

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 1**

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

CALL MEETING TO ORDER: FLAG SALUTE

ROLL CALL OF ATTENDANCE:

Council Member	Present	Absent
GIOVINAZZI		
ALVAREZ		
ADAMS		
BARSUGLIA		
ANDALORO		
DESTEFANO		

SUNSHINE LAW: This meeting is being held on July 15, 2024 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					
SECOND: _____	ADAMS					
	BARSUGLIA					
RCV	ANDALORO					
	DESTEFANO					

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

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 2**

MOTION TO CLOSE PUBLIC PORTION:

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

=====

NEED MOTION TO INTRODUCE AND PASS AT FIRST READING:

ORDINANCE NO. 757 A CAPITAL ORDINANCE PROVIDING FOR PURCHASE OF FIRE DEPARTMENT EQUIPMENT AND IMPROVEMENTS TO FIRE DEPARTMENT BUILDING OF THE BOROUGH OF BUENA, IN THE COUNTY OF ATLANTIC, NEW JERSEY AND APPROPRIATING FIFTY-TWO THOUSAND DOLLARS (\$52,000) THEREFORE

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

THE BOROUGH COUNCIL OF THE BOROUGH OF BUENA, IN THE COUNTY OF ATLANTIC, NEW JERSEY (not less than two-thirds of the full membership thereof affirmatively concurring), DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1.

The improvements described in Section 2 of this ordinance are hereby authorized to be undertaken by the Borough of Buena, County of Atlantic, State of New Jersey (the “**Borough**”), as general capital improvements. For the improvements or purposes described in Section 2, there is hereby appropriated the sum of \$52,000 as required by the Local Bond Law. The total sum is now available by virtue of funds available within the Reserve for Fire Department Expenditures Fund.

SECTION 2.

The Borough hereby authorizes the appropriation of \$52,000 from the Reserve for Fire Department Expenditures Fund for the purchase of equipment for the Fire Department and for the construction of improvements to the Fire Department Building (including all related costs and expenditures incidental thereto).

SECTION 3.

The improvements described in Section 2 of this ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements having a period of usefulness of at least five (5) years, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 3**

SECTION 4.

Any grant moneys received for the purposes described in Section 2 hereof shall be applied to the direct payment of the cost of the improvements.

SECTION 5.

The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget will be filed with the Division of Local Government Services.

SECTION 6.

This ordinance shall take effect immediately upon final adoption and publication as required by law.

=====

NEED MOTION TO INTRODUCE AND PASS ON FIRST READING:

**ORDINANCE NO. 758 AN ORDINANCE AMENDING ORDINANCE 709, AS AMENDED,
CHAPTER 223 OF THE CODE OF THE BOROUGH OF BUENA,
ENTITLED VEHICLE TOWING AND STORAGE**

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

WHEREAS, the Council of the Borough of Buena has determined that in order to assure and to provide for the health, safety and welfare of the residents of the Borough of Buena it is necessary to establish a licensing procedure for businesses operating tow vehicles that may be towed by law enforcement for the quick removal and storage of abandoned, illegal and/or inoperable vehicles on public and private property in the Borough of Buena; and

WHEREAS, on June 13, 2022, the Council of the Borough of Buena adopted Ordinance 709, Chapter 223 of the Code of the Borough of Buena, setting forth the process for owners and operators of such facilities to be so licensed, however, as a result of the police services now being provided by the Township of Franklin, Gloucester County (Franklin), it is necessary to amend Chapter 223, Section 223-14 to reflect the operation of police services by Franklin and to adopt a uniform fee schedule to coincide with that of Franklin Township.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Buena that Chapter 223, Section 223-14 entitled **Rates and fees for service** of the Code of the Borough of Buena be amended as follows:

Section 223- 14 entitled **Rates and fees for service** shall be deleted in its entirety and replaced as follows:

Section 223-14 Rates and fees for service

- A. When performing services under the Police Tow List to tow and/or store a motor vehicle, the towing charge and storage charge shall not exceed those charges as set forth in this chapter. These are maximum fees that may be charged.
- B. The fee schedule effective at the time of adoption of this chapter is as follows:

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 4**

(1) Towing.

(a) Days:

- [1] First mile or less: regular duty, \$150; heavy duty, \$450 (per hour) (payable in fifteen-minute increments).
- [2] Each additional mile: \$5.

(b) Nights, weekends and New Jersey state holidays:

- [1] First mile or less: regular duty, \$175; heavy duty, \$450 (per hour).
- [2] Each additional mile: \$5.

(2) Storage - will be billed per calendar day.

(a) Inside building.

- [1] Per vehicle/per day: regular; \$60/heavy duty; \$125/oversized; \$200.

(b) Outside secured.

- [1] Per vehicle/per day: regular; \$45/heavy duty; \$100/oversized; \$150.

(3) Additional fees.

- (a) Cleanup: \$50 (per hour).
- (b) Oil dry: \$25 (per bag).
- (c) Administrative fee: \$50.
- (d) Winching fee: basic, day: \$100; night: \$150;
- (e) Vehicle rollover: day: \$150; night: \$200.
- (f) Heavy-duty laborer: \$90 (per man per hour).
- (g) Heavy-duty support vehicle: \$160 (per hour).

- C. The fees set forth on the schedules for towing rates are the maximum charges that shall apply to a motor vehicle for basic towing services. Fees related to other than basic towing services will be calculated on an incident by incident basis and at a standard estimated prevailing rate.
- D. The towing rates shall be calculated based on the total distance traveled from the tow vehicle's base of service to the job site and return by way of the shortest available route. Fractions shall be rounded up to the nearest whole mile.
- E. Tow vehicles transporting multiple motor vehicles at one time may charge the applicable fee for each such vehicle transported.
- F. When towing services are otherwise required, the day rate shall apply when the vehicle is transported (pickup and delivery) entirely between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, except New Jersey state holidays. The night, weekend and holiday rate shall otherwise apply.
- G. The Chief of Police shall post fees, available to the public, during normal business hours along with a copy of this chapter and the fee schedules of licensed towing operators.
- H. Payment from the public shall include credit cards.

BE IT FURTHER ORDAINED that the balance of Ordinance 709 not amended hereby shall remain in full force and effect.

BE IT FURTHER ORDAINED that any Ordinance or portion thereof that is inconsistent with the terms of this Ordinance shall be repealed to the extent of such inconsistency.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 5**

BE IT FURTHER ORDAINED that should any portion of this Ordinance be deemed void by a Court of competent jurisdiction, the balance hereof shall remain in full force and affect.

=====

RESOLUTION NO. 131 A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL J. MALINSKY, ESQ, OF THE LAW FIRM OF FOX ROTHCHILD LLP FOR REPRESENTATION IN MATTERS RELATED TO THE PROSECUTION OF ALCOHOLIC BEVERAGE CONTROL LICENSE VIOLATIONS FOR ELLEWOODSOTO HOSPITALITY, LLC RETAIL CONSUMPTION LICENSE NO. 0104-33-001-003

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

WHEREAS, the Borough of Buena has issued a retail consumption license, no. 0104-33-001-003 to Ellewoodsoto Hospitality, LLC (Ellewood) for premises located at 408 Wheat Road, Buena, New Jersey which is subject to rules and regulations promulgated by the Director of the Division of Alcoholic Beverages Control as well as the Code of the Borough of Buena; and

WHEREAS, as a result of certain investigations performed by the Franklin Township Police Department, charges were brought against the owners of said license dated May 1, 2024 charging Ellewood with certain violations of the New Jersey Administrative Code, Division of Alcoholic Beverages Control, State Statutes and Codes of the Borough of Buena; and

WHEREAS, the Borough will require Special Counsel to prosecute the charges as the Solicitor represents the Council sitting as Hearing Officers so as to avoid the appearance of impropriety; and

WHEREAS, Michael Malinsky, Esq. of the Law Firm of Fox Rothchild, LLP has provided a proposal to represent the Borough at an hourly rate of \$300.00; and

WHEREAS, based upon his knowledge and experience in representing municipalities in such matters, the Borough Council finds it to be in the best interest of the Borough to retain Michael Malinsky, Esq. of the Law Firm of Fox Rothchild LLP to prosecute any and all charges against Ellewood.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena as follows:

1. That the Mayor and Clerk are hereby authorized to execute a Professional Services Agreement with Michael J. Malinsky, Esq. of Fox Rothchild LLP for the representation of the Borough of Buena to prosecute any and all charges against Ellewoodsoto Hospitality, LLC, retail consumption license no. 0104-33-001-003 at an hourly rate of \$300.00 in an amount not to exceed \$5,000.00.

2. That this Professional Services Agreement is awarded without competitive bidding in accordance with NJSA 40 A: 11 – 5 (1)(a) of the Local Public Contracts Law because said services to be rendered or performed require knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction distinguished from general academic instruction or apprenticeship and training.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 6**

3. That the Business Disclosure Entity Certification, the Political Contribution Disclosure Form and the Determination of Value be placed on file with the Resolution.
4. That a notice of this action shall be printed once in the Borough's Official Newspaper.

RESOLUTION NO. 132-24

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE ISSUANCE OF A CLASS I ANNUAL CANNABIS CULTIVATION LICENSE TO TIAPLANTA, LLC, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF AN ANNUAL LICENSE BY THE NEW JERSEY CANNABIS REGULATORY COMMISSION AND THE EXECUTION OF A HOST COMMUNITY AGREEMENT

MOTION: _____

SECOND: _____

RCV

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

WHEREAS, the Borough of Buena has three Class I Cannabis Cultivator licenses (License) available for issuance to qualified Cannabis Businesses wishing to locate within the Borough; and

WHEREAS, the Borough has requested proposals be submitted to the Buena Borough Cannabis Advisory Committee (CAC) for review to make recommendations to the Governing Body regarding the issuance of a Buena Borough license in accordance with Chapter 202 of the Code of the Borough of Buena; and

WHEREAS, Tiaplanta, LLC has heretofore received a Conditional License from the State of New Jersey Cannabis Regulatory Commission indicating they qualify to operate a cannabis business within the State and has submitted a proposal for one available Class I licenses; and

WHEREAS, the CAC has reviewed the submission, has graded the proposal and has determined that Tiaplanta, LLC wishes to operate a Cannabis Class I license at property located at 314 East Arbor Avenue, Landisville, NJ, is properly zoned for such a business and has further scored high enough to qualify for a Buena Borough Class I license

WHEREAS, the Proposal submitted by Tiaplanta, LLC is incorporated herewith as if set forth at length and the recommendation by the CAC is accepted and approved subject to the issuance of a State license, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Tiaplanta, LLC and the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for the Class I licensed premises; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to issue a license to operate a Class I Cultivation license to Tiaplanta, LLC conditioned upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Tiaplanta, LLC and the issuance of a CO or TCO.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Tiaplanta, LLC and the issuance of a CO or TCO the Mayor and Borough Acting Clerk are authorized to issue an annual license to Tiaplanta, LLC New Jersey for a Class I Cultivator business at 314 East Arbor Ave., Landisville, New Jersey.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 7**

RESOLUTION NO. 133-24

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE ISSUANCE OF A CLASS I ANNUAL CANNABIS CULTIVATION LICENSE TO THE SOCIAL ROOTZ, LLC, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF AN ANNUAL LICENSE BY THE NEW JERSEY CANNABIS REGULATORY COMMISSION AND THE EXECUTION OF A HOST COMMUNITY AGREEMENT

MOTION: _____

SECOND: _____

RCV

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

WHEREAS, the Borough of Buena has three Class I Cannabis Cultivator licenses (License) available for issuance to qualified Cannabis Businesses wishing to locate within the Borough; and

WHEREAS, the Borough has requested proposals be submitted to the Buena Borough Cannabis Advisory Committee (CAC) for review to make recommendations to the Governing Body regarding the issuance of a Buena Borough license in accordance with Chapter 202 of the Code of the Borough of Buena; and

WHEREAS, The Social Rootz, LLC has heretofore received a Conditional License from the State of New Jersey Cannabis Regulatory Commission indicating they qualify to operate a cannabis business within the State and has submitted a proposal for one available Class I licenses; and

WHEREAS, the CAC has reviewed the submission, has graded the proposal and has determined that The Social Rootz, LLC wishes to operate a Cannabis Class I license at property located at 345 East Weymouth Road, Buena, NJ, is properly zoned for such a business and has further scored high enough to qualify for a Buena Borough Class I license

WHEREAS, the Proposal submitted by The Social Rootz, LLC is incorporated herewith as if set forth at length and the recommendation by the CAC is accepted and approved subject to the issuance of a State license, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by The Social Rootz, LLC and the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for the Class I licensed premises; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to issue a license to operate a Class I Cultivation license to The Social Rootz, LLC conditioned upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by The Social Rootz, LLC and the issuance of a CO or TCO.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by The Social Rootz, LLC and the issuance of a CO or TCO the Mayor and Borough Acting Clerk are authorized to issue an annual license to The Social Rootz, LLC New Jersey for a Class I Cultivator business at 345 East Weymouth Road, Buena, New Jersey.

RESOLUTION NO. 134-24

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE ISSUANCE OF A CLASS I ANNUAL CANNABIS CULTIVATION LICENSE TO ORGANIC GREEN BUDS, LLC, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF AN ANNUAL LICENSE BY THE NEW JERSEY CANNABIS REGULATORY COMMISSION AND THE EXECUTION OF A HOST COMMUNITY AGREEMENT

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 8**

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

WHEREAS, the Borough of Buena has three Class I Cannabis Cultivator licenses (License) available for issuance to qualified Cannabis Businesses wishing to locate within the Borough; and

WHEREAS, the Borough has requested proposals be submitted to the Buena Borough Cannabis Advisory Committee (CAC) for review to make recommendations to the Governing Body regarding the issuance of a Buena Borough license in accordance with Chapter 202 of the Code of the Borough of Buena; and

WHEREAS, Organic Green Buds, LLC has heretofore received a Conditional License from the State of New Jersey Cannabis Regulatory Commission indicating they qualify to operate a cannabis business within the State and has submitted a proposal for one available Class I licenses; and

WHEREAS, the CAC has reviewed the submission, has graded the proposal and has determined that Organic Green Buds, LLC wishes to operate a Cannabis Class I license at property located at 345 East Weymouth Road, Buena, NJ, is properly zoned for such a business and has further scored high enough to qualify for a Buena Borough Class I license

WHEREAS, the Proposal submitted by Organic Green Buds, LLC is incorporated herewith as if set forth at length and the recommendation by the CAC is accepted and approved subject to the issuance of a State license, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Organic Green Buds, LLC and the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for the Class I licensed premises; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to issue a license to operate a Class I Cultivation license to Organic Green Buds, LLC conditioned upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Organic Green Buds, LLC and the issuance of a CO or TCO.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Organic Green Buds, LLC and the issuance of a CO or TCO the Mayor and Borough Acting Clerk are authorized to issue an annual license to Organic Green Buds, LLC New Jersey for a Class I Cultivator business at 345 East Weymouth Road, Buena, New Jersey.

=====

RESOLUTION NO. 135-24 A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE ISSUANCE OF A CLASS II ANNUAL CANNABIS MANUFACTURE LICENSE TO JM LEAFS, LLC, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF AN ANNUAL LICENSE BY THE NEW JERSEY CANNABIS REGULATORY COMMISSION AND THE EXECUTION OF A HOST COMMUNITY AGREEMENT

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

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 9**

WHEREAS, the Borough of Buena has five Class II Cannabis Manufacture licenses (License) available for issuance to qualified Cannabis Businesses wishing to locate within the Borough; and

WHEREAS, the Borough has requested proposals be submitted to the Buena Borough Cannabis Advisory Committee (CAC) for review to make recommendations to the Governing Body regarding the issuance of a Buena Borough license in accordance with Chapter 202 of the Code of the Borough of Buena; and

WHEREAS, JM Leafs, LLC has heretofore received a Conditional License from the State of New Jersey Cannabis Regulatory Commission indicating they qualify to operate a cannabis business within the State and has submitted a proposal for one available Class II licenses; and

WHEREAS, the CAC has reviewed the submission, has graded the proposal and has determined that JM Leafs, LLC wishes to operate a Cannabis Class II license at property located at 385 Wheat Road, Vineland, NJ, is properly zoned for such a business and has further scored high enough to qualify for a Buena Borough Class II license

WHEREAS, the Proposal submitted by JM Leafs, LLC is incorporated herewith as if set forth at length and the recommendation by the CAC is accepted and approved subject to the issuance of a State license, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by JM Leafs, LLC and the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for the Class II licensed premises; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to issue a license to operate a Class II Manufacture license to JM Leafs, LLC conditioned upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by JM Leafs, LLC and the issuance of a CO or TCO.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by JM Leafs, LLC and the issuance of a CO or TCO the Mayor and Borough Acting Clerk are authorized to issue an annual license to JM Leafs, LLC New Jersey for a Class II Manufacture business at 385 Wheat Road, Vineland, New Jersey.

RESOLUTION NO. 136-24

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE ISSUANCE OF A CLASS II ANNUAL CANNABIS MANUFACTURE LICENSE TO TIAPLANTA, LLC, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF AN ANNUAL LICENSE BY THE NEW JERSEY CANNABIS REGULATORY COMMISSION AND THE EXECUTION OF A HOST COMMUNITY AGREEMENT

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

WHEREAS, the Borough of Buena has five Class II Cannabis Manufacture licenses (License) available for issuance to qualified Cannabis Businesses wishing to locate within the Borough; and

WHEREAS, the Borough has requested proposals be submitted to the Buena Borough Cannabis Advisory Committee (CAC) for review to make recommendations to the Governing Body regarding the issuance of a Buena Borough license in accordance with Chapter 202 of the Code of the Borough of Buena; and

WHEREAS, Tiaplanta, LLC has heretofore received a Conditional License from the State of New Jersey Cannabis Regulatory Commission indicating they qualify to operate a cannabis business within the State and has

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 10**

submitted a proposal for one available Class II licenses; and

WHEREAS, the CAC has reviewed the submission, has graded the proposal and has determined that Tiaplanta, LLC wishes to operate a Cannabis Class II license at property located at 314 East Arbor Ave, Landisville, NJ, is properly zoned for such a business and has further scored high enough to qualify for a Buena Borough Class II license

WHEREAS, the Proposal submitted by Tiaplanta, LLC is incorporated herewith as if set forth at length and the recommendation by the CAC is accepted and approved subject to the issuance of a State license, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Tiaplanta, LLC and the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for the Class II licensed premises; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to issue a license to operate a Class II Manufacture license to Tiaplanta, LLC conditioned upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Tiaplanta, LLC and the issuance of a CO or TCO.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Tiaplanta, LLC and the issuance of a CO or TCO the Mayor and Borough Acting Clerk are authorized to issue an annual license to Tiaplanta, LLC New Jersey for a Class II Manufacture business at 314 East Arbor Ave, Landisville, New Jersey.

RESOLUTION NO. 137-24

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE ISSUANCE OF A CLASS II ANNUAL CANNABIS MANUFACTURE LICENSE TO ORGANIC GREEN BUDS, LLC, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF AN ANNUAL LICENSE BY THE NEW JERSEY CANNABIS REGULATORY COMMISSION AND THE EXECUTION OF A HOST COMMUNITY AGREEMENT

MOTION: _____

SECOND: _____

RCV

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

WHEREAS, the Borough of Buena has five Class II Cannabis Manufacture licenses (License) available for issuance to qualified Cannabis Businesses wishing to locate within the Borough; and

WHEREAS, the Borough has requested proposals be submitted to the Buena Borough Cannabis Advisory Committee (CAC) for review to make recommendations to the Governing Body regarding the issuance of a Buena Borough license in accordance with Chapter 202 of the Code of the Borough of Buena; and

WHEREAS, Organic Green Buds, LLC has heretofore received a Conditional License from the State of New Jersey Cannabis Regulatory Commission indicating they qualify to operate a cannabis business within the State and has submitted a proposal for one available Class II licenses; and

WHEREAS, the CAC has reviewed the submission, has graded the proposal and has determined that Organic Green Buds, LLC wishes to operate a Cannabis Class II license at property located at 345 East Weymouth Road, Buena, NJ, is properly zoned for such a business and has further scored high enough to qualify for a Buena Borough Class II license

WHEREAS, the Proposal submitted by Organic Green Buds, LLC is incorporated herewith as if set forth at length and the recommendation by the CAC is accepted and approved subject to the issuance of a State license,

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 11**

the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Organic Green Buds, LLC and the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for the Class II licensed premises; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to issue a license to operate a Class II Manufacture license to Organic Green Buds, LLC conditioned upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Organic Green Buds, LLC and the issuance of a CO or TCO.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by Organic Green Buds, LLC and the issuance of a CO or TCO the Mayor and Borough Acting Clerk are authorized to issue an annual license to Organic Green Buds, LLC New Jersey for a Class II Manufacture business at 345 East Weymouth Road, Buena, New Jersey.

RESOLUTION NO. 138-24

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE ISSUANCE OF A CLASS II ANNUAL CANNABIS MANUFACTURE LICENSE TO HIGH GRASS FARMS, LLC, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF AN ANNUAL LICENSE BY THE NEW JERSEY CANNABIS REGULATORY COMMISSION AND THE EXECUTION OF A HOST COMMUNITY AGREEMENT

MOTION: _____

SECOND: _____

RCV

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

WHEREAS, the Borough of Buena has five Class II Cannabis Manufacture licenses (License) available for issuance to qualified Cannabis Businesses wishing to locate within the Borough; and

WHEREAS, the Borough has requested proposals be submitted to the Buena Borough Cannabis Advisory Committee (CAC) for review to make recommendations to the Governing Body regarding the issuance of a Buena Borough license in accordance with Chapter 202 of the Code of the Borough of Buena; and

WHEREAS, High Grass Farms, LLC has heretofore received a Conditional License from the State of New Jersey Cannabis Regulatory Commission indicating they qualify to operate a cannabis business within the State and has submitted a proposal for one available Class II licenses; and

WHEREAS, the CAC has reviewed the submission, has graded the proposal and has determined that High Grass Farms, LLC wishes to operate a Cannabis Class II license at property located at 345 East Weymouth Road, Buena, NJ, is properly zoned for such a business and has further scored high enough to qualify for a Buena Borough Class II license

WHEREAS, the Proposal submitted by High Grass Farms, LLC is incorporated herewith as if set forth at length and the recommendation by the CAC is accepted and approved subject to the issuance of a State license, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by High Grass Farms, LLC and the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for the Class II licensed premises; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to issue a license to operate a Class II Manufacture license to High Grass Farms, LLC conditioned upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by High Grass Farms, LLC and the issuance of a CO or TCO.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 12**

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by High Grass Farms, LLC and the issuance of a CO or TCO the Mayor and Borough Acting Clerk are authorized to issue an annual license to High Grass Farms, LLC New Jersey for a Class II Manufacture business at 345 East Weymouth Road, Buena, New Jersey.

RESOLUTION NO. 139-24

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE ISSUANCE OF A CLASS II ANNUAL CANNABIS MANUFACTURE LICENSE TO THE SOCIAL ROOTZ, LLC, NEW JERSEY CONDITIONED UPON THE ISSUANCE OF AN ANNUAL LICENSE BY THE NEW JERSEY CANNABIS REGULATORY COMMISSION AND THE EXECUTION OF A HOST COMMUNITY AGREEMENT

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

WHEREAS, the Borough of Buena has five Class II Cannabis Manufacture licenses (License) available for issuance to qualified Cannabis Businesses wishing to locate within the Borough; and

WHEREAS, the Borough has requested proposals be submitted to the Buena Borough Cannabis Advisory Committee (CAC) for review to make recommendations to the Governing Body regarding the issuance of a Buena Borough license in accordance with Chapter 202 of the Code of the Borough of Buena; and

WHEREAS, The Social Rootz, LLC has heretofore received a Conditional License from the State of New Jersey Cannabis Regulatory Commission indicating they qualify to operate a cannabis business within the State and has submitted a proposal for one available Class II licenses; and

WHEREAS, the CAC has reviewed the submission, has graded the proposal and has determined that The Social Rootz, LLC wishes to operate a Cannabis Class II license at property located at 345 East Weymouth Road, Buena, NJ, is properly zoned for such a business and has further scored high enough to qualify for a Buena Borough Class II license

WHEREAS, the Proposal submitted by The Social Rootz, LLC is incorporated herewith as if set forth at length and the recommendation by the CAC is accepted and approved subject to the issuance of a State license, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by The Social Rootz, LLC and the issuance of a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for the Class II licensed premises; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to issue a license to operate a Class II Manufacture license to The Social Rootz, LLC conditioned upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by The Social Rootz, LLC and the issuance of a CO or TCO.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that upon the issuance of an annual license by the State of New Jersey, the execution of a Host Community Agreement containing all of the terms contained in the proposal submitted by The Social Rootz, LLC and the issuance of a CO or TCO the Mayor and Borough Acting Clerk are authorized to issue an annual license to The Social Rootz, LLC New Jersey for a Class II Manufacture business at 345 East Weymouth Road, Buena, New Jersey.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 13**

CORRESPONDENCE:

Taste of Earth, LLC – Conditional Municipal License for Cannabis Retail Request for Extension of Time to Submit Application to Land Use Board

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

NEED MOTION TO FILE CORRESPONDENCE:

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

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 140-24** A RESOLUTION ACCEPTING THE RESIGNATION OF MICHAEL RODRIGUEZ AS PART TIME SENIOR EMERGENCY MEDICAL TECHNICIAN TO RESUME THE ROLE OF PER DIEM EMERGENCY MEDICAL TECHNICIAN WITH BUENA EMS
 - **RESOLUTION 141-24** A RESOLUTION ACCEPTING THE RESIGNATION OF NATHAN SAUNDERS EMERGENCY MEDICAL TECHNICIAN FROM BUENA EMS
 - **RESOLUTION 142-24** RESOLUTION AUTHORIZING HIRING OF AN EMERGENCY MEDICAL TECHNICIAN, ZOE MARINO
 - **RESOLUTION 143-24** RESOLUTION AUTHORIZING HIRING OF AN EMERGENCY MEDICAL TECHNICIAN, SHJON BILL
 - **RESOLUTION 144-24** A RESOLUTION ACCEPTING THE RESIGNATION OF ELIZABETH TESTA FROM THE POSITION OF HOUSING AUTHORITY COMMISSIONER EFFECTIVE JANUARY 31, 2024
- RESOLUTION NO. 145-24** A RESOLUTION OF REMOVAL OF SHANNON PETYAN FROM THE POSITION OF HOUSING AUTHORITY COMMISSIONER EFFECTIVE IMMEDIATELY
- **RESOLUTION 146-24** A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO REFUND THE OVERPAYMENT IN THE AMOUNT OF \$92.95 TO JOHN-AL SKIMBO, A TOTALLY DISABLED VETERAN

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 14**

- **RESOLUTION 147-24** A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF A PORTION OF CENTRAL AVENUE (CR 627), TO THROUGH TRAFFIC ON SEPTEMBER 8, 2024 FROM 12:00 P.M. TO 1:00 P.M. AND DIRECTING THE BOROUGH OF BUENA RECREATION COMMISSION TO SUBMIT AN APPLICATION TO THE ATLANTIC COUNTY ENGINEER FOR A PERMIT APPROVING SAID TEMPORARY CLOSURE.
- **BILLS PAID AS LISTED**
- **CLERK’S REPORT**
MINUTES OF THE REGULAR MEETING OF JUNE 24, 2024

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

SOLICITOR’S REPORT:

RICHARD TONETTA, BOROUGH SOLICITOR

ENGINEER’S REPORT:

JOSEPH MONACK, BOROUGH ENGINEER

Grant Applications

1. FY2024 NJDCA Local Recreation Improvement Grant (LRIG)
 - The Borough was awarded \$66,000.00.
 - The Borough is pursuing the repair of the Tennis Courts.
2. FY2024 NJDOT Local Transportation Projects Fund (LTPF) Grant
 - The grant application was submitted on April 24, 2024.
 - We are awaiting the announcement of grant allocations.
3. FY2025 NJDOT Municipal Aid Program Grant Application
 - The application was submitted on June 3, 2024.
 - We are awaiting the announcement of grant allocations.

Capital Projects

1. CDBG ADA Building Improvements – New Automatic Access Sliding Doors
 - Public bids were opened on Thursday, July 11th.
2. Bruno Melini Park Bathroom Building
 - The project is expected to go out for public bid in August.
3. EMS Building Roof
 - Butch Czar, of Czar Engineering, is working with the Borough to obtain a quote for the roof utilizing a co-op purchasing program.
4. FY2023 NJDOT Local Transportation Projects Fund - Reconstruction of Plymouth St and Friendship Rd
 - The Borough was awarded \$400,000.00 in grant funding for Plymouth Street and Friendship Road.
 - We are awaiting NJDOT’s final concurrence of the bid documents.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 15**

- 5. FY2024 NJDOT Municipal Aid - Reconstruction of East Summer Road
 - The Borough was awarded \$269,995.00 in grant funding for East Summer Road.
 - The road project is being combined into the USDA Rural Improvement Grant.

- 6. USDA Rural Development Grant/Loan Application for the Replacement of Various Sanitary Sewers
 - Our office has prepared a Draft Preliminary Engineering Study and a Draft Environmental Report.
 - Our office has also prepared Construction Cost Estimates for the Replacement of Sanitary Sewer Infrastructure on East Summer Road, West Avenue and Atlantic Avenue.
 - Our office submitted these draft documents to our Sub-Consultant, Triad for review.

- 7. NJDEP MS4 Stormwater Infrastructure Mapping
 - The New Jersey Department of Environmental Protection (NJDEP) is requiring all stormwater infrastructure (inlets, manholes, outfalls, etc.) to be mapped in a GIS format by 2026.
 - Our office obtained a \$25k grant from the NJDEP to aid the Borough in the cost to survey and map.

 - Our office received comments back from the NJDEP. Our office is working to revise the maps to comply with the State's comments.

=====

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**

=====

UNFINISHED BUSINESS:

NEW BUSINESS:

=====

NEXT MEETING: AUGUST 12, 2024

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

Please refer to next page for Consent Agenda Resolutions

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 16**

RESOLUTION NO. 140-24

**A RESOLUTION ACCEPTING THE RESIGNATION OF MICHAEL RODRIGUEZ AS PART TIME
SENIOR EMERGENCY MEDICAL TECHNICIAN TO RESUME THE ROLE OF PER DIEM
EMERGENCY MEDICAL TECHNICIAN WITH BUENA EMS**

WHEREAS, by the Borough of Buena the Emergency Medical Services Department Operates 24 Hours a day, 365 days a year; and

WHEREAS, appropriate staffing is required for the department to operate effectively and efficiently; and

WHEREAS, the Emergency Medical Services Chief of the Borough of Buena requests the authorization from council to approve the transition of Michael Rodriguez from Senior Emergency Medical Technician to per diem Emergency Medical Technician with Buena EMS.

NOW, THEREFORE BE IT RESOLVED, by the Council of the Borough of Buena hereby regretfully accepts the voluntary demotion of Michael Rodriguez as Part-Time Senior Emergency Medical Technician.

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Buena County of Atlantic, State of New Jersey approves the transition of aforementioned candidate to per diem Emergency Medical Technician based on qualifications with a state date of July 15, 2024.

RESOLUTION NO. 141-24

**A RESOLUTION ACCEPTING THE RESIGNATION OF NATHAN SAUNDERS EMERGENCY
MEDICAL TECHNICIAN FROM BUENA EMS**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the following resignation be regretfully accepted effective immediately:

Nathan Saunders

RESOLUTION NO. 142-24

**RESOLUTION AUTHORIZING HIRING OF AN
EMERGENCY MEDICAL TECHNICIAN,
ZOE MARINO**

WHEREAS, the Borough of Buena Emergency Medical Services Department operates 24 hours a day, 365 days a year; and

WHEREAS, appropriate staffing is required for the department to operate effectively and efficiently; and

WHEREAS, the Emergency Medical Services Chief of the Borough of Buena requests the authorization from Council to approve the hiring of the following candidate to replace the Emergency Service Technicians who have left the department:

Zoe Marino

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Buena, County of Atlantic, State of New Jersey, hereby approves the hiring of aforementioned candidate as a part-time Emergency Service Technician based on qualifications with a retroactive start date of July 1, 2024 and upon the successful completion of the hiring phases set forth in the Policy and Procedures of the Borough of Buena.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 17**

RESOLUTION NO. 143-24

**RESOLUTION AUTHORIZING HIRING OF AN
EMERGENCY MEDICAL TECHNICIAN,
SHJON BILL**

WHEREAS, the Borough of Buena Emergency Medical Services Department operates 24 hours a day, 365 days a year; and

WHEREAS, appropriate staffing is required for the department to operate effectively and efficiently; and

WHEREAS, the Emergency Medical Services Chief of the Borough of Buena requests the authorization from Council to approve the hiring of the following candidate to replace the Emergency Service Technicians who have left the department:

Shjon Bill

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Buena, County of Atlantic, State of New Jersey, hereby approves the hiring of aforementioned candidate as a per-diem Emergency Service Technician based on qualifications with a retroactive start date of July 1, 2024 and upon the successful completion of the hiring phases set forth in the Policy and Procedures of the Borough of Buena.

RESOLUTION NO. 144-24

**A RESOLUTION ACCEPTING THE RESIGNATION OF ELIZABETH TESTA FROM
THE POSITION OF HOUSING AUTHORITY COMMISSIONER EFFECTIVE
JANUARY 31, 2024**

WHEREAS, Elisabeth Testa served as a member of the Buena Housing Authority for many years; and

WHEREAS, during her tenure, Elizabeth Testa performed her duties in an efficient and professional manner; and

WHEREAS, Elizabeth Testa has decided to resign effective January 31, 2024; and

WHEREAS, Mayor and Council would like to extend their gratitude to Elizabeth Testa for her tireless years of dedicated service to the Borough of Buena and our community.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the resignation of Elizabeth Testa be regrettably accepted effective January 24, 2024.

RESOLUTION NO. 145-24

**A RESOLUTION OF REMOVAL OF SHANNON PETYAN FROM THE POSITION OF
HOUSING AUTHORITY COMMISSIONER EFFECTIVE IMMEDIATELY**

WHEREAS, Shannon Petyan served as a commissioner of the Buena Housing Authority; and

WHEREAS, during her term, Shannon Petyan did not complete classes as required; and

WHEREAS, Shannon Petyan has been removed effective immediately; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the removal of Shannon Petyan be effective immediately.

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JULY 15, 2024
PAGE 18**

RESOLUTION NO. 146-24

A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO REFUND THE OVERPAYMENT IN THE AMOUNT OF \$92.95 TO JOHN-AL SKIMBO, A TOTALLY DISABLED VETERAN

WHEREAS, Block 132 Lot 12 owned by JOHN-AL & JOAN SKIMBO, a total disabled veteran; and

WHEREAS, the tax assessor has determined that Mr. Skimbo is eligible, and has granted, total disabled status on Block 132, Lot 12 also known as 112 North Willow Street effective June 25, 2024.

WHEREAS, taxes were paid in full in the amount of \$1,673.13 for the second quarter.

WHEREAS, Mr. Skimbo is entitled to a partial refund in the amount of \$92.95 for payment of his second quarter taxes.

NOW THEREFORE BE IT RESOLVED by Mayor and Council of Buena Borough that the Tax Collector is hereby authorized to refund the amount of \$92.95 on Block 132, Lot 12 effective June 25, 2024.

RESOLUTION NO. 147-24

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF A PORTION OF CENTRAL AVENUE (CR 627), TO THROUGH TRAFFIC ON SEPTEMBER 8, 2024 FROM 12:00 P.M. TO 1:00 P.M. AND DIRECTING THE BOROUGH OF BUENA RECREATION COMMISSION TO SUBMIT AN APPLICATION TO THE ATLANTIC COUNTY ENGINEER FOR A PERMIT APPROVING SAID TEMPORARY CLOSURE.

WHEREAS, the Borough of Buena Recreation Commission has scheduled a parade and picnic; and

WHEREAS, the Borough of Buena Recreation Commission have requested a portion of Central Avenue be closed during the parade to minimize the possibility of injury to person or property during the parade; and

WHEREAS, the Franklin Township Police Department has reviewed this request and has recommended that Central Avenue, from Dr. J.P. Cleary School located at 1501 S. Central Avenue, to the Buena Borough Municipal Building, 616 Central Avenue, be closed to through traffic during the parade for public safety reasons.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that Central Avenue, from Dr. J.P. Cleary School located at 1501 S. Central Avenue to the Buena Borough Municipal Building, 616 Central Avenue, be temporarily be closed on September 8, 2023, from 12:00 P.M. to 1:00 P.M.

BE IT FURTHER RESOLVED that the temporary closure of the above streets shall affect through traffic only and shall not unduly impede the ingress or egress of residents of Central Avenue, and their guests or visitors to and from their respective properties.

BE IT FURTHER RESOLVED that notice of this temporary closure shall be given to property owners along Central who are affected by same, immediately upon adoption of this Resolution.