

**BOROUGH OF BUENA
LAND USE BOARD**

**REGULAR MEETING
February 23, 2016**

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

Open Public Meetings Act: Read by Thomas Dralle, Chairman.

Roll Call:

The following members were present:

Jeffery Marolda Richard Giovinazzi
Sara Saglia Aldo Palmieri
William Nimohay
Richard Baker
Frank Woshnak
Thomas Dralle

The following members were absent:

Charles Fellenbaum
Edward Castellari, Jr.
Ronald Francis
Kenneth Cheli
Anthony Zorzi

Also present: Frank DiDominico, Solicitor, Robert Smith, Engineer, and Valerie Santagata-Jones, Secretary.

Minutes:

Dispense with the reading and approval of the January 26, 2016 Land Use Board Minutes.

M: F. Woshnak S: S. Saglia RCV: All present voted in favor.

Completeness Review and Application:

RJH Realty LLC – 112 Wheat Road – Block: 201 Lot: 34.03. Zone B-3. Application for bulk variance, use variance and waiver of site plan. Attorney Jeffery Dilazzerio was present for the applicant. Robert Haydak Jr. owner was also sworn in for testimony. The applicant is proposing an indoor flea market in the former health club area. The market would operate Friday, Saturday & Sunday 8:00 am to 5:00 pm. Vendors would rent individual tables and set up Friday. Shopping would take place Saturday and Sunday. Nova care would remain in their current space along with office space that is currently rented. The applicant stated that due to the decline in memberships they could not operate as a health club. Mr. Haydak stated that the current office space tenant and Nova Care do not operate on the weekends. Bob Smith borough engineer commented on his review report. He stated the parking lot could use to be resurfaced and install a new stop sign at the exit driveway. Other items in the report included directional markings in the driveway, enclosure around the dumpster and lighting. Board member Frank Woshnak asked if the access to the side entrance would allow a box truck to unload. Mr. Haydak confirmed it would. Neighbor Allen Dickenson was present for the public portion. He state that Mr. Haydak has been a great neighbor. His concern is people who get impatient leaving the location drive across his property. Mr. Haydak and Mr. Allen agreed to meet and come up with a plan to block people from going across Mr. Dickenson's property. The applicant asked for a 12 month extension to resurface to the parking lot. A motion to close the public portion was made by F. Woshnak and seconded by A. Palmieri. All present voted in favor to close the public portion. A motion to approve was made by R. Giovinazzi and seconded by S. Saglia. Voting in favor were: R. Baker, F. Woshnak, R. Giovinazzi, T. Dralle, S. Saglia, R. Francis, A. Palmieri,

Resolutions:

- 1.) Resolution No.: 2016-03: Resolution approving the appointment of Thomas Dralle as Chairman for the year 2016. A motion to adopt was made by F. Woshnak, and seconded by B. Nimohay. All present voted in favor. S. Saglia abstained.
- 2.) Resolution No.: 2016-04: Resolution approving the appointment of Frank Woshnak as Vice-Chairman for the year 2016. A motion to adopt was made by J. Marolda and seconded by B. Nimohay. All present voted in favor. S Saglia abstained.
- 3.) Resolution 2016-03: Resolution appointing Valerie Santagata-Jones as Secretary for the year 2016. A motion to adopt was made by J. Marolda and seconded by B. Nimohay. All present voted I favor. S. Saglia abstained.

New Business: None

Old Business: None

Public Portion: None

Correspondence: None

Adjournment:

A motion was made by F. Woshnak and seconded by R. Giovinazzi to adjourn the meeting.

