

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MAY 12, 2025 6:30 P.M.
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MEETING CALLED TO ORDER: 6:30 P.M.
MEETING ADJOURNED: 7:25 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 Koch, Assistant Solicitor Giebner, Administrator/Borough Clerk Coraluzzo, Road Supervisor Nimohay, Borough Engineer Joe Mohnack

The regular meeting of Mayor and Council of the Borough of Buena was held May 12, 2025 commencing at 6:30 P.M. at the Borough Hall with Mayor Baruffi presiding. Mayor Baruffi 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 9, 2024 as well as being posted on the bulletin board in Borough Hall.

MAYOR’S REPORT: First order of business.

- Mayor Baruffi reported that for 2025, Quinn Broadcasting has been recording one Council meeting per month, made possible through the support of generous community sponsors. Mayor Baruffi acknowledged Allen Associates for taking the lead in funding the first televised meeting and stated that he has actively sought additional sponsorships to ensure the continuation of these recordings throughout the year. Mayor Baruffi announced that this evening’s meeting is being sponsored by Newfield National Bank and expressed his sincere appreciation for their contribution. Mayor Baruffi also recounted a recent conversation with Buena Borough resident, Peter Capizola, who conveyed interest in supporting this endeavor. Mayor Baruffi extended his gratitude to all individuals and organizations that have assisted in bringing Council meetings to the public through televised broadcasts. Mayor Baruffi noted that instead of recoding the second Council monthly meeting, this evening’s meeting is being recorded due to a scheduling conflict with the Cumberland County Board of Commissioners.
- Mayor Baruffi explained that Mr. Peter Capizola’s father, Angelo Capizola, served as the first Chief of Police for the part-time Buena Borough Police Department in 1949. In recognition of his service, Mayor Baruffi requested a photo of former Chief Capizola be displayed at Borough Hall. Mayor Baruffi’s request received unanimous support from Council. Mayor Baruffi also noted the portrait will be unveiled during the May 27, 2025 Council meeting with the Capizola family in attendance.
- Mayor Baruffi also noted after discussions with Council, it would be appropriate to relocate the portraits of Mayor Donino and Mayor Muccio to join the other former mayor’s portraits on the Mayor’s Wall. Mayor Baruffi explained that this shift would maintain historical progression. Mayor Baruffi will meet with Road Supervisor Nimohay to initiate this adjustment in time for the May 27 Council meeting.

RESOLUTION NO. 94-25 A RESOLUTION APPOINTING KEN BARBAGLI TO THE POSITION OF BOROUGH OF BUENA MUNICIPAL UTILITIES AUTHORITY MEMBER TO FILL THE UNEXPIRED TERM OF JEFFREY JOHNSTON

	<u>Council Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	<u>Recuse</u>
MOTION: <u>ADAMS</u>	GIOVINAZZI	X				
	ALVAREZ	X				
SECOND: <u>ALVAREZ</u>	ADAMS	X				
	BARSUGLIA	X				
	ANDALORO	X				
	DESTEFANO	X				
RCV						

WHEREAS, there presently exists a vacancy in the position of Buena Borough Municipal Utilities Authority Member.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena that Ken Barbagli is hereby appointed to the position of Borough of Buena Municipal Utilities Member, to fill the unexpired term of Jeffrey Johnston (February 2, 2021–February 1, 2026).

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Mayor Baruffi and Council commended Chief Barbagli for his continued dedication to the Buena Borough Fire Department and for accepting his new appointment to the BBMUA Board.

Mayor Baruffi administered the oath of office to Ken Barbagli.

Mayor Baruffi notified those in attendance that the fire department meets on Monday night and if Borough residents are interested in becoming a volunteer firefighter, they may apply in person.

Mayor Baruffi reported receiving a letter from DeBlasio & Associates confirming that NJDEP, through Eric Cole, authorized bidding for a \$3 million joint venture project that will fund critical roadway improvements to include upgrades along Summer Avenue, Route 40 to Plymouth Road and West Avenue in Minotola.

RESOLUTION NO. 102-25 A RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO ADVERTISE FOR BIDS TO BE RECEIVED FOR THE F.Y. 2025 NJ WATER BANK NO. S340519-01 SANITARY SEWER IMPROVEMENTS

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

WHEREAS, the Borough Engineer would be directed to advertise for bids to be received for the F.Y. 2025 NJ Water Bank No. S340519-01 Sanitary Sewer Improvements.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Buena authorizes the Borough Engineer to advertise for bids.

BE IT FURTHER RESOLVED that the Borough Engineer is directed to advertise for bids to be received for the F.Y. 2025 NJ Water Bank No. S340519-01 Sanitary Sewer Improvements.

Mayor Baruffi updated Council on a meeting that occurred May 8, 2025 at Vineland City Hall to gather information regarding the potential closure of the landfill located at 300 Summer Road. Mayor Baruffi noted those in attendance were Mayor Fanucci, Council President Paul Spinelli, and several experienced solar energy consultants. In attendance on behalf of Buena Borough were Mayor Baruffi, Councilwoman Andaloro, and Road Supervisor Nimohay. Mayor Baruffi highlighted discussions that focused on benefits of solar energy in light of New Jersey’s renewable initiatives. Mayor Baruffi stated that the meeting was productive, with valuable insights gained to inform the next steps for consideration and support of the following resolution.

RESOLUTION NO. 95-25 A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING A PRELIMINARY INVESTIGATION TO BE MADE BY THE LAND USE BOARD TO DETERMINE WHETHER THE AREA CONSISTING OF BLOCK 120, LOT 5, 300 SUMMER ROAD, IS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 40A:12A-1, ET SEQ.

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

WHEREAS, Block 120, Lot 5, 300 Summer Road has been used as a landfill, not presently capped, and has been under review by the Director of Public Works in light of its present condition which may be considered an area in need of redevelopment pursuant to the local Redevelopment & Housing Law, N.J.S.A. 40A:12A-1, et seq; and

WHEREAS, the area may benefit from the Local Redevelopment and Housing Law should it meet the criteria and be determined to be an area in need of redevelopment; and

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WHEREAS, pursuant to N.J.S.A. 40A:12A-4, Borough Council may cause a preliminary investigation to be made to determine if the area is in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, should Borough Council adopt the Resolution, the Buena Borough Land Use Board shall be entrusted with undertaking a public hearing process to hear testimony of individuals to determine if the area is in need of redevelopment, make a report to Borough Council for their approval or disapproval or modification; and

WHEREAS, Borough Council finds it in the best interest of the Borough to instruct the Land Use Board to conduct a hearing and investigate whether the area or any part thereof constitutes a Redevelopment Area as defined in N.J.S.A. 40A:12A-5 and 6 with the Borough Council having the full authority to use all those powers provided by the Legislature for use in a redevelopment area referred to as a Non-Condensation Redevelopment Area and thereafter provide its findings and reports and recommendation to Council.

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

1. The Land Use Board of the Borough of Buena shall and the same is hereby authorized and directed to conduct hearings and investigations as required to determine whether the area designated as Block 120, Lot 5, 300 Summer Road, constitutes a redevelopment area as defined by N.J.S.A. 12A-1, et seq. Said hearings shall be held in accordance with N.J.S.A. 40A:12A-6 as a Non-Condensation Redevelopment Area.
2. Upon completion of such hearings and investigations, the Land Use Board shall make recommendations and report to the Borough Council for approval, disapproval or modification regarding the area being considered for redevelopment and whether the area or any portion thereof constitutes a redevelopment area as defined in N.J.S.A. 12A-1, et seq.

RESOLUTION NO. 96-25 A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING A PRELIMINARY INVESTIGATION TO BE MADE BY THE LAND USE BOARD TO DETERMINE WHETHER THE AREA CONSISTING OF BLOCK 133, LOT 5, 502 NORTHWEST BOULEVARD, IS IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 40A:12A-1, ET SEQ.

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION:	BARSUGLIA	X				
	ALVAREZ	X				
SECOND:	ADAMS	X				
	BARSUGLIA	X				
	ANDALORO	X				
	RCV	X				

WHEREAS, Block 133, Lot 5, 502 NorthWest Boulevard is a contaminated parcel of land and has been determined to be a Brownsfield Property as defined in N.J.S.A. 58:10B-23.d, and has been under review by the Director of Public Works in light of its present condition which may be considered an area in need of redevelopment pursuant to the local Redevelopment & Housing Law, N.J.S.A. 40A:12A-1, et seq; and

WHEREAS, the area may benefit from the Local Redevelopment and Housing Law should it meet the criteria and be determined to be an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, Borough Council may cause a preliminary investigation to be made to determine if the area is in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, should Borough Council adopt the Resolution, the Buena Borough Land Use Board shall be entrusted with undertaking a public hearing process to hear testimony of individuals to determine if the area is in need of redevelopment, make a report to Borough Council for their approval or disapproval or modification; and

WHEREAS, Borough Council finds it in the best interest of the Borough to instruct the Land Use Board to conduct a hearing and investigate whether the area or any part thereof constitutes a Redevelopment Area as defined in N.J.S.A. 40A:12A-5 and 6 with the Borough Council having the full authority to use all those powers provided by the Legislature for use in a redevelopment area referred to as a Non-Condensation Redevelopment Area and thereafter provide its findings and reports and recommendation to Council.

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

1. The Land Use Board of the Borough of Buena shall and the same is hereby authorized and directed to conduct hearings and investigations as required to determine whether the area designated as Block 133, Lot 5, 502 NorthWest Boulevard, constitutes a redevelopment area as defined by N.J.S.A. 12A-1, et seq. Said hearings shall be held in accordance with N.J.S.A. 40A:12A-6 as a Non-Condensation Redevelopment Area.
2. Upon completion of such hearings and investigations, the Land Use Board shall make recommendations and report to the Borough Council for approval, disapproval or modification regarding the area being considered for redevelopment and whether the area or any portion thereof constitutes a redevelopment area as defined in N.J.S.A. 12A-1, et seq.

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Mayor Baruffi's report continued:

- Mayor Baruffi read into record correspondence received from County Administrator Jerry DelRosso regarding drainage concerns on Summer Avenue and Brewster Road. Mayor Baruffi explained that there are two proposals for the Summer Avenue design that are being reviewed and the county will provide an update with time parameters. The design had been completed for Brewster Road however, the projected cost is twice the original estimate and the design is currently under review to identify reasons for the increase in cost and to explore possible adjustments. Mayor Baruffi stated that this project is progressing and a final design is expected to occur in the near future.
- Mayor Baruffi reported that he requested an update from County Administrator Jerry DelRosso on the current condition of the roadway at Wheat Road and Lincoln Avenue, noting that he originally raised this concern more than six months ago. Mayor Baruffi read into record the email he sent to County Administrator DelRosso requesting said update.
- Mayor Baruffi provided an update regarding Minotola Estates, Block 207 Lot 63, stating that Einhorn Construction LLC has been formally placed on notice. Mayor Baruffi explained that the Borough has issued a demand for all remaining work to be completed within the next thirty (30) days. Mayor Baruffi identified the following incomplete items: Final paving of the street; installation of street signs/street lights; planting of street trees and pine trees; installation of split rail fence; striping of the street. Mayor Baruffi further stated that if the required work is not completed within 30 days, the Borough will pursue First Indemnity to ensure the completion of the remaining work.
- Mayor Baruffi reported that a used command vehicle was purchased for the fire department. Mayor Baruffi explained that the older vehicle will be utilized for inspections and for firefighter classes. Mayor Baruffi stated that the new brush truck will arrive soon. Mayor Baruffi reported that Fire Chief Barbagli and T.J. Culleney will hold a Public Safety Committee meeting the following week to discuss upgrades within the department. Mayor Baruffi reported attending Encapsulator T500, a foam fire suppressant, training on Saturday, May 10, 2025.
- Mayor Baruffi read into record an update regarding the Route 40 drainage project received from Chief of Staff of the 4th Legislative District, John Saban. The update indicates the drainage survey is complete and will be utilized to design a new drainage system at the intersection of Route 40 and Central Avenue. Mayor Baruffi reported that if the design is successful, the project is expected to be advertised in the fall.
- Mayor Baruffi informed those present that on May 26, 2025 at 9 a.m. a Memorial Day Service will be held at the American Legion in Minotola.

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; 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

MOTIONED TO OPEN THE PUBLIC PORTION OF THE MEETING:

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: <u>ADAMS</u>	GIOVINAZZI	X				
	ALVAREZ	X				
	ADAMS	X				
SECOND: <u>BARSUGLIA</u>	BARSUGLIA	X				
	ANDALORO	X				
	DESTEFANO	X				
RCV						

No one from the public wished to address Mayor & Council.

MOTIONED TO CLOSE THE PUBLIC PORTION:

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: <u>ADAMS</u>	GIOVINAZZI	X				
	ALVAREZ	X				
	ADAMS	X				
SECOND: <u>ALVAREZ</u>	BARSUGLIA	X				
	ANDALORO	X				
	DESTEFANO	X				
RCV						

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MOTIONED TO OPEN THE PUBLIC HEARING ON:

**ORDINANCE NO. 769 AN ORDINANCE AMENDING ARTICLE I GENERAL PROVISIONS CHAPTER 150-
LAND USE, ARTICLE I APPLICATION FEES AND REQUIRED ESCROW DEPOSITS
OF THE CODE OF THE BOROUGH OF BUENA**

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

DISCUSSION:

Mayor Baruffi explained that this ordinance was introduced in April, and it is required to wait 30 days to advertise prior to adoption.

MOTIONED TO CLOSE THE PUBLIC HEARING:

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

ORDINANCE NO. 769 ADOPTED:

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

BE IT ORDAINED by the Council of the Borough of Buena that Chapter 150 of the municipal Code entitled “Land Use” shall be amended as follows:

SECTION 1: §150-7. Application Fees of the Borough of Buena Municipal Code shall be amended as follows:

Fees shall be as follows: Fee

A. Redivision (not creating a new lot): \$300.

H. Major site plan, preliminary.

Proposed Development Area (square feet)	Fee
5,000 to 25,000	\$2,000
25,000 to 50,000	\$2,400
50,000 to 100,000	\$3,000
100,000 to 250,000	\$4,000
250,000 to 500,000	\$6,000
500,000	\$8,000

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I.	Major site plan, final.	
	Proposed Development Area (square feet)	Fee
	5,000 to 25,000	\$800
	25,000 to 50,000	\$1,000
	50,000 to 100,000	\$1,600
	100,000 to 250,000	\$2,000
	250,000 to 500,000	\$3,000
	500,000	\$4,000
K.	Conditional use:	\$300.
M.	Extension of granted variance:	\$200.
N.	Special meetings requested by and/or charged to applicant, Land Use Board:	\$1,500.
P.	Preparation of transcripts:	\$4 per page.
Q.	Certificates of approval:	\$6.
R.	Housing fee (single-family development):	\$1,000.

SECTION 2: §150-8.1 Required Escrow Deposits of the Borough of Buena Municipal Code shall be amended as follows:

Fees shall be as follows:

Development Application- Required Escrow Fee

(1) Minor subdivision	\$1,800
(2) Major subdivision, preliminary approval	
Up to 30 lots (including any reserved parcel)	\$5,000 plus \$250 per lot
In excess of 30 lots (including any reserved parcel)	\$10,000 plus \$250 per lot
(4) Site plan review	
(a) Minor site plan	\$1,800
[1] Development plan on a vacant tract of land which proposes construction of 1,000 square feet of floor area or less; or has provision for 10 parking spaces or fewer	\$2,400
[3] Accessory building located within a designated flood zone	\$600
(b) Site plan, preliminary approval	
[1] Commercial or industrial site plan	
1,001 to 5,000 square feet of floor area	\$5,000 escrow deposit
5,001 to 10,000 square feet of floor area	\$6,000 escrow deposit
10,001 to 50,000 square feet of floor area	\$8,000 escrow deposit
50,001 to 100,000 square feet of floor area	\$10,000 escrow deposit
Over 100,000 square feet of floor area	\$13,000 escrow deposit

Development Application Required Escrow

[2] Residential multifamily housing site plan	
3 to 5 dwelling units	\$3,000 escrow deposit
6 to 15 dwelling units	\$5,000 escrow deposit
16 or more dwelling units	\$7,000 escrow deposit
[3] Building alteration, new construction For the first 1,000 square feet of additional	

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gross floor area square feet 3,001 to 5,000 square feet of additional gross floor area	\$1,000, plus \$500 for each additional 1,000 square feet of floor area up to 3,000 \$5,000
5,001 to 10,000 square feet of additional gross floor area	\$6,000
10,001 to 50,000 square feet of additional gross floor area	\$8,000
50,001 to 100,000 square feet of additional gross floor area	\$10,000
Over 100,000 square feet of additional gross floor area	\$13,000
[4] Change of use to a new permitted use (c) Major plan, final approval	\$1,500
[1] Commercial or industrial site plan	
1,001 to 5,000 square feet of floor area	\$5,000 escrow deposit
5,001 to 10,000 square feet of floor area	\$6,000 escrow deposit
10,001 to 50,000 square feet of floor area	\$8,000 escrow deposit
50,001 to 100,000 square feet of floor area	\$10,000 escrow deposit
Over 100,000 square feet of floor area	\$13,000 escrow deposit
[2] Residential multifamily housing site plan 3 to 5 dwelling units	\$3,000 escrow deposit
 Development Application- Required Escrow	
6 to 15 dwelling units	\$5,000 escrow deposit
16 or more dwelling units	\$7,000 escrow deposit
[3] Building alteration, new construction	
For the first 1,000 square feet of additional gross floor area square feet	\$1,000 plus \$500 for each additional 1,000 square feet of floor area up to 3,000
3,001 to 5,000 square feet of additional gross floor area	\$5,000
5,001 to 10,000 square feet of additional gross floor area	\$6,000
10,001 to 50,000 square feet of additional gross floor area	\$8,000
50,001 to 100,000 square feet of additional gross floor area	\$10,000
Over 100,000 square feet of additional gross floor area	\$13,000
[4] Change of use to a new permitted use	\$1,500

SECTION 3: Except as expressly amended by this ordinance, all other provisions of Ordinance No. 457 of the Borough of Buena, Minotola, New Jersey, shall remain in full force and effect.

SECTION 4:

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

SECTION 5:

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 6:

This ordinance shall take effect immediately upon final publication as provided by law.

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RESOLUTION NO. 100-25 A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AMENDING RESOLUTION 38-25 TO CORRECT AN ERROR SO AS TO PROVIDE FOR AN EXTENSION OF TIME TO TIAPLANTA, LLC, NEW JERSEY TO FOR THE CONDITIONAL MUNICIPAL CLASS I CULTIVATION LICENSE FOR 120 DAYS COMMENCING FEBRUARY 12, 2025 IN ADDITION TO THE EXTENSION FOR THE CLASS II MANUFACTURER LICENSE PROVIDED THEREIN

Council President Adams explained that Council had approved both manufacturer and cultivation licenses and shortly after, both licenses were nearing expiration. The applicant requested extensions for both cultivation and manufacturer licenses however, only the cultivation license extension was provided in writing. Council President Adams further explained that this resolution retroactively approves the extension for the manufacturer license, but it does not extend the current expiration date. Both license extensions are set to expire at the end of June. Council President Adams explained the issues with the property that require the extension.

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

WHEREAS, on July 15, 2024, the Council of the Borough of Buena adopted Resolution 136-24 authorizing a conditional Class II Cannabis Manufacturer License to Tiaplanta, LLC, New Jersey (Tiaplanta) and Resolution 132-24 authorizing a conditional Class I Cannabis Cultivation License to Tiaplanta subject to certain conditions including site plan approval from the Land Use Board, the execution of a Host Community Agreement and the issuance of a Certificate of Occupancy for said facility; and

WHEREAS, Tiaplanta was given 180 days to complete all of the requirements as stated in Resolutions 132-24 and 136-24 which time expired on October 13, 2024; and

WHEREAS, Tiaplanta had taken reasonable steps to comply with the requirements of Resolutions 132-24 and 136-24, including site investigation/due diligence required to complete engineering necessary for the submission of a site plan for review by the Land Use Board but require more time for the completion of the same; and

WHEREAS, Tiaplanta had requested an extension of time to comply with the requirements of Resolutions 132-24 and 136-24; and

WHEREAS, the Code of the Borough of Buena, Section 202-15(C)(4) authorizes Borough Council to extend the time within which an entity having a conditional municipal license to complete all requirements of the conditional license upon the showing of good cause; and

WHEREAS, Borough Council found that Tiaplanta has taken all reasonable steps to comply with Resolutions 132-24 and 136-24 but needed an additional period of time for compliance and adopted Resolutions 184-24 and 185-24 extending the time for compliance for 4 additional months which period ended February 2025; and

WHEREAS, after submitting further information evidencing reasonable steps to comply with the time allotted to obtain a municipal license and upon request of Tiaplanta, Council adopted Resolution 38-25 again extending the period for compliance for an additional 4 months, which Resolution erroneously only granted the 4-month extension for the Class II Conditional Municipal License when the request was for both Class I and Class II conditional licenses.

NOW THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that Resolution 38-25 be amended to provide for an extension of time to comply with the requirements of Resolution 132-24 and the Code of the Borough of Buena for a period of 120 days commencing February 10 2025 for the conditional municipal Class I Cannabis Cultivation License issued in accordance with Resolution 132-24.

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RESOLUTION NO. 101-25 A RESOLUTION AWARDED A CONTRACT TO WADE AULFFO ROOFING IN THE AMOUNT OF \$29,700.00 TO FOR EMS ROOF REPLACEMENT

Councilwoman Andaloro explained the required repairs for the roof at the Buena Borough EMS building. The Borough received three quotes and Wade Aulffo Roofing; LLC was awarded the contract in the amount of \$29,700.

		Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION:	ANDALORO	GIOVINAZZI	X				
		ALVAREZ	X				
SECOND:	ADAMS	ADAMS	X				
		BARSUGLIA	X				
		ANDALORO	X				
	RCV	DESTEFANO	X				

WHEREAS, the roof at the Buena Borough EMS building is in need of replacement; and

WHEREAS, Wade Aulffo Roofing of Landisville, NJ has submitted a Quote dated April 21, 2025, in the amount of \$29,700.00 to furnish all labor and materials necessary for the removal and replacement of the roof, including but not limited to:

Entire Route 40 side to building peak:

- Tear-off and removal of existing roofing down to wood deck;
- Installation of ice and water shield and synthetic underlayment;
- Installation of new roof flashings, drip edge, and 40-year architectural shingles;
- Removal of all debris by the contractor

WHEREAS, Road Supervisor Nimohay recommended awarding said contract to Aulffo Roofing.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena, County of Atlantic, State of New Jersey, that a contract in the amount of \$29,700.00 is hereby awarded to Wade Aulffo Roofing, P.O. Box 195, Landisville, NJ 08326, for roof replacement work at the EMS building, contingent upon the receipt of a Certificate of Availability of Funds from the Chief Financial Officer.

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be forwarded to the Chief Financial Officer and Wade Aulffo Roofing.

Council President Adams motioned, seconded by Councilwoman Andaloro to table Resolution No. 99-25.

RESOLUTION NO. 99-25 A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE EXCLUSION OF THE PUBLIC FROM A MEETING BETWEEN THE BOROUGH COUNCIL, BOROUGH ADMINISTRATOR/CLERK AND STAFF, BOROUGH SOLICITOR AND STAFF CONCERNING CONTRACT NEGOTIATIONS INVOLVING THE MINOTOLA UNITED METHODIST CHURCH AND AUTHORIZING THE DISCLOSURE OF MINUTES OF SAID MEETING AS PROVIDED HEREIN

		Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION:	ADAMS	GIOVINAZZI	X				
		ALVAREZ	X				
SECOND:	ANDALORO	ADAMS	X				
		BARSUGLIA	X				
		ANDALORO	X				
	RCV	DESTEFANO	X				

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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 97-25** A RESOLUTION ACCEPTING A CHANGE ORDER TO AMEND A CONTRACT WITH CAPRI CONSTRUCTION COMPANY, INC. FOR ATLANTIC COUNTY IMPROVEMENT AUTHORITY DEVELOPMENT BLOCK GRANT (CDBG) FOR ADA ACCESSIBILITY IMPROVEMENTS TO VARIOUS MUNICIPAL BUILDINGS
- **RESOLUTION 98-25** A RESOLUTION AUTHORIZING THE CFO TO REFUND A CONSTRUCTION PERMIT OVERPAYMENT IN THE AMOUNT OF \$40.00 TO ROYALTY PROPERTY HOLDINGS LLC
- BILLS PAID AS LISTED
- CLERK’S REPORT
MINUTES OF THE SPECIAL MEETING OF APRIL 14, 2025
MINUTES OF THE MEETING OF APRIL 28, 2025

	Council Member	Aye	Nay	Abstain	Absent	Recuse
MOTION: <u>ADAMS</u>	GIOVINAZZI	X				
	ALVAREZ	X				
SECOND: <u>BARSUGLIA</u> <u>RCV</u>	ADAMS	X				
	BARSUGLIA	X				
	ANDALORO	X				
	DESTEFANO	X				

SOLICITOR’S REPORT:

Alan Giebner, Assistant Borough Solicitor

ENGINEER’S REPORT:

Joseph Mohnack, Borough Engineer

Grant Applications

1. FY2025 NJDOT Local Transportation Projects Fund & FY2026 Municipal Aid Program
 - Our firm will be applying for these grants which are due July 1st.

Capital Projects

1. Resurfacing of the Tennis/Pickleball Courts
 - . Landberg Construction will begin construction this month.
2. FY2023 NJDOT Local Transportation Projects Fund - Reconstruction of Plymouth St and Friendship Rd
 - Working towards project closeout.
3. NJDCA FY2023/FY2025 Local Recreation Improvement Grant: Restroom Building at Bruno Melini Park
 - . The project will be re-advertised for bid.
4. FY2025 NJ Water Bank Sanitary Sewer Improvements
 - . Awaiting Authorization to advertise from NJDEP.

Mayor Baruffi commended Engineer Mohnack and Marc DeBlasio for their dedication in securing the funds for the NJ Water Bank Sanitary Sewer Improvement project.

Councilwoman Andaloro requested an update from Engineer Mohnack regarding the punch list for the doors. Engineer Mohnack responded that item is still in process.

Mayor Baruffi reminded those present that grant money had been dedicated to the installation of ADA compliant doors at Borough Hall and the Louise Basile Center.

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UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Councilman Alvarez commended Chief DeCesari for his efforts in keeping the memory of his brother-in-law, Sergeant Lee Gonzalez alive. Councilman Alvarez reflected on attending a candlelight vigil and dedication ceremony over the weekend in honor of Sgt. Gonzalez, noting the significance of remembering a man who served as a Franklin Township officer and Buena Borough resident. Chief DeCesari thanked Councilman Alvarez for attending the vigil and highlighted that a ceremony was held on Friday, during which Malaga Park was renamed Sergeant Gonzalez Park. Chief DeCesari also noted that in collaboration with Atlantic County, Malaga Park Drive was also renamed Sergeant Gonzalez Park Drive. Council President Adams recalled attending the police academy with Sgt. Gonzalez in the 1980s, noting that at the time, he served as a Buena Borough officer while Sgt. Gonzalez was with the Franklin Township Police Department. Councilwoman Andaloro added that she served as the Borough Clerk during the time period Sgt. Gonzalez was an active officer.

NEXT MEETING: REGULAR MEETING **TUESDAY, MAY 27, 2025 6:30 P.M.**

MEETING ADJOURNED: M/ ADAMS S/ BARSUGLIA RCVU

Nicole Koch

Nicole Koch
Clerk I

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Please refer to next page for Consent Agenda Resolutions

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RESOLUTION NO. 97-25

A RESOLUTION ACCEPTING A CHANGE ORDER TO AMEND A CONTRACT WITH CAPRI CONSTRUCTION COMPANY, INC. FOR ATLANTIC COUNTY IMPROVEMENT AUTHORITY DEVELOPMENT BLOCK GRANT (CDBG) FOR ADA ACCESSIBILITY IMPROVEMENTS TO VARIOUS MUNICIPAL BUILDINGS

WHEREAS, in accordance with the project, ADA Accessibility Improvements to Various Municipal Buildings, DeBlasio & Associates prepared a change order recommending a decrease in the contract price by \$1,761.15 allowance for as-built quantity adjustments as stated on the Change Order attached hereto, and made part of, this Resolution.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena that the change order submitted by DeBlasio & Associates providing for a decrease in the contract amount by \$1,761.15 is hereby accepted and approved by the Council of the Borough of Buena, as an amendment to said contract.

BE IT FURTHER RESOLVED that Joseph Baruffi, Mayor of the Borough of Buena, is authorized to execute the change order.

RESOLUTION NO. 98-25

A RESOLUTION AUTHORIZING THE CFO TO REFUND A CONSTRUCTION PERMIT OVERPAYMENT IN THE AMOUNT OF \$40.00 TO ROYALTY PROPERTY HOLDINGS LLC.

WHEREAS, Royal Property Holdings, LLC remitted monies for a Construction permit into the Construction Account in the amount of \$192.00 to the Borough of Buena Construction office. The cost of the permit was \$152.00 causing an overpayment of \$40.00.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of Buena Borough that the Chief Financial Officer is hereby authorized to refund the amount of \$40.00 from the Construction Account.