

**JANUARY 23, 2013 7:00PM
MINUTES**

The reorganization of the Buena Borough Land Use Board was called to order by Thomas Dralle followed by a Flag salute.
Open Public Meetings Act read.

Roll Call: Members Present:

Thomas Dralle
Rosalie Baker
William Nimohay
John Brunini
Charles Fellenbaum
Frank Woshnak
Richard Giovanazzi
Sara Saglia
Christina DuBois
Michael Feaster

Elizabeth Battelini, Acting Secretary
Edward Waldberg, Board Engineer
Frank DiDomenico, Solicitor

Sunshine Law

Reorganization:

Nominations for Board Positions

Chairman:

Thomas Dralle

M: J. Brunini

All in favor: yes

S: F. Woshnak

Vice Chairman:

Frank Woshnak

M: J. Brunini

All in favor: yes

S: R. Baker

Secretary:

Valerie Jones

M: R. Baker

All in favor: yes

S: M. Feaster

Resolutions

1. Resolution 2013 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: R. Baker

All in favor: yes

S: S. Saglia

2. Resolution 2013R-2: A resolution directing the Land Use Board to designate at least 2 Newspapers to receive certain notices of meetings as required by the Open Public Meetings Act.

M: R. Baker

All in favor: yes

S: T.Dralle

Minutes from November 27, 2012 approved.

M: F. Woshnak **S:** S. Saglia

All in favor: yes

Completeness and Review Application:

Cheli Application:

Erin Cheli sworn in. Plans to open a retail sporting goods store 296 Wheat Road Block:173;Lot 42.02 in a pre-existing commercial building. Area is zoned residential but original plan of the borough has a commercial corridor to accommodate commercial property on Wheat Road. Plan for sporting goods store must show negative criteria and no detriment to public.

Applicant requesting a use variance and site plan waiver. One sign to be placed on top of building measuring 4X8. Operating hours not decided but store will be opened 7 days a week. As long as no structural changes are made to the property, Engineer Edward J. Walberg will accept modified site plan to address handicap parking and ramp, lighting, trash, signage, and any fencing. Four mounted lights one on each side of building was suggested. Type of paving for handicap parking must be addressed.

Applicant must make application to Atlantic County Planning Board because Wheat Road is a County Road. Applicant must satisfy county requirements. If county accepts modified site plan, same plan must be resubmitted to the Buena Borough Land Use Board for approval and resend notices to public. Applicant must apply for all necessary permits to satisfy Buena Borough and any outside agency. Modified plan may be hand drawn.

Public Portion:

Dennis Cheli (Senior): Sworn in. Questioned if board could require changes to property to accommodate business even if previous occupants did not have to satisfy the same requirements. Board answered yes.

Joseph Fabrizio: Sworn in. Lives next door to property . In favor of business. Stated previous occupants did do a site plan waiver and it was accepted by County and Borough. Suggested temporary handicap ramps and stated 1 handicap parking space does not require drainage site plan.

Public Portion Closed.

New Business:

Letter of resignation from member Thomas Costa accepted by board.

M: R.Baker **S:** F.Woshnak

All in favor: yes

Motion to close meeting:

M: F. Woshnak **S:** Rosalie Baker

All in favor: yes