

BOROUGH OF BUENA  
 REGULAR COUNCIL MEETING  
 MINUTES  
 March 14, 2022  
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**DUE TO A BUILDING EMERGENCY**, THE MUNICIPAL BUILDING, IS TEMPORARILY CLOSED, MEETINGS OF THE MAYOR AND COUNCIL OF THE BOROUGH OF BUENA WILL BE HELD AT DR. JP CLEARY SCHOOL, 1501 CENTRAL AVE., MINOTOLA, NJ 08341, IN THE CAFETERIA.

**MEETING CALLED TO ORDER: 7:01 P.M.**  
**MEETING ADJOURNED: 7:26 P.M.**

**CALL MEETING TO ORDER: FLAG SALUTE**

**ROLL CALL OF ATTENDANCE:**

Council Member	Present	Absent
ANDALORO, G	x	
ALVAREZ	x	
WALKER	x	
D'ALESSANDRO	x	
ANDALORO, P	x	
	x	

**SUNSHINE LAW:** This meeting is being held in compliance with the Open Public Meetings Act and notices of this meeting have been provided, via email, to The Press of Atlantic City and The Daily Journal on December 6, 2021 as well as having been posted on the municipal bulletin board and website at [www.buenaboro.org](http://www.buenaboro.org)

**OPENED PUBLIC PORTION:**

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G			X				
ALVAREZ			X				
WALKER		X	X				
D'ALESSANDRO			X				
ANDALORO, P	X		X				

Jenna Baruffi-Talarico, Minotola, had questions on the Council meetings concerning the current litigation that had been on the agendas in November, December and January. Solicitor Angela Costigan responded to Ms. Baruffi-Talarico by stated no comment and the questions she was asking are Attorney/ Client privilege.

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CLOSE PUBLIC PORTION:

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G			X				
ALVAREZ			X				
WALKER			X				
D'ALESSANDRO			X				
ANDALORO, P			X				
			X				

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**RESOLUTION NO. 36-22 A RESOLUTION AUTHORIZING THE TAX COLLECTOR  
TO CONDUCT A TAX LIEN SALE**

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G			X				
ALVAREZ			X				
WALKER		X	X				
D'ALESSANDRO			X				
ANDALORO, P	X		X				

**WHEREAS**, there remains on the records and books of the Borough of Buena delinquent taxes, water and sewer utility charges and other municipal charges owing as of December 31, 2021; and

**WHEREAS**, the statutes of the State of New Jersey, expressly N.J.S.A.54:5 et seq, provide for the enforcement and collection of such delinquencies through a tax lien sale; and

**WHEREAS**, the Tax Collector is empowered by statute to conduct and preside over the sale of such liens.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena, in the County of Atlantic, State of New Jersey that the Tax Collector for the Borough of Buena be and she is hereby authorized to conduct a tax lien sale for 2021 delinquent taxes, utility charges and other municipal charges on or before December 31, 2022.

**ADOPTED** at a meeting of the Borough Council of Buena Borough, County of Atlantic, State of New Jersey held on March 14, 2022

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**RESOLUTION NO. 37-22 A RESOLUTION SETTING THE INTEREST AND PENALTY  
TO BE CHARGED BY THE TAX COLLECTOR ON  
DELINQUENT TAXES AND MUNICIPAL CHARGES, AND**

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**SETTING FORTH A SURCHARGE TO BE MADE UPON THE  
REDEMPTION OF TAX TITLE LIENS.**

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G		X	X				
ALVAREZ			X				
WALKER			X				
D'ALESSANDRO	X		X				
ANDALORO, P			X				

**WHEREAS**, pursuant to N.J.S.A.: 54:4-67, the New Jersey Legislature has authorized municipalities to assess interest penalties on delinquent property taxes and municipal charges; and

**WHEREAS**, such legislation has also authorized a municipality to impose a surcharge upon the redemption of tax liens.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena, pursuant to N.J.S.A.: 54:4-67, as follows:

1. The property taxes to be paid to the Tax Collector of the Borough of Buena shall be paid on February 1, May 1, August 1 and November 1 of each quarter, and each taxpayer shall be entitled to a grace period of ten (10) days beyond such due date for the payment of property taxes. Taxes which are not paid by the tenth day of each quarter following the date on which such taxes are to be paid, or on the first business day following the tenth day of each quarter when the tenth day falls on a weekend or holiday, shall be delinquent, and the Tax Collector of the Borough of Buena shall charge interest as follows:

- A. On the first \$1500.00 of delinquency, interest of 8% per annum.
- B. On all delinquencies in excess of \$1500.00, interest at 18% per annum.
- C. Where a delinquency on a property exceeds the sum of \$10,000.00, and such delinquency is not paid prior to the end of the calendar year in which the delinquency occurs, the Tax Collector shall charge an additional penalty of 6% of the amount of the delinquency.

2. Where property is sold at the Tax Sale as a result of the non-payment of real property taxes, the holder of the tax title lien shall be entitled to charge the owner of the property, upon redemption of such lien the fees provided by R.S. 54:5-61, and in addition thereto the following additional sum upon redemption:

- A. When the taxes, interest and costs shall exceed the sum of \$200.00, but be less than \$4,999.00, an additional sum equal to 2% of the amount so paid for the tax title.
- B. Where the taxes, interest and costs exceed the sum of \$5,000.00, but do not exceed

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\$9,999.00, an additional sum equal to 4% of the amount paid for the tax title.

C. When the taxes, interest and costs shall exceed the sum of \$10,000.00, and additional sum equal to 6% of the amount so paid for the tax title.

3. The charges to be paid by the owner of a property upon redemption of a tax title lien shall also apply to all existing certificates held by the Borough of Buena as of March 28, 2011, unless such certificate was redeemed prior to the date of adoption of this resolution.

4. This resolution shall be effective immediately upon adoption.

5. The Clerk shall deliver a certified copy of this resolution to the Tax Collector of the Borough of Buena.

**ADOPTED** at a meeting of the Borough Council of Buena Borough, County of Atlantic, State of New Jersey held on March 14, 2022

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**RESOLUTION NO. 38-22 RESOLUTION AUTHORIZING THE TRANSFER OF CREDITS  
ON REAL ESTATE TAXES IN THE BOROUGH OF BUENA  
FOR THE YEAR 2021 AND PRIOR**

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G			X				
ALVAREZ			X				
WALKER			X				
D'ALESSANDRO			X				
ANDALORO, P			X				

**WHEREAS**, THE TAX COLLECTOR OF BOROUGH OF BUENA has certified to the Borough Council that certain properties need to have overpayments transferred to the year 2022; and

**WHEREAS**, THE TAX COLLECTOR OF BUENA BOROUGH has certified to the Borough Council that certain properties are entitled to have certain real estate tax credits transferred for various reasons; and

**NOW, THEREFORE, BE IT RESOLVED**, that the appropriate officials of Borough of Buena, County of Atlantic, and State of New Jersey, authorize any credits in the form of overpayment and/or duly authorized deductions to be applied to real property taxes shall be transferred to and applied to real property taxes for the premises as listed for the year 2022.

**ADOPTED** at a meeting of the Borough Council of Buena Borough, County of Atlantic, State of New Jersey held on March 14, 2022

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**RESOLUTION 39-22      RESOLUTION AUTHORIZING CANCELLATION OF CERTAIN  
PROPERTY TAXES WITH DELINQUENT BALANCES FOR TAX  
YEAR 2021 AND PRIOR UNDER \$10.00 OR LESS**

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G			X				
ALVAREZ	X		X				
WALKER			X				
D'ALESSANDRO			X				
ANDALORO, P		X	X				

**WHEREAS**, the governing body of the Borough of Buena finds and declares that N.J.S.A. 40A:5-17.1 empowers authorized municipal employees to process the cancellation of tax refunds and/or delinquencies of less than Ten (\$10.00) Dollars; and

**WHEREAS**, the governing body further finds and declares that the Municipal Tax Collector is qualified to process the cancellation of tax refunds and/or delinquencies of less than Ten (\$10.00) Dollars; and

**WHEREAS**, the governing body further finds and declares that it is in the best interest of the citizens of the Borough of Buena for the Municipal Tax Collector to be authorized to process the cancellation of tax refunds and/or delinquencies of less than Ten (\$10.00) Dollars in accordance with N.J.S.A. 40A:5-17.1;

**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the Borough of Buena, County of Atlantic, and State of New Jersey, that Municipal Tax Collector, D. Michelle Allen, is hereby authorized to process the cancellation of tax refunds or delinquencies of less than Ten (\$10.00) Dollars during the calendar year of 2021 and prior in accordance with N.J.S.A. 40A:5-17.1.

**ADOPTED** at a meeting of the Borough Council of Buena Borough, County of Atlantic, State of New Jersey held on March 14, 2022

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**RESOLUTION NO. 40-22 A RESOLUTION OF THE BOROUGH OF BUENA ACCEPTING THE  
RESIGNATION OF PERRY COKER AS EMERGENCY MEDICAL  
TECHNICIAN FOR THE BOROUGH OF BUENA, WITH REGRETS.**

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G			X				

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ALVAREZ			X				
WALKER		X	X				
D’ALESSANDRO	X		X				
ANDALORO, P			X				

**WHEREAS**, Perry Coker has served the Borough of Buena in the capacity of Emergency Medical Technician; and

**WHEREAS**, during his tenure, Perry Coker has provided effective and compassionate representation to the Borough while serving as Emergency Medical Technician; and

**WHEREAS**, Perry Coker has resigned his position, effective immediately.

**NOW, THEREFORE BE IT RESOLVED**, by the Council of the Borough of Buena that the resignation of Perry Coker be regrettably accepted effective immediately.

**ADOPTED** at a meeting of the Borough Council of Buena Borough, County of Atlantic, State of New Jersey held on March 14, 2022

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**RESOLUTION NO. 41-22      RESOLUTION AUTHORIZING HIRING OF EMERGENCY  
MEDICAL TECHNICIAN**

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G			X				
ALVAREZ			X				
WALKER		X	X				
D’ALESSANDRO	X		X				
ANDALORO, P			X				

**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 candidates to replace the Emergency Service Technicians who have left the department:

William Holmstrom, Jr.

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**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 candidates as Part-time per-diem Emergency Service Technicians based on their qualifications with a start date as soon as possible and conditioned upon the successful completion of the hiring phases set forth in the Policy and Procedures of the Borough of Buena.

**ADOPTED** at a meeting of the Borough Council of Buena Borough, County of Atlantic, State of New Jersey held on March 14, 2022

**SOLICITOR'S REPORT:**

Solicitor Costigan reported that the A.C.I.A has will be reinstating the Community Champion Program in 30-45 days. The state legislature passed a bill to allow municipalities to charge and Community Champions will institute the program.

**ENGINEER'S REPORT:**

**FY2018 NJDOT Municipal Aid Project – Reconstruction of Forest Grove Road**

The project has been closed out. We are preparing the final reimbursement package for submission to the NJDOT.

**FY2021 NJDOT Municipal Aid Project – Reconstruction of South Boulevard**

Design of the project is essentially complete. We are awaiting a schedule from South Jersey Gas for their gas main replacement work. Once funding issues are addressed, we can finalize the design and proceed with public bidding.

**FY2022 NJDOT Municipal Aid Project – E. Summer Road and E. Flower Street**

The Borough received \$285,000 for E. Summer Road and E. Flower Street. Our office submitted a proposal for survey and engineering work. We are awaiting authorization.

**Expansion of the Commerce Center Redevelopment Area**

The public hearing is being scheduled in coordination with the Board Secretary.

Councilwoman Andaloro question if pot holes on Central Avenue would be corrected. Engineer Smith stated areas where recently resurfaced and manholes castings will need to be priced for the recasting.





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**NEXT MEETING:** MARCH 28, 2022

**MEETING ADJOURNED:** M/D' ALESSANDRO S/ WALKER RCVU

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PAMELA JOHNSTON  
ACTING BOROUGH CLERK