

**BOROUGH OF BUENA  
LAND USE BOARD**

**REORGANIZATION AND REGULAR MEETING  
January 23, 2024**

The reorganization and regular meeting of the Buena Borough Land Use Board was called to order by Amanda Moscillo, Esq., at 7:00 p.m., followed by a Flag Salute.

**Open Public Meetings Act:** Read by Amanda Moscillo, Esq.

**Roll Call:**

The following members were present:

Joseph Baruffi, Mayor  
Douglas Adams, Councilman  
Edward Castellari, Jr.  
James Heisler  
Ronald Francis  
Thomas Dralle

Jenna Talarico  
Louis Barsuglia  
Jerry Marinacci  
Pete Elias

The following members were absent:

Lou Nardone  
Aldo Palmieri

Also present: Amanda Moscillo, Esq., Joseph Mohnak, Engineer and Valerie Santagata-Jones, Board Secretary.

**REORGANIZATION**

**Chairman:** A motion was made by R. Francis and seconded by J. Talarico to nominate and appoint **Thomas Dralle as Chairman**. All present voted in favor.

**Vice-Chairman:** A motion was made by W. Nimohay and seconded by J. Talarico to nominate and appoint **James Heisler as Vice-Chairman**. All present voted in favor.

**Solicitor:** A motion was made by D. Adams and seconded by J. Baruffi to nominate and appoint **Michael J Malinsky as Solicitor**. All present voted in favor.

**Engineer:** A motion was made by J. Baruffi and seconded by L. Barsuglia to nominate and appoint **DeBlasio and Associates PC as Land Use Board Engineer**. All present voted in favor.

**Secretary:** A motion was made by D. Adams and seconded by W. Nimohay to nominate and appoint **Valerie Santagata-Jones as Land Use Board Secretary**. All present voted in favor.

**Resolution 2024 R-1:** A Resolution directing the Land Use Board to post and file a schedule of all meetings as required by the *Open Public Meetings Act of 1975*. M: W. Nimohay S: R. Francis RCV: All present voted in favor.

**Resolution 2024 R-2:** A Resolution directing the Land Use Board to designate at least *two (2) Newspapers* to receive certain notices of meetings as required by the *Open Public meetings Act*. The official newspaper being **The Daily Journal** and the secondary being **The Press**. M: W. Nimohay S: L. Barsuglia RCV: All present voted in favor.

## **REGULAR MEETING**

### **Minutes:**

Dispense with the reading and approval of the December 19, 2023 Land Use Board Minutes.  
M: B. Nimohay S: R. Francis RCV: All present voted in favor.

### **Completeness Review and Application:**

- 1.) Augustin Ramirez – 363 Wheat Rd – Block: 207 Lot: 20. Zone B-1. Application for use variance for retail space with existing restaurant. Application is deemed incomplete and being carried to the February 2024 meeting.
- 2.) JM Leafs – 385 Wheat Rd. – Block: 207 Lot: 3. Zone I-1. Application for site plan/bulk variances for Class 1 Cannabis Cultivation. Application is deemed incomplete and being carried to the February 2024 meeting.
- 3.) Frank Carpino – 1207 Central Avenue – Block: 201 Lot: 14 – Zone: B-1/R-4. Application for site plan, bulk variance, & drainage review. Attorney Matthew Robinson was present for the application. Mr. Robinson reviewed the approval granted in April of 2023. The current application before the board is for site plan and additional variances. The property falls in a dual zone front area B-1 and rear section R-4. Proposed are 29 sites with one driveway in and out with a 40-foot radius and cul-de-sac providing proper turn around for emergency vehicles. Rami Nassar engineer/ Professional planner gave testimony regarding the 13 ft front to back slope from the rear of each site to the rear drainage basin. Frank Carpino was sworn for testimony. Mr. Carpino stated this is a land lease community. He as owner is responsible for the entire site maintenance. An updated impervious coverage variance is requested and a sign variance for 2 versus 1 sign permitted. Additionally, a variance from the 75 ft. farmland buffer and to allow the wheels to be removed from mobile homes was requested. A motion was made by T. Dralle and seconded by W. Nimohay to open the public portion. Christopher Alimenti appeared with his attorney Jeffery Brennan opposed to the application. Their concerns were units not in being built in the 75 ft. farmland land buffer the residents would complain of dust and noise from farming activities, Storm water plan, over flow from storm water and variance for impervious coverage. Conversation regarding farming activities and property lines and permission to farm neighboring lots also took place between the applicant, his attorney, Mr. Brennan and Mr. Alimenti. Richard Marolda Jr. spoke opposed to application. Development is not similar to anything in neighborhood, homes too close together potential fire spreading quickly through development, increase to municipal services and not generating additional tax revenue. Mr. Marolda stated it will also impact the traffic congestion that already exist on Central Avenue with the school pick up and drop off. Richard Marolda stated he is concerned people not 55 or older will reside in the development and the extra water run off from this project. A motion was made by L. Barsuglia and second by W. Nimohay to close the public portion. The board adjourned for a recess. A motion was made by T. Dralle and seconded by W. Nimohay to grant the application. Voting in favor were: W. Nimohay, J. Heisler, R. Francis, T. Dralle and L. Barsuglia. Opposed: E. Castellari, Jr. Abstaining: J. Baruffi, D. Adams, J. Talarico, J. Marinacci, & P. Elias.

**Resolutions:** None

**New Business:** None

**Old Business:** None

**Correspondence:** None

### **Adjournment:**

A motion was made by T. Dralle and seconded by W. Nimohay to adjourn the meeting.