

**BOROUGH OF BUENA  
LAND USE BOARD  
REGULAR MEETING  
June 27, 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      Ronald Francis  
Douglas Adams, Councilman      Thomas Dralle, Alt. #1  
Edward Castellari, Jr      Louis Barsuglia, Alt. #2  
William Nimohay  
James Heisler

The following members were absent:

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

Also present: Amanda R. Moscillo, Board Attorney, Joseph Mohnack, Board Engineer, and Valerie Santagata-Jones, Board Secretary.

**Minutes:**

Dispense with the reading and approval of the May 23, 2023 Land Use Board Minutes.

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

**Completeness Review and Application:**

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. The applicant requested to be carried to the July 25,2023 meeting. Board solicitor made the announcement if anyone in public was here for this application, they will not receive further notice.

The Buena Connection Brewing Company – Block: 201 Lot: 34.03 – 112 Wheat Rd –Zone: B-3 Application for a use variance with wavier of site plan. Attorney Michael Gruccio was present for the application. Mr. Gruccio stated he also has Steve Hawk, Professional planner, David Obando owner and Laura Obando Napoli, Owner’s daughter available for testimony as well. Mr. Gruccio reviewed the application that has been previously approved by the board in 2022. He also stated historically the building has always been a mixed use on site. The current application is for Mr. Obando’s daughter Laura to use a portion of the building for her photography business. Mr. Gruccio gave testimony that the zone B-3 allows for personal service shops such a photography studio. The variance is requested because it is a second use at the location. David Obando was sworn in for testimony. Dr. Obando stated he is still actively working on the brewery and site plan items. Dr. Obando stated the area his daughter will occupy is well equipped for a studio and not needed for the brewery. Laura Obando Napoli was sworn in for the application. Ms. Napoli stated she has been a wedding photographer since 2015. She would like to have a studio space for onsite photos all well and editing photos. Ms. Napoli stated her use will have very little impact on the existing parking and feels the number of spaces is still adequate. She also feels the two uses will compliment each other well. Steve Hawk of Hawk Planning LLC was sworn in. Mr. Hawk stated the site is well suited for the two uses and location on county road provides great access to the location. Mr. Hawk also stated the use is permitted and the applicant is before the board due to being a second use on the site. Mr. Hawk gave testimony that the studio will not have a negative impact on the site. He further stated the site is well equipped to handle both uses. Board engineer Joseph Mohnack gave testimony regarding his review of the project. Mr. Mohnack stated the use is permitted in the B-3 zone and no objection to the wavier of site plan. Mr. Mohnack did request that this resolution include pervious bulk variances approval from the previous approval. Mr. Mohnack further requested the storm water calculations conforms to stormwater management rules. No members of the public appeared before the board for the application. A motion to close the public portion was made by D. Adams and seconded by W. Nimohay. All present voted to close the public portion. A motion to grant the application was made by W. Nimohay and seconded by R. Francis. Voting in favor were: E. Castellari, Jr., W. Nimohay, J. Heisler, R. Francis, T. Dralle, & L. Barsuglia.

**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. A motion to adopt was made by D. Adams and seconded by W. Nimohay. All present voted in favor to adopt.

**New Business:** None

**Old Business:** None

**Correspondence:** None

**Adjournment:**

A motion was made by E. Castellari and seconded by L. Barsuglia to adjourn the meeting.