

BOROUGH OF BUENA
WORKSHOP MINUTES
AUGUST 7, 2023

MEETING CALLED TO ORDER: 6:32 P.M.
MEETING ADJOURNED: 6:53 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 regular meeting of Mayor and Council of the Borough of Buena was held Monday, August 7, 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: Mayor Zappariello asked for a moment of silence for those affected by the tragedy on Thursday.

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:

MOTION TO OPEN THE PUBLIC PORTION OF THE MEETING:

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ			X				
ADAMS			X				
BARSUGLIA	X		X				
ANDALORO		X	X				
FABRIZIO			X				

Joanne Rosemount, E. Pacific Ave., asked for the update of the manhole covers on Central Ave. Road Supervisor Nimohay stated he had contacted the County engineer; contractor has been selected and permits and work should be starting.

MOTION TO CLOSE PUBLIC PORTION:

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

Discussion:

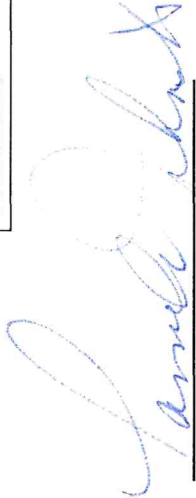
- Comcast Cable Franchise Renewal Committee recommendations
Solicitor Tonetta stated the Comcast contract expires in three years and suggested that a committee should be created to begin negotiations for various services available.
- L's Jersey Central Station Bar and Grill
Solicitor Tonetta reported he is aware of reported issues and has been reviewing the situation with Chief DeCesari on probable violations, penalties, and the process.
- Social Media Policy
Solicitor Tonetta and Administrator Coraluzzo had been discussing the use of social media and recommended a policy amendment adoption for elected officials and employees.
- Cannabis RFP
Solicited Tonetta stated that all the proposals have been submitted and the committee is finalizing score cards, recommending action to be taken at the next council meeting.

Update:

- MUA testing for PFAS – Solicitor Tonetta reviewed the test analyzes provided by MUA Plant Superintendent, Alan Zorzi.

MEETING ADJOURNED:

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



Pamela Johnston
Acting Boro Clerk

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**MEETING CALLED TO ORDER: 7:04 P.M.
MEETING ADJOURNED: 7:45 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	

THE REGULAR MEETING OF MAYOR AND COUNCIL OF THE BOROUGH OF BUENA WAS HELD MONDAY, AUGUST 7, 2023 COMMENCING AT 7:04 P.M. AT THE BOROUGH HALL WITH MAYOR ZAPPARIELLO PRESIDING. MAYOR ZAPPARIELLO 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 18, 2022 AS WELL AS BEING POSTED ON THE BULLETIN BOARD IN BOROUGH HALL

MAYOR’S REPORT:

FIRST ORDER OF BUSINESS.

Mayor Zappariello asked for a moment of silence for those affected by the tragedy.

Mayor Zappariello then read a prepared statement in respond to the Tragedy on Thursday, August 3, 2023

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:

MOTION TO OPEN THE PUBLIC PORTION OF THE MEETING:

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI	X		X				
ALVAREZ			X				
ADAMS			X				
BARSUGLIA			X				
ANDALORO		X	X				
FABRIZIO			X				

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Jesus Motta 106 E. Arbor Avenue. shared his concern of the neighboring property at 110 E. Arbor Ave with multiple unregistered vehicles. Council President responded that he knew of the property and Code Enforcement Officer Hoffman had cited the property owner and would reexamine the property with Code Enforcement.

Dave Armanini, 205 East Summer Road stated the problems with the road he lives on and the solutions for corrections. Mayor Zappariello asked Armanini to stay after the meeting for a discussion.

MOTION TO CLOSE PUBLIC PORTION:

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI	X		X				
ALVAREZ			X				
ADAMS			X				
BARSUGLIA		X	X				
ANDALORO			X				
FABRIZIO			X				

NEED MOTION TO INTRODUCE AND PASS ON FIRST READING:

ORDINANCE NO. 734 AN ORDINANCE APPOINTING THE BUENA BOROUGH
CLERK AS ISSUING AUTHORITY FOR BINGO AND
RAFFLE LICENSES

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ		X	X				
ADAMS			X				
BARSUGLIA			X				
ANDALORO	X		X				
FABRIZIO			X				

WHEREAS, in accordance with N.J.A.C. 13:47-1.1, the Borough Council is the issuing authority for licenses to perform certain games of chance entitled raffle and bingo licenses; and

WHEREAS, in as much as Borough Council regularly meets bi-weekly, formal action of the Borough Council is limited to those meetings and therefore requests for raffle and bingo licenses which are typically time-sensitive may not be considered and granted prior to the date set for the event; and

WHEREAS, N.J.A.C. 13: 47-1.1 authorizes the Borough Council to designate another individual as the issuing authority to approve and grant raffle and bingo licenses; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interest of the Borough to allow an individual to issue said licenses, thereby avoiding the necessity of special sessions of Borough Council to accommodate applicants and to consider the issuance of licenses in a timely manner.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Buena as follows:

1. Games of chance may be conducted in the Borough of Buena on the first day of the week commonly known and designated as “Sunday,” in accordance with the provisions of N.J.S.A. 5:8-31 and N.J.S.A. 5:8-58, as may be permitted by N.J.S.A. 5:8-24 et seq. and N.J.S.A. 5:8-50 et seq., provided that the applicant for the license to conduct such game otherwise qualifies under the provisions of

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the aforementioned statutes of the State of New Jersey and the rules and regulations of the Legalized Games of Chance Control Commission and, specifically, provided that the organization conducting the games is a charitable, religious or other organization specifically qualifying under the provisions of the aforementioned statutes.

2. The Clerk of the Borough of Buena is hereby designated as the issuing authority to approve and grant raffle and bingo licenses subject to compliance with N.J.A.C. 13:47-1 et seq.

All Ordinances or parts of Ordinances inconsistent with this Ordinance, to the extent of such inconsistencies only, are and the same are hereby repealed.

This Ordinance shall take effect immediately upon final passage and publication as provided by law.

CONSENT AGENDA:

Consent Agenda includes items of business which are not controversial and do not require individual discussion. A Motion approving the Consent Agenda is moved, seconded and voted upon as one item by the Borough Council. If any discussion is requested on a Consent Agenda item, it is removed from the Consent Agenda to the Regular Agenda

- **RESOLUTION NO. 125-23** AN RESOLUTION AUTHORIZING AND APPROVING A FIVE-YEAR LEASE WITH PALMIERI PROPERTIES, LLC, FOR PROPERTY KNOWN AS BLOCK 145, LOT 8.01, ON THE TAX MAP OF THE BOROUGH OF BUENA MORE COMMONLY KNOWN AS THE BUENA BOROUGH COMMERCE CENTER.
- **RESOLUTION NO. 126-23** A RESOLUTION OF THE BOROUGH OF BUENA ACCEPTING THE RESIGNATION OF CAROL MASON AS CLERK 1 EFFECTIVE JULY 31, 2023 WITH REGRETS.
- **RESOLUTION NO. 127-23** A RESOLUTION AUTHORIZING HIRING OF EMERGENCY MEDICAL TECHNICIAN, Kennedy Santiago-Jimenez
- **RESOLUTION NO. 128 -23** A RESOLUTION TO CANCEL OUTSTANDING CHECKS
- MINUTES OF THE WORKSHOP MEETING OF JULY 10, 2023
- MINUTES OF THE REGULAR MEETING OF JULY 10, 2023
- BILLS PAID AS LISTED

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
MERIGHI			X				
ALVAREZ			X				
ADAMS	X		X				
BARSUGLIA		X	X				
ANDALORO			X				
FABRIZIO			X				

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ENGINEER'S REPORT:

Marc DeBlasio, P.E., P.P., C.M.E., Borough Engineer

Grant Applications

1. FY2023 NJDCA Local Recreation Improvement Grant (LRIG)
 - Our office completed and submitted the concept site plan and engineer's estimate to the Aubrey Group on January 10th.
 - It is our understanding that the Aubrey Group has submitted the grant application to the NJDCA which is currently under review.

Capital Projects

1. FY2022 and FY2023 NJDOT Municipal Aid - Reconstruction of E. Flower Street and South Boulevard
 - The Borough has been notified by the NJDOT that \$285,000.00 in FY2022 Grant funds have been awarded for the reconstruction of E. Flower Street, E. Summer Road and South Boulevard.
 - The Borough has been notified by the NJDOT that \$261,640.00 in FY2023 Grant funds have been awarded for the reconstruction of E. Flower Street, E. Summer Road and South Boulevard.
 - Due to the fact that the project costs exceed the combined grant amounts and there appears to be a potential sanitary sewer pipe collapse on E. Summer Road, the Borough has decided to proceed with just South Boulevard and E. Flower Street.
 - The bid opening occurred on August 1, 2023 and the apparent low bidder was Asphalt Paving Systems, Inc. in the amount of \$528,395.00.

2. CDBG ADA Building Improvements

- Our office has requested a revised proposal from OSK Architects. Our office will send an updated proposal upon receipt.

SOLICITOR'S REPORT:

Richard Tonetta, Borough Solicitor

- No additional reporting

COMMITTEE REPORTS:

PERMITS/INSPECTIONS/TAX OFFICES: (CHAIRMAN, DOUGLAS ADAMS)

- Council President Adams informed the public that tax bills are being prepared, mailing will be soon, a grace period for payments is extended to Sept 15th and the following quarter payment would be Nov. 1st.
Also, Adams added collection rate for the Borough is at 97.14%, and there are currently 90 delinquent tax accounts.
- Adams read the Inspectors and zoning reports.

PUBLIC SAFETY/STREET LIGHTS/ANIMAL CONTROL:(CHAIRMAN, DOUGLAS ADAMS)

- Council President Adams read reports from Police, Animal Control, and EMS.
- Reported that a Narcan training was done on July 17th while most employees attended an additional training is being planned for the public.
- Recognized Minotola Fire Department and Emergency Responders that responded to the tragedy in the Borough, on August 3rd.

FINANCE:(CHAIRMAN, JORGE ALVAREZ) Councilman Alvarez had reminded everyone that 58.3% of the year has passed, and asked to continue watching their department budget.

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***PUBLIC BLDGS/GROUNDS/IMPROVEMENTS:(CHAIRWOMAN PATRICIA ANDALORO)
Councilwoman Andaloro reported:***

- A Pet station had been damaged at the walking path and public works will be repairing the station.
- The irrigation system has been repaired at the Joe Dale pavilion.
- Ray Palmieri will be the commerce Center’s Master Tenant.
- An AED machine was installed in The Municipal Hall across from the Clerk’s Office and a Narcan kit is at the AED station as well.

RECREATION/SPECIAL EVENTS:(CHAIRWOMAN, MARINA BARSUGLIA)

Councilwoman reported that Buena Braves Football and Cheer season has begun and registrations are still be accepted.

Also reported:

- A Vigil is planned tomorrow evening in remembering the children that perished in the tragedy on Thursday, August 3rd. All will meet at the bike path across for the property at 7pm. A relief fund had been established by the Municipality and donations will be accepted thru the CFO, P.O. Box 620 Minotola, NJ 08341.Dorothy Recuse donated \$300.00 ShopRite gift cards.
- Next concert in the park will be August 17th and Road House will be performing.
- Blackwater pond continues to be cleared. Hunting stands and duck blinds have been found. Wildlife is thriving on the preserve and reminded everyone, poaching is illegal
- Sept 10th Parade begins at 12p.m. and activities will continue till 5 p.m. Food and games will be available.

ROADS/RECYCLING:(CHAIRMAN JOSEPH FABRIZIO)

Councilman Fabrizio reviewed with Boro Engineer Mohnack and Road Supervisor Nimohay on the upcoming and current projects.

ECONOMIC DEVELOPMENT:(CHAIRMAN, ERNEST MERIGHI) No Report.

UNFINISHED BUSINESS:

Councilman Alvarez thanked the Borough Engineer for their work.

NEW BUSINESS: No new business.

NEXT MEETING: WORKSHOP AND REGULAR, SEPTEMBER 11, 2023

MEETING ADJOURNED: M/BARSUGLIA S/ ANDALORO RCVU

Pamela Johnston
Acting Borough Clerk

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RESOLUTION NO. 125-23

AN RESOLUTION AUTHORIZING AND APPROVING A FIVE-YEAR LEASE WITH PALMIERI PROPERTIES, LLC, FOR PROPERTY KNOWN AS BLOCK 145, LOT 8.01, ON THE TAX MAP OF THE BOROUGH OF BUENA MORE COMMONLY KNOWN AS THE BUENA BOROUGH COMMERCE CENTER.

WHEREAS, the Borough of Buena is the owner of certain property known as Block 145, Lot 8.01, more commonly known as the Buena Borough Commerce Center which was constructed in accordance with a grant issued through the United Stated Department of Commerce, Economic Development Administration (EDA) bearing EDA Project No. 01-01-07499 (Commerce Center); and

WHEREAS, this Council determined that this property was not necessary for public use; and

WHEREAS, request for master tenant was duly advertised; and

WHEREAS, Palmieri Properties, LLC was the sole bidder.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that the lease master tenant lease agreement be and is hereby awarded to Palmieri Properties, LLC for \$55,500.00 per year (Option A) for five years or until such time that Buena Emergency Medical Services vacates the premises, at which time payments shall increase to \$60,000.00 per year for five years (Option B.)

BE IT FURTHER RESOLVED that all parties will abide by the terms and conditions of the Agreement attached hereto.

RESOLUTION NO. 126-23

A RESOLUTION OF THE BOROUGH OF BUENA ACCEPTING THE RESIGNATION OF CAROL MASON AS CLERK 1 EFFECTIVE JULY 31, 2023 WITH REGRETS.

WHEREAS, Carol Mason has served the Borough of Buena in the capacity of Clerk 1; and

WHEREAS, during her tenure, Carol Mason has provided effective and compassionate representation to the Borough of Buena; and

WHEREAS, Carol Mason has submitted a letter of resignation effective July 31, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that the resignation of Carol Mason be regrettfully accepted effective July 31, 2023

BE IT FURTHER RESOLVED that the Clerk is hereby authorized and directed to advertise for said position.

RESOLUTION NO. 127-23

A RESOLUTION AUTHORIZING HIRING OF EMERGENCY MEDICAL TECHNICIANS

WHEREAS, the Borough of Buena Emergency Medical Services Department operates 24 hours a day, 365 days a year; and

WHEREAS, appropriate staffing is required for the department to operate effectively and efficiently; and

WHEREAS, the Emergency Medical Services Chief of the Borough of Buena requests the authorization

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from Council to approve the hiring of the following candidate to replace the Emergency Service Technician(s) who have left the department:

Kennedy Santiago-Jimenez

NOW THEREFORE, BE IT RESOLVED, by the Council of the Borough of Buena, County of Atlantic, State of New Jersey, hereby approve the hiring of aforementioned candidates as Per-diem Emergency Service Technicians based on their qualifications with a start date effective August 7, 2023 and conditioned upon the successful completion of the hiring phases set forth in the Policy and Procedures of the Borough of Buena.

RESOLUTION NO. 128-23

TO CANCEL OUTSTANDING CHECKS

WHEREAS, there exists an outstanding check in the Borough of Buena Current Account # 2686251 and Payroll Account #2686368;

WHEREAS, it has been determined that these outstanding checks should be cancelled;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Members of Council of the Borough of Buena, in the County of Atlantic, New Jersey, that the list of outstanding checks be cancelled as of August 8, 2023;

Current Checking Account

<u>CHECK</u>	<u>AMOUNT</u>
29402	\$359.60
Total	\$ 359.60

Payroll Checking Account

<u>CHECK</u>	<u>AMOUNT</u>
41596	\$380.46
Total	\$380.46