

**BOROUGH OF BUENA
WORKSHOP MEETING MINUTES
OCTOBER 10, 2023
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**MEETING CALLED TO ORDER: 6:32 P.M.
MEETING ADJOURNED: 7:00 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, Road Supervisor Nimohay, Clerk 1 Koch, Borough Engineer Joe Mohnack

The workshop meeting of Mayor and Council of the Borough of Buena was held Tuesday, October 10, 2023 commencing at 6:32 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 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	X				
BARSUGLIA	X		X				
ANDALORO			X				
FABRIZIO			X				

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

Susan Romano, Landisville, expressed concerns regarding Landisville Post Office noting that the resident’s mail is not being placed inside of the mailboxes. Council President Adams acknowledged the resident’s concern and requested an email of the dates the incidents occurred.

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				

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DISCUSSION:

Solicitor Tonetta suggested that discussion topics should remain on the Workshop agenda until the matter is resolved. Solicitor Tonetta discussed the foreclosure issues and added that amended complaints will be filed which will notify the property owner that they must participate in the foreclosure process. Discussion ensued with Solicitor and Council President regarding costs and property ownership. Solicitor Tonetta explained that he had prepared complaints regarding L's Central Jersey and forwarded them to the Chief of Police for review. Discussion ensued regarding charges and penalties against the establishment.

UPDATE:

Borough Engineer Joe Mohnack explained that the South Boulevard and East Flower Street project went out for re-bit because it was over estimate and added that three bids under estimate were received on October 04, 2023. He noted that the project is being funded by the NJDOT Municipal Aid Program for fiscal years 2022 and 2023. Discussion ensued with the Engineer and Council regarding changes to the bid. It was also noted that the Cannabis Zoning Map had been revised to show that one buffer area was removed to extend the B3 zone.

Council President Adams and Solicitor Tonetta discussed revisions to the Commerce Center Lease and it was noted the revisions would be made prior to the next workshop meeting on November 13, 2023.

Discussion ensued regarding the manhole covers on Central Avenue and Road Supervisor Nimohay explained that the county engineer had received the traffic control plan from the contractor and the road opening permit which the DEP will sign.

Council President Adams reminded those in attendance that the Class V Cannabis Retail License RFPs were due on October 12, 2023 and will be further discussed at the November 13, 2023 meeting.

The tabled resolution for JM Leaf will be put back on for vote at the meeting of November 13, 2023

Council President Adams explained that Blackwater Pond Park has been maintained since the discussion at the meeting of September 25, 2023.

Council President Adams and Solicitor Tonetta discussed the small cell tower regulations and it was noted that they will be discussed at the meeting of November 13, 2023.

MEETING ADJOURNED:

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

Nicole Koch

Nicole Koch
Clerk1, Municipal Clerk's Office