

**BOROUGH OF BUENA
LAND USE BOARD**

**REGULAR MEETING
JUNE 27, 2017**

The regular meeting of the Buena Borough Land Use Board was called to order by Ed Castellari, Chairman, at 7:00 p.m., followed by a Flag Salute.

Open Public Meetings Act: Read by Ed Castellari, Chairman.

Roll Call:

The following members were present:

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

The following members were absent:

Aldo Palmieri, Alt. #2
Kenneth Cheli, Alt. #3
Anthony Zorzi, Alt. #4

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

Minutes:

Dispense with the reading and approval of the May 23, 2017 Land Use Board Minutes.

M: W. Nimohay S: D. Zappariello RCV: All present voted in favor.

Completeness Review and Application:

James Quarella – 150 Atlantic Avenue –Block: 105 Lot: 13. Zone: P-A. Application for wavier of site plan for addition to winery. James Quarella was present for the application. The board solicitor stated that Mr. Quarella had been before the board last month and carried to the June meeting. Mr. Quarella did reach out the Atlantic County Agricultural Board as discussed at last months meeting. The agricultural board would not be meeting over the summer a referred him back to the Land Use Board. Mr. Quarella stated he is requesting a wavier of site plan to build an addition to his existing Winery. The addition would be for barrel storage only.

Bob Smith board engineer disclosed to the board that his niece does work at the winery part time. No one felt that this was a conflict. Mr. Smith further stated that he did visit the site. He found that there is adequate area and room for the addition. The lot is existing lot of record and no pinelands approval is required. Therefore he saw issues with the request of the wavier. No members of the public appeared for the application. A motion to close the public portion was made by M. Walker and seconded by J. D'Alessandro III. All present voted in favor to close the public portion. A motion to approve was made by K. Bernhardt and seconded by M. Walker. Voting in favor were: D. Zappariello, M. Walker, W. Nimohay, K. Bernhardt, D. Brunini, and E. Castellari. Opposed: None.

Meeting was shortly adjourned and reopened at 7:28 p.m. Ron Francis arrived at 7:25 p.m.

Michael C. Capizola – Williams Avenue – Block: 173 Lot: 40.02 & 40.03. Zone R-4. Bulk & Use variances for future sub-division application. Attorney Michael Fralinger was present for the applicant. Mr. Fralinger explained to the members the request is for the variances only. The applicant wishes to extend Williams avenue and create 9 new lots. The current lot 40.03 is land locked. If approved the applicant will be back for the subdivision application at a later date. The subdivision would also include an extension of Williams Avenue. Mr. Fralinger displayed color coded survey and gave the history of the land, previous ownerships and past subdivisions. Mr. Fralinger also gave testimony regarding the lot frontage size and the area. The lots in question would require frontage variances and lot size variances. The lots would still be consistent to some in the surrounding area. Also present for the applicant was professional planner Stephen Hawk. Mr. Hawk presented special reasons in favor of the application. Mr. Hawk stated that there is no determent to the public good. No members of the public appeared to speak for or against this application. A motion to close the public portion was made by E. Castellari and seconded by K. Bernhardt. All present voted in favor to close the public portion. A motion to approve was made by B. Nimohay and seconded by E. Castellari. Voting in favor were: R. Francis, W. Nimohay, K. Bernhardt, D. Brunini, and E. Castellari. Abstaining: J. D'Alessandro III, D. Zappariello and M. Walker. Opposed: None.

Resolutions: None

New Business: None

Old Business: None

Public Portion: None

Correspondence: None

Adjournment:

A motion was made by J. D'Alessandro and seconded by W. Nimohay to adjourn the meeting.

