

**BOROUGH OF BUENA  
LAND USE BOARD**

**REGULAR MEETING**

**February 26, 2013**

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

**Open Public Meetings Act:** Read by Chairman, Thomas Dralle.

**Roll Call:**

The following members were present:

Rosalie Baker	Frank Woshnak, Vice-Chairman
William Nimohay	Thomas Dralle, Chairman
Charles Fellenbaum	Sara Saglia, Alt. # Alt. #1
Jim Abba	Christina DuBois, Alt. #2
Richard Giovinazzi	

The following members were absent:

John Formisano  
Michael Feaster, Alt # 3  
Greg McAvaddy, Alt. #4  
John Brunini

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

**Minutes:**

Dispense with reading and approval of the January 23, 2013 minutes. M: R. Baker S: F. Woshnak.  
RCV: All in favor.

**Completeness Review and Application:**

1.) Italian Cultural Foundation of South Jersey – Block: 122 Lot: 33.02 – 468 East Wheat Rd.- Application for a deviation of a conditional use standard and minimum frontage requirement. Attorney Michael Gruccio was present to represent the application. Rosalie Baker abstained from the application due to being a member of the organization. Mr. Gruccio gave testimony regarding philanthropic uses are permitted in the R-4 zone and the foundation does fall under philanthropic. Frank DiDomenico agreed with Mr. Gruccio the use and the foundation do fall under a philanthropic use. Mr. Gruccio gave further testimony including information on how the building will be used and it's similarities to the current use. Vincent Marolda President of the foundation was sworn in for testimony. Mr. Marolda stated there will be meetings and only small gatherings held at the building all large public events will still be held off site. This site will be used for member only events. Mr. Marolda stated any trash generated for these activities will be taken away by the foundation therefore no need for a outdoor trash enclosure on site. The applicant and engineer agreed the existing parking, grading and drainage are acceptable. The applicant agreed the entrance lighting will be repaired and the stop sign will be reset. A motion was made by F. Woshnak and seconded by S. Saglia to close the public portion. A motion was made by S. Saglia and seconded by J. Abba to approving the application. Voting in favor were: C. Fellenbaum, J. Abba, R. Giovinazzi, F. Woshank, T. Dralle, S. Saglia, & C. DuBois.

**Resolutions:**

- 1.) Resolution No.: 2013-03: Resolution approving the appointment of Thomas Dralle as Chairman for the year 2013. A motion to adopt was made by R. Baker and seconded by F. Woshnak. All present voted in favor. Abstaining were J. Abba
  - 2.) Resolution No.: 2013-04: Resolution approving the appointment of Frank Woshnak as Vice-Chairman for the year 2013. A motion to adopt the resolution was made by R. Baker and seconded by S. Saglia. All present voter in favor. Abstaining were J. Abba
  - 3.) Resolution No.: 2013-05: Resolution approving the appointment of Valerie Santagata-Jones as secretary for the year 2013. A motion to adopt the resolution was made by R. Baker and seconded by S. Saglia. All present voted ion favor. Abstaining were J. Abba.
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4.) Resolution No.: 2013-06: Erin M. Cheli – Block: 173 Lot: 40.02 – 246 Wheat Road – Resolution approving use variance for sporting goods store. A motion to adopt the resolution was made by F. Woshank and seconded by S. Saglia. Voting in favor were: C. Fellenbaum, R. Giovinazzi, F. Woshnak, S. Saglia, C. Dubois, & T. Dralle. Abstaining were: J. Abba

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**New Business:**

None

**Old Business:**

None

**Public Portion:**

None.

**Correspondence:**

None

**Adjournment:**

A motion to adjourn was made by F. Woshnak and seconded by R. Baker to adjourn the meeting. All present voted in favor