

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 1**

MEETING CALLED TO ORDER: _____ **P.M.**
MEETING ADJOURNED: _____ **P.M.**

CALL MEETING TO ORDER: FLAG SALUTE

ROLL CALL OF ATTENDANCE:

<u>Council Member</u>	<u>Present</u>	<u>Absent</u>
GIOVINAZZI	_____	_____
ALVAREZ	_____	_____
ADAMS	_____	_____
BARSUGLIA	_____	_____
ANDALORO	_____	_____
DESTEFANO	_____	_____

SUNSHINE LAW: This meeting of December 16, 2024 is being held in compliance with the Open Public Meetings Act and notices of this meeting have been provided, via email, to The Press of Atlantic City and The Daily Journal on November 27, 2023 as well as having been posted on the municipal bulletin board and website at www.buenaboro.org

MAYOR’S REPORT: FIRST ORDER OF BUSINESS.

MAYOR: PUBLIC COMMENT: OPPORTUNITY FOR ANYONE TO COMMENT WITH A LIMIT OF FIVE (5) MINUTES PER SPEAKER. PLEASE REFER TO THE FOLLOWING STATEMENT:

PUBLIC COMMENT PROVIDES AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO INFORM THE MAYOR AND GOVERNING BODY ABOUT THEIR VIEWS. THE MAYOR AND GOVERNING BODY PRESCRIBES TO COUNCIL'S BY-LAWS AND THE NEW JERSEY STATUTES ON OPEN PUBLIC MEETINGS WHEN ENGAGING DURING PUBLIC COMMENT. AS SUCH, EACH INDIVIDUAL SHALL HAVE A 5 MINUTE LIMIT TO COMMENT; AN INDIVIDUAL CANNOT YIELD TIME TO ANOTHER INDIVIDUAL; AN INDIVIDUAL MAY ONLY APPROACH THE PODIUM ONCE DURING PUBLIC COMMENT FOR ANY ONE TOPIC; VULGAR OR OFFENSIVE LANGUAGE IS PROHIBITED AND MAYOR AND COUNCIL WILL NOT ENGAGE IN DIALOGUE WITH THE PUBLIC DURING THIS TIME. THE GOVERNING BODY MAINTAINS MODEL COURTESY AND RESPECT AND REQUIRES MEMBERS OF THE PUBLIC TO DO THE SAME.

PUBLIC PORTION OF THE MEETING:

MOTION TO OPEN THE PUBLIC PORTION OF THE MEETING:

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: _____	GIOVINAZZI					
	ALVAREZ					
	ADAMS					
SECOND: _____	BARSUGLIA					
	ANDALORO					
	DESTEFANO					
RCV						

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 2**

Anyone wishing to address Mayor and Council please step forward and state your name for the record.

MOTION TO CLOSE PUBLIC PORTION:

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: _____	GIOVINAZZI					
	ALVAREZ					
	ADAMS					
SECOND: _____	BARSUGLIA					
	ANDALORO					
	DESTEFANO					
RCV						

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NEED MOTION TO OPEN THE PUBLIC HEARING ON:

ORDINANCE NO. 761 AN ORDINANCE AMENDING ORDINANCE 749, THE SALARIES AND WAGES RANGES OF MUNICIPAL OFFICIALS AND EMPLOYEES OF THE BOROUGH OF BUENA FOR THE YEAR 2025

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: _____	GIOVINAZZI					
	ALVAREZ					
	ADAMS					
SECOND: _____	BARSUGLIA					
	ANDALORO					
	DESTEFANO					
RCV						

DISCUSSION:

NEED MOTION TO CLOSE THE PUBLIC HEARING:

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: _____	GIOVINAZZI					
	ALVAREZ					
	ADAMS					
SECOND: _____	BARSUGLIA					
	ANDALORO					
	DESTEFANO					
RCV						

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 3**

NEED MOTION TO ADOPT ORDINANCE NO. 761:

MOTION: _____	Council Member	Aye	Nay	Abstain	Absent	Recuse
	GIOVINAZZI					
	ALVAREZ					
	ADAMS					
SECOND: _____	BARSUGLIA					
	ANDALORO					
RCV	DESTEFANO					

BE IT ORDAINED by the Council of the Borough of Buena, in the County of Atlantic and State of New Jersey, that the following salary and wage ranges are hereby established for municipal officials and employees in the Borough of Buena.

Mayor	\$ 8,112.00 – \$ 14,000.00
Council President	\$ 4,300.00 - \$ 6,500.00
Council	\$ 4,161.00 – \$ 8,000.00
Administrator	\$10,000.00 – \$40,000.00
Municipal Clerk Full Time	\$46,000.00 – \$60,000.00
Municipal Clerk Part Time	\$25,000.00 – \$35,000.00
Deputy Municipal Clerk	\$27,000.00 – \$50,000.00
Acting Clerk – Full Time	\$42,000.00 - \$45,000.00
Tax Collector Part Time	\$23,000.00 – \$35,000.00
Tax Collector Full Time	\$46,000.00 – \$60,000.00
Chief Financial Officer Full Time	\$46,000.00 – \$70,000.00
Qualified Purchasing Agent	\$ 2,000.00 – \$ 6,000.00
Tax Assessor Part Time	\$10,000.00 – \$25,000.00
Municipal Housing Liaison	\$ 1,500.00 - \$ 4,500.00
Zoning Officer	\$ 4,500.00 – \$14,000.00
Enforcement Officer	\$ 6,500.00 – \$11,200.00
Construction Code	\$ 1,800.00 – \$ 5,500.00

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 4**

Building Sub-Code Official	\$ 9,000.00 – \$13,000.00
Plumbing Sub-Code Official	\$ 6,500.00 – \$12,000.00
Electrical Sub-Code Official	\$ 6,500.00 – \$11,500.00
Fire Sub-Code Official	\$ 1,500.00 – \$11,500.00
Fire Official	\$ 4,000.00 – \$ 8,000.00
Occupancy Inspector	\$ 3,000.00 – \$ 6,300.00
Housing Inspector	\$ 3,500.00 – \$ 7,000.00
Housing Inspector Trainee	\$ 20.00 - \$ 40.00
Road Supervisor	\$75,000.00 – \$85,000.00
EMS Chief	\$40,000.00 – \$85,000.00
EMS – Sr. & Full Time	\$30,000.00 – \$60,000.00
Director Emergency Management	\$ 550.00 – \$ 5,000.00
Clerk 1- Full Time	\$26,200.00 – \$45,000.00
Clerk 2 - Full Time	\$46,000.00 – \$49,499.00
Clerk 3 - Full Time	\$49,500.00 – \$65,000.00
Clerk 1 - Part Time	\$ 15.50 – \$ 25.00
Clerk 1 (Per Meeting)	\$ 100.00 – \$ 125.00
Land Use Secretary (Per Meeting)	\$ 100.00 – \$ 125.00
Land Use Board Chairman	\$ 30.00 – \$ 50.00
Land Use Board Members	\$ 25.00 – \$ 40.00
EMS – Part Time	\$ 17.00 – \$ 25.00
Substitute UCC Inspector	\$ 25.00 – \$ 35.00
Substitute Code Enforcement	\$ 25.00 - \$ 35.00
Streets & Roads Laborer 1	\$ 16.00 – \$ 19.00
Streets & Roads Laborer 2	\$ 19.01 – \$ 25.00
Streets & Roads Laborer 3	\$ 25.01 - \$ 35.00
Part-Time Road Laborers & Seasonal	\$ 16.00 – \$ 18.50

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 5**

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NEED MOTION TO OPEN THE PUBLIC HEARING ON:

ORDINANCE NO. 762 AN ORDINANCE AMENDING ORDINANCE NO. 642, CHAPTER 181 OF THE CODE OF THE BOROUGH OF BUENA, ENTITLED "PROPERTY MAINTENANCE"

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: _____	GIOVINAZZI					
	ALVAREZ					
SECOND: _____	ADAMS					
	BARSUGLIA					
RCV	ANDALORO					
	DESTEFANO					

DISCUSSION:

NEED MOTION TO CLOSE THE PUBLIC HEARING:

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: _____	GIOVINAZZI					
	ALVAREZ					
SECOND: _____	ADAMS					
	BARSUGLIA					
RCV	ANDALORO					
	DESTEFANO					

NEED MOTION TO ADOPT ORDINANCE NO. 762:

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: _____	GIOVINAZZI					
	ALVAREZ					
SECOND: _____	ADAMS					
	BARSUGLIA					
RCV	ANDALORO					
	DESTEFANO					

WHEREAS, the Mayor and Council of the Borough of Buena have determined that certain amendments to Chapter 181 entitled "Property Maintenance" are necessary; and

WHEREAS, in all other respects Chapter 181 entitled "Property Maintenance" shall remain in full force and effect;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Buena, County of Atlantic and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 6**

Section 1:

All references to "International Property Maintenance Code, 2018 Edition" in Chapter 181 entitled "Property Maintenance" shall be amended to "International Property Maintenance Code, 2024 Edition, and as subsequently amended and revised".

Section 2:

Chapter 181.3 entitled "Repealer" shall be deleted in its entirety and be replaced with the following language:

All ordinances or parts of ordinances inconsistent with this amending ordinance are hereby repealed to the extent of their inconsistencies only.

Section 3.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

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CONSENT AGENDA:

Consent Agenda includes items of business which are not controversial and do not require individual discussion. A Motion approving the Consent Agenda is moved, seconded and voted upon as one item by the Borough Council. If any discussion is requested on a Consent Agenda item, it is removed from the Consent Agenda to the Regular Agenda

- **RESOLUTION 213 – 24** A RESOLUTION APPOINTING VALERIE JONES AS MUNICIPAL HOUSING LIAISON FOR THE BOROUGH OF BUENA
- **RESOLUTION 214 – 24** A RESOLUTION TO AMEND TRANSFER APPROPRIATION BALANCES TRANSFER RESOLUTION
- **RESOLUTION 215 – 24** A RESOLUTION TO AMEND TRANSFER APPROPRIATION BALANCES TRANSFER RESOLUTION
- **BILLS PAID AS LISTED**
- **CLERK’S REPORT**
MINUTES OF THE MEETING OF NOVEMBER 25, 2024
MINUTES OF THE SPECIAL MEETING OF DECEMBER 5, 2024

MOTION: _____

SECOND: _____

RCV

Council Member	Aye	Nay	Abstain	Absent	Recuse
GIOVINAZZI					
ALVAREZ					
ADAMS					
BARSUGLIA					
ANDALORO					
DESTEFANO					

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 7**

SOLICITOR’S REPORT:

RICHARD TONETTA, BOROUGH SOLICITOR

ENGINEER’S REPORT:

JOSEPH MOHNACK, BOROUGH ENGINEER

Grant Applications

1. FY2025 NJDOT Municipal Aid Program Grant Application
 - The application was submitted on June 3, 2024. The Borough was awarded \$183,352.00 in aid.

Capital Projects

1. CDBG ADA Building Improvements – New Automatic Access Sliding Doors
 - . Capri Construction is scheduled to install the new doors starting January 9, 2025.
2. Resurfacing of the Tennis Courts
 - . The project is in the final design phase.
3. FY2023 NJDOT Local Transportation Projects Fund - Reconstruction of Plymouth St and Friendship Rd
 - Arawak Paving has scheduled the stormwater pipe work for December.
4. FY2024 NJDOT Municipal Aid - Reconstruction of East Summer Road
 - The road project is being combined into New Jersey Infrastructure Bank Grant.
5. NJDCA F.Y.2023 Local Recreation Improvement Grant for the Restroom Building at Bruno Melini Park
 - . The bids have been opened and Dave Fabbri has agreed to honor his bid until April 30th, 2025.

COMMITTEE REPORTS:

**PLANNING/ZONING/INSPECTIONS.....CHAIRMAN, RICHARD GIOVINAZZI,
DOUGLAS ADAMS, JORGE ALVAREZ**

**FINANCE/TAX COLLECTOR/ASSESSOR.....CHAIRMAN, JORGE ALVAREZ,
MARINA BARSUGLIA, PATRICIA ANDALORO**

**PUBLIC SAFETY/STREET LIGHTS.....CHAIRMAN, DOUGLAS ADAMS,
RICHARD GIOVINAZZI, FRANK DESTEFANO**

**RECREATION.....CHAIRWOMAN MARINA BARSUGLIA,
PATRICIA ANDALORO, RICHARD GIOVINAZZI**

**BLDGS/GROUNDS/IMPROVEMENTS.....CHAIRWOMAN, PATRICIA ANDALORO,
DOUGLAS ADAMS, MARINA BARSUGLIA**

**ROADS/RECYCLING.....CHAIRMAN, FRANK DESTEFANO,
JORGE ALVAREZ, RICHARD GIOVINAZZI**

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 8**

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UNFINISHED BUSINESS:

NEW BUSINESS:

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NEXT MEETING: REORGANIZATION, TUESDAY, JANUARY 2, 2025 AT 6:00 PM

MEETING ADJOURNED: M/ _____ S/ _____ **ALL IN FAVOR? ANY OPPOSED?**

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 9**

RESOLUTION NO. 213-24

A RESOLUTION APPOINTING VALERIE JONES AS MUNICIPAL HOUSING LIAISON FOR THE BOROUGH OF BUENA

WHEREAS, pursuant to P.L. 2024, c.2, the Borough of Buena is required to appoint a Municipal Housing Liaison for the oversight of administration of Buena Borough's affordable housing program to enforce the requirements of the law and N.J.A.C. 5:80-26.1 et. seq.; and

WHEREAS, Buena Borough has amended Chapter 150 Land Use entitled §150-257 Administration to provide for the appointment of a Municipal Housing Liaison to administer Buena Borough's affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Buena in the County of Atlantic, and the State of New Jersey that Valerie Jones is hereby appointed by the Governing Body of the Borough of Buena as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Sections 150-257 of Buena Borough's General Legislation Code.

BE IT FURTHER RESOLVED Valerie Jones shall be compensated at \$2,500.00 annually as set forth in the 2025 salary resolution.

RESOLUTION NO. 214-24

**A RESOLUTION TO AMEND TRANSFER APPROPRIATION BALANCES
TRANSFER RESOLUTION**

WHEREAS, N.J.S. 40A:4-58 permitting the transfer to appropriate balances where needed for purposes specified in the budget in an amount in excess of the sum appropriated therefore from an appropriation balance deemed to be in excess of the amount necessary to fulfill the purpose of such appropriation.

NOW, THEREFORE, BE IT RESOLVED that the following transfers be made in the Borough of Buena Budget December 16, 2024:

TRANSFER FROM

Clerk SW	\$ 200.00
Tax Assessor OE	\$ 400.00
Group Health	\$ 3376.22
Telephone	\$ 328.00

TOTAL TRANSFER \$ 4304.22

TRANSFER TO

Tax Collector OE	\$ 489.22
Occupancy Inspector SW	\$ 200.00
Social Security	\$ 2115.00
Gas/Heat	\$ 1500.00

TOTAL TRANSFER \$ 4304.22

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
DECEMBER 16, 2024
PAGE 10**

**RESOLUTION NO. 215- 24
RESOLUTION TO AMEND TRANSFER APPROPRIATION BALANCES
TRANSFER RESOLUTION**

Whereas, N.J.S. 40A:4-58 permitting the transfer to appropriate balances where needed for purposes specified in the budget in an amount in excess of the sum appropriated therefore from an appropriation balance deemed to be in excess of the amount necessary to fulfill the purpose of such appropriation.

NOW, THEREFORE, BE IT RESOLVED that the following transfers be made in the Borough of Buena Budget December 16, 2024:

TRANSFER FROM

Clerk SW	\$ 200.00
Tax Assessor OE	\$ 400.00
Tax Collector	\$ 500.00
Legal OE	\$11621.00
Group Health	\$ 4179.00
Telephone	\$ 486.00

TOTAL TRANSFER \$17386.00

TRANSFER TO

EMS SW	\$ 9000.00
Occupancy Inspector SW	\$ 200.00
Social Security	\$ 2115.00
Street Lights	\$ 6071.00

TOTAL TRANSFER \$17386.00