

**BOROUGH OF BUENA  
LAND USE BOARD**

**REGULAR MEETING**

**March 26, 2013**

The regular meeting of the Buena Borough Land Use Board was called to order by Thomas Dralle, 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:

John Brunini	Frank Woshnak, Vice-Chairman
Charles Fellenbaum	Thomas Dralle, Chairman
Jim Abba	Sara Saglia, Alt. # Alt. #1
Richard Giovinazzi	Christina DuBois, Alt. #2
John Formisano	Michael Feaster, Alt. # 3
	Greg McAvaddy, Alt. #4

The following members were absent:

Rosalie Baker  
William Nimohay

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

**Minutes:**

Dispense with reading and approval of the February 26, 2013 minutes. M: F. Woshnak S: J. Formisano.  
RCV: All in favor.

**Completeness Review and Application:**

1.) Estate of Elizabeth Brunini – Block: 132 Lot: 10 Zones: R-2 & R-3. 115 Edwards Avenue – Application for bulk variance relief. Attorney Michael Fralinger was present for the application. Board members Frank Woshnak and John Brunini abstained from the application. Mr. Fralinger stated that if the bulk variances are granted the application will be back before the board for subdivision approval. Mr. Fralinger gave testimony regarding the lot being in a split zone. Further testimony was given regarding the new lot size of 8,100 square feet were as 11,250 is required in the R-2 zone. The additional lot will have 11,250 square feet were as 15,000 square feet is required in the R-3 zone. Additional variances for setbacks include a lot frontage 75' proposed were as 100' required & rear setback of 35' proposed and 40' required. Mr. Fralinger gave further testimony that the lots in area are consistent with the proposed application. A motion was made by S. Saglia and seconded by J. Formisano to close the public portion. A motion was made by S. Saglia and seconded by M. Feaster to approve the application. Voting in favor were: C. Fellenbaum, J. Abba, R. Giovinazzi, T. Dralle, S. Saglia, & C. DuBois. Opposed: None. Abstaining: J. Brunini & F. Woshnak.

**Resolutions:**

1.) Resolution No.: 2013-07: Italian Cultural Foundation of South Jersey-Block: 122 Lot: 33.02 – 468 East Wheat Road. Resolution approving a deviation of a conditional use standard and minimum frontage requirement. A motion to adopt the resolution was made by J. Abba and seconded by R. Giovinazzi. All present voted in favor.

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**New Business:**

None

**Old Business:**

None

**Public Portion:**

None.

**Correspondence:**

None

**Adjournment:**

A motion to adjourn was made by M. Feaster and seconded by J. Formisano to adjourn the meeting at approximately 7:25 p.m. All present voted in favor