

**BOROUGH OF BUENA  
LAND USE BOARD**

**REORGANIZATION AND REGULAR MEETING**

**March 24, 2015**

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 Chairman, Thomas Dralle

**Roll Call:**

The following members were present:

Richard Baker  
William Nimohay  
Richard Giovinazzi  
Sara Saglia  
William Sciarretta  
Frank Woshnak, Vice-Chairman  
Thomas Dralle, Chairman

Edward Castellari Jr., Alt. #1  
Ronald Francis, Alt. #2  
Aldo Palmieri, Alt. #3  
Bret Zorzi, Alt. #4

The following members were absent:

Jeffrey Marolda  
Charles Fellenbaum

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

**Minutes:**

Dispense with the reading and approval of the February 24, 2015 Land Use Board Meeting Minutes.

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

**Completeness Review and Application:**

1.) Wawa Inc. – 731 Harding Hwy – Block: 205 Lot: 8 – Zone P-R4. Application for bulk variance and site plan to install an outdoor trash enclosure. Attorney Duncan Prime was present to represent Wawa Inc. Douglas Grysko Professional Engineer & Elizabeth Lehny Professional Planner were also sworn in on behalf of the applicant. Testimony was given regarding past applications and approvals from the board regarding the Wawa store. The current application is to add a 14' x 36' enclosure in which trash, recycling, compactor and shed would be housed. The area will be contained by a 8 foot high fence which requires a bulk variance for height. The shed would be used to store maintenance items such as shovels and salt for the winter months. Borough Engineer Bob Smith commented there should be some additional striping in the area to replace a stop sign for the pedestrian area. Mr. Smith also commented that he found some maintenance issues during his site inspection they should be corrected. Items include basin holding water, damaged curb and sidewalk areas. The applicant agreed all items would be fixed. The applicant further stated that the expansion would not cause any harm to the public good. No members from the public appeared for the application. A motion was made by F. Woshnak and seconded by S. Saglia to close the public portion. A motion was made by S. Saglia and seconded by F. Woshnak to grant the applicants request. Voting in favor were R. Baker, R. Giovinazzi, S. Saglia, W. Sciarretta, F. Woshnak, T. Dralle, & E. Castellari, Jr. Opposed: None. Abstaining: None.

2.) Conte Realty LLC – 310 Wheat Road – Block: 173 Lot: 30 – Application for a use variance, site plan approval, & drainage review for the construction of 3,850 square foot addition to the building. Attorney Keith Davis was present for the application. Attorney Rocco Tedesco was present for neighbor Tom Reese. Mr. Tedesco stated they have resolved prior drainage issues. Maintenance responsibilities regarding the drainage pipe and landscape easement will be worked out and recorded in by easement. Mr. Reese withdraws his previous objection. Mr. Davis asked the board to reconsider the issue of res judicata. Mr. Davis explained how he felt the current application differs from the 2013 & 2014 applications. Mr. Davis is asking the board to reconsider Res Judicata. Due to the testimony given by Mr. Davis and Mr. Tedesco a motion was made by F. Woshnak and seconded by S. Saglia to rescind the res judicata. Voting in favor to rescind the previous res judicata were R. Baker, R. Giovinazzi, S. Saglia, W. Sciarretta, F. Woshnak, E. Castellari Jr, & T. Dralle. Engineer Stephen Nardelli and Mike Conte were sworn in for testimony regarding the application. Testimony was given that the building will be attached to the building will be 3850 square feet. The building will help eliminate Mr. Conte having storage off site and his employees making several trips per day. The building will also help eliminate onsite storage trailers. The applicant is requesting to keep one storage trailer and one onsite storage shed will be moved to meet the 10 foot setback. Neighbor Chris Curcio spoke during the public portion. Mr. Curcio stated the applicant has not completed items from his first site plan application and is now back before the board. Mr. Davis said they will review all previous approvals and work with Bob Smith to make sure all items are complete. A motion to close the public portion was made by F. Woshnak and seconded by S. Saglia. All present voted in favor. A motion to grant the application was made by W. Sciarretta and seconded by R. Giovinazzi. Voting in favor was: R. Baker, R. Giovinazzi, S. Saglia, W. Sciarretta, F. Woshnak, T. Dralle,

& E. Castellari Jr.

**Resolutions:**

1.) Resolution No.: 2015-03: Resolution approving the appointment of Thomas Dralle as chairman for the year 2015. M: F. Woshnak S: W. Sciaretta. RCV: All present voted in favor.

2.) Resolution No.: 2015-04: Resolution approving the appointment of Frank Woshnak as Vice Chairman for the year 2015. M: R. Baker S: E. Castellari Jr. RCV: All in favor.

3.) Resolution 2015-03: Resolution appointing Valerie Santagata-Jones as board secretary for the year 2015. M: F. Woshnak S: W. Nimohay. RCV: All present voted in favor.

**New Business:** None

**Old Business:** None

**Public Portion:** None

**Correspondence:** None

**Adjournment:**

A motion was made by F. Woshnak and seconded by R. Baker to Adjourn the meeting.