

**MEETING AGENDA
BOROUGH OF BUENA – LAND USE BOARD
616 CENTRAL AVENUE -MINOTOLA, NJ 08341
June 25, 2024 7:00 P.M.
REGULAR MEETING**

MEETING TIME:

START: _____ **ENDED:** _____

ROLL CALL:

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|---------------------------------------|--|
| 1. Joseph Baruffi, Mayor _____ | Valerie Santagata-Jones, Secretary _____ |
| 2. Douglas Adams, Councilman _____ | Joseph Mohnack, Engineer _____ |
| 3. Ronald Francis, Chairman _____ | Michael J. Malinsky, Solicitor _____ |
| 4. James Heisler, Vice-Chairman _____ | |
| 5. Ed Castellari Jr _____ | |
| 6. William Nimohay _____ | |
| 7. Thomas Dralle _____ | |
| 8. Jenna Talarico _____ | |
| 9. Louis Barsuglia _____ | |
| 10. Aldo Palmieri Alt. # 1 _____ | |
| 11. Jerry Marinacci Alt. # 2 _____ | |
| 12. Pete Elias Alt.# 3 _____ | |
| 13. Dennis Carolla Alt. # 4 _____ | |
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SUNSHINE LAW:

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press Of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

MINUTES:

Dispense with reading and approval of minutes from the May 30, 2024 meeting.

M: _____ S: _____ All in Favor: _____ Opposed: _____

COMPLETENESS REVIEW AND APPLICATION:

1.) JM Leafs – 385 Wheat Rd – Block: 207 Lot: 3 -Zone: I-1. Application for site plan/bulk (C) variances for Class 1 Cannabis Cultivation.

Close Public Portion:

M: _____ S: _____ RCV: _____

Motion:

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Barsuglia / A. Palmieri, Alt# 1 / J. Marinacci, Alt. # 2 / P. Elias, Alt# 3 / D. Carolla Alt.#4

RESOLUTIONS:

1.) Resolution No.: BB-24-07: High Grass Farms – 345 East Weymouth Rd – Block: 117 Lot: 6. Zone: P-I. Resolution approving wavier of site plan with a “C” bulk variance.

M: _____ S: _____

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Barsuglia / A. Palmieri, Alt# 1 / J. Marinacci, Alt. # 2 / P. Elias, Alt# 3 / D. Carolla Alt.#4

NEW BUSINESS:

Council Meeting June 10, 2024: Council voted to request the Land Use Board to review Borough Code 150-70 C (3) and 150-136 D (1) for potential conflicting language regarding zones wherein chickens and other poultry may be kept and further to review zones and standards for keeping of chickens and other poultry including acreage, side yard and rear yard setbacks for coops, number of such poultry and whether roosters should be permitted in certain zones and to provide findings of fact and recommendations. Current borough ordinances, and 2 sample ordinances from Gloucester and Haddon Twp attached for review.

OLD BUSINESS:

CORRESPONDENCE:

ADJOURNMENT: M: _____ S: _____ RCV: _____