

BOROUGH OF BUENA
MINUTES
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MEETING CALLED TO ORDER: 8:00 A.M.
MEETING ADJOURNED: 8:07 A.M.

CALL MEETING TO ORDER: Flag Salute

ROLL CALL OF ATTENDANCE:

Council Member	Present	Absent	Call-in
ANDALORO, G	x		
ALVAREZ			x
ANDALORO, P	x		
D'ALESSANDRO			x
ADAMS	x		

ALSO PRESENT: Solicitor Rick Tonetta, Administrator Maryann Coraluzzo

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 October 28, 2022, as well as having been posted on www.buenaboro.org and the bulletin board at Borough Hall.

MAYOR'S REPORT: First order of business.

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 OF THE MEETING:

PUBLIC PORTION OPENED

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

No one spoke

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CLOSED PUBLIC PORTION:

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

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MOTIONED TO INTRODUCE AND PASS ON FIRST READING:

ORDINANCE NO. 714 AN ORDINANCE AMENDING ORDINANCE 701, AN ORDINANCE DISSOLVING THE BUENA BOROUGH FIRE DISTRICT NO. 1 PURSUANT TO N.J.S.A. 40A:5A-20 AND EXPANDING BUENA BOROUGH FIRE DISTRICT NO. 2 PURSUANT TO N.J.S.A. 40A:14-90

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, on July 29, 2021, the Council of the Borough of Buena adopted Ordinance 701 dissolving Buena Borough Fire District No. 1 and expanding Buena Borough Fire District No. 2 wherein, at Section 3, ordained to transfer all real and personal property owned or titled in the name of Borough of Buena Fire District No. 1 unto Buena Borough Fire District No. 2, including the land and improvements previously utilized for Landisville Fire Company (Building); and

WHEREAS, Borough Council has reconsidered the transfer of the Building to Fire District No 2 as it may be best served as a station for the Emergency Medical Services of the Borough which presently occupy a portion of the Commerce Center facility; and

WHEREAS, by moving the Emergency Medical Services out of the Commerce Center to the Building, the Borough would allow the Commerce Center location to be rented to a business, thereby providing for a tax ratable, job creation and an incentive to a future Master Tenant to occupy the Commerce Center and the use of the Building will not remove a tax ratable from the tax roles as the Building was exempt from taxation; and

WHEREAS, Borough Council has also received a petition duly signed by at least 5% of

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the registered voters for the Council to consider the creation and designation of a fire district in accordance with N.J.S.A. 40A:14-70, which, if favorably considered, may cause the Building and other assets to revert back to the newly created fire district and it would not be in the best interest of the Borough to allow the transfer of assets pursuant to Ordinance 701 only to later consider the creation of a fire district if it is considered in the best interest of the residents; and

WHEREAS, the Borough Council finds it to be in the best interest of the Borough to stay the transfer of assets to Fire District No. 2 until further consideration of Borough Council.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Buena that Ordinance 701 be and is hereby amended to stay the operation of Section 3 of Ordinance 701 until further consideration of Borough Council.

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 125-22 A RESOLUTION OF THE BOROUGH OF BUENA PLACING LIENS ON
PROPERTY FOR FAILURE TO MAINTAIN PROPERTY IN
ACCORDANCE WITH ORDINANCE 642**

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, 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,

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placed upon them upon passage of this resolution.

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Councilman Adams addressed mayor and council stating he had created a petition for the Dissolution of Fire District#2 in the Borough of Buena with 223 signatures. Petition was passed to Acting Clerk for certification.

Meeting adjourned: m/Adams s/Andaloro, P RCUV