

**MEETING AGENDA**  
**BOROUGH OF BUENA – LAND USE BOARD**  
**616 CENTRAL AVENUE -MINOTOLA, NJ 08341**  
*November 26, 2024 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. Joseph Baruffi, Mayor _____        | Valerie Santagata-Jones, Secretary _____ |
| 2. Douglas Adams, Councilman _____    | Joseph Mohnack, Engineer _____           |
| 3. Ronald Francis, Chairman _____     | Michael J. Malinsky, Solicitor _____     |
| 4. James Heisler, Vice-Chairman _____ |  |
| 5. Ed Castellari Jr _____             |  |
| 6. William Nimohay _____              |  |
| 7. Thomas Dralle _____                |  |
| 8. Jenna Talarico _____               |  |
| 9. Louis Barsuglia _____              |  |
| 10. Aldo Palmieri Alt. # 1 _____      |  |
| 11. Jerry Marinacci Alt. # 2 _____    |  |
| 12. Pete Elias Alt.# 3 _____          |  |
| 13. Dennis Carolla 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 October 22, 2024 meeting.

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

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**COMPLETENESS REVIEW AND APPLICATION:**

- 1.) Conte Realty LLC – 310 Wheat Rd – Block: 173 Lot: 30 – Zone: R-4. Application for use variance.

Close Public Portion:

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

Motion:

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

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Barsuglia / A. Palmieri, Alt# 1 / J. Marinacci, Alt. # 2 / P. Elias, Alt# 3 / D. Carolla Alt.#4

- 2.) Dolores Andrews/ Joanne Rosemont – Columbia Avenue – Block: 197 Lot: 36 – Application for Minor Sub-Division.

Close Public Portion:

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

Motion:

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

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Barsuglia / A. Palmieri, Alt# 1 / J. Marinacci, Alt. # 2 / P. Elias, Alt# 3 / D. Carolla Alt.#4

3.) Joty Realty LLC – 527 S Brewster Rd – Block: 206 Lots: 1 & 1.01 - Application for Minor Sub-Division with Use and Bulk variances.

Close Public Portion:

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

Motion:

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

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Barsuglia / A. Palmieri, Alt# 1 / J. Marinacci, Alt. # 2 / P. Elias, Alt# 3 / D. Carolla Alt.#4

4.) OGBR, LLC – 345 East Weymouth Rd – Block: 117 Lot: 6 – Application for Wavier of Site Plan.

Close Public Portion:

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

Motion:

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

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Barsuglia / A. Palmieri, Alt# 1 / J. Marinacci, Alt. # 2 / P. Elias, Alt# 3 / D. Carolla Alt.#4

5.) Minotola Methodist Church – 905 Central Avenue – Block: 191 Lot: 11 - Application for Minor Sub-Division with Bulk Variances.

Close Public Portion:

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

Motion:

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

J. Baruffi / D. Adams / T. Dralle / J. Heisler / E. Castellari, Jr / W. Nimohay / R. Francis /

J. Talarico / L. Barsuglia / A. Palmieri, Alt# 1 / J. Marinacci, Alt. # 2 / P. Elias, Alt# 3 / D. Carolla Alt.#4

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**RESOLUTIONS:**

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**NEW BUSINESS:**

**OLD BUSINESS:**

**CORRESPONDENCE:**

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