

BOROUGH OF BUENA

Planning/Zoning Boards
Permits/Inspections



County of Atlantic

Phone: (856) 697-9393
Fax: (856) 697-0832
zoning@buenaboro.org
www.buenaboro.org

September 9, 2021

MICOVI, INC
211 Harding Highway
Landisville, NJ 08326

Re: Notice of Land Use Code Violation
Block 163, Lot 6; 211 South Harding Highway
Buena Borough, Atlantic County, NJ

To Whom It May Concern,

This is to notify you as the owner of record of subject property that parking a large truck on the property along the edge of Harding Highway, US Route 40, is a violation of Chapter 150-105 of the Land Use Code of the Borough of Buena. Specifically, the truck containing a billboard mounted on the rear bed of the truck adjacent to the highway, is equivalent to an advertising billboard which is not permitted under the Buena Land Use Code, Chapter 105, Signs.

According to the Land Use Code, no sign shall be erected, reconstructed or relocated prior to the issuance of the required permits. Applications for permits shall be made to the Zoning Officer and shall contain the specific information listed. Sign permits shall be required for all signs greater than two square feet in area.

No application was received and no sign permit was approved for subject advertising display. In order to correct this violation the truck must be removed immediately. Failure to remove it within 30 days of this notice will result in the issuance of a summons with a court appearance required. It is my position that although the truck is not a traditionally constructed billboard sign, its appearance and location do not exempt it from being regulated as a sign under the Land Use Code.

Your cooperation is appreciated, and if you have any questions, please contact the Land Use Office at 856-697-9393, Ext 24.

Sincerely,
John Keenan
John Keenan
Zoning Officer

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September 9, 2021

206 Hammonton Road, LLC
2516 Mays Landing Road
Millville, NJ 08330

Re: Notice of Land Use Code Violation
Block 121, Lot 16
Buena Borough, Atlantic County, NJ

To Whom It May Concern,

This is to notify you as the owner of record of subject property that parking a large truck on the property along the edge of NJ Highway 54 is a violation of Chapter 150-105 of the Land Use Code of the Borough of Buena. Specifically, the truck advertising Avena Coin LLC, a commercial enterprise in Vineland, NJ being parked repeatedly and for extended periods of time at this same location on a vacant lot adjacent to the highway, is equivalent to an advertising billboard which is not permitted under the Buena Land Use Code, Chapter 105, Signs.

According to the Land Use Code, no sign shall be erected, reconstructed or relocated prior to the issuance of the required permits. Applications for permits shall be made to the Zoning Officer and shall contain the specific information listed. Sign permits shall be required for all signs greater than two square feet in area.

No application was received and no sign permit was approved for subject advertising display. In order to correct this violation the truck must be removed immediately. Failure to remove it within 30 days of this notice will result in the issuance of a summons with a court appearance required. It is my position that although the truck is not a traditionally constructed billboard sign, its appearance and location do not exempt it from being regulated as a sign under the Land Use Code.

Your cooperation is appreciated, and if you have any questions, please contact the Land Use Office at 856-697-9393, Ext 24.

Sincerely,
John Keenan
John Keenan
Zoning Officer

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August 17, 2021

Ms. Shelia A. Coffin
422 Wheat Road
Vineland, NJ 08360

Re: Zoning Permit Application No. 2021-39
Block 122, Lot 27; 422 Wheat Road
Buena Borough, NJ

Dear Ms. Coffin,

Your applications for zoning and construction permits to construct a sign on the subject property have been received. According to Chapter 150-105 of the Buena Land Use Code, farm identification signs are permitted on farm enterprises in the R-4 Residential Zone in which the property is located, however, additional information is required to process the Zoning Permit Application.

Specifically, according to Ch. 150-105 F (4), applications shall contain the following information:

A plot plan giving the dimensions of the lot and showing the exact location of the sign. The location shall be referenced by distances to the front and side property lines. The location of all buildings and their size shall be given, referenced to dimensions.

Your application plot plan shows only the proposed sign setback of "20 feet inside of property"; no side yard setback dimension is given, and no existing structures, including buildings and farm stand structures are indicated.

Ch. 150-105 F (6) requires:

A detailed drawing of the proposed signs with dimensions, showing construction details; also the dimensions of the smallest rectangle which will enclose the extreme points and edges of the sign.

Your application did not include a detailed drawing of the proposed sign. Please provide a detailed drawing, confirm dimension units (inches, feet, or other) and the information to be included on the sign. Be advised, the maximum size for farm signs is 12 s.f. (30"x 60"= 12.5 s.f. which exceeds the maximum size permitted). In addition, the drawing should specify sign height; maximum height permitted is 6'. Construction details should also include a base or foundation detail. You may contact the Construction Code Office if you have questions about detail specifications required to meet the NJ Uniform Construction Code.

Your applications will be processed when the above additional information is received. If you have any questions, please contact the Land Use Office at (856)697-9393 Ext. 24 during regular business hours.

Sincerely,

John Keenan

John Keenan
Zoning Officer

Cc: Construction Code Official
R. Baker, Councilwoman

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County of Atlantic

January 21, 2021

Henry Davis
3001 E. Chestnut Ave.
Vineland, NJ 08361

Re: Notice of Land Use Code Violation
Block 122, Lot 25; 476 S. Brewster Rd.
Buena Borough

Dear Mr. Davis:

This Notice of Violation is based upon the presence of a temporary advertising sign for the Black Diamond Restaurant in Minotola attached to the railing at the front of your property facing Wheat Road in violation of Chapter 150-105 of the Land Use Code of Buena Borough. Specifically, the referenced chapter of the Land Use Code requires that the advertisement carried on temporary signs shall pertain to, and be limited to, the business conducted on the premises. It further requires that temporary signs shall be placed no closer than 15 feet to the street property line, and also that no sign shall be erected prior to the issuance of the required sign permits from the Zoning Officer. None of the above cited requirements of the Code have been met.

To correct this violation, the subject temporary advertising sign must be removed from the property immediately. Failure to remove it within 30 days of the date of this Notice of Violation may result in issuance of a summons with a court appearance required.

Your cooperation is appreciated. If you have any questions, please contact the Land Use Office at 856-697-9393, Ext. 24 during regular business hours.

Yours truly,
John Keenan
John Keenan
Zoning Officer

cc: A. Palmieri, Councilman