice Chairman. A motion was made by Mayor Zappariello and seconded by K. Bernhardt to adopt. All present voted in favor.
- 3.) Resolution No.: 2017-04: Resolution approving the appointment of Valerie Santagata-Jones as 2017 Land Use Board Secretary. A motion was made by M. Walker and seconded by K. Bernhardt to adopt. All present voted in favor.

New Business: None

Old Business: None

Public Portion: None

Correspondence: Michael Guccio Esq. Request an extension of approval for Resolution No.: 2016-12. Ricci Sub-division. Block: 104 Lots: 12.01, 12.02, 12.03. 411, 413, 421 North Harding Hwy. A motion to grant the extension request was made by M. Walker and seconded by Mayor Zappariello. All present voted in favor.

Adjournment:

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