

**BOROUGH OF BUENA  
WORKSHOP COUNCIL MEETING MINUTES  
OCTOBER 15, 2024  
PAGE 1**

**MEETING CALLED TO ORDER: 6:00 P.M.**  
**MEETING ADJOURNED: 6:22 P.M.**

**CALL MEETING TO ORDER: Flag Salute**

**ROLL CALL OF ATTENDANCE:**

<u>Council Member</u>	<u>Present</u>	<u>Absent</u>
GIOVINAZZI	X	
ALVAREZ	X	
ADAMS	X	
BARSUGLIA	X	
ANDALORO	X	
DESTEFANO	X	

**ALSO IN ATTENDANCE:** Clerk I Nicole Koch, Administrator Maryann Coraluzzo, Solicitor Rick Tonetta, Engineer Joseph Mohnack

The workshop meeting of Mayor and Council of the Borough of Buena was held October 15, 2024 commencing at 6:00 P.M. at the Borough Hall with Council President Adams presiding. Council President Adams 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 and the Daily Journal on November 27, 2023 as well as being posted on the bulletin board in borough hall

**MAYOR’S REPORT:** First order of business.

**MAYOR:** Public Comment: Opportunity for anyone to comment with a limit of five (5) minutes per speaker. Please refer to the following statement:

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; AN INDIVIDUAL CANNOT YIELD TIME TO ANOTHER INDIVIDUAL; AN INDIVIDUAL 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:**

**MOTIONED TO OPEN THE PUBLIC PORTION OF THE MEETING:**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b>	<u>BARSUGLIA</u>	X				
		X				
<b>SECOND:</b>	<u>ALVAREZ</u>	X				
	<b>RCV</b>	X				
		X				
		X				

No one spoke.

**MOTIONED TO CLOSE PUBLIC PORTION:**

	<b>Council Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
<b>MOTION:</b>	<u>ANDALORO</u>	X				
		X				
<b>SECOND:</b>	<u>BARSUGLIA</u>	X				
	<b>RCV</b>	X				
		X				
		X				

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OCTOBER 15, 2024  
PAGE 2**

**PRESENTATION:** USA Rural Development Housing Programs – Gerry Manganaro

Gerry Manganaro, USA Rural Development Housing Program Director, gave an overview of the housing programs available through USDA Rural Development to include the following:

- 504 Housing Repair/Rehabilitation Program - Purpose: To repair, improve, or modernize the dwelling to remove health and safety hazards
- 502 Direct Loan Program – USDA subsidized program. Current FIXED interest rate is 4.75%. The promissory note is modified with payment assistance to reduce the interest rate to as low as 1%.
- 502 Guaranteed Program – through an approved lender. Associated fees .35% lender fee and 1% GRH upfront fee. 1% fee can be included into the loan 101%.

Ms. Manganaro answered questions from Council and the public and provided materials which further outlined the programs discussed.

**Discussion:**  
None.

**Update:**  
Councilwoman Andaloro expressed an ongoing concern regarding hours of operation at the Landisville Post Office. She stated that the post office is closed when it should be open for business. Council President Adams acknowledged the concerns.

**MEETING ADJOURNED:**

Council Member	Aye	Nay	Abstain	Absent	Recuse
<b>MOTION:</b> <u>ALVAREZ</u>	X				
	X				
<b>SECOND:</b> <u>BARSUGLIA</u>	X				
	X				
<b>RCV</b>	X				

*Nicole Koch*  
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Nicole Koch  
Clerk I