

**BOROUGH OF BUENA  
WORKSHOP MINUTES  
MAY 8, 2023**

**MEETING CALLED TO ORDER: P.M. 6:30**  
**MEETING ADJOURNED: P.M. 6:56**

**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 Rick Tonetta, Administrator Maryann Coraluzzo,**

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, May 8, 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 Atlantic County Record on November 18, 2023 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	X				
ADAMS	X		X				
BARSUGLIA			X				
ANDALORO			X				
FABRIZIO			X				

**No one wished to speak to Mayor and Council.**

PUBLIC PORTION CLOSED:

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

**DISCUSSION: Lead Paint Update:**

Councilman Adams gave a brief update on the July 2022 Lead Safe Law, for landlord - tenant turnover, inspections have been contracted with Atlantic County. Dwellings pre 1978 will need inspection or certification. Inspections are mandated to be done by 2024.

**Revaluation Update:**

Solicitor Rick Tonetta stated that requirements for property revaluations are reconsidered every 10 years. Tonetta is requesting another year, and council should consider attaining proposal bids from revaluation companies.

**Alarm System Update:**

Councilwoman Andaloro stated that panic buttons have been installed on the security system. Next will be training for the employees on active shooter situations. Also, the security system is equipped to expand.

**UPDATE:**

Solicitor Tonetta briefed the governing body on the Ordinances on the agenda regarding ATVs, dirt bikes and golf carts. Also, the Governor signed a new low-income program agreement thru DCA and MUA. Tonetta will follow-up with the MUA for their notices the water assistance program publications.

**MEETING ADJOURNED:**

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

---

Pamela Johnston  
Acting Borough Clerk