

**BOROUGH OF BUENA  
LAND USE BOARD**

**REGULAR MEETING  
SEPTEMBER 25, 2018**

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

**Open Public Meetings Act:** Read by Ed Castellari Jr, Chairman.

**Roll Call:**

The following members were present:

Mayor David Zappariello	Edward Castellari Jr., Chairman
William Nimohay	Aldo Palmieri, Alt. #1
Ron Francis	Kenneth Cheli, Alt. #2
Joseph D'Alessandro III	Anthony Zorzi, Alt# 3

The following members were absent:

Matthew Walker
Doug Brunini
Keith Bernhardt, Vice-Chairman

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

**Minutes:**

Dispense with the reading and approval of the July 24 & August 14, 2018 Land Use Board Minutes.

M: D. Zappariello S: J. D'Alessandro III RCV: All present voted in favor.

**Completeness Review and Application:**

- 1.) Wawa – Block: 205 Lot: 8 – 729 Harding Hwy. Zone P-R4. Application for site plan modification. Attorney Tyler Prime was present for the applicant. Mr. Prime stated the proposed enclosure is slightly larger than previously approved. No other changes are being made Bob Smith borough engineer stated there is no additional impact to the site. The application did not require a public portion. A motion to approve was made by B. Nimohay and seconded by J. D'Alessandro III. Voting in favor were: W. Nimohay, R. Francis, J. D'Alessandro III, A. Palmieri, K. Cheli, A. Zorzi & E. Castellari, Jr. Abstaining: D. Zappariello.
- 2.) Larry & Leslie Baruffi – Block: 128 Lot: 8.05 – 102 Johns Avenue – Zone R-3. Application for drainage review for single family home. Bob Smith borough engineer stated that he did receive a revised plan. Mr. Smith also stated that additional soil borings are going to be completed according to the applicant's engineer. Mr. Smith stated he needs to know the depth of the clay before he can proceed with a review. Mr. Baruffi agreed to carry his application to the October meeting.
- 3.) Antonio Lopes Ruiz – Block: 173 Lot: 14 – 342 Wheat Road – Zone: R-4. - Application for a use variance and waiver of site plan. Attorney Dan Parenti was present for the applicant. Mr. Parenti stated the applicants are requesting a use variance to use an existing building on their property to make homemade tortillas. Mr. Parenti stated the only employee would be Mrs. Josephina Lopez Ruiz. The applicant has a special needs daughter and can not work outside of the home due to the care needed for her child. The applicant stated they would operate Monday-Saturday. Mrs. Lopez Ruiz would be making the product and deliveries are made by her daughter in her personal vehicle to local restaurants. Kevin Dixon professional planner gave testimony regarding the size of the lot, driveway and parking areas. Mr. Dixon stated the use is very similar to a home occupation and no substantial detriment to the public good. No member of the public appeared before the board for this application. A motion to approve was made by B. Nimohay and seconded by J. D'Alessandro III. Voting in favor were: W. Nimohay, R. Francis, J. D'Alessandro III, A. Palmieri, K. Cheli, A. Zorzi & E. Castellari, Jr. Abstaining: D. Zappariello.
- 4.) James Jamerson – Block: 110 Lot: 19.01 – 526 North Harding Hwy – Zone R-5. Application for use variance with waiver of site plan. Attorney Anthony Bounadonna was present for the applicant. Mr. Bounadonna gave testimony regarding past approvals for a deli /market for the site. He further stated that the findings in resolution 2010-14 satisfies the master plan. Mr. Bounadonna stated that his client will be changing the use to a less intense use of the property. Scott Smith of Musikraft was sworn in for testimony. Mr. Smith is the manager of the business. Mr. Smith presented the board with pictures and an example of the work they do. Their business makes guitar necks that are then shipped to bigger guitar factories.

Mr., Smith stated they employee approximately 8 people. Borough engineer Bob Smith commented on a couple times remaining from the previous applicant. The current applicant requested a wavier of the wall mounted lights, landscaping in rear of property near basin, variable message sign vs. sand blasted sign. This was agreed on by all. Frank DiMauro spoke during the public portion. Mr. DiMauro welcomed them to the area. Mr. DiMauro asked was done with scrap wood. The applicant stated it is donated to groups, schools or trashed. A motion to adopt was made by J. D'Alessandro III and seconded by W. Nimohay. Voting in favor were: W. Nimohay, R. Francis, J. D'Alessandro III, A. Palmieri, K. Cheli, A. Zorzi & E. Castellari, Jr. Abstaining: D. Zappariello.

5.) Henry Davis - Block: 122 Lot: 25 476 Brewster Road Zone R-4. Application for use variance with a wavier of site plan. Attorney Robert DeSanto was present for the application. Mr. DeSanto stated that site was approved years ago for a used furniture store. Mr. DeSanto stated the site also has several existing "c" variances for preexisting buildings. Jim Cowan licensed land surveyor gave testimony regarding the existing structures and the location of the premises. Henry Davis Sr and Henry Davis Jr. were both sworn in for testimony. The applicants gave a description of the building, accessory structures, fencing and equipment currently on the property. They also stated no changes to the building will be made. Mr. Davsi Jr. wishes to sell golf carts on the site and be able to display them outdoors. Most business is done online they feel the 4 parking spaces is adequate. Additionally the applicants will provide 1 handicap space. The business will only have themselves as the employees. The applicants request approval for a wall mounted sign 4ft x 8ft. Borough engineer Bob Smith stated a variance for the number of parking spaces is needed, and he has no objection. He also stated he had no objection to site plan wavier the impact of the use is minimal. No member so the public appeared before the board. A motion to grant the application was made by W. Nimohay and second by J. D'Alessandro. Voting in favor were: W. Nimohay, R. Francis, J. D'Alessandro III, A. Palmieri, K. Cheli, A. Zorzi & E. Castellari, Jr. Abstaining: D. Zappariello.

**Resolutions:**

Resolution No.: 2018-15: Caselli & Caselli Development LLC- Block: 201 Lot: 32 & 39. 714 South Harding Hwy. Zone R-4. Resolution approving final major site plan of previously approved expansion of phase 2 and 3 for self storage buildings. A motion to adopt was made by D. Zappariello and seconded by J. D'Alessandro. Voting in favor were: R. Francis, J. D'Alessandro, A. Palmieri & E. Castellari, Jr.

**New Business:** The board was asked to prepare a meeting for the review and adoption of the master plan. The board agreed they would like Remington and Vernick to give a presentation at the October meeting of the plan.

**Old Business:** The board agreed they would discuss the mobile ordinance after reviewing the master plan. Members felt possibly it is something that can be worked into the master plan.

**Public Portion:** None

**Correspondence:** None

**Adjournment:**

A motion was made by D. Zappariello and seconded by J. D'Alessandro to adjourn the meeting.

