

BOROUGH OF BUENA
REGULAR COUNCIL MEETING
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JOANNE ROSEMONT OF MINOTOLA commended Council President Patricia Andaloro and Councilwoman Gina Andaloro for their continued efforts in creating our own “Main Street USA” by placing cornstalks along Central Avenue. Ms. Rosemont then questioned Councilman Joseph D’Alessandro about personal or financial interests in the proposed cannabis facility at the former Scott Paper property. Councilman D’Alessandro stated he had no personal or financial interest in the proposed business.

PUBLIC PORTION CLOSED:

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

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RESOLUTION 112-22 A RESOLUTION AUTHORIZING THE CFO TO REFUND A LAND-USE BOARD APPLICATION FEE IN THE AMOUNT OF \$500.00 TO VICTORIA IACONO

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

WHEREAS, Victoria Iacono remitted a payment for an application in the amount of \$500.00 to the Borough of Buena Land Use board. Ms. Iacono will not be moving forward with the application, nor will there be a review, therefore nothing will be paid out and is requesting a full refund.

NOW THEREFORE BE IT RESOLVED by Mayor and Council of Buena Borough that the Chief Financial Officer is hereby authorized to refund the amount of \$500.00 held in escrow.

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RESOLUTION 113-22 RESOLUTION OF THE BOROUGH OF BUENA AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH REALAUCTION.COM, LLC FOR THE PURPOSE OF CONDUCTING MUNICIPAL TAX LIEN SALES FOR 2022 PURSUANT TO N.J.S.A. 54:5-19.1.

Tax Collector Patrick Hegarty updated those present on the status of the electronic sale of 2021 delinquencies. Collector Hegarty detailed the benefits of electronic sales, specifically, the ability to collect and possibly retain, Premium payments offered during the bidding process.

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

WHEREAS, N.J.S.A. 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales in the State of New Jersey along with participating Counties and Municipalities, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, RealAuction.com has supplied and negotiated a contract to provide electronic tax sales services to the Borough of Buena, which contract is attached hereto and made a part hereof by reference, and

WHEREAS, the Borough of Buena wishes to participate in an electronic tax sale in 2022 and to award a contract for such services to RealAuction.com as a vendor which has been determined to have complied with the statutory provisions necessary to supply such services.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Buena that the Tax Collector is hereby authorized to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

1. The Mayor is hereby authorized to sign the attached contract for services with RealAuction.com, which has offices located at 861 SW 78th Avenue, Plantation, Fla. 33224.

2. The Mayor and other officers and employees of the Borough are hereby authorized to perform whatever task may be necessary to effectuate the purposes of this Resolution.

3. This Resolution is subject to the availability of funds.

RESOLUTION 114-22 A RESOLUTION AMENDING RESOLUTION 79-22 APPROVING ALCOHOLIC BEVERAGE LICENSES FOR THE 2022-2023 TERM, REMOVING LICENSE NO. 0104-33-001-003.

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

WHEREAS, Council approved Resolution 79-22 approving alcoholic beverage licenses for the 2022-2023 licensing term on June 27, 2022; and

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WHEREAS, License No. 0104-33-001-003 required 12.39 relief by the Director of the Division of Alcoholic Beverage Control.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the Resolution 70-21 is hereby amended to exclude License No. 0104-33-001-003, issued to Emmanuil and Victor, LLC. All other sections of Resolution 79-22 shall remain unchanged.

RESOLUTION 115-22 A RESOLUTION APPROVING AN ALCOHOLIC BEVERAGE LICENSES FOR THE 2022-2023 TERM.

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

WHEREAS, application for renewal of an inactive license, No. 0104-33-001-003 issued to Emmanuil and Victor, LLC for the 2022-2023 year has been filed with the Borough Clerk; and

WHEREAS, all filing fees have been paid and all applications hereinafter identified are complete, including the Special Ruling to Permit Renewal for the 2022-2023 licensing term.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the retail consumption license be and is hereby renewed, in inactive status, for the 2022-2023 licensing year.

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RESOLUTION 116-22 RESOLUTION FOR A PERSON-TO-PERSON LIQUOR LICENSE TRANSFER

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

WHEREAS, there exists in the Borough of Buena, a certain Plenary Retail Consumption License, being license No.: 0104-33-001-003 known as **EMMANUIL AND VICTOR, LLC**; and

WHEREAS, said owner having filed with the issuing authority a letter of consent to transfer said license; and

WHEREAS, the applicant has complied with the provisions of N.J.A.C. 13:2-7.10, as follows:

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1. The submitted application is complete in all respects; and
2. The applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder as well as pertinent local ordinances and conditions consistent with Title 33; and
3. The applicant has disclosed and the authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business; and

WHEREAS, said owners have complied with all State and Local requirements for said transfer, including legal advertisements under such statutes made and provided.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that the Plenary Retail Consumption License No.: **0104-33-001-003** is hereby transferred to **ELLEWOODSOTO HOSPITALITY LLC**

Councilman Adams congratulated and welcomed Mrs. Lourelle Woodson-Soto to our community. Mrs. Woodson-Soto stated the anticipated opening date is November 21, 2022.

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RESOLUTION 117-22 REFUND THE OVERPAYMENT IN THE AMOUNT OF \$1,575.74 TO CORELOGIC FOR AN OVERPAYMENT AS THE HOMEOWNER IS EXEMPT.

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

WHEREAS, Block 204 Lot 5 owned by William R. Schulgen, a total disabled veteran; and

WHEREAS, the tax assessor has determined that Mr. Schulgen is eligible, and has been granted, total disabled status on Block 204, Lot 5 also known as 104 Catherine Avenue effective March 18, 2022;

WHEREAS, taxes were paid in full in the amount of \$1,575.74 for the third quarter;

WHEREAS, Corelogic is entitled to a full refund in the amount of \$1,575.74 for payment of the third 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 \$1,575.74 on Block 204, Lot 5 effective March 18, 2022.

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RESOLUTION 118-22 A RESOLUTION OF THE BOROUGH OF BUENA ACCEPTING THE DONATION OF A STREET SIGN AND APPROVING ITS INSTALLATION ON LOUIS DRIVE.

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

WHEREAS, resident John Pang of Louis Drive has made an offer to donate a “Slow Down for Kids and Pets at Play” sign for Louis Drive residents of the Borough of Buena; and

WHEREAS, The Borough of Buena requires a resolution accepting the donation and approving the installation of the “Slow Down for Kids and Pets at Play” sign; and

WHEREAS, the “Slow Down for Kids and Pets at Play” sign will be installed and maintained by the Borough of Buena; and

WHEREAS, the “Slow Down for Kids and Pets at Play” is proposed to be installed on Louis Drive in the Minotola section of Buena Borough; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that the installation of the “Slow Down for Kids and Pets at Play” sign for the Louis Drive cul-de-sac is hereby accepted and the installation is approved.

ENGINEER’S REPORT:

- **FY2021 NJDOT Municipal Aid Project – South Boulevard Drainage Improvements**

A pre-construction meeting took place on September 27, 2022. The contractor anticipates starting work within the next two (2) weeks.

- **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 for both streets. Our office is preparing a revised proposal for Flower Street only to better match the NJDOT grant funding.

SOLICITOR’S REPORT:

Land Use Board Solicitor Goloff requested a meeting with Mayor Zappariello, Councilman Adams, and Solicitor Tonetta to discuss recommendations regarding changes to municipal land use law relating to cannabis businesses. A meeting is scheduled for the week of October 16, 2022.

Solicitor Tonetta is finalizing the collection of solid waste specifications.

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MINUTES OF THE WORKSHOP MEETING OF SEPTEMBER 12, 2022, WERE APPROVED.

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

MINUTES OF THE REGULAR MEETING OF SEPTEMBER 26, 2022, WERE APPROVED.

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

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

Council President Andaloro reminded everyone that the nutrition site located in the Louise Basile Community Center is open to all senior citizens in Atlantic County. The Council President will distribute flyers and is hopeful that more seniors will take advantage of the county's many nutritional and social benefits. Council President Andaloro reported that the bingo machine is working thanks to Councilman Adams and Road Supervisor Nimohay.

BILLS PAID AS LISTED:

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

NEXT MEETING: OCTOBER 26, 2022

MEETING ADJOURNED: M/P. ANDALORO S/G. ANDALORO RCVU

CINDI HOLLAND, CHIEF FINANCIAL OFFICER