

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
MINUTES
JUNE 26, 2023
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**MEETING CALLED TO ORDER: 7:02 P.M.
MEETING ADJOURNED: 7:59 P.M.**

CALL MEETING TO ORDER: FLAG SALUTE

ROLL CALL OF ATTENDANCE:

Council Member	Present	Absent
MERIGHI	X	
ALVAREZ	X	
ADAMS	X	
BARSUGLIA	X	
ANDALORO		X
FABRIZIO	X	

Also in attendance: Acting Clerk Johnston, Solicitor Tonetta, Administrator Coraluzzo and Road Supervisor Nimohay.

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, June 26, 2023 commencing at 7:00 p.m. at the Borough Hall with Mayor Zappariello presiding. Mayor Zappariello led the flag salute and 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, the Daily Journal and the Atlantic County Record on November 18, 2023 as well as having been posted on the bulletin board at Borough Hall.

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 PORTION OF THE MEETING:

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; HE/SHE CANNOT YIELD TIME TO ANOTHER INDIVIDUAL; HE/SHE 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 OPENED:

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI	X		X				
ALVAREZ			X				
ADAMS			X				
BARSUGLIA		X	X				
ANDALORO						X	
FABRIZIO			X				

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Joanne Rosemont, Minotola inquired on the status of the manhole covers. Road Supervisor Nimohay responded that a letter from the DEP and County stated a contractor had been selected to standardized the manhole covers on Central Ave.

PUBLIC PORTION CLOSED:

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ		X	X				
ADAMS			X				
BARSUGLIA	X		X				
ANDALORO						X	
FABRIZIO			X				

RESOLUTION 118-23 A RESOLUTION TO ADOPT THE 2023 MUNICIPAL BUDGET.

Mike Garcia, of Ford Scott, Borough Auditor gave a recap, reviewing the public hearing from the March 27th meeting and cause of the delay from the State. Mr. Garcia stated that the budget had been cleared on Friday for adoption and added the overview of the tax levy.

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ		X	X				
ADAMS			X				
BARSUGLIA	X		X				
ANDALORO						X	
FABRIZIO			X				

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 114-23 A RESOLUTION APPROVING ALCOHOLIC BEVERAGE LICENSES FOR THE 2023-2024 TERM.

RESOLUTION 115-23A RESOLUTION ACCEPTING THE RESIGNATION OF KAITLYN BARRETT AS EMERGENCY MEDICAL TECHNICIAN FROM BUENA EMS.

RESOLUTION 116-23 AMENDING RESOLUTION NUMBER 90-23 DETERMINING AND DIRECTING THE FORECLOSURE OF TAX SALE CERTIFICATE NO. 19-00013, 19-00043 and 18-00079 PURSUANT TO N.J.S.A. 54:5-104.29 ET. SEQ.

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ			X				
ADAMS	X		X				
BARSUGLIA			X				
ANDALORO						X	
FABRIZIO		X	X				

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COMMITTEE REPORTS:

PERMITS/INSPECTIONS/TAX OFFICES: (CHAIRMAN, DOUGLAS ADAMS)

Council President Adams gave an update on the violations and corrections from Code Enforcement Officer Hoffman's report.

PUBLIC SAFETY/STREET LIGHTS/ANIMAL CONTROL: (CHAIRMAN, DOUGLAS ADAMS)

Council President Adams provided reports from the Police Department, Animal Control, and EMS.

Adams shared the Police Department's "Ice Cream with a Cop" event flyer for Wednesday June 28th, 6pm – 8 pm starting at the Borough Hall.

FINANCE: (CHAIRMAN, JORGE ALVAREZ)

Councilman Alvarez stated the finance committee will meet in July to review for the second half of the year's budget and reminded all departments to monitor their spending.

PUBLIC BLDGS/GROUNDS/IMPROVEMENTS: (CHAIRWOMAN PATRICIA ANDALORO)

Council President Adams reported for the absent Councilwoman Patricia Andaloro:

There is continuous cleaning of the Boro Buildings.

Quotes are being received for roof repairs for council chambers, and lights in the outside areas of Borough Buildings and fields.

Louise Basile building needed a sheet rock wall replaced.

Dog waste stations are available along the walking path.

No hunting signs will be placed at Black Water Pond Park.

AED (Automated External Defibrillator) been obtained by EMS Chief for the Borough Hall, and is working on acquiring one for the Historical Society Building. EMS Chief Ciralo stated training will be available for the Borough employees.

The Senior Center needs a new Bingo Machine, monies have been raised however additional donations are being accepted for the final costs.

RECREATION/SPECIAL EVENTS: (CHAIRWOMAN, MARINA BARSUGLIA)

Councilwoman Barsuglia reported that the Concerts in the Park will begin July 20th.

Picking will begin at the community garden; additional plants continue to be donated.

Blackwater pond cleaning continues, deer stands and a duck blind have been found.

ROADS/RECYCLING: (CHAIRMAN JOSEPH FABRIZIO)

Councilman Fabrizio reports that there have been meetings to review upgrading lighting in the park. Supervisor Nimohay added that new speed limit signs were placed on Forest Grove Rd. and new street signs for that area are ordered. Drainage on Flower Street will be replaced and ADA ramps will be installed.

ECONOMIC DEVELOPMENT: (CHAIRMAN ERNEST MERIGHI) No report.

UNFINISHED BUSINESS:

Council President Adams reminded everyone that the summers meetings are July 10th and August 14th with workshop and regular meetings.

Adams also stated he had reviewed the concern from the previous meeting of E. Pacific Ave parking on both sides of the street and a traffic flow may be needed with an engineer and the NJDOT.

The application had been submitted to the Local Finance Board and a hearing pre-meeting will be held for final decisions

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NEW BUSINESS:

EMS Chief Ciralo stated the technicians have been working with the Buena Gardens residents dispensing Vials of Life products and with the purposes of distributing to all residents which would contain vital information especially for emergency situations. Also, Narcan kits have been from the state and training will be available July 17th at the Nutrition Center.

Council President Adams re RFPs for Cannabis will be accepted for all 7 licenses by June 29th and the Cannabis Advisory Committee will review all applications.

EXECUTIVE SESSION:

RESOLUTION 117-23 A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE EXCLUSION OF THE PUBLIC FROM A MEETING BETWEEN THE MAYOR, BOROUGH COUNCIL, BOROUGH ADMINISTRATOR AND STAFF, BOROUGH SOLICITOR AND STAFF CONCERNING THE TERMS AND CONDITIONS OF EMPLOYMENT OF THE ACTING CLERK AND AUTHORIZING THE DISCLOSURE OF MINUTES OF SAID MEETING AS PROVIDED HEREIN

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ			X				
ADAMS	X		X				
BARSUGLIA		X	X				
ANDALORO						X	
FABRIZIO			X				

RESOLUTION NO. 119-23 A RESOLUTION AMENDING RESOLUTION NO. 31-23 REAPPOINTING PAMELA JOHNSTON AS FULL-TIME ACTING MUNICIPAL CLERK

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ	X		X				
ADAMS			X				
BARSUGLIA		X	X				
ANDALORO						X	
FABRIZIO			X				

BILLS PAID AS LISTED:

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ	X		X				
ADAMS			X				
BARSUGLIA		X	X				
ANDALORO						X	
FABRIZIO			X				

NEXT MEETING: JULY 10, 2023

MEETING ADJOURNED: M/ADAMS S/ BARSUGLIA RCVU

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A RESOLUTION APPROVING ALCOHOLIC BEVERAGE LICENSES FOR THE 2023-2024 TERM.

WHEREAS, application for renewal of liquor licenses for the 2023-2024 year have been filed with the Borough Clerk; and

WHEREAS, all filing fees have been paid and all applications hereinafter identified are complete.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the club, distribution and retail consumption licenses be and they are hereby renewed for the 2023-2024 licensing year.

0104-31-015-001 Buena Vista Post 270
0104-33-001-004 Ellewoodsoto Hospitality, LLC
0104-33-002-009 Uncle Ricky's LLC.
0104-33-003-001 De Maria Richard A.
0104-33-010-004 Martin's Custom Catering
0104-44-009-004 SJP Liquors
0104-44-014-012 Pruthvi, LLC

BE IT FURTHER RESOLVED that the Municipal Clerk is instructed to issue said licenses.

RESOLUTION NO. 115-23

A RESOLUTION ACCEPTING THE RESIGNATION OF KAITLYN BARRETT AS 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 regrettably accepted effective immediately:
Kaitlyn Barrett

RESOLUTION NO. 116-23

AMENDING RESOLUTION NUMBER 90-23 DETERMINING AND DIRECTING THE FORECLOSURE OF TAX SALE CERTIFICATE NO. 19-00013, 19-00043 and 18-00079 PURSUANT TO N.J.S.A. 54:5-104.29 ET. SEQ.

BE IT RESOLVED, by the Borough Committee of the Borough of Buena, New Jersey, the governing body of the Borough of Buena, that Tax Sale Certificate No. 19-00013, 19-00043, and 18-00079, as shown on the attached Amended Supplemental Foreclosure List, which are held by the Borough of Buena be foreclosed by summary proceedings, IN REM, and as described by N.J.S.A. 54:5-104-29 et seq. as amended, and pursuant to the Rules of Civil Procedure of the Superior Court of New Jersey.

BE IT FURTHER RESOLVED, that all reasonable and necessary costs incurred in connection with the foreclosure of Tax Sale Certificate No. 19-00013, No. 19-00043, and

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18-00079 are hereby approved.

BUENA BOROUGH TAX FORECLOSURE LIST
2023 – Amended Supplemental

Sched. No.	Certificate Number	Description of Land on Last Tax Duplicate and Certificate of Sale	Date of Sale	Amt. of Sale	Amount of Tax Leins Accruing Subsequent to Sale and Interest, Penalties, Costs, and Subsequent Taxes Interest and Utilities	Amt. to Redeem as of 04/10/23	Date of Rec. Cert.	Inst. No.
1	19-00043	Kiana Construction LLC 1005B S. Central Ave. Block 193, Lot 3	01/23/20	\$4,781.97	\$25,617.70	\$30,399.67	06/05/20	2020029716
2	19-00013	Brunini Terrace Swim Club 110 Park Avenue Block 132, Lot 15	01/23/20	\$4,001.09	\$27,623.76	\$31,624.85	06/05/20	2020029722
3	18-00079	Harry Thomas 313 Martinelli Ave. Block 200, Lot 20	01/30/19	\$8,154.28	\$44,394.13	\$52,548.47	03/11/19	2019012856

Redemption Calculated to April 10, 2023.

Note: The amount to redeem changes. Please contact the Tax Collector's Office at 856-697-9393

RESOLUTION NO. 117-23

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE EXCLUSION OF THE PUBLIC FROM A MEETING BETWEEN THE MAYOR, BOROUGH COUNCIL, BOROUGH ADMINISTRATOR AND STAFF, BOROUGH SOLICITOR AND STAFF CONCERNING THE TERMS AND CONDITIONS OF EMPLOYMENT OF THE ACTING CLERK AND AUTHORIZING THE DISCLOSURE OF MINUTES OF SAID MEETING AS PROVIDED HEREIN

WHEREAS, N.J.S.A. 10:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting of a public body where the subject matter of that meeting involves the terms and conditions of employment of public employees or appointees; and

WHEREAS, the Borough Council desires to meet with the Mayor, Borough Administrator and staff, Borough Solicitor and staff, concerning the terms and conditions of the employment of Acting Clerk, for the Borough of Buena.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that:

1. The public shall be excluded from a meeting of the Council of the Borough of Buena, on June 26, 2023 in the Council Chambers immediately following or during the Regular Session of Borough Council.
2. The general nature of the subject matter of the closed meeting shall pertain to the terms and conditions of the employment of the Acting Clerk of the Borough of Buena.
3. Disclosure of the minutes of the closed meeting authorized above between the Borough Council, the Mayor, Borough Administrator and staff, Borough Solicitor and staff, shall be made following final negotiations and determination of said matter excepting information which must remain private.
4. It is anticipated that the minutes of the deliberation conducted in closed session may be disclosed to the public within 120 days, however, any personal confidential information may not be released.

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**RESOLUTION 118-23
A RESOLUTION TO ADOPT THE 2023 MUNICIPAL BUDGET.**

RESOLUTION NO. 119-23

**A RESOLUTION AMENDING RESOLUTION NO. 31-23 REAPPOINTING PAMELA JOHNSTON AS
FULL-TIME ACTING MUNICIPAL CLERK**

WHEREAS, when a vacancy occurs in the office of the Municipal Clerk, NJAC 5:32-5.3 permits the governing body to appoint an Acting Municipal Clerk from the date of the vacancy to serve as acting municipal clerk for a period not to exceed one year and for an additional two years with the approval of the Director of New Jersey Local Government Services; and

WHEREAS, the Council of the Borough of Buena, with the approval of the Director of the Division of Local Government Services, reappointed Pamela Johnston for a second term to the position of Acting Municipal Clerk on January 12, 2023 contingent upon the successful passage of the required State examination, achieving the status as a Registered Municipal Clerk in April, 2023; and

WHEREAS, the Council of the Borough of has decided to amend Resolution No. 31-23 by extending said appointment contingent upon the successful passage of the required State examination achieving the status as a Registered Municipal Clerk in October, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that Pamela Johnston is hereby appointed to position of Acting Clerk contingent upon the successful passage of the required State examination achieving the status as a Registered Municipal Clerk in October, 2023.

BE IT FURTHER RESOLVED that this appoint will expire on December 31, 2023.

Pamela Johnston

Pamela Johnston
Acting Borough Clerk