

**BOROUGH OF BUENA
WORKSHOP MINUTES
NOVEMBER 13, 2023
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MEETING CALLED TO ORDER: 6:31 **P.M.**
MEETING ADJOURNED: 7:02 **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: Solicitor Tonetta, Acting Clerk Pamela Johnston, Road Supervisor Nimohay, Administrator Coraluzzo, Clerk 1 Nicole Koch

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, November 13, 2023 commencing at 6:31 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, 2022, as well as having been posted on 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 OPENED:

Council Member	By	2nd	Yes	No	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ						X	
ADAMS			X				
BARSUGLIA		X	X				
ANDALORO	X		X				
FABRIZIO			X				

Anyone wishing to address Mayor and Council please step forward and state your name for the record.

Principal Mary Alimenti, Edgarton Christian Academy, read a statement objecting the industrial zoning plan permitting a cannabis facility next to their proposed school on Wheat Road noting that the school had been approved first. Ms. Alimenti requested Council to reconsider their decision. She also inquired if it is illegal to build a cannabis facility next to a school and asked why they had not been notified of a potential problem with the owners of the land next to the proposed school.

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Cheryl Lynn Walters, Nehmad, Davis, & Goldstein, P.C., counsel representing Taste of Earth, explained that she submitted an RFP on behalf of her client and requested an update on the results and inquired about the Cannabis Advisory Committee membership terms.

PUBLIC PORTION CLOSED:

Council Member	By	2nd	Yes	No	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ						X	
ADAMS			X				
BARSUGLIA		X	X				
ANDALORO	X		X				
FABRIZIO			X				

DISCUSSION:

- RFP for Class V Cannabis Retail Licenses – Discussion ensued and it was explained that the RFP for Class V licenses have the same score sheets and the committee would arrange a meeting date to make a recommendation to council.
- Ordinance 737 Corrections – Solicitor Tonetta noted that this item was placed on the regular meeting agenda and would be discussed in closed session and that action may be taken.
- Central Ave. Manhole Covers Update – Road Supervisor Nimohay explained that he had not received any updates from the county engineer but assured those in attendance that the project is in progress and would not impede the Christmas Parade on December 2, 2023.

UPDATE:

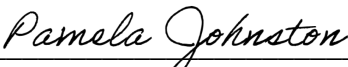
Small Cell Tower Regulations – Solicitor Tonetta explained that he would draft an ordinance and forward it to the Borough Engineer for his review. Discussion ensued with Solicitor and council regarding properly structured towers.

Solicitor Tonetta and Councilwoman Barsuglia discussed prohibition of hunting on Borough owned properties and Solicitor Tonetta suggested placing “No Hunting” signs on the properties.

Mr. Einhorn discussed complaints on Buena Drive to include overgrown lots, road pavement, driveway aprons, and the overgrown entrance to the property. He assured Mayor and Council that these concerns would be addressed.

MEETING ADJOURNED:

Council Member	By	2nd	Yes	No	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ						X	
ADAMS		X	X				
BARSUGLIA	X		X				
ANDALORO			X				
FABRIZIO			X				



Pamela Johnston
Acting Borough Clerk