

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 1**

**MEETING CALLED TO ORDER: 7:00 P.M.  
MEETING ADJOURNED: 7:45 P.M.**

**CALL MEETING TO ORDER: FLAG SALUTE**

**ROLL CALL OF ATTENDANCE:**

<b>Council Member</b>	<b>Present</b>	<b>Absent</b>
MERIGHI	<b>X</b>	
ADAMS	<b>X</b>	
BARSUGLIA	<b>X</b>	
ANDALORO	<b>X</b>	
FABRIZIO	<b>X</b>	
ALVAREZ	<b>X</b>	

**ALSO, IN ATTENDANCE:** Solicitor Tonetta, Administrator Coraluzzo, Municipal Auditor Garcia, Road Supervisor Nimohay.

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, March 27, 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.

**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:**

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

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 2**

**Chelsea Jackson, Franklinville**, stated Taste of Earth is looking forward to opening a dispensary in Buena Borough. Their Conditional license had been approved on January 23, 2023. Ms. Jackson continues to state that her application for grants and additional funding would be a significant contribution to Buena Borough and has her sights on a location in Buena for her dispensary.

**Eileen Milazzo, Buena Terrace Apartments**, spoke of the cat situation at the Buena Terrace apartment complex. She had vaccinated and fed a colony of 30 cats and the current colony has 9 remaining cats. Ms. Milazzo stated that Animal Control had spoken with her concerning the trapping and registering the cats. Mayor Zappariello asked that she stay after the meeting so he may get further details.

**Elaine Rivera, Sicklerville**, of The Friendly Flower dispensary is interested in a property in Buena Borough to expand her Cannabis business and was there to introduce herself.

**PUBLIC PORTION CLOSED:**

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

=====

**PUBLIC PORTION CLOSED:**

**2023 MUNICIPAL BUDGET**

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

**DISCUSSION:** Mike Garcia stated the hearing was scheduled as advertised but unable to adopt the budget at this time and will need to be tabled. Mr. Garcia gave a brief update of the 2023 Budget items and a discussion ensued. The 2023 budget will be advertised for the next hearing date.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 3**

MOTIONED TO CONTINUE THE PUBLIC HEARING ON RESOLUTION 71-23 A RESOLUTION TO ADOPT 2023 MUNICIPAL BUDGET  
:

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

=====

NEED MOTION TO OPEN THE PUBLIC HEARING ON:

**ORDINANCE NO. 728**      **AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, AMENDING CHAPTER 40 ENTITLED "OFFICERS AND EMPLOYEES" OF THE CODE OF THE BOROUGH OF BUENA, TO ESTABLISH THE POSITION OF QUALIFIED PURCHASING AGENT**

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

**WHEREAS**, the Local Public Contracts Law ("LPCL") provides that the position of Qualified Purchasing Agent must be created by Ordinance; and

**WHEREAS**, the LPCL further provides that once the Qualifying Purchasing Agent ("QPA") position has been created and the QPA has been appointed, the governing body of the contracting unit may establish the bid threshold to be up to the higher threshold amount adjusted by the Governor pursuant to N.J.S.A. 40A:11-3(e); and

**WHEREAS**, the Mayor and Council of the Borough of Buena desired to establish the position of QPA by Ordinance and avail itself to the higher bid threshold amount.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Buena, County of Atlantic, State of New Jersey, as follows:

**Section A**

Chapter 40, Officers and Employees, Code of the Borough of Buena is hereby amended by creating a new section 35, Qualified Purchasing Agent, as set forth below:

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 4**

Chapter 40-35 Qualified Purchasing Agent,

- A. There is hereby created the position of Purchasing Agent for the Borough of Buena.
- B. The Purchasing Agent shall be appointed by the Mayor upon the advice and consent of the Council.
- C. The Purchasing Agent is required to possess a valid Qualified Purchasing Agent Certificate as issued by the New Jersey Division of Local Government Services, Department of Community Affairs.
- D. The Purchasing Agent shall have, on behalf of the Mayor and Council of the Borough of Buena, the authority, responsibility and accountability for: the purchasing activity pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., to prepare public advertising for and to receive bids and requests for proposals for the provision of performance of goods, services and construction contracts; to award contracts pursuant to New Jersey law in accordance with the regulations, forums and procedures promulgated by state regulatory agencies; the establishment and enforcement of any and all local purchasing policies adopted by the governing body; the purchasing and claims approval authority of the Borough Purchasing Officer set forth by Ordinance; and the conduct of any activities as may be necessary or appropriate to the purchasing function of the Borough of Buena.
- E. Having appointed a Qualified Purchasing Agent pursuant to N.J.S.A. 40A:11-9, the Borough will take advantage of the higher bid threshold (currently \$44,000.00, with a quote threshold of 15% or \$6,600.00), pursuant to N.J.S.A. 40A:11-3(a), as such threshold may be adjusted from time to time pursuant to N.J.S.A. 40A:11-3(e), but may at its discretion go to bid at a lower amount to encourage greater competition among bidders.

**Section B**

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

**Section C**

If any section, subsection, paragraph, phrase or sentence of this ordinance is, for any reason, declared to be unconstitutional or invalid, such section, subsection, paragraph, phrase or sentence shall be deemed severable.

**Section D**

This ordinance shall take effect immediately upon final publication as provided by law.

**DISCUSSION: NONE**

**PUBLIC HEARING CLOSED:**

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 5**

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

**ORDINANCE NO. 728 ADOPTED:**

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

=====

**MOTION TO INTRODUCE AND PASS AND CLOSED:**

**ORDINANCE NO. 729      ORDINANCE AMENDING ORDINANCE 446, AS AMENDED, CHAPTER 82 OF THE CODE OF THE BOROUGH OF BUENA ENTITLED OCCUPANCY PERMITS**

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

**WHEREAS**, lead is a naturally occurring element and heavy metal in our environment and used in commercial products including paint; and

**WHEREAS**, lead is toxic to humans and is found to be harmful on human physiological and behavioral health and lead exposure occurs when lead is introduced into the bloodstream by ingestion or inhalation of lead dust and can cause nervous system and kidney damage, as well as learning disabilities, attention deficit disorder, and decreased intelligence, among other serious health issues; and

**WHEREAS**, children and pregnant women are considered to be at the highest risk of exposure and deteriorating lead-based paint such as peeling, chipping, chalking, cracking or damaged paint is a hazard and requires immediate attention; and

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 6**

**WHEREAS**, the New Jersey State legislature adopted N.J.S.A. 52:27D-437.17b(2) and N.J.S.A. 52:27D-437.20b requiring municipalities to inspect certain rental dwelling units to assure they do not pose a lead hazard to tenants; and

**WHEREAS**, the Mayor and Council of the Borough of Buena find it to be in the best interest of the residents of the Borough to require lead-based paint inspections to assure no lead hazard exists in said units.

**NOW THEREFORE BE IT ORDAINED** by the Council of the Borough of Buena that Ordinance 446, as amended, Chapter 82 of the Code of the Borough of Buena be amended by the addition of the following **Section 82-18**

**82-18 Lead-Based Paint Hazard Inspection Requirements for Rental Dwellings**

**82-18 A. Definitions.**

The following definitions shall apply to this article:

**COMMON INTEREST COMMUNITY**

A real estate development or neighborhood in which the property is burdened by servitudes requiring property owners to contribute to maintenance of commonly held property or to pay dues or assessments to an owners' association that provides services or facilities to the community.

**DUST WIPE SAMPLING**

A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development.

**LEAD INSPECTOR**

A person certified by the Department of Health to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:17-1.1 et seq. This includes the ability to perform dust wipe sampling.

**LEAD-BASED PAINT HAZARD**

Any condition that causes exposure to lead from lead-contaminated dust or lead-based contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

**LEAD-FREE CERTIFICATION**

A certification which confirms that a lead-based paint inspection was performed and that no lead-based paint exists in the dwelling unit or that all lead-based paint hazards have been fully abated.

**TENANT TURNOVER**

The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit.

**VISUAL ASSESSMENT**

A visual examination for deteriorated paint or visible surface dust, debris, or residue.

**VISUAL ASSESSOR**

A person that is certified to perform a visual assessment.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 7**

**§ 82-18 B. Lead-based paint inspection.**

1. A lead inspector for the Borough of Buena shall inspect every single-family, two-family, and multiple rental dwelling located within the Borough of Buena for lead-based paint hazards through visual assessment in accordance with N.J.S.A. 52:27D-437.16 et seq., as may be amended from time to time.
2. The property owner or landlord may, in lieu of having the dwelling inspected by the Borough's lead inspector, directly hire a private lead evaluation contractor who is certified to provide lead-based paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.16 et seq., as may be amended from time to time.
3. In accordance with N.J.S.A. 52:27D-437.16(c), a dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:
  - a. Has been certified to be free of lead-based paint;
  - b. Was constructed during or after 1978;
  - c. Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the Hotel and Multiple Dwelling Law, *N.J.S.A. 55:13A-1 et seq.*
  - d. Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
  - e. Has a valid lead-safe certification issued after abatement in accordance with N.J.A.C. 5:17.
4. If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms in accordance with the Lead-Hazard Control Assistance Act N.J.S.A. 52:27D-437.1 et seq. Upon the remediation of the lead-based paint hazard, the Borough's lead evaluation contractor or visual assessor, as may be applicable, or the owner's private lead evaluation contractor, shall conduct an additional inspection of the unit to certify that the hazard no longer exists.
5. If no lead-based paint hazards are identified, or following remediation pursuant to this subsection then the Borough's lead evaluation contractor or the owner's private lead inspector shall certify the dwelling as lead safe on a form prescribed by the Department of Community Affairs, which shall be valid for two years.
6. In accordance with N.J.S.A. 52:27D-437.16(e), property owners shall:
  - a. Provide evidence of a valid lead-safe certification and the most recent tenant turnover to the Borough of Buena at the time of the cyclical inspection unless not required to have had an inspection pursuant to paragraph 3 herein.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 8**

- b. Provide evidence of a valid lead-safe certification to new tenants of the property at the time of tenant turnover and shall affix a copy of such certification as an exhibit to the tenant's or tenants' lease. This subsection shall not apply should the unit not be required to have an inspection pursuant to paragraph 3 herein.
  - c. Maintain a record of the lead-safe certification which shall include the name or names of the unit's tenant or tenants if the inspection was conducted during a period of tenancy unless not required to have had an inspection pursuant to paragraph 3 herein.
7. If a lead evaluation contractor or the Borough's lead evaluation contractor finds a lead-based paint hazard exists, then the lead evaluation contractor shall notify the Commissioner of Community Affairs, who shall review the findings in accordance with Section 8 of the Lead hazard Control Assistance Act, N.J.S.A. 52:27D-437.8.
8. Should a lead hazard be identified in an inspection of one of the dwelling units in a building consisting of two or three dwelling units, then the lead evaluation contractor shall inspect the remainder of the building's dwelling units for lead hazards, with the exception of dwelling units that have been certified to be free of lead-based paint.

**82-18 C. Fees for Inspections**

The fees for a lead-based paint inspection shall be as follows:

- 1. The fee for a visual assessment and dust wipe sampling inspection performed by the Borough's lead inspector shall be \$600 for a dwelling unit that has one bedroom. There shall be an additional fee of \$30 for each additional bedroom in the dwelling unit.
- 2. The fee for the filing of a lead-safe certification or lead-free certification shall be \$25.
- 3. In a common interest community, any inspection fee charged shall be the responsibility of the unit owner and not the Homeowners' Association, unless the association is the owner of the unit.
- 4. In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20 per dwelling unit inspected by the Borough's lead evaluation contractor or the owner's private lead inspector shall be assessed for the purposes of the Lead Hazard Control Assistance Act, N.J.S.A. 52:27D-437-1 et seq. unless the unit owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.
- 5. Should the Borough's lead inspector be required to re-inspect due to required remediation, an additional fee of \$600.00 shall be charged for each additional inspection. Should the Borough's lead inspector be required to perform a dust wipe as well as a visual inspection, the fee shall be \$725.00
- 6. Should the Borough's lead inspector be denied access, the fee shall remain payable to cover the cost of the Borough's inspector



**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 9**

**§ 82-18 D. Violations and penalties.**

In accordance with N.J.S.A. 52:27D-437.19, the penalties for a violation of § 82-18 B. 4 and 6 herein shall be as follows:

1. If a property owner has failed to conduct the required inspection within the time set forth herein, or initiate any remediation efforts, the owner shall be given 30 days to cure the violation.
2. If the property owner has not cured the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

**BE IT FURTHER ORDAINED** that should any Ordinance or portion thereof be inconsistent with this Ordinance, such Ordinance or portion thereof shall be void to the extent of such inconsistency.

**BE IT FURTHER ORDAINED** that should any portion of this Ordinance be deemed unenforceable by any court of competent jurisdiction, the balance thereof not deemed unenforceable shall remain in full force and effect.

=====

**RESOLUTION 72-23      BOROUGH OF BUENA, COUNTY OF ATLANTIC GOVERNOR'S  
COUNCIL ON ALCOHOLISM AND DRUG ABUSE**

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

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, the Borough of Buena Council of the Borough of Buena, County of Atlantic, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Drug Committee; and,

**WHEREAS**, the Borough of Buena Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Borough of Buena has applied for funding to the Governor's Council

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 10**

on Alcoholism and Drug Abuse through the County of Atlantic;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough of Buena, County of Atlantic, State of New Jersey hereby recognizes the following:

1. The Borough of Buena Council does hereby authorize submission of a Strategic plan for the BVT/Buena Borough/Weymouth Twp. Municipal Alliance grant for fiscal year 2024 in the amount of:

DEDR	\$9,219.61
Cash Match	\$2,304.90
In Kind	\$6,914.71

2. The Borough of Buena Council acknowledges the terms for administering the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

=====

**RESOLUTION 73-23    BOROUGH OF BUENA, COUNTY OF ATLANTIC GOVERNOR'S  
COUNCIL ON ALCOHOLISM AND DRUG FISCAL GRANT YEAR OF  
2023-2025**

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

**WHEREAS**, the Governor’s Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey. In coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal Alliance Program.

**WHEREAS**, The Borough Council of the Borough of Buena, County of Atlantic. State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

**WHEREAS**, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Borough Council has applied for DMHAS Youth Leadership funding through the Governor’s Council on Alcoholism and Drug Abuse through the County of Atlantic;

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 11**

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Buena, County of Atlantic, State of New Jersey hereby recognizes the following:

1. The Borough of Buena Council does hereby authorize submission of a strategic plan for the Buena Vista Township / Borough of Buena / Weymouth Twp. DMHAS Youth Leadership Grant Program for fiscal year September 1, 2023 to September 30, 2025 in the amount of:

DMHAS Grant Funding        \$3,124.38

2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

=====

**RESOLUTION 74-23        A RESOLUTION AUTHORIZING HIRING OF EMERGENCY MEDICAL TECHNICIANS**

<b>Council Member</b>	<b>By</b>	<b>2nd</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
MERIGHI			X				
ALVAREZ	X		X				
ADAMS			X				
BARSUGLIA		X	X				
ANDALORO			X				
FABRIZIO			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 candidate to replace the Emergency Service Technician(s) who have left the department:

Frank Angello  
Felisha Fisher  
Sarah Anderson

**NOW THEREFORE, BE IT RESOLVED**, by the Council of the Borough of Buena, County of Atlantic, State of New Jersey, hereby approve the hiring of aforementioned candidates as Per-diem Emergency Service Technicians based on their qualifications with a start date effective March 27, 2023 and conditioned upon the successful completion of the hiring phases set forth in the Policy and Procedures of the Borough of Buena.

=====

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 12**

**RESOLUTION 75-23      A RESOLUTION OF THE BOROUGH OF BUENA PLACING LIENS ON  
PROPERTY FOR FAILURE TO MAINTAIN PROPERTY IN  
ACCORDANCE WITH ORDINANCE 642**

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

**WHEREAS** , the Borough of Buena established legal right to clear and lien unkempt properties in accordance with Ordinance 642; and

**WHEREAS** , Buena Borough has identified a property or properties that have not been maintained over a period of time; and

**WHEREAS** , Buena Borough has noticed property owners of record following all established procedures; and

**WHEREAS** , the property or properties listed have been cleared by the Borough of Buena and charges established for time and equipment per Ordinance 642;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena that the properties attached to this Resolution shall have a lien for lot clearance, similar to a tax lien, placed upon them upon passage of this resolution.

=====

**RESOLUTION 76-23      A RESOLUTION APPOINTING JOHN CILIBERTI AS PART TIME  
FIRE SUBCODE OFFICIAL FOR THE BOROUGH OF BUENA**

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

**WHEREAS** , a vacancy exists in the Borough of Buena Construction Department for the position of Part-Time Fire Subcode Official; and

**WHEREAS** , N.J.S.A. 52:27D-126 authorizes municipalities to appoint a construction official and any necessary Subcode officials; and

**WHEREAS** , N.J.A.C. 5-23-5.3 and 5.7 requires all construction officials and sub code officials to be licensed; and

**WHEREAS** , John Ciliberti has met all of the requirements for the position and possesses all the required licenses; and

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 13**

**WHEREAS**, John Ciliberti understands that he will not receive health benefits while serving as Part-Time Fire Subcode Official; and

**WHEREAS**, the total number of weekly work hours shall be set as an average of 10 hours per week; and

**WHEREAS**, the Mayor and Council of the Borough of Buena have determined that it is in the best interests of the residents of the Borough of Buena to appoint, John Ciliberti as Part-Time Fire Subcode Official in the Construction Department; and

**WHEREAS**, the CFO of the Borough of Buena has certified that funding is available to cover the costs of this position; and

**WHEREAS**, John Ciliberti shall be performing all duties of the Fire Subcode Official as stated in N.J.A.C. 5-23-5.3 and 5.7.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council for the Borough of Buena, County of Atlantic State of New Jersey that John Ciliberti is hereby appointed to the position of a Part-Time Fire Subcode Official.

**IT IS FURTHER RESOLVED** that John Ciliberti shall be paid \$25.00 per hour for all UCC duties and \$30.00 per hour for court appearances.

**BE IT FURTHER RESOLVED** that the Mayor and Council of the Borough of Buena direct the Municipal Clerk to forward a copy of this Resolution to the New Jersey Department of Community Services along with a copy of all certifications held by Mr. Ciliberti.

=====

**RESOLUTION 77-23      A RESOLUTION APPROVING VOLUNTEERS TO ASSIST THE  
BOROUGH OF BUENA RECREATION COMMISSION**

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

**WHEREAS**, the Borough of Buena Recreation Commission has the need for volunteers to assist the Commission; and

**WHEREAS**, Recreation Chairwoman Marina Barsuglia has made recommendations for approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena that the following are hereby approved to volunteer for the Borough of Buena Recreation Commission.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 14**

Becky Cantoni  
Erik Seymour  
Rena Pullman,  
Mike Bertonazzi,  
Elena Obelenus

=====

**COMMITTEE REPORTS:**

**PERMITS/INSPECTIONS/TAX OFFICES, NO REPORT**

**FINANCE: COUNCILMAN, (JORGE ALVAREZ),**

*Councilman Alvarez stated that with the budget on hold, the borough departments will need to review their spending until the budget is adopted.*

**PUBLIC SAFETY/STREET LIGHTS: (COUNCIL PRESIDENT, DOUGLAS ADAMS)**

EMS report for February 2023

- 62 Buena Boro
- 11 Buena Vista Twp
- 3 Vineland City
- 5 Dorothy
- 2 Other (Hammonton)
- Totals Ems call for February 83
- Blood pressures were taken during the month of February at Buena Garden Apartments and Buena Nutrition Center.

Minotola Fire Company

- 11 calls for service
- mutual aid assignment house fire
- training classes in Avalon for building collapse, bloodborne pathogens and ICS 200 Class
- working on detailed plan for fire response for Buena Gardens staging
- April 19<sup>th</sup> unit citations will be given for Firefighter Abriola, Asst Chief Drogo, ExAsst. Chief Belfi and Firefighter Abba
- On March 16 a full PEIOH investigation was conducted.

MONTHLY ANIMAL CONTROL REPORT

- Buena Terrace Apartments. Meeting held with Lydia of Woodland Whiskers TNR group regarding the feral cat situation at the apartment complex. Although this organization was willing to assist, they were not amenable to immunizing the cats for rabies per Township regulations. Animal Control will begin trapping in coordination with the Buena Housing Authority-Maintenance Department starting the first week of April.
- Contact was made with both East Oak Animal Hospital and Linwood Pet Hospital for back-up veterinarian care following the unavailability of staff at the Animal Clinic of Buena on 3/20. An injured cat had been taken to the Animal Clinic of Buena where the appropriate staff was unavailable to euthanize the animal. The animal was then transported to Linwood for assistance.
- ACO Thomas Schenck's employment with NJAC was terminated effective March 20th. The Borough of Buena will continue to be supported by the remaining four Animal Control Officers on staff with NJAC.
- Animal Control Dispatch Information:
  1. Investigated complaint regarding living conditions for dogs located at 1015 W. Summer Road. The dogs in question were found to be healthy. However, the Health Department is currently investigating the human living conditions at this residence.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 15**

2. Transport of stray brown/white Pitbull mix found at 505 South Lake Blvd. Dog was transported to Atlantic County Animal Shelter.
3. Injured cat was taken to Linwood Pet Hospital for euthanasia. Upon arrival at Hospital for pick-up of deceased cat, ACO was informed that the cat was being transported for rabies testing by the State given it bit a vet technician during the euthanasia process.

- Reminder to report street light outages

**RECREATION: (CHAIRWOMAN, MARINA BARSUGLIA)**

Recreation report for March 14<sup>th</sup> recreation meeting:

- 1500 Easter Eggs were stuffed for the hunt on the 25th of March, with a rain date of April 1 at 10 am
- Cassie Iacovelli from MainStreet Hammonton was the guest speaker. Ms. Iacovelli gave numerous fundraising and event planning suggestions
- A Walking club is to begin in May for every Thursday night, (Sustainable NJ project)
- Prospect of hosting an Earth Day event on Saturday April 22 8-12) More information to follow. (Ground Breaking for community Garden & Black Water Pond Clean up/ Sustainable NJ Project)  
4 blueberry bushes have been donated by the Donato Family)
- The American Legion is donating our water source for the community garden as well.
- Brick R Us campaign update 16 bricks have sold to date with a larger push to happen with in the next few weeks. Order forms are available at our clerks office or you can order them online from our recreation Facebook page. Cost is \$50 per brick (Donini school Memorial)
- Breakfast with the Easter Bunny at Martins Catering is officially Sold Out. We successfully sold 175 tickets for our Annual Event.
- Worked on several grant possibilities and submitted them to Triad. We also submitted the FY24 grant for partial payment of the total cost of the expense approx \$390,000
- Concerts in the Park: we are waiting on the grant approval from Atlantic County. We have requested funds from 2019. More updates to follow.

**BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILWOMAN ANDALORO)**

Councilwoman Andaloro reported.

- Melini Parks continues to get ready for Baseball Opening Day on April 15th, with the announcer's booth resided, a new score board and 2 sets of bleachers had been ordered with the Buildings and Grounds budget.
- A concern with lights let on at the ballfield, an electrician maybe needed to quote for timers.
- Pavilions in the Park have been vandalized.
- Benches and Trash/ Recycling contains are being delivered to be placed along the walking path.

**ROADS/RECYCLING: (COUNCILMAN, JOSEPH FABRIZIO)**

Councilman Fabrizio gave an update on donations for the ballfield improvements.

**MINUTES OF THE WORKSHOP MEETING OF MARCH 13, 2023. IF NO CORRECTIONS OR ADDITIONS, ENTERTAIN A MOTION TO APPROVE:**

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

**MINUTES OF THE REGULAR MEETING OF MARCH 13, 2023 . IF NO CORRECTIONS OR ADDITIONS, ENTERTAIN A MOTION TO APPROVE:**

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 16**

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

**CORRESPONDENCE:**

- BUENA HISTORICAL SOCIETY REQUESTING PERMISSION TO USE BOROUGH OWNED VACANT LOT, ADJACENT TO THE HISTORICAL PROPERTY ON KENNEDY DRIVE, ON MAY 6, 2023, BETWEEN THE HOURS OF 9:00 A.M. TO 5:00 P.M. FOR ADDITIONAL PARKING.**

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

**NEED MOTION TO FILE CORRESPONDENCE:**

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

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** Councilman Adams stated that copies of the minutes in packets would not be included in the future. All of Council in agreement.

**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:** APRIL 10, 2023



**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
MARCH 27, 2023  
PAGE 17**

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