

BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 1

MEETING CALLED TO ORDER: 6:31 P.M.
MEETING ADJOURNED: 7:23 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: Deputy Clerk Koch, Solicitor Tonetta, Road Supervisor Nimohay

The regular meeting of Mayor and Council of the Borough of Buena was held May 27, 2025 commencing at 6:31 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 announced the first portion of the meeting would be dedicated to honoring and memorializing Angelo M. Capizola, First Chief of Police for Buena Borough. Mayor Baruffi introduced Chief Capizola’s sons Peter, Joe, and Dave Capizola and other family members who were in attendance. Mayor Baruffi shared that he graduated high school with Peter and highlighted the friendship they have maintained over the years. Mayor Baruffi remarked that Dave had not only been his former teacher but also guided him through his student teaching experience at Milanese School. Mayor Baruffi shared that Joe had taught him everything he knows about government and politics, and even helped him secure his first teaching position at Cleary School and hired him as a counselor in 1989. Mayor Baruffi thanked Joe for all he has done for him. Mayor Baruffi individually recognized other family members in attendance, including those who were unable to attend.

Mayor Baruffi read the following speech:
Tonight, we’re here not only to remember, but to celebrate a man whose life was defined by service, commitment, and love for his community—Mr. Angelo M. Capizola.

Angelo was born and raised right here in Buena Borough, and he remained a devoted lifelong resident of the community he so faithfully served. His roots ran deep, and his contributions touched nearly every corner of our town.

For 25 years, Angelo owned and operated the Ideal Maid Bakery, a local institution that did far more than provide bread and sweets. It was a gathering place, a symbol of small-town spirit, and a source of sustenance for generations of families in Buena.

But his service to our town extended far beyond his business. Angelo answered the call to public service at a young age, joining the Landisville Volunteer Fire Department in 1937. He also served as a volunteer Special Police Officer, demonstrating early on the kind of character that would define his life.

In 1947, he took a historic step for Buena by organizing and leading the formation of our very first official Police Department. As our inaugural Chief of Police, he served honorably from 1949 until 1962. He later continued that service as Director of Public Safety from 1967 to 1971, always putting the safety and well-being of our citizens first.

In 1996, Angelo’s lifetime of dedication was formally recognized when he was named Buena Borough/Buena Vista Citizen of the Year—an honor that only begins to reflect the lasting impact he made on this community.
And now, we reach a very special moment in tonight’s ceremony.

In recognition of his legacy, his service, and his enduring place in the heart of Buena, we are proud to unveil a portrait that will forever remind future generations of Angelo M. Capizola’s remarkable life. This portrait is more than an image—it is a symbol of gratitude, remembrance, and the spirit of a man who gave so much to so many.

As this portrait is revealed, let it serve as a lasting tribute to a life well lived, and a constant reminder to us all of the values Angelo stood for: community, dedication, integrity, and heart.

Let us all take a moment to reflect on the legacy of this extraordinary man, and let this portrait inspire us to carry forward his example in our own lives.

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 2**

And so, as Mayor of the Borough of Buena, it is my great honor and privilege, on behalf of the entire governing body, to officially recognize and express our heartfelt gratitude to Angelo M. Capizola. He was, and always will be, an invaluable member of our community.

Thank you, Angelo. You will never be forgotten.

Mayor Baruffi called Peter, Joe and Dave to the front of the meeting room to join him in unveiling the portrait of their father. The Capizola brothers expressed their heartfelt thanks to Mayor Baruffi and Council for memorializing their father. They shared how proud their father was to serve Buena Borough.

Mayor’s Report Continued:

- Mayor Baruffi read into record an email received from Sandra Opoku, NJDOT providing an update on the Route 40 project which includes Route 40, CR 557 (Tuckahoe Road) to Route 54 Blue Anchor Road/Wheat Road (CR 615). Mayor Baruffi informed those in attendance that the design is being finalized with verification through pipe video inspection. The state requested the Borough’s written permission for their subcontractor to perform Mobile Dredging and Video Pipe Services to perform video inspections of the existing drainage pipes along S. Central Ave. and Kimberly Lane. Mayor Baruffi confirmed that he approved the inspections.
- Mayor Baruffi informed Council and those present that a full-time laborer position has been posted on the Borough’s website. He noted that Road Supervisor Nimohay and Administrator Coraluzzo are collecting applications. Interviews are expected to be conducted in mid-June.
- Mayor Baruffi reported that the Memorial Day Services at the American Legion Post 270 were a success with over 100 in attendance.

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:	ANDALORO	GIOVINAZZI			X	
		ALVAREZ	X			
		ADAMS	X			
SECOND:	BARSUGLIA	BARSUGLIA	X			
		ANDALORO	X			
		RCV	DESTEFANO	X		

Sue Romeo of Landisville offered a recommendation for Council to suggest to the NJDEP the installation of a designated turn lane with a green arrow signal on Central Avenue.

MOTIONED TO CLOSE THE PUBLIC PORTION:

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

BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 3

RESOLUTION NO. 103-25 A RESOLUTION AUTHORIZING THE SALE OF TAX SALE CERTIFICATE
NO. 15-00042 AT PRIVATE SALE BY ASSIGNMENT

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

WHEREAS, the Borough of Buena is the holder of Tax Sale Certificate No. 15-00042; acquired under and by virtue of N.J.S.A. 54:5-34; and

WHEREAS, it is deemed financially beneficial to, and in the best interest of, the municipality to sell such tax sale certificate;

WHEREAS, the Borough has fulfilled the requirements whereby notice of potential assignment has been mailed to the owner at the address as appearing on the tax duplicate, as well as the assessed owner’s last known address; and

WHEREAS, notice of assignment was posted in three public places within the Borough of Buena and published in the Atlantic City Press, a newspaper in general circulation in the municipality, as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Buena, County of Atlantic, State of New Jersey, hereby authorize the sale by assignment of the following tax sale certificates to Louis Petrini, Jr. for the following amounts as set forth in the Notice of Assignment attached hereto:

Assignee	Tax Sale Cert. No.	Amount
Louis Petrini	15-00042	\$34,819.67

For the consideration therein set forth, which sum includes the lien for unpaid subsequent taxes for the period set forth, all as provided for and permitted under N.J.S.A. 54:5-113,

BE IT FURTHER RESOLVED, that the Mayor and Municipal Clerk be and are hereby authorized and empowered to make, execute and deliver any and all assignment forms, including the form of Assignments attached to this Resolution, or other legal documents which may be necessary or desired to effectuate the various sales permitted by this Resolution.

RESOLUTION NO. 104-25 A RESOLUTION AUTHORIZING CANCELLATION OF TAX SALE
CERTIFICATE #24 00022 AND REFUND TO TAX LIEN FUND LP, AND
ADDING REDEMPTION AMOUNT TO MUNICIPAL TAX SALE
CERTIFICATE #19 00043

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

WHEREAS, the Borough of Buena (hereinafter, the *Borough*) is the holder of Municipal Tax Sale Certificate #19-00043, dated January 23, 2020, covering Block 193, Lot 3, commonly known as 1005B South Central Avenue (the *Property*); and

Through administrative error the Property was included in the 2024 Tax Sale List and was struck off to a third-party investor, Tax Lien Fund LP, which received Tax Sale Certificate #24-00022 on December 5, 2024; and

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 4**

- 1. The Tax Collector has calculated the full redemption amount on Certificate #24-00022 through the next regular meeting date of May 27, 2025 to be \$2,727.06; and
- 2. Upon redemption, the amount paid shall be added to the principal of Municipal Tax Sale Certificate #19-00043, increasing the balance due on that certificate to \$219,977.06.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena, County of Atlantic, State of New Jersey, as follows:

- 1. The Tax Collector is hereby authorized and directed to cancel Tax Sale Certificate #24-00022 recorded against Block 193, Lot 3.
- 2. The Chief Financial Officer is hereby authorized and directed to issue a refund in the amount of \$2,727.06, representing full redemption of Tax Sale Certificate #24-00022, payable to:

TAX LIEN FUND LP
P.O. Box 132
San Francisco, CA 95104
- 3. The Tax Collector shall add the redemption amount of \$2,727.06 to Municipal Tax Sale Certificate #19-00043, such that the new outstanding balance of that certificate shall be \$219,977.06 as of May 27, 2025, subject to the accrual of statutory interest thereafter.
- 4. The Borough Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Tax Collector and the Chief Financial Officer.

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 105-25** A RESOLUTION OF THE BOROUGH OF BUENA AWARDING A CONTRACT FOR NJDCA LOCAL RECREATION IMPROVEMENT GRANT (LRIG), FOR THE RESURFACING OF THE TENNIS COURTS AT BRUNO MELINI PARK, TO LANDBERG CONSTRUCTION, LLC IN THE AMOUNT OF \$151,700.00
- **RESOLUTION 106-25** A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES FOR WILLIAM R. & RACHEL E. BROMLEY, A TOTALLY DISABLED VETERAN AND TO REFUND CORELOGIC IN THE AMOUNT OF \$1,896.28
- **RESOLUTION 107-25** A RESOLUTION TO RESCIND RESOLUTION 55-25 AUTHORIZING HIRING OF AN EMERGENCY MEDICAL TECHNICIAN, SAMANTHA MONZO
- **RESOLUTION 108-25** A RESOLUTION AUTHORIZING HIRING OF AN EMERGENCY MEDICAL TECHNICIANS CARLOS REYES, SEAN MCCLEERY, JARED CASTRO
- **RESOLUTION 109-25** A RESOLUTION APPROVING AND ENACTING A DIGITAL SIGN, FLAG, AND WEBSITE POLICY AND ESTABLISHING A REVIEW COMMITTEE TO EVALUATE AND DECIDE ON RELATED REQUESTS
- **RESOLUTION 110-25** A RESOLUTION OF THE BOROUGH OF BUENA APPOINTING NICOLE KOCH TO SERVE AS DEPUTY CLERK IN THE ABSENCE OF PAMELA JOHNSTON AND ESTABLISHING ADDITIONAL COMPENSATION
- **RESOLUTION 111-25** A RESOLUTION TO AMEND ADOPTED BUDGET (CHAPTER 159) SPECIAL ITEMS OF REVENUE AND APPROPRIATIONS (N.J.S.A. 40A: 4-87)
- BILLS PAID AS LISTED
- CLERK’S REPORT
MINUTES OF THE MEETING OF MAY 12, 2025

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

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 5**

COMMITTEE REPORTS:

PLANNING/ZONING/INSPECTIONS

Mayor Baruffi reported the following on behalf of Councilman Giovinazzi:

- A court date is pending for 104 & 106 South Franklin Street and inspections are scheduled for this week. The property owner will follow up with the permit office once all necessary repairs have been completed for items that did not pass inspection.
- 103 & 105 Marlyn Ave are scheduled to appear in court on June 5 for failing to comply with a notice to remove chickens from a residential lot.
- Zoning Officer Keenan spoke with the property owner of 407 SW Blvd. regarding a notice of violation for business use and outdoor storage in a residential zone. The tenant/business will vacate the property in August.

FINANCE/TAX COLLECTOR/ASSESSOR

Councilman Alvarez provided a breakdown of the current budget, detailing the allocation of funds as follows: a percentage designated for supplies, a portion for professional services, and a share allocated to interlocal agreements. Councilman Alvarez reported to date, the tax collection total is \$1.582 million, of which \$5,900 is attributed to collections from the 2024 tax year.

PUBLIC SAFETY/STREET LIGHTS

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

- Shore Animal Control responded to 28 calls.
- EMS Calls: Buena Borough 56, Buena Vista Township 12, Vineland 5, 6 calls for transportation.
- Franklin Township Police Department reported 1014 calls for Buena Borough.
- The Officer of the Month for April 2025 is Officer Thomas Rambone of Franklin Township Police Department. Officer Rambone is a veteran officer assigned to the Patrol Division. He is also a department firearms instructor in the Training Unit.

RECREATION

- Councilwoman Barsuglia reported that the Easter Bunny Breakfast event generated a profit of \$930.00.
- Councilwoman Barsuglia informed those present that the Recreation Commission's Community Yard Sale will take place June 7 and 8 from 8 a.m. to 1 p.m. If residents wish to register as a yard sale participant, they may email buenarec@gmail.com.
- Councilwoman Barsuglia stated that the Brick Fundraiser is open until June 6. Purchase forms may be obtained by emailing buenarec@gmail.com or in-person at the Borough Clerk's office.
- Additional information is forthcoming regarding the Arts in the Park program. They received a \$7400.00 block grant from the Atlantic County Heritage and Cultural Society.
- Bands have begun registering for the Concert in the Park series. Once all submissions have been received, the performance dates will be announced. The first concert is scheduled for June 28.
- The Special Events Committee met to discuss events for Buena Day.
- Councilwoman Barsuglia read into record a press release regarding Received notice regarding a grant applied for through Sustainable New Jersey for safe streets and technical assistance. The press release explained that the complete streets policy will be updated through South Jersey Transportation and Planning Organization (SJTPA) Complete Streets and Technical Assistance Program. Councilwoman Barsuglia noted that the Borough is one of three municipalities to be selected to receive expert support in enhancing its transportation policy.

BLDGS/GROUNDS/IMPROVEMENTS

- Councilwoman Andaloro reported that the air conditioning units in all municipal buildings are currently being inspected for routine maintenance and the irrigation systems are being turned on.
- Within the next two weeks, flowers will be planted at Borough Hall and at the Joe Dale Pavillion.
- Councilwoman Andaloro proposed establishing a committee to design welcome signs reading "Welcome to Buena Borough" to be displayed at the entrances to the town. She also suggested placing a sign reading "Welcome to Bruno Melini Park" at the entrance of the park.
- Councilwoman Andaloro stated that uncut grass notices are consistently sent to the same residents each year, noting the increasing cost to the Borough for ongoing maintenance and enforcement. She deferred to Road Supervisor Nimohay to provide an update regarding the notices. Mr. Nimohay explained that 33 notices have been sent. Discussion ensued regarding amending the ordinance to increase the fees for grass cutting.

ROADS/RECYCLING

Councilman Frank DeStefano reported the following:

The road department is currently collecting brush and leaves.

Monthly road sweeping for stormwater management will be completed by May 28.

Road Supervisor Nimohay received the prints for West Avenue and Summer Road and will review them for necessary adjustments.

The inspected basins on Buena Drive are operational, and the engineer has been notified.

Potholes are being filled.

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 6**

UNFINISHED BUSINESS:

Mayor Baruffi provided an update on Minotola Estates located on Buena Drive. Mayor Baruffi stated that he spoke with Land Use Solicitor Malinsky, and Engineer DeBlasio has authorized Solicitor Malinsky to proceed with the installation of street lighting. Once the lights are installed, repaving will follow. Mayor Baruffi noted that certain issues related to trees are currently being addressed.

NEW BUSINESS:

None

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: ANDALORO				X	
	X				
	X				
SECOND: BARSUGLIA	X				
	X				
	X				
RCV	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 contract negotiations; and

WHEREAS, the Borough Council desires to meet with the Borough Administrator/Clerk and staff, Borough Solicitor and staff, concerning contract negotiations.

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 May 27, 2025 in the Council Chambers during a recess of the special meeting of Borough Council.
2.
- The general nature of the subject matter of the closed meeting shall pertain to contract negotiations as set forth herein above.
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.

Mayor Baruffi and Council unanimously agreed to cancel the Workshop scheduled for June 9 at 6:00 p.m. due to the absence of topics for the agenda.

NEXT MEETING: REGULAR MEETING 6:30 P.M. JUNE 9, 2025

MEETING ADJOURNED: M/ BARSUGLIA S/ ANDALORO RCVU

Nicole Koch
Nicole Koch
Deputy Clerk

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 7**

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 8**

RESOLUTION NO. 105-25

A RESOLUTION OF THE BOROUGH OF BUENA AWARDDING A CONTRACT FOR NJDCA LOCAL RECREATION IMPROVEMENT GRANT (LRIG), FOR THE RESURFACING OF THE TENNIS COURTS AT BRUNO MELINI PARK, TO LANDBERG CONSTRUCTION, LLC IN THE AMOUNT OF \$151,700.00

WHEREAS, Tennis Court Improvements at Bruno Melini Park are necessary; and

WHEREAS, the Engineer has sought bids for said services and has recommended the contract be awarded to Landberg Construction, LLC in the amount of \$151,700.00 for bid submitted.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena provided the CFO has certified the availability of funds, that the Mayor and Clerk are authorized to execute an Agreement with Landberg Construction, LLC. in the amount of \$151,700.00.

RESOLUTION NO. 106-25

A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES FOR WILLIAM R. & RACHEL E. BROMLEY, A TOTALLY DISABLED VETERAN AND TO REFUND CORELOGIC IN THE AMOUNT OF \$1,896.28

WHEREAS, Block 126 Lot 9.03 owned by William R. & Rachel E. Bromley, a total disabled veteran; and

WHEREAS, the tax assessor has determined that Rachel E. Bromley is eligible, and has been granted, total disabled status on Block 126, Lot 9.03 also known as 551 Forest Grove Road effective April 4, 2025.

WHEREAS, Corelogic has paid \$1,896.28 and needs to be refunded in the amount of \$1,896.28.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of Buena Borough that the Tax Collector is hereby authorized to cancel taxes for Block 126 Lot 9.03 in the amount of \$1,896.28 effective April 4,2025 and to refund Corelogic for the amount of \$1,896.28.

RESOLUTION NO. 107-25

A RESOLUTION TO RESCIND RESOLUTION 55-25 AUTHORIZING HIRING OF AN EMERGENCY MEDICAL TECHNICIAN, SAMANTHA MONZO

WHEREAS, Samantha Monzo interviewed and accepted the position of per-diem Emergency Medical Technician as outlined in Borough of Buena Resolution 55-25; and

WHEREAS, Ms. Monzo did not report to work on the agreed start date of February 25, 2025 or notify the Borough that she did not wish to pursue the offer of employment.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that Resolution 55-25 is hereby rescinded.

RESOLUTION NO. 108-25

**A RESOLUTION AUTHORIZING HIRING OF AN EMERGENCY MEDICAL TECHNICIANS
CARLOS REYES, SEAN MCCLEERY, JARED CASTRO**

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 from Council to approve the hiring of the following candidates to replace the Emergency Service Technicians who have left the department, at the rate of \$22.00 per hour: Carlos Reyes; Sean McCleery; Jared Castro

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Buena, County of Atlantic, State of New Jersey, hereby approves the hiring of the aforementioned candidates as per-diem Emergency Service Technicians based on qualifications with a start date of May 27, 2025 and conditioned upon the successful completion of the hiring phases set forth in the Policy and Procedures of the Borough of Buena.

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 9**

RESOLUTION NO. 109-25

A RESOLUTION APPROVING AND ENACTING A DIGITAL SIGN, FLAG, AND WEBSITE POLICY AND ESTABLISHING A REVIEW COMMITTEE TO EVALUATE AND DECIDE ON RELATED REQUESTS

WHEREAS, the Borough of Buena (“Borough”) desires to embrace modern communication methods—specifically the use of municipal digital signs—while preserving community character and ensuring consistent, dignified display of all flags at Borough-owned facilities; and

WHEREAS, a comprehensive *Digital Sign and Flag Policy* (the “Policy”), attached hereto and made a part hereof, has been drafted to set uniform standards for content, scheduling, and flag protocols in accordance with applicable federal and state laws; and

WHEREAS, establishing an internal review committee will promote transparency, timely decision-making, and compliance with the Policy; and

WHEREAS, N.J.S.A. 40A:60-1 et seq. authorizes the governing body to adopt resolutions necessary and proper for the good government of the municipality.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena, County of Atlantic, State of New Jersey, as follows:

1. **Policy Adoption**
The *Digital Sign, Flag and Website Policy* attached hereto is hereby approved and enacted in its entirety, effective immediately upon passage of this resolution.
2. **Creation of the Digital Sign, Flag and Website Approval Committee**

a. There is hereby established a *Digital Sign, Flag and Website Review Committee* (“Committee”).

b. The Committee shall consist of three (3) members:

I. The Mayor (or the Mayors’ designee);

II. The President of Council; and

III. The Borough Administrator

c. The Committee shall:

I. Review and approve or deny all request for messages to be displayed on any Borough-owned digital sign(s);

II. Review and approve or deny all requests to display commemorative, organizational, or special-purpose flags on Borough property;

III. Ensure every approved request complies with the Policy and all applicable laws;

IV. Maintain written records of applications, decisions, and scheduling; and

V. Recommend future amendments to the Policy, as needed, to the Mayor and Council.
3. **Administrative Implementation**
The Borough Administrator is authorized and directed to publish the Policy on the Borough website, notify all departments of its provisions, and provide application forms and instructions to the public.
4. **Repealer**
All prior resolutions or parts thereof that are inconsistent with the provisions of this Resolution are hereby repealed to the extent of such inconsistency.
5. **Effective Date**
This Resolution shall take effect immediately upon adoption.

RESOLUTION NO. 110-25

A RESOLUTION OF THE BOROUGH OF BUENA APPOINTING NICOLE KOCH TO SERVE AS DEPUTY CLERK IN THE ABSENCE OF PAMELA JOHNSTON AND ESTABLISHING ADDITIONAL COMPENSATION

WHEREAS, Pamela Johnston is the duly appointed Deputy Clerk of the Borough of Buena, with her current term of appointment set to expire on December 31, 2025; and

WHEREAS, it is necessary to ensure the continued and efficient operation of the Office of the Municipal Clerk during absences of the Deputy Clerk; and

**BOROUGH OF BUENA COUNCIL
REGULAR MEETING MINUTES
MONDAY, MAY 27, 2025 6:30 P.M.
PAGE 10**

WHEREAS, N.J.S.A. 40A:9-135 authorizes the governing body of a municipality to appoint a Deputy Municipal Clerk who shall have all the powers and perform all the duties of the Municipal Clerk in the Clerk’s absence; and

WHEREAS, the duties of the Deputy Clerk, as prescribed under New Jersey statute and Borough policy, include but are not limited to: attending and preparing minutes for governing body meetings, handling official records and correspondence, issuing licenses and permits, and ensuring compliance with the Open Public Records Act (OPRA); and

WHEREAS, Nicole Koch is qualified and capable of performing the duties of the Deputy Clerk in such instances; and

WHEREAS, the Mayor and Council of the Borough of Buena desire to formally designate Nicole Koch to assume the responsibilities of the Deputy Clerk during the absence, as defined below, of Pamela Johnston, and to compensate her accordingly.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena, County of Atlantic, State of New Jersey, as follows:

- 1. Assignment: Nicole Koch is hereby designated to serve in the capacity of Deputy Clerk during the absence of Pamela Johnston, whose current term expires on December 31, 2025, in accordance with N.J.S.A. 40A:9-135.
- 2. Compensation: Nicole Koch shall receive additional compensation in the amount of one dollar (\$1.00) per hour in the absence, defined below, of the Deputy Clerk.
- 3. The CFO and other appropriate officials are hereby authorized to implement this resolution and adjust payroll records accordingly.
- 4. Absence is defined as at least one full work day.
- 5. Effective Date: This Resolution shall take effect immediately upon adoption.

RESOLUTION NO. 111-25

**TO AMEND ADOPTED BUDGET (CHAPTER 159)
SPECIAL ITEMS OF REVENUE AND APPROPRIATIONS
(N.J.S.A. 40A: 4-87)**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Buena, County of Atlantic, has been awarded **\$15,499.99** from the State of New Jersey Department of Treasury Clean Communities Account Fund

NOW, THEREFORE, BE IT RESOLVED that the council of the Borough of Buena, County of Atlantic, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the Budget of the year 2025 in the sum of **\$15,499.99** which is now available as revenue as follows:

Clean Communities Grant: \$15,499.99

BE IT FURTHER RESOLVED that a like sum of **\$15,499.99** and the same is hereby appropriated under the caption of:

Clean Communities Grant: \$15,499.99

BE IT FURTHER RESOLVED that the Chief Financial Officer will forward one copy of this resolution to the Director of the Local Government Services.