

**BOROUGH OF BUENA
WORKSHOP MINUTES
SEPTEMBER 11, 2023**

MEETING CALLED TO ORDER: 6:35 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: Acting Clerk Johnston, Solicitor Tonetta, Administrator Coraluzzo, Road Supervisor Nimohay, Engineer Mohnack.

The workshop meeting of Mayor and Council of the Borough of Buena was held Monday, September 11, 2023 commencing at 6:30 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 on November 18, 2022, as well as having been posted on the bulletin board at Borough Hall.

MAYOR’S REPORT: Mayor Zappariello asked for a moment of silence in remembrance of those who lost their lives on September 11th, 2001.

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 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 prescribe 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				

Dr. Mary Alimenti, Principal at Edgarton Christian Academy, stated that they propose to build a school in Buena Borough and expressed concerns regarding a cannabis facility next to an educational facility. Discussion ensued regarding permitted uses in an industrial zone.

Gina Andalaro, Landisville, inquired about cleanup for the house explosion. Discussion ensued regarding continued efforts to clean the property.

Xavier Jackson, Franklinville, discussed concerns regarding cannabis in a school zone.

Joann Rosemount, Landisville, requested updates regarding manhole covers on Central Avenue. Mr. Nimohay explained that he had made contact with Atlantic County and noted that they are awaiting reports before the project can begin.

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:

- Cannabis advisory board recommendations
Solicitor Tonetta explained that the Committee met and reviewed the proposals which included two Class I Cultivator licenses, two Class II Manufacturer licenses, and one proposal for a Class V Municipal license. Solicitor Tonetta noted that the Committee wishes to table discussions regarding Class I and Class II licenses with Council and the Mayor. It was also noted that the Committee found that the Class V Municipal proposal was incomplete and that there was a request to reject the proposal and make application to readvertise and that the application fee be waived.

Update:

- L's Jersey Central Station Bar and Grill
Solicitor Tonetta explained that charges will be prepared against the company by suspension or fines.

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

Pamela Johnston
Acting Borough Clerk