

**BOROUGH OF BUENA  
LAND USE BOARD**

**REORGANIZATION AND REGULAR MEETING**

**February 24, 2015**

The reorganization and 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 Solicitor, Frank DiDomenico.

**Roll Call:**

The following members were present:

Jeffery Marolda  
William Nimohay  
Richard Giovinazzi  
William Sciarretta  
Frank Woshnak, Vice-Chairman  
Thomas Dralle, Chairman

Edward Castellari Jr., Alt. #1  
Aldo Palmieri, Alt. #3

The following members were absent:

Richard Baker  
Charles Fellenbaum  
Sara Saglia  
Ronald Francis, Alt. #2  
Bret Zorzi, Alt. #4

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

**REORGANIZATION**

**Chairman:** A motion was made by F. Woshnak and seconded by W. Nimohay to nominate and appoint Tom Dralle as Chairman. Voting in favor were: J. Marolda, W. Nimohay, F. Woshnak, R. Giovinazzi, T. Dralle, W. Sciarretta, & E. Castellari, Jr.

**Vice-Chairman:** A motion was made by J. Marolda and seconded by W. Nimohay to nominate and appoint for Frank Woshnak as Vice-Chairman. Voting in favor were: J. Marolda, W. Nimohay, F. Woshnak, R. Giovinazzi, T. Dralle, W. Sciarretta, & E. Castellari, Jr.

**Secretary:** A motion was made by F. Woshnak and seconded by W. Sciarretta to nominate and appoint Valerie Santagata-Jones as Land Use Board Secretary. Voting in favor were: J. Marolda, W. Nimohay, F. Woshnak, R. Giovinazzi, T. Dralle, W. Sciarretta, & E. Castellari, Jr.

**Resolution 2015 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: F. Woshnak S: J. Marolda. RCV: All members present voted in favor.

**Resolution 2014 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: F. Woshnak S: W. Nimohay. RCV: All members present voted in favor.

**Minutes:**

Dispense with the reading and approval of the December 16, 2014 Land Use Board Minutes.

M: R. Baker S: C. DuBois RCV: All present voted in favor.

**Completeness Review and Application:**

Conte Realty LLC – 310 Wheat Road – Block: 173 Lot: 30 – Application for a use variance, site plan approval, & drainage review for the construction of 3,850 square foot addition to the building. Solicitor Frank DiDomenico stated that the applicant requested a special meeting if a date was available before the March meeting. The board determined there was no availability. Mr. DiDomenico will advise the applicant to appear before the board at the next regular meeting on March 24, 2015.

**Resolutions:**

1.) Resolution 2014-13: Michael Mattioli – 202 Summer Road - Block: 167 Lot: 6. Zone R-3. Resolution denying request for a use variance for a duplex. M: W. Nimohay S: R. Giovinazzi. RCV: All present voted in favor. Abstaining: F. Woshnak.

2.) Resolution 2014-14: D&D Kuzmich Construction LLC – Block: 145 Lot: 35 & 35.01. Resolution approving drainage review for the construction of 2 single family homes. M: W. Nimohay S: W. Sciarretta RCV: All present voted in favor. Abstaining: F. Woshnak

3.) Resolution 2014-15: D&D Kuzmicz Block: 192 Lot: 7.01 Pacific Avenue Resolution approving drainage review for the construction of a single family home. M: W. Nimohay S: E. Castellari Jr. RCV: All present voted in favor. Abstaining: F. Woshank.

**New Business:** None

**Old Business:** None

**Public Portion:** None

**Correspondence:** None

**Adjournment:**

A motion was made by F. Woshnak and seconded by J. Marolda to Adjourn the meeting.