

**MEETING AGENDA  
BOROUGH OF BUENA – LAND USE BOARD  
616 CENTRAL AVENUE -MINOTOLA, NJ 08341**

June 27, 2023

7:00 P.M.

**REGULAR MEETING**

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**MEETING TIME:**

**START:** \_\_\_\_\_ **ENDED:** \_\_\_\_\_

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**ROLL CALL:**

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| 1. David Zappariello, Mayor _____    | Valerie Santagata-Jones, Secretary _____ |
| 2. Douglas Adams, Councilman _____   | Joseph Mohnack, Engineer _____           |
| 3. Edward Castellari Jr. _____       | Michael J. Malinsky, Solicitor _____     |
| 4. William Nimohay _____             |  |
| 5. Lou Nardone _____                 |  |
| 6. John Petyan _____                 |  |
| 7. James Heisler _____               |  |
| 8. Ronald Francis _____              |  |
| 9. Jenna Talarico _____              |  |
| 10. Thomas Dralle Alt. # 1 _____     |  |
| 11. Louis Barsuglia Alt. # 2 _____   |  |
| 12. Dennis Bassetti Alt.# 3 _____    |  |
| 13. Lawrence Petrillo Alt. # 4 _____ |  |
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**SUNSHINE LAW:**

This meeting is being held in compliance with the Open Public Meetings Act. All notices have been published in the *Daily Journal* and *The Press of Atlantic City*, as well as being posted on the bulletin board at the Borough Hall.

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**MINUTES:**

Dispense with reading and approval of minutes from the May 23, 2023 meeting.

M: \_\_\_\_\_ S: \_\_\_\_\_ All in Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

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**COMPLETENESS REVIEW AND APPLICATION:**

1.) Jersey Top Quality Construction LLC – Block: 113 Lots: 2.02-2.10 –Brewster Road/Heatherwood Drive–Zone: R-4. Application for minor subdivision with bulk variances.

Close Public Portion:

M: \_\_\_\_\_ S: \_\_\_\_\_ RCV: \_\_\_\_\_

Motion:

M: \_\_\_\_\_ S: \_\_\_\_\_

D. Zappariello / D. Adams / E. Castellari, Jr / W. Nimohay / L. Nardone / J. Petyan / J. Heisler /

R. Francis / J. Talarico / T. Dralle Alt# 1 / L.Barsuglia # 2 / D. Bassetti Alt# 3 / L. Petrillo Alt.#4

2.) The Buena Connection Brewing Co - Block: 201 Lot: 34.03. 112 - Wheat Road – Zone: B-3. Application for a use variance with wavier of site plan.

Close Public Portion:

M: \_\_\_\_\_ S: \_\_\_\_\_ RCV: \_\_\_\_\_

Motion:

M: \_\_\_\_\_ S: \_\_\_\_\_

D. Zappariello / D. Adams / E. Castellari, Jr / W. Nimohay / L. Nardone / J. Petyan / J. Heisler /

R. Francis / J. Talarico / T. Dralle Alt# 1 / L.Barsuglia # 2 / D. Bassetti Alt# 3 / L. Petrillo Alt.#4

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**RESOLUTIONS:**

Resolution BB-23-04: Aline Cornew-Carroll – Block: 180 Lot: 11.01 – 213 B West Arctic Ave –Zone: R-3. Resolution approving a bulk variance for an addition to the rear of the home.

M: \_\_\_\_\_ S: \_\_\_\_\_ RCV: \_\_\_\_\_

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**NEW BUSINESS:**

**OLD BUSINESS:**

**CORRESPONDENCE:**

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**ADJOURNMENT:** M: \_\_\_\_\_ S: \_\_\_\_\_ RCV: \_\_\_\_\_