

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MARCH 24, 2025 6:30 P.M.
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MEETING CALLED TO ORDER: 6:30 P.M.
MEETING ADJOURNED: 7:29 P.M.

CALL MEETING TO ORDER: FLAG SALUTE

ROLL CALL OF ATTENDANCE:

<u>Council Member</u>	<u>Present</u>	<u>Absent</u>
GIOVINAZZI	<u>X</u>	<u> </u>
ALVAREZ	<u>X</u>	<u> </u>
ADAMS	<u>X</u>	<u> </u>
BARSUGLIA	<u>X</u>	<u> </u>
ANDALORO	<u>X</u>	<u> </u>
DESTEFANO	<u>X</u>	<u> </u>

ALSO IN ATTENDANCE: Clerk I Nicole Koch, Solicitor Rick Tonetta, Administrator/Borough Clerk Maryann Coraluzzo, Road Supervisor Bill Nimohay, CFO Cindi Holland, Nancy Sbrolla, Registered Municipal Accountant

ABSENT: Mayor Baruffi

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The regular meeting of Mayor and Council of the Borough of Buena was held March 24, 2025 commencing at 6:30 P.M. at the Borough Hall with Council President Adams presiding. Council President Adams 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: 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.

MOTIONED TO OPEN THE PUBLIC PORTION OF THE MEETING:

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

No one spoke.

MOTIONED TO CLOSE THE PUBLIC PORTION:

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

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INTRODUCED AND PASSED ON FIRST READING:

ORDINANCE NO. 766 CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

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

Nancy Sbrolla, Registered Municipal Accountant of Ford Scott & Associates, LLC, explained that this ordinance allows municipalities to raise their cap on appropriations to 3.5%. Ms. Sbrolla explained that if any of these funds are not used within the year, the unspent portion can be carried over and used in the following three years.

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Buena in the County of Atlantic finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$30,502.01 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Buena, in the County of Atlantic, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Buena shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$106,757.03, and that the CY 2025 municipal budget for the Borough of Buena be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

PRESENTER: NANCY SBROLLA, REGISTERED MUNICIPAL ACCOUNTANT

Nancy Sbrolla highlighted the 1.5 cent tax increase in the 2025 budget. Ms. Sbrolla commended CFO Holland, Borough Council, Administrator Coraluzzo, and the Finance Committee for their contributions in preparing the budget.

Council President Adams stated that he served as a member of the Finance Committee for 2025. He noted that the Committee faced several challenges in its efforts to keep tax rates low; however, they ultimately succeeded in achieving this goal. Council President Adams also expressed his gratitude to the Buena Borough Municipal Utilities Authority for their assistance.

RESOLUTION NO. 63-25 A RESOLUTION INTRODUCING AND APPROVING THE 2025 MUNICIPAL BUDGET

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

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INTRODUCED AND PASSED ON FIRST READING:

ORDINANCE NO. 767-2025 BOND ORDINANCE APPROPRIATING ONE HUNDRED THOUSAND DOLLARS (\$100,000) AND AUTHORIZING THE ISSUANCE OF UP TO NINETY-FIVE THOUSAND DOLLARS (\$95,000) IN BONDS AND NOTES OF THE BOROUGH OF BUENA FOR THE RECONSTRUCTION OF TENNIS COURTS AND PARK BATHROOMS BY THE BOROUGH OF BUENA, IN THE COUNTY OF ATLANTIC, NEW JERSEY

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

THE BOROUGH COUNCIL OF THE BOROUGH OF BUENA, IN THE COUNTY OF ATLANTIC, NEW JERSEY (not less than two-thirds of the full membership thereof affirmatively concurring), **DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. Appropriation for Project-Down Payment.

The improvements described in Section 3 of this Bond Ordinance are hereby respectfully authorized as general capital improvements to be made or acquired by the Borough of Buena, in the County of Atlantic, New Jersey (the “**Borough**”). For said improvements or purposes stated in Section 3, there are hereby appropriated the sums of money therein stated as the appropriations made for said improvements or purposes, said sums being inclusive of all appropriations heretofore made therefore and amounting in the aggregate to ONE HUNDRED THOUSAND DOLLARS (\$100,000), including the aggregate sum of FIVE THOUSAND DOLLARS (\$5,000), which is hereby appropriated from the Capital Improvement Fund of the Borough as the down payment for said improvements or purposes as required pursuant to N.J.S.A. 40A:2-11. It is hereby determined and stated that the amount of the down payment is not less than five percent (5%) of the obligations authorized by this Bond Ordinance and that the amount appropriated as a down payment has been made available prior to final adoption of this Bond Ordinance by provisions in prior or current budgets of the Borough for capital improvements and down payments, or by an emergency appropriation, including also monies received from the United States of America, the State of New Jersey or the County of Atlantic, or agencies thereof, as grants in aid of financing said improvements or purposes.

Section 2. Authorization of Bonds.

For the financing of said improvements or purposes and to meet the ONE HUNDRED THOUSAND DOLLARS (\$100,000) appropriation, negotiable bonds of the Borough are hereby authorized to be issued in the maximum principal amount of NINETY-FIVE THOUSAND DOLLARS (\$95,000) pursuant to the Local Bond Law of New Jersey (the “**Local Bond Law**”) and any other law applicable thereto. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes stated in Section 3, negotiable note(s) of the Borough in the maximum principal amount of NINETY-FIVE THOUSAND DOLLARS (\$95,000) are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. Description of Projects.

The improvements hereby authorized and the purposes for the financing of which said obligations are to be issued, the appropriations made for and the estimated costs of such purposes (including all work or materials necessary therefore or incidental thereto), and the estimated maximum amount of bonds or notes to be issued for such purposes are as follows:

<u>IMPROVEMENT OR PURPOSE</u>	<u>APPROPRIATION AND ESTIMATED COST</u>	<u>AMOUNT OF BONDS OR NOTES</u>
Reconstruction of Tennis Court and Park Bathrooms, and all other necessary or desirable structures, appurtenances and work, equipment or materials, including the costs of surveying, construction planning, engineering, preparation of plans and specifications, permits, bid documents and construction inspection and administration.		
	\$100,000	\$95,000
TOTAL	<u>\$100,000</u>	<u>\$95,000</u>

The excess of the appropriation made for such improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefore, as stated above, not including the amount of any grant, is the amount of the said down payments for said purposes.

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Section 4. Authorization of Notes.

In anticipation of the issuance of said bonds and to temporarily finance said improvements, negotiable notes of the Borough in a principal amount not exceeding NINETY-FIVE THOUSAND DOLLARS (\$95,000) are hereby authorized to be issued pursuant to the limitations prescribed by the Local Bond Law. All such note(s) shall mature at such time as may be determined by the Chief Financial Officer or such other Financial Officer designated by Resolution for these purposes (both being hereinafter referred to in this Section as Chief Financial Officer); provided that no note shall mature later than one (1) year from its issue date. Such note(s) shall bear interest at a rate or rates and shall be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with any note(s) issued pursuant to this Ordinance, and the signature of the Chief Financial Officer upon such note(s) shall be conclusive evidence as to all such determinations. The Chief Financial Officer is hereby authorized to sell the note(s) from time to time at public or private sale in such amounts as the Chief Financial Officer may determine and not less than par, and to deliver the same from time to time to the purchasers thereof upon receipt of the purchase price plus accrued interest from their dates to the date of delivery thereof as payment thereof. Such Chief Financial Officer is authorized and directed to report in writing to the Mayor and the Council of the Borough at the meeting next succeeding the date when any sale or delivery of the note(s) pursuant to this Ordinance is made. Such report shall include the amount, the description, the interest rate, the maturity schedule of the note(s) sold, price obtained and the name of the purchaser. All note(s) issued hereunder may be renewed from time to time for periods not exceeding one (1) year for the time period specified in and in accordance with the provisions and limitations of N.J.S.A. 40A:2-8(a) of the Local Bond Law. The Chief Financial Officer is further directed to determine all matters in connection with said note or notes and not determined by this Ordinance. The Chief Financial Officer's signature upon said note(s) shall be conclusive evidence of such determination.

Section 5. Capital Budget.

The capital budget of the Borough of Buena is hereby amended to conform with the provisions of this bond ordinance. The resolution in the form promulgated by the Local Finance Board, including the current capital budget and capital program is on the file with the Clerk and is available there for public inspection.

Section 6. Additional Matters.

The following additional matters are hereby determined, declared and recited and stated:

(a) **Capital Expenditures.** The said purposes described in Section 3 of this bond ordinance are not current expenses and are properties or improvements which the Borough may lawfully require or make as a general improvement, and no part of the cost thereof has been or shall be specifically assessed on property specifically benefited thereby.

(b) **Average Period of Usefulness.** The period of usefulness of said purposes authorized herein as determined in accordance with the Local Bond Law is **15 years**.

(c) **Supplemental Debt Statement.** The supplemental debt statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by NINETY-FIVE THOUSAND DOLLARS (\$95,000), and the said obligations authorized by this bond ordinance will be within the debt limitations prescribed by the Local Bond Law.

(d) **Soft Costs.** Amounts not exceeding FORTY THOUSAND DOLLARS (\$40,000) in the aggregate for interest on said obligations, costs of issuing said obligations, architectural, engineering and inspection costs, legal expenses, a reasonable proportion of the compensation and expenses of employees of the Borough in connection with the acquisition of such improvements and properties as authorized herein, and other items of expense listed in and permitted under Section 40A:2-20 of the Local Bond Law have been included as part of the costs of said improvements and are included in the foregoing estimate thereof.

Section 7. Ratification of Prior Actions.

Any action taken by any officials of the Borough in connection with the improvements described in Section 3 hereof are hereby ratified and confirmed notwithstanding that such actions may have been taken prior to the effective date of this bond ordinance and shall be deemed to have been taken pursuant to this bond ordinance.

Section 8. Application of Grants.

Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. Full Faith and Credit.

The full faith and credit of the Borough are hereby pledged to punctual payment of the principal and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all of the taxable property within the Borough for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 10. Official Intent to Reimburse Expenditures.

The Borough reasonably expects to reimburse any expenditures towards the cost of the improvements or purposes described in Section 3 of this bond ordinance and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. No funds from sources other than the bonds or notes authorized herein has been or is reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside by the Borough, or any member of the same "control

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group” as the Borough, within the meaning of Treasury Regulations Section 1.150-1(f), pursuant to their budget or financial policies with respect to any expenditures to be reimbursed. This Section is intended to be and hereby is a declaration of the Borough’s official intent to reimburse any expenditures towards the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 1.103-18, and no action (or inaction) will be an artifice or device in accordance with Treasury Regulation Section yield restrictions or arbitrage rebate requirements.

Section 11. Effective Date.

This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond 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 64-25** A RESOLUTION BY THE BOROUGH OF BUENA AUTHORIZING AN APPLICATION TO COMPLETE STREETS TECHNICAL ASSISTANCE PROGRAM
- **RESOLUTION 65-25** A RESOLUTION AUTHORIZING THE CARRY OVER OF ACCRUED UNUSED VACATION AND PERSONAL TIME FOR ROAD DEPARTMENT EMPLOYEES OF THE BOROUGH OF BUENA DUE TO AN UNAVOIDABLE CIRCUMSTANCE
- **RESOLUTION 66-25** A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES FOR THE FIRST AND SECOND QUARTER OF 2025 FOR SASHOY NEWELL, A TOTALLY DISABLED VETERAN
- **RESOLUTION 67-25** A RESOLUTION FIXING SALARIES FOR EMPLOYEES OF THE BOROUGH OF BUENA FOR THE YEAR 2025
- **RESOLUTION 68-25** A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF A PORTION OF CENTRAL AVENUE (CR 627), TO THROUGH TRAFFIC ON APRIL 12, 2025, FROM 9:00 A.M. TO 10:00 A.M. AND DIRECTING BUENA BASEBALL SOFTBALL ASSOCIATION TO SUBMIT AN APPLICATION TO THE ATLANTIC COUNTY ENGINEER FOR A PERMIT APPROVING SAID TEMPORARY CLOSURE
- **RESOLUTION 69-25** A RESOLUTION APPROVING THE 2025 EMERGENCY TEMPORARY BUDGET

- **CORRESPONDENCE:** John Saseen of 609 W Summer Road, Minotola, request for a temporary storage unit beginning April 1, 2025 for a period of six months.

- **BILLS PAID AS LISTED**

- **CLERK’S REPORT**
MINUTES OF THE SPECIAL BUDGET WORKSHOP MEETING OF MARCH 10, 2025
MINUTES OF THE REGULAR MEETING OF MARCH 10, 2025

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

COMMITTEE REPORTS:

PLANNING/ZONING/INSPECTIONS

Councilman Giovinazzi Reported the following code enforcement and zoning matters:

- 104 & 106 South Franklin Street & 114 North Harding Highway have a new court date of March 27, 2025. All property owners met with Code Enforcement Officer Hoffman regarding inspections and obtained the necessary permits.
- The vehicles were removed from 521 North Harding Highway. Zoning Officer John Keenan will notify the court of the removal.
- 103 & 105 Marlyn Avenue are scheduled to appear in court in April for failing to comply with a notice to remove chickens from a residential lot.

FINANCE/TAX COLLECTOR/ASSESSOR

Councilman Alvarez referenced Tax Collector Hegarty’s report, noting that the current tax quarter is in good standing. He also highlighted expectations of increased revenue from the newly established cannabis businesses.

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PUBLIC SAFETY/STREET LIGHTS

Public Safety Director Adams reported the following for the month of February 2025:

- EMS Calls: Buena Borough: 61 calls, Buena Vista Township: 12 calls, Vineland City: 5 calls, Hammonton: 1 call
- Franklin Township Police Department reported 798 calls for Buena Borough.
- The Officer of the Month for February 2025 is Officer Matthew Flynn of Franklin Township Police Department. One of Officer Flynn’s motor vehicle stops led to a joint investigation with the Franklin Township Police Department, ATF & FBI where explosives were being manufactured in a residence in Salem County. Officer Flynn is a three-time recipient of the Officer of the Month award and was awarded Franklin Township Police Department Officer of the Year in 2022.

RECREATION

- Councilwoman Barsuglia reported the Recreation Committee will host a breakfast at Martin’s and tickets are still available.
- Councilwoman Barsuglia reported work continues at Blackwater Pond Park, with additional damage observed at the gate near the entrance on Brewster Road.
- Councilwoman Barsuglia reported that the Recreation Committee will continue to work with the Aubrey Group to apply for grants for funding the reconstruction of the tennis courts.

BLDGS/GROUNDS/IMPROVEMENTS

- Councilwoman Andaloro reported that the old shrubs were removed in front of Borough Hall and they will be replaced with new ones.
- Opening day for Little League is scheduled for April 12, 2025.
- Fourteen field lights and an aerial lift will be replaced in the park. These items were donated by a local electrical contractor.
- A small fence will be installed between both sheds to house field equipment as a safety precaution.
- The front door at Borough Hall was replaced with a new one that includes a panic bar, which was missing from the previous door.
- Maintenance inside Borough Hall will occur from 7:15 a.m. to 9 a.m. The remaining hours will be dedicated to lawn and park maintenance.

ROADS/RECYCLING

- Councilman DeStefano reported that Friendship Road and Plymouth Street have been paved with the exception of driveway aprons, road edges and striping.
- Branches and leaves have been removed from bins and will be calculated for the tonnage grant.
- The sweeper has been repaired, and Borough Hall, the Louise Basile Center, and the Boulevard have all been swept.
- Quotes for the new 30-yard container for the Convenience Center will be received by Council’s meeting of April 14, 2025.
- Road Department employees will be working in the park to prepare for Little League opening day.

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UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Council President Adams announced that the Borough’s new website is now live. The URL remains www.buenaboro.org, and the new hosting company is Munibit. He highlighted several new features, including interactive online forms, community news, and community alerts. Additionally, he noted that the Recreation Committee will have and manage its own online calendar. Council President Adams thanked the Clerk’s Office for obtaining quotes and comparing services for the new site. he also emphasized that the new platform allows the Clerk’s Office to manage, edit and add content independently.

Councilwoman Barsuglia reported that Buena Borough has obtained Bronze Certification through Sustainable New Jersey.

Chief DeCesari informed those present that, in response to complaints about teenagers vandalizing the park, officers will conduct nightly foot patrols in the area. He encouraged residents with concerns to contact the non-emergency line at (856) 694-1414.

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RESOLUTION NO. 70-25

A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, AUTHORIZING THE EXCLUSION OF THE PUBLIC FROM A MEETING BETWEEN THE MAYOR, BOROUGH COUNCIL, BOROUGH ADMINISTRATOR AND STAFF, BOROUGH SOLICITOR AND STAFF CONCERNING A PERSONNEL MATTER INVOLVING THE CONDUCT OF A MEMBER OF THE BOROUGH OF BUENA MUNICIPAL UTILITIES AUTHORITY AND AUTHORIZING THE DISCLOSURE OF MINUTES OF SAID MEETING AS PROVIDED HEREIN

MOTION: BARSUGLIA

SECOND: ANDALORO

RCV

Council Member	Aye	Nay	Abstain	Absent	Recuse
GIOVINAZZI	X				
ALVAREZ	X				
ADAMS	X				
BARSUGLIA	X				
ANDALORO	X				
DESTEFANO	X				

WHEREAS, N.J.S.A. 10:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting of a public body where the subject matter of that meeting involves a personnel matter of public employees or appointees; and

WHEREAS, the Borough Council desires to meet with the Mayor, Borough Administrator and staff, Borough Solicitor and staff, concerning a personnel matter involving the conduct of a member of the Borough of Buena Municipal Utilities Authority.

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

1. The public shall be excluded from a meeting of the Council of the Borough of Buena on March 24, 2025, to protect the privacy and confidentiality of the individual involved and to ensure that the discussion does not constitute an unwarranted invasion of individual privacy, in the Council Chambers immediately following or during the Regular Session of Borough Council.
2. The general nature of the subject matter of the closed meeting shall pertain to a personnel matter involving the conduct of a member of the Borough of Buena Municipal Utilities Authority.
3. Disclosure of the minutes of the closed meeting authorized above between the Borough Council, the Mayor, Borough Administrator and staff, Borough Solicitor and staff, shall be made following final negotiations and determination of said matter excepting information which must remain private.
4. It is anticipated that the minutes of the deliberation conducted in closed session may be disclosed to the public within 120 days, however, any personal confidential information may not be released.

Council President Adams recessed the meeting to retire into executive session

Council President Adams called the meeting back to order and Roll Call remained the same.

RESOLUTION NO. 71-25

A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF BUENA AUTHORIZING AN INDEPENDENT INVESTIGATION OF A MEMBER OF THE BUENA BOROUGH MUNICIPAL UTILITIES AUTHORITY

MOTION: BARSUGLIA

SECOND: ALVAREZ

RCV

Council Member	Aye	Nay	Abstain	Absent	Recuse
GIOVINAZZI	X				
ALVAREZ	X				
ADAMS	X				
BARSUGLIA	X				
ANDALORO	X				
DESTEFANO	X				

WHEREAS, on or around February 25, 2025, a member of the Borough of Buena Municipal Utilities Authority sent a controversial text message to all members and the secretary of the Authority; and

WHEREAS, the Council of the Borough of Buena have expressed concerns regarding the conduct of this member and have raised numerous questions about the situation; and

WHEREAS, the Borough of Buena Municipal Utilities Authority is an entity created by Ordinance, with its members being appointed by the Borough Council of the Borough of Buena; and

WHEREAS, under N.J.S.A. 40A:60-6, et seq., the Borough Council has the authority to initiate special investigations into any agency under its legislative jurisdiction; and

WHEREAS, the recent actions of the member in question necessitate a special independent investigation to assist the governing body in this legislative process; and

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WHEREAS, the Borough Council will establish a subcommittee of the entire council to first review the member's conduct before proceeding with any further investigation, should it be deemed necessary.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that a subcommittee of the full Council of the Borough of Buena will be formed to investigate the conduct of the member of the Borough of Buena Municipal Utilities Authority to determine whether the actions in question violated any state laws or local ordinances of the Borough of Buena.

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NEXT MEETING: APRIL 14, 2025 WORKSHOP 6:00 P.M. AND REGULAR 6:30 P.M.

MEETING ADJOURNED: M/BARSUGLIA S/ANDALORO RCVU



Nicole Koch
Clerk I

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MARCH 24, 2025 6:30 P.M.
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RESOLUTION NO. 64- 25

**A RESOLUTION BY THE BOROUGH OF BUENA AUTHORIZING AN APPLICATION
TO THE COMPLETE STREETS TECHNICAL ASSISTANCE PROGRAM**

WHEREAS, safe, convenient, accessible, equitable, healthy, and environmentally and economically beneficial transportation for all users is a priority of Borough of Buena, County of Atlantic; and

WHEREAS, Complete Streets is a means to provide a comprehensive, integrated, connected multi-modal network of transportation options through planning, design, construction, maintenance, and operation of new and retrofit transportation facilities along the entire right-of-way for all roadway users of all ages and abilities; and

WHEREAS, Complete Streets can provide many benefits, including:

- Improved safety for pedestrians, bicyclists, children, older citizens, non-drivers and the mobility challenged as well as those that cannot afford a car or choose to live car free,
- Improved access to employment, education, residential, recreation, retail centers and public facilities,
- Local economic vitality,
- Access to the health benefits of physical activity,
- Improved stormwater management, and
- Reductions in greenhouse gas emissions; and

WHEREAS, when streets are not complete, the negative impacts on public health, safety, equity, the economy and the environment are disproportionately borne by low-income and minority communities.

WHEREAS, through the South Jersey Transportation Planning Organization Complete Streets Technical Assistance Program, Sustainable Jersey will coordinate and the Voorhees Transportation Center at Rutgers University in consultation with the Cross-County Connection Transportation Management Association will provide planning-level technical assistance services to municipalities for a specific project related to advancing a Complete Streets initiative in their communities; and

WHEREAS, although no direct funding is provided, selected municipalities will receive free direct technical assistance services to complete a specific task related to advancing a Complete Streets initiative in their communities,

THEREFORE, BE IT RESOLVED the Council of Borough of Buena authorizes Councilwoman Barsuglia and CFO to submit an application to the Complete Streets Technical Assistance Program to receive free direct technical assistance services to complete a specific task related to advancing Complete Streets, and also commits pertinent municipal staff to coordinate and collaborate with Sustainable Jersey, Voorhees Transportation Center and the Cross County Connection Transportation Management Association to support the successful and timely delivery of technical assistance services.

RESOLUTION NO. 65-25

**A RESOLUTION AUTHORIZING THE CARRY OVER OF ACCRUED UNUSED VACATION AND
PERSONAL TIME FOR ROAD DEPARTMENT EMPLOYEES OF THE BOROUGH OF BUENA DUE TO
AN UNAVOIDABLE CIRCUMSTANCE**

WHEREAS, the Borough of Buena permits employees to carryover earned and accrued vacation days for one year prior to the present year and thereafter should they not be used, would be vacated; and

WHEREAS, the Borough of Buena does not permit the carryover of personal days and;
and

WHEREAS, due to staffing shortages in 2024, it would have had a negative impact on the Borough of Buena and its residents if Road Supervisor William Nimohay and the road laborers had taken their vacation days and personal days, and they continued working without utilizing their time off; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Buena, County of Atlantic, State of New Jersey, that the Chief Financial Officer is directed to reinstate any vacation and personal days lost on 12/31/24 by Road Supervisor Nimohay and the road laborers into the calendar year 2025.

BE IT FURTHER RESOLVED, by the Borough Council of the Borough of Buena that this extension shall expire on December 31, 2025, and any remaining unused days shall be forfeited.

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RESOLUTION NO. 66-25

**A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES FOR THE FIRST AND SECOND
QUARTER OF 2025 FOR SASHOY NEWELL, A TOTALLY DISABLED VETERAN**

WHEREAS, Block 169 Lot 7.03 owned by Sashoy Newell, a totally disabled veteran; and

WHEREAS, the tax assessor has determined that Mr. Newell is eligible, and has been granted, total disabled status on Block 169 Lot 7.03 also known as 104 East Summer Road effective January 1, 2025.

WHEREAS, Surety Title LLC has paid \$1,494.51 and needs to be refunded \$1,494.51.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of Buena Borough that the Tax Collector is hereby authorized to cancel taxes for Block 169 Lot 7.03 for the first and second quarter of 2025 effective January 1, 2025 and to refund Surety Title LLC for the payment of \$1,494.51.

RESOLUTION NO. 67-25

A RESOLUTION FIXING SALARIES FOR EMPLOYEES OF THE BOROUGH OF BUENA FOR THE YEAR 2025

WHEREAS, pursuant to a Salary Ordinance enacted prior to this Resolution, money was appropriated for the salaries and wages of municipal employees for the year 2025, retroactive to January 1, 2025; and

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF BUENA AS FOLLOWS;

A. That the following Borough employees shall receive the salary hereinafter set forth or as otherwise stated:

Joseph Baruffi , Mayor	\$ 9,047.59
<u>COUNCIL</u>	\$ 4,639.79
Jorge Alvarez	
Patricia Andaloro	
Douglas Adams	
Frank DeStefano	
Richard Giovinazzi	
Marina Barsuglia	
Cynthia Holland , CFO/QPA	\$64,104.90
Pamela Johnston ,	\$43,696.80
Patrick Hegarty , Tax Collector	\$24,407.78
Lisa Perella , Tax Assessor	\$21,776.03
Valerie Jones , Clerk 2	\$51,277.56
Valerie Jones , Municipal Housing Liaison	\$ 2,500.00
Valerie Jones , Land Use Secretary	\$ 100.00 per meeting
Ronald Francis , Land Use Chair	\$ 30.00 per mtg attended
<u>LAND USE MEMBERS</u>	\$ 25.00 per mtg attended
Joseph Baruffi	
Doug Adams	
James Heisler	
Thomas Dralle	
Louis Barsuglia	
William Nimohay	
Edward Casellari	
Peter Elias	
Aldo Palmieri	
Jerry Marinacci	
John Keenan , Zoning Officer	\$10,200.00
James Hoffman , Enforcement Officer	\$ 8,484.74
James Hoffman , Housing Inspector	\$ 3,498.36
James Hoffman , Construction Code Official	\$ 1,987.34
James Hoffman , Building Code Official	\$ 9,936.73
Dennis LaSassa , Plumbing Sub Code Official	\$ 9,009.29
John Ciliberti , Fire Sub Code Official	\$ 4,080.00

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Joseph Rizzuto , Electrical Sub Code Official	\$ 7,502.70
Maria Petrillo , Housing Inspector Trainee	\$ 20.40 per hour
William Nimohay , Streets & Roads Supervisor	\$83,271.43
Jerry Marinacci , OEM Coordinator	\$ 572.22
Rhonda Ciraolo , EMS Chief	\$81,600.00

B. The following employees shall be paid at the hourly rate hereinafter set forth or as otherwise stated:

Joseph Aupperle , Streets & Roads, Laborer 2	\$ 22.95
Leonard Coco , Streets & Roads Laborer 3	\$ 28.56
Michael Corsiglia , Streets & Roads Laborer 2	\$ 24.74
Thomas Reeves , Streets & Roads, Laborer 2	\$ 20.36
Lawrence Petrillo , Streets & Roads, Laborer 1	\$ 20.00
Diane Bassetti , Part Time, Clerk 1	\$ 20.17
Kaytlyn Smith , Part Time, Clerk 1	\$ 20.00
Maryann Coraluzzo , Administrator	\$ 31.85
Nicole Koch , Clerk 1	\$ 19.00
Nicole Koch , Clerk 1	\$ 100.00 per meeting
Joyce Thurlow , Clerk 1	\$ 19.00
Angel Calixto-Gomez , Lieutenant EMS	\$ 29.00
Kimberly Cruz , Full Time EMS	\$ 26.00
Sabrina Iglesias , Full Time EMS	\$ 26.00
John Torres , Full Time EMS	\$ 26.00
Part-Time/Per Diem EMS	\$ 22.00
<u>WEEKEND DIFFERENTIAL FOR EMS</u>	
Part-Time/Per Diem EMS	\$ 23.00

RESOLUTION NO. 68-25

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF A PORTION OF CENTRAL AVENUE (CR 627), TO THROUGH TRAFFIC ON APRIL 12, 2025, FROM 9:00 A.M. TO 10:00 A.M. AND DIRECTING BUENA BASEBALL SOFTBALL ASSOCIATION TO SUBMIT AN APPLICATION TO THE ATLANTIC COUNTY ENGINEER FOR A PERMIT APPROVING SAID TEMPORARY CLOSURE.

WHEREAS, the Buena Baseball Softball Association of the Borough of Buena has scheduled its annual Open Day Parade; and

WHEREAS, the Buena Baseball Softball Association of the Borough of Buena have requested a portion of Central Avenue (CR 627) be closed during the parade to minimize the possibility of injury to person or property during the parade; and

WHEREAS, the Franklin Township Police Department has reviewed this request and has recommended that Central Avenue, from Dr. J.P. Cleary School located at 1501 S. Central Avenue, to the Buena Borough Municipal Building, 616 Central Avenue, be closed to through traffic during the parade for public safety reasons.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that Central Avenue, from Dr. J.P. Cleary School located at 1501 S. Central Avenue to the Buena Borough Municipal Building, 616 Central Avenue, be temporarily be closed on April 12, 2025, from 9:00 A.M. To 10:00 A.M.

BE IT FURTHER RESOLVED that the temporary closure of the above street shall affect through traffic only and shall not unduly impede the ingress or egress of residents of Central Avenue, and their guests or visitors to and from their respective properties.

BE IT FURTHER RESOLVED that notice of this temporary closure shall be given to property owners along Central who are affected by same, immediately upon adoption of this Resolution.

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**RESOLUTION NO. 69-25
BOROUGH OF BUENA
2025 EMERGENCY TEMPORARY BUDGET**

WHEREAS, an emergent condition has arisen with respect to providing appropriation for expenditures and no adequate provision has been made in the 2025 temporary appropriations for the aforesaid purpose, and N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned, and

WHEREAS, the total emergency temporary resolutions adopted in the year 2025 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.40A:4-20) including this resolution total **\$1,836,782.76**.

- NOW, THEREFORE, BE IT RESOLVED** that in accordance with the provisions of N.J.S. 40A:4-20:
- 1. Emergency temporary appropriations be and the same are hereby made for the attached list of line items.
 - 2. That said emergency temporary appropriations will be provided for in 2025 municipal budget as adopted.
 - 3. That one certified copy of this resolution be filed with the Director of Local Government Services.

NOW, THEREFORE, BE IT RESOLVED that the following appropriations shall constitute the Borough of Buena 2025 Temporary Budget:

General Government:		
Finance		
Other Expenses		1,000.00
Computer Operations		
Other Expenses		9,000.00
Administrator		
Salary & Wages		5,000.00
Group Health Insurance		
Other Expenses		100,000.00
Grant Administrator		
Other Expenses		8,000.00
Fire Department		
Salary & Wages		2,000.00
EMS		
Other Expenses		10,000.00
Unclassified:		
Heating Fuel/Gas Heat		4,000.00
Statutory:		
Social Security		20,000.00
Shared Services Agreements:		
Police Services		285,567.00
Judgements:		
Other Expenses		8,300.00