

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
JULY 15, 2024  
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**MEETING CALLED TO ORDER:** 7:00 P.M.  
**MEETING ADJOURNED:** 8:35 P.M.

**CALL MEETING TO ORDER: FLAG SALUTE**

**ROLL CALL OF ATTENDANCE:**

Council Member	Present	Absent
GIOVINAZZI		X
ALVAREZ		X
ADAMS	X	
BARSUGLIA	X	
ANDALORO	X	
DESTEFANO	X	

**ALSO IN ATTENDANCE:** Clerk I Nicole Koch, Assistant Solicitor Alan Giebner, Administrator Maryann Coraluzzo, Road Supervisor Nimohay, Borough Engineer Joseph Mohnack

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The regular meeting of Mayor and Council of the Borough of Buena was held Monday, July 15, 2024 commencing at 7:00 p.m. at the Borough Hall with Mayor Baruffi presiding. Mayor Baruffi announced that this meeting was 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 being posted on the bulletin board in borough hall.

Mayor Baruffi provided the following report for the Finance Department on behalf of Councilman Jorge Alvarez:

- A balance sheet was distributed as of June 30, 2024.
- Received a summary custom budget report indicating account balances of various line items.

**MAYOR’S REPORT:** FIRST ORDER OF BUSINESS.

- Mayor Baruffi was made aware of a check and an invoice for primary election supplies totaling \$9,924.33 from Royal Printing Service of New York. It was noted that \$2,000.00 was appropriated for this specific line item. Atlantic County Clerk Joe Giraldo informed Mayor Baruffi of a lawsuit that changed the formatting of the ballots resulting in an increase in election costs to municipalities.

Council President Adams motioned to remove PO# 24-00228, Royal Printing Service in the amount of \$9,924.33 for primary election supplies from bill list dated July 11, 2024 until the matter is rectified.

	Council Member	Aye	Nay	Abstain	Absent	Recuse
<b>MOTION:</b> <u>ADAMS</u>	GIOVINAZZI				X	
	ALVAREZ				X	
<b>SECOND:</b> <u>BARSUGLIA</u>	ADAMS	X				
	BARSUGLIA	X				
<b>RCV</b>	ANDALORO	X				
	DESTEFANO	X				

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**Mayor’s Report Continued:**

- Provided council an updated copy of the mayor’s newsletter that is expected to be sent out in August with the quarterly tax bill.
- The mayor will be meeting with the mayor of Newfield regarding a phone messaging system to allow Mayor & Council to inform Borough residents of current events.
- Read a letter from Kara Janson, Division Director of the Department of Public Health Atlantic County concerning a county wide Community Voices Survey. Ms. Janson indicated a Built Environmental Assessment will occur in the Borough between July 15 through July 24.
- Reported that the demolition at 1005 S Central Ave will take place once all environmental issues have been reviewed. Approval is expected by the end of July with the demolition to be completed in August.
- Received a complaint regarding the intersection of Weymouth and Brewster Roads. County Engineer DeMaio was notified and an investigation was requested to resolve the issue.
- Water will be extended from the Borough garage to the new Community Garden area on Summer Road. The Road Department will complete the work.
- The old metal building off of Central Ave and South Boulevard will be demolished this year. Clean up of the interior and exterior will begin soon. Quotes will be obtained to remove the asbestos siding prior to demolition.

**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.

**MOTIONED TO OPEN THE PUBLIC PORTION OF THE MEETING:**

	Council Member	Aye	Nay	Abstain	Absent	Recuse
<b>MOTION:</b> <u>BARSUGLIA</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>ANDALORO</u>  RCV	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
	DESTEFANO	<b>X</b>				

**Fire Chief Ken Barbagli** thanked Frank Carpino for donating items to the Buena Borough Fire Department.

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**Cheryl Lynn Walters, Counsel representing Taste of Earth, LLC**, referenced correspondence sent to the Borough from her firm dated July 10, 2024 requesting to extend the conditional license issued by the Borough on January 16, 2024 to October 31, 2024.

Council President Adams motioned to extend the application period to October 31, 2024 for Taste of Earth, LLC due to circumstances beyond their control.

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>BARSUGLIA</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>ANDALORO</u>  <b>RCV</b>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
	DESTEFANO	<b>X</b>				

**Attorney Matthew Robinson** represents Frank Carpino in a long-standing dispute with the Borough of Buena Municipal Utilities Authority (BBMUA) regarding Liberty Village II LLC, a 44-lot age-restricted land lease community located at 517 SW Boulevard.

Attorney Robinson stated that Carpino encountered issues in 2018 when laying water/sewer piping on his property without connecting anything to the street's lateral. He wanted to pay for 4-5 connection fees at a time as each batch of houses were built. However, BBMUA personnel informed him that he must buy all 44 connection fees, even though he still needed final approval for the site plan from the Borough Engineer or approval for electricity from Atlantic City Electric. Despite objections, Carpino paid \$187,264 in connection fees for all 44 lots.

On October 11, 2018, Attorney Robinson called the BBMUA solicitor to discuss the situation. Attorney Robinson provided a summary of the situation, and the BBMUA attorney responded that all 44 connection fees must be paid prior to installing any water and sewer lines. Mr. Robinson opined there is no legal authority for this position. Carpino reluctantly paid \$187,264 in connection fees for all 44 lots despite not having final Borough approval or Atlantic City Electric approval.

From November 2018 to September 2019, Attorney Robinson stated Mr. Carpino sought updates and approvals from Buena Borough and Atlantic City Electric to proceed with the project.

It was in September 19, 2019, over 11 months after the connection fee was paid, that Buena Borough finally approved the project.

Attorney Robinson and Carpino attended the next BBMUA meeting on August 24, 2022, seeking to resolve the dispute amicably. However, Mr. Robinson stated they were met with hostility, and BBMUA refused to change the billing.

Mr. Robinson stated that from September 2022 to January 2024, Carpino continued to pay all water and sewer bills for the houses that came online. The BBMUA continued to charge water/sewer for all 44 lots regardless of whether a house existed or not.

In February 2024, Mr. Carpino received his most recent water invoice showing excessive usage. Upon reviewing the meter directly, he demanded that BBMUA's meter reader verify it. This led Mr. Carpino to believe that they had been overcharging Carpino for years.

Mr. Robinson stated that, despite negotiations for a resolution, the BBMUA rejected all offers from Carpino. According to Robinson, the BBMUA also discussed potential litigation and Carpino's offer during an executive

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session, the content of which was later disseminated on Facebook, raising concerns of an Open Public Meeting Violation and defamatory claims against Carpino.

Attorney Robinson stated that, with no further recourse, his client may consider filing a lawsuit against the BBMUA for its business practices, such as fraud/deception, profiteering, and unconscionable business practices.

**Antonio Vicidomini**, on behalf of his parents residing at 108 Auburn Street, explained that his parents have been over billed by the BBMUA for two quarters of 2024 for water they did not use. Mr. Vicidomini explained that his family made an attempt to resolve the matter with the BBMUA however, they were told that it is the result of a water leak or it is possible that their neighbors are using their water when they are not home. Mr. Vicidomini stated that the water meter was replaced with a new digital meter. Mr. Vicidomini noted that his parents were billed for 36,000 gallons of water.

**Frank Carpino, 517 SW Blvd**, reiterated his attorney’s statements and expressed concerns stating there could be thousands of affected residential and commercial properties in the Borough.

**Council President Adams** stated he is aware of problems with the meters, meter readings, and usage from several Borough residents. Mr. Adams noted he also received several complaints about BBMUA employees and the board.

Council President Adams motioned to create an investigative committee in accordance with N.J.S.A. 40A:60-6, et seq. consisting of Mayor Joseph Baruffi, Council President Douglas Adams, and Councilwoman Patricia Andaloro to investigate the allegations made by Mr. Carpino as the practice, if true impact economic development and tax ratables of the Borough.

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ADAMS</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>BARSUGLIA</u>  <b>RCV</b>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
	DESTEFANO	<b>X</b>				

**MOTIONED TO CLOSE PUBLIC PORTION:**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>BARSUGLIA</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>ANDALORO</u>  <b>RCV</b>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
	DESTEFANO	<b>X</b>				

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**MOTIONED 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**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ANDALORO</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>BARSUGLIA</u>  <b>RCV</b>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
	DESTEFANO	<b>X</b>				

**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.

**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

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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.

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**MOTIONED 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**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ADAMS</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>BARSUGLIA</u>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
<b>RCV</b>	DESTEFANO	<b>X</b>				

**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:
  - (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.

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- (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.

**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.

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**RESOLUTION NO. 131     A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF**

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**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**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ADAMS</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>BARSUGLIA</u>  <b>RCV</b>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
	DESTEFANO	<b>X</b>				

**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.
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.



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**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**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ADAMS</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>BARSUGLIA</u>  <b>RCV</b>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO		<b>X</b>			
	DESTEFANO	<b>X</b>				

**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.

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**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:** ADAMS

**SECOND:** ANDALORO

**RCV**

<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
GIOVINAZZI				<b>X</b>	
ALVAREZ				<b>X</b>	
ADAMS	<b>X</b>				
BARSUGLIA	<b>X</b>				
ANDALORO	<b>X</b>				
DESTEFANO	<b>X</b>				

**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.

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**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**

**MOTION:** ADAMS

**SECOND:** BARSUGLIA

**RCV**

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

**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.

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**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**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ADAMS</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
	ADAMS	<b>X</b>				
<b>SECOND:</b> <u>BARSUGLIA</u>	BARSUGLIA	<b>X</b>				
	ANDALORO		<b>X</b>			
<b>RCV</b>	DESTEFANO	<b>X</b>				

**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.

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**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**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ADAMS</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>BARSUGLIA</u>  <b>RCV</b>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO		<b>X</b>			
	DESTEFANO	<b>X</b>				

**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 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.

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**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:** ADAMS

**SECOND:** BARSUGLIA

**RCV**

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

**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, 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.

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**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:** ADAMS  
**SECOND:** ANDALORO  
**RCV**

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

**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.

**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.

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**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**

**MOTION:** ADAMS

**SECOND:** BARSUGLIA

**RCV**

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

**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.

Council President Adams noted that all approved conditional licenses received high scores because they are all located in an industrial zone in the Borough.



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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 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 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
- **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

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ADAMS</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
<b>SECOND:</b> <u>ANDALORO</u>	ADAMS	<b>X</b>				
	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
	DESTEFANO	<b>X</b>				
<b>RCV</b>						

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**SOLICITOR'S REPORT:**

RICHARD TONETTA, BOROUGH SOLICITOR  
None.

**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 11<sup>th</sup>.
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.
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.

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**COMMITTEE REPORTS:**

***PLANNING/ZONING/INSPECTIONS***

**COUNCILMAN RICHARD GIOVINAZZI:**

- Mayor Baruffi reported on behalf of Councilman Giovinazzi that they had met with Zoning Officer John Kennan and Inspector Hoffman to discuss the ordinances for chickens and junk vehicles.

***PUBLIC SAFETY/STREET LIGHTS***

**COUNCILMAN DOUGLAS ADAMS:**

- Reported a total of 82 EMS calls for the month of June and a total of 912 police calls.
- Buena Borough Fire Department responded to a call where a home did not have numbers on the home or the mailbox. It was noted that an ordinance is in place which demands residents identify their homes with certain size numbers and where said numbers must be. An update on the ordinance will be published in the mayor's newsletter.
- Volunteer Firefighter applications can be picked up during fire department office hours which are Monday, 4 PM to 7 PM and Thursday, 10 AM to 3 PM.
- The Borough had been granted approval through JIF (Joint Insurance Fund) to do non-emergency transport services with Inspira.
- Buena EMS is in the process of being certified through Cooper Medical to measure patient's blood sugar.
- Requested residents to report street light outages by taking a photograph of the pole number and email it to douglas.adams@buenaboro.org

***RECREATION***

**COUNCILWOMAN MARINA BARSUGLIA:**

- A meeting was held on July 9, 2024 to discuss plans for Buena Day.
- The first Concert in the Park occurred on Thursday, July 11, 2024. They will be every Thursday in July from 7 PM to 9 PM. The Recreation Committee will be hosting the concession stand.
- Art in the Park will be on July 21, 2024 from 2 PM to 3:30 PM for ages 6 and up and the theme is painting birdhouses.
- The next Community Yard Sale will be September 21 and September 22, 2024.
- The next Recreation meeting is August 6, 2024.

***BLDGS/GROUNDS/IMPROVEMENTS***

**COUNCILWOMAN PATRCIA ANDALORO:**

- The Buena Borough Fire House does not have ventilation in the truck bay area and they are awaiting an estimate to create a vent in the back wall.
- The Louise Basile Senior Center is open to all residents. The bus will pick up the residents. A lunch is provided by Atlantic County.
- Buena Regional cheerleaders requested to hold a car wash on August 1, 2024 at the fire house or the EMS building.
- Buena Regional Junior Class requested to plan in advance to reserve the fire house to decorate their homecoming float.

***ROADS/RECYCLING***

**COUNCILMAN FRANK DESTEFANO:**

- The Road Department is cutting grass on the Borough owned properties.
- Flags from the Fourth of July are being taken down.
- The park had been prepared for Concerts in the Park for the month of July.
- Water will be extended from the Borough garage to the Community Garden Center.
- The driveway at Blackwater Pond will be leveled and a sign will be placed to prevent illegal dumping.

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**UNFINISHED BUSINESS:**

Council President Adams referenced the upcoming Borough auction and requested the Administrator or the Clerk's office to send a memorandum notifying all departments to provide any items available for the auction.

Mayor Baruffi motioned to authorize the Clerk to advertise for bids for the mowing of grass at Blackwater Pond Park.

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b> <u>ANDALORO</u>	GIOVINAZZI				<b>X</b>	
	ALVAREZ				<b>X</b>	
	ADAMS	<b>X</b>				
<b>SECOND:</b> <u>BARSUGLIA</u>	BARSUGLIA	<b>X</b>				
	ANDALORO	<b>X</b>				
<b>RCV</b>	DESTEFANO	<b>X</b>				

**NEW BUSINESS:**

Council President Adams mentioned the possibility of having the council meetings pre-recorded and posted on our website and other media sources.

Councilwoman Barsuglia thanked the Road Department and Councilwoman Andaloro for their assistance in preparing for the Concerts in the Park.

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**NEXT MEETING:** MONDAY, AUGUST 12, 2024

**MEETING ADJOURNED: M/ BARSUGLIA S/ ANDALORO RCVU**

*Nicole Koch*  
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Nicole Koch  
Clerk I

**BOROUGH OF BUENA  
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**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.

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**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  
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**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

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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.

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**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.

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**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 regrettfully accepted effective January 24, 2024.

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**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

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**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.

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**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.

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**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.