

**BOROUGH OF BUENA  
LAND USE BOARD  
REGULAR MEETING  
April 25, 2023**

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

**Open Public Meetings Act:** Read by Edward Castellari Jr.

**Roll Call:**

The following members were present:

Mayor David Zappariello  
Douglas Adams, Councilman  
Edward Castellari, Jr  
William Nimohay  
James Heisler  
John Petyan

Ronald Francis  
Thomas Dralle, Alt. #1  
Louis Barsuglia, Alt. #2

The following members were absent:

Jenna Talarico  
Lou Nardone  
Dennis Bassetti, Alt. #3  
Lawrence Petrillo, Alt. # 4

Also present: Valerie Santagata-Jones, Board Secretary.

**Minutes:**

Dispense with the reading and approval of the March 28, 2023 Land Use Board Minutes.

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

**Completeness Review and Application:** None

**Resolutions:**

Resolution BB-23-02: Frank Carpino – 1207 S. Central Ave – Block: 201 Lot: 14. Zone: B-1/R-4. Resolution approving use and bulk variances to construct a 55 and older land lease community. A motion was made by W. Nimohay and seconded by R. Francis to adopt. All present voted in favor. D. Adams and D. Zappariello abstained.

**New Business:**

John Petyan stated that he reviewed the current fees for mobile home parks. He asked if council has plans to increase them, he felt they are on the low side.

Mayor Zappariello asked if we are having a public portion. The board secretary and chairman stated the board solicitor made them aware it is only required for application that to serve notice to property owners with 200 ft. Mayor Zappariello is not in favor of removing the public portion further discussion will take place when the solicitor is present.

**Old Business:** None

**Correspondence:** None

**Adjournment:**

A motion was made by D. Adams and seconded by W. Nimohay to adjourn the meeting.