

**BOROUGH OF BUENA  
LAND USE BOARD  
REGULAR MEETING  
May 23, 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  
Lou Nardone

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

The following members were absent:

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

Also present: Michael Malinsky, Board Attorney, Joseph Mohnack, Board Engineer, and Valerie Santagata-Jones, Board Secretary.

**Minutes:**

Dispense with the reading and approval of the April 25, 2023 Land Use Board Minutes.

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

**Completeness Review and Application:** Aline Cornew-Carroll – Block: 180 Lot: 11.01 – 213 B West Arctic Ave –Zone: R-3 Application for a bulk variance for an addition to the rear of the home. Aline Cornew Carroll was present and sworn in for testimony. The applicant stated they need more room in their home. The addition would allow them to stay in the borough and not have to move. The addition would be used as a family room area and is 16 feet by 18 feet. Engineer Joseph Mohnack stated he had no objections to application or wavier of a formal survey or site plan. Attorney Michael Malinsky stated that since it is a condo the master deed on file would need to updated to include the approval. 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 D. Adams and seconded by W. Nimohay. Voting in favor were: D. Zappariello, D. Adams, E. Castellari, Jr., W. Nimohay, L. Nardone, R. Francis, T. Dralle, & L. Barsuglia.

**Resolutions:** None

**New Business:** None

**Old Business:** None

**Correspondence:** None

**Adjournment:**

A motion was made by L. Nardone and seconded by D. Adams to adjourn the meeting.