

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

PAGE 1

MEETING CALLED TO ORDER: P.M.  
MEETING ADJOURNED: P.M.

CALL MEETING TO ORDER: Flag Salute

ROLL CALL OF ATTENDANCE:

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
MAROLDA					
WALKER					
BAKER					
MANCUSO					
ALVAREZ					
MCAVADDY					

**SUNSHINE LAW:** This meeting is being held in compliance with the Open Public Meetings Act and notices of this meeting have been provided, via email, to The Press of Atlantic City, The Daily Journal and The Atlantic County Record on December 19, 2018, as well as having been posted on the bulletin board at Borough Hall.

**MAYOR'S REPORT:** First order of business.

**PUBLIC PORTION OF THE MEETING:**  
Anyone wishing to address Mayor and Council only, please step forward and give your name and address for the record.

**PRESENTATION:** PAUL MIOLA- OVERVIEW OF JOINT INSURANCE FUND BENEFITS.

**NEED MOTION TO INTRODUCE AND PASS ON FIRST READING:**

**ORDINANCE NO. 681** AN ORDINANCE OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY ENACTING CHAPTER 59 OF THE CODE OF THE BOROUGH OF BUENA ENTITLED "REHABILITATION OF ABANDONED PROPERTY"  
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WHEREAS, the Borough of Buena ("Borough") is a municipal entity organized and existing under the laws of the State of New Jersey and located in Atlantic County; and

WHEREAS, abandoned properties create a wide range of problems, such as fostering criminal activity, creating public health problems and otherwise diminishing the quality of life for residents and business operators in those areas; and

WHEREAS, abandoned properties diminish the property value of neighboring properties and have a negative effect on the quality of life of adjacent property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, the continued presence of abandoned properties, which are presumptively considered to be a nuisance in view of their negative effects

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 2**

on nearby properties and the residents or users of those properties, in the Borough of Buena acts a significant barrier to the Borough's continued progressive development and revitalization; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Mayor and Borough Council is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Borough by law; and

WHEREAS, the Mayor and Borough Council want to enact the Chapter 59 of the Borough code to adopt the provisions of the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. to provide a means to further address the negative impacts abandoned properties have on the health, safety and welfare of the Borough residents; and.

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

SECTION 1: The Code of the Borough of Buena, Chapter 59, is hereby enacted to be entitled "Rehabilitation of Abandoned Property"

SECTION 2: The Code of the Borough of Buena is hereby amended and supplemented to include Chapter 59 entitled "Rehabilitation of Abandoned Property," which shall provide as follows:

**§59-1. Abandoned property criteria.**

. A. Except as provided in N.J.S.A. 55:19-83, any property that has not' been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the designated Public Officer, or such other public officer designated or appointed by the Mayor and Borough Council pursuant to N.J.S.A. 40:48-2.5, that:

(1) The property is in need of rehabilitation in the reasonable judgment of the designated Public Officer, or such other' public officer designated or appointed by the Mayor and Council pursuant to N.J.S.A. 40:48-2.5, and no rehabilitation has taken place during that same six-month period; or

(2) Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least six months as of the date of a determination by the designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5; or

(3) At least one installment of property tax remains unpaid and delinquent on that property as of the date of a determination by the designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5; or

(4) The property has been determined to be a nuisance by the designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5, in accordance with N.J.S.A.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 3**

55:19-82 for one or more of the following reasons:

(a) The property has been found to be unfit for human habitation, occupancy or use pursuant to N.J.S.A. 40:48-2.3;

(b) The condition and vacancy of the property materially increases the risk of fire to the property and adjacent properties;

(c) The property is subject to unauthorized entry leading to potential health and safety hazards; the owner has failed to take reasonable and necessary measures to secure the property; or the municipality has secured the property in order to prevent such hazards after the owner has failed to do so;

(d) The presence of vermin or the accumulation of debris, uncut vegetation or physical deterioration of the structure or grounds have created potential health and safety hazards and the owner has failed to take reasonable and necessary measures to remove the hazards; or

(e) The dilapidated appearance or other condition of the property materially affects the welfare, including the economic welfare, of the residents of the area in close proximity to the property, and the owner has failed to take reasonable and necessary measures to remedy the conditions.

B. A property which contains both residential and nonresidential space may be considered abandoned pursuant to N.J.S.A. 55:19-78 et seq., so long as 2/3 or more of the total net square footage of the building was previously legally occupied as residential space and none of the residential space has been legally occupied for at least six months at the time of the determination of abandonment by the designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5.

**§ 59-2. Establishment of abandoned property list.**

A. The designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5, shall identify abandoned property within the Borough of Buena for the purpose of establishing an abandoned property list. The abandoned property list shall include, for each abandoned property identified, the tax block and lot number, the name of the owner of record, if known, and the street address of the lot. The Designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5, may add properties to the abandoned property list at anytime, and may delete properties at anytime when he or she finds that the property no longer meets the definition of an abandoned property.

B. An abandoned property shall not be included on the abandoned property list if rehabilitation is being performed in a timely manner, as evidenced by building permits issued and diligent pursuit of rehabilitation work authorized by those permits. A property on which an entity other than the Borough of Buena has purchased or taken assignment from the Borough of a tax sale certificate which has been placed on the abandoned property list may be removed if the owner of the certificate pays all municipal taxes and liens due on the property within 30 days after the property is placed on the list; provided, however, that if the owner of the certificate fails to initiate

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 4**

foreclosure proceedings within six months after the property was first placed on the List, the property shall be restored to the abandoned property list in accordance with the provisions of N.J.S.A..55:19-103.

C. The designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5, shall establish the abandoned property list and any additions or deletions thereto by authorizing the publication of the list in the official newspaper of the Borough of Buena, which publication shall constitute public notice, and, within 10 days after publication, shall send a notice, by certified mail, return receipt requested and by regular mail, to the owner of record of every property Included on the list. The published and mailed notices shall Identify property determined to be abandoned, setting forth the owner of record, if known, the tax lot and block number and street address. The designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5, in consultation with the Tax Collector, shall also send out a notice by regular mail to any mortgagee, servicing organization, or property tax processing organization that receives a duplicate copy of the tax bill pursuant to N.J.S.A. 54:4-64(d). When the owner of record is not known for a particular property and cannot be ascertained by the exercise of reasonable diligence by the Tax Collector, notice shall not be mailed but instead shall be posted on the property in the manner as provided In N.J.S.A. 40:48-2.7. The mailed notice shall indicate the factual basis for the finding of the designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A.40:48-2.5, that the property Is abandoned property as that term is defined herein and in N.J.S.A. 55:19-54, and shall specify the information relied upon in making such finding. In all cases, a copy of the mailed or posted notice shall also be filed by the designated Public Officer, or such other public officer designated or appointed by the Mayor pursuant to N.J.S.A. 40:48-2.5, in the Office of the Atlantic County Clerk. This filing shall have the same

force and effect as a formal notice under N.J.S.A. 2A:15·6. The notice shall be captioned with the name of the Borough of Buena as "plaintiff" and the name of the property owner as "defendant," as though an action had been commenced by the Borough against the owner.

D. An owner or lienholder may challenge the inclusion of his property on the abandoned property list by appealing that determination to the Mayor and Borough Council within 30 days of the owner's receipt of the certified notice or 40 days from the date upon which the notice was sent. An owner whose identity was not known to the designated Public Officer, or such other public officer designated or appointed by the Mayor and Borough Council pursuant to N.J.S.A. 40:48-2.5, shall have 40 days from the date upon which notice was published or posted, whichever is later, to challenge the inclusion of a property on the abandoned property list. For good cause shown, the Mayor and Borough Council shall accept a late filing of an appeal. Within 30 days of receipt of a request for an appeal of the findings contained in the notice, the Mayor and Borough Council shall schedule a hearing for redetermination Of the matter. Any property Included on the list shall be presumed to be abandoned property unless the owner through the submission of an affidavit or certification asserting that the property is not an abandoned property, can demonstrate that the property was erroneously included on the list. The affidavit or certification shall be accompanied by supporting documentation, such as, but not limited to, photographs, repair Invoices, bills and construction contracts. The sole ground for appeal shall be that the property in question Is not abandoned property as that term is defined herein and in N.J.S.A.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 5**

55:19-54. The Mayor and Borough Council shall decide any timely filed appeal within 10 days of the hearing on the appeal and shall promptly, by certified mail return receipt requested, and by regular mail, notify the property owner of the decision and the reasons therefor.

E. The property owner may challenge an adverse determination of an appeal with the Mayor and Borough Council pursuant to subsection D of this Section 59-2, by instituting, in accordance with the New Jersey Court Rules, a summary trial proceeding in the Superior Court, Atlantic County. Such action shall be instituted within 20 days of the date of the notice of decision mailed by the Mayor and Borough Council. The sole ground for appeal and new hearing before the Superior Court shall be that the property in question is not an abandoned property as that term is defined in N.J.S.A. 55:19-54. The failure to institute an action of appeal on a timely basis shall constitute a jurisdictional bar to challenging the adverse determination, except that, for good cause shown, the court may extend the deadline for instituting the action.

F. The Borough shall promptly remove any property from the abandoned property list that has been determined by the Governing Body or on appeal not to be abandoned and may, in its discretion, remove properties from said list whenever the Governing Body deems such removal appropriate under the circumstances.

G. The abandoned property list shall become effective, and the Borough of Buena shall have the right to pursue any legal remedy with respect to properties on the list, at any time after at least one property has been placed on the list and following the expiration of the period for appeal with respect to that first property or upon the denial of an appeal brought by the property owner of that first property.

**§ 59-3. Interested parties may request additions to the abandoned property list.**

A. Any interested party may submit a written request to the Mayor and Borough Council asserting that any property within the Borough of Buena should be included on the abandoned property list. The written request must specify the street address and block and lot number of the property to be included and the grounds for its inclusion. Within 30 days of receipt of any such request, the Mayor and Borough Council shall provide a written response to the party, either indicating that the property will be added to the list or, if not, the reasons for not adding the property. For the purposes of this section, the term "interested parties" shall include any resident of the Borough of Buena, any owner or operator of a business within the Borough of Buena or any organization representing the interests of residents, business owners or otherwise engaged in furthering the revitalization and improvement of the neighborhood in which the property is located.

B. Any interested party may participate in a redetermination hearing regarding the inclusion of a property on the abandoned property list. Upon written request by any interested party, the Mayor and Borough Council shall provide that party with at least 20 days' notice of any such hearing. The party shall provide the Mayor and Borough Council with notice at least 10 days before the hearing of its intention to participate and the nature of the testimony or other information that it proposes to submit at the hearing.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 6**

**§ 59-4. Removal of property from abandoned properties list.**

A. On owner may request removal of their property from the Abandoned Properties List prior to sale of the tax sale certificate by paying all taxes and Borough liens due, including interest and penalties, and:

(1) By posting cash or a bond equal to the cost of remediating all conditions because of which the property has been determined to be abandoned pursuant to N.J.S.A. 55:19-55 and by posting cash or a bond to cover the cost of any environmental cleanup required on the property, evidenced by a certification by a licensed engineer retained by the owner and reviewed and approved by the Mayor and Borough Council, stating that the cash or bond adequately covers the cost of the cleanup: or

(2) By demonstrating to the satisfaction of the Mayor and Borough Council that the conditions rendering the property abandoned have been remediated in full; provided, however, that where the Mayor and Borough Council finds that the owner is actively engaged in remediating the conditions because of which the property was determined to be abandoned as evidenced by significant rehabilitation activity on the property, the Mayor and Borough Council may grant an extension of time of not more than 120 days for the owner to complete all work, during which time no further proceedings will be taken against the owner or the property.

B. If the owner has posted cash or a bond in order to have a property removed from the abandoned property list and the conditions because of which the property was determined to be abandoned have not been fully remediated within the year of the date of posting the cash or bond, or, in the case of a property which requires a remediation of any known, suspected or threatened release of contaminants, if the owner has failed to enter into a memorandum of agreement with the New Jersey Department of Environmental Protection or an administrative consent order, as the case may be, or if an agreement or order is in effect but the owner has failed to perform the remediation in conformance with the agreement or order, then the cash or bond shall be forfeited to the Borough, which shall use the cash or bond and any interest which has accrued thereon for the purpose of demolishing or rehabilitating the property or performing the environmental remediation. Any funds remaining after the property has been demolished, rehabilitated or cleaned up shall be returned to the owner.

**§59-5. Sale of restricted tax liens.**

A. Notwithstanding the provisions of N.J.S.A. 54:5-19, or the provisions of

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 7**

any other law to the contrary, if a property is included on the abandoned property list and the property taxes or other Borough liens due on the property are delinquent for six or more quarters as of the date of expiration of the right to appeal the property's Inclusion on the list or, if an appeal has been filed, as of the date that all opportunities for appeal of Inclusion on the list have been exhausted, then the tax lien on the property may be sold in accordance with the procedures of the Tax Sale Law, N.J.S.A. 54:5-1 et seq., on or after the 90th day following the expiration of that time of appeal or final determination on an appeal.

B. The Borough of Buena may, at it's option, require that the sale of the tax sale certificate of any subsequent assignment or transfer of a tax sale certificate held by the Borough be subject to the express condition that the purchaser or assignee shall be obligated to perform and conclude any rehabilitation or repairs necessary to remove the property from the abandoned property list pursuant to N.J.S.A. 55:19-55 and to post a bond in favor of the Borough to guarantee the rehabilitation or repair of the property. The Mayor and Borough Council may waive a requirement to post a bond imposed by the Borough for any purchaser, assignee or transferee of a tax sale certificate that provides documentation acceptable to the Borough Council that the purchaser, assignee or transferee is a qualified rehabilitation entity as defined in N.J.S.A. 55:19-80. The cost of rehabilitation and repairs and the cost of the bond shall be added to the amount required to be paid by the owner for redemption of the property. The purchaser, assignee or transferee of the tax sale certificate who is required to rehabilitate and repair the property shall be required to file the appropriate affidavits with the Tax Collector, pursuant to N.J.S.A. 54:5-62, representing the amounts of monies expended periodically toward the rehabilitation or repair of the property. A purchaser, assignee or transferee shall be entitled to interest on the amounts expended as set forth in the affidavits, at the delinquent rate of Interest for delinquencies in excess of \$1,500 in effect for the time period when the amounts were expended, pursuant to N.J.S.A. 54:4-67. The tax sale certificate purchaser, assignee or transferee, with the authority of the Borough of Buena, shall be permitted to enter in and upon the property for the purposes of appraising the costs of rehabilitation and repair and to perform all other acts required to guarantee the completion of the rehabilitation or repair of the property. No rehabilitation or repair work shall be commenced, however, until proof of adequate liability Insurance and an indemnification agreement, holding the Borough of Buena harmless, has been filed with the Borough Clerk.

C. If the Borough of Buena acquires the tax sale certificate for a property on the abandoned property list, then, upon 10 days written notice to the properly owner and any mortgagee as of the date of the filing of the notice pursuant to N.J.S.A. 55:19-55, the Borough shall be permitted to enter upon the property and remediate any conditions that caused the property to be included

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 8**

on the abandoned property list. No remediation shall be commenced, however, if within that ten-day period the owner or mortgagee shall have notified the Borough in writing that the owner or mortgagee has elected to perform the remediation itself. When the owner or mortgagee elects to perform the remediation itself, it shall be required to post bond in favor of the Borough of Buena in order to ensure performance. The amount and conditions of the bond shall be determined by the Mayor and Borough Council.

D. The cost of remediation incurred by the Borough of Buena, as so certified by the entity incurring the cost upon completion of the remediation, shall constitute a lien upon the property first in time and right to any other lien, whether the other lien was filed prior to or after the filing of any lien by the Borough, except for Borough taxes, liens and assessments and any lien Imposed pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23,11 et seq., together with any Interest thereon. The certification of cost shall be filed and recorded as a lien by the entity Incurring the cost with the Atlantic County Clerk.

E. The clearance, development, redevelopment, or repair of property being maintained as an abandoned property pursuant to this chapter shall be considered a public purpose and public use, for which the power of eminent domain may be lawfully exercised.

**§ 59-6. Special tax sale and criteria for bidders;**

A. The Borough of Buena may hold special tax sales with respect to those properties eligible for tax sale pursuant to N.J.S.A. 54:5-19 which are also on the abandoned property list.

B. The Mayor and Borough Council shall establish criteria for eligibility to bid on properties at the sale, which may Include, but need not be limited to:

(1) Documentation of the bidder's ability to rehabilitate or otherwise reuse the property consistent with Borough plans and regulations; commitments by the bidder to rehabilitate or otherwise reuse the property, consistent with Borough plans and regulations.

(2) Commitments by the bidder to take action to foreclose on the tax lien by a date certain; and

(3) Such other criteria as the Mayor and Borough Council may determine are necessary to ensure that the properties to be sold will be rehabilitated or otherwise reused in a manner consistent with the public interest.

C. The Mayor and Borough Council may establish minimum bid requirements for a special tax sale that are less than the full amount of the taxes, Interest and penalties due, to help ensure that the properties will be rehabilitated or otherwise utilized. In a manner consistent with the public

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 9**

interest.

D. The Mayor and Borough Council may combine properties in said special tax sale into bid packages, and require that bidders place a single bid on each package, rejecting any and all bids on individual properties that are submitted.

E. The Mayor and Borough Council may sell said properties subject to the provision that, if the purchaser fails to carry out any commitment that has been set forth as a condition of sale or misrepresents any material qualification that has been established as a condition of eligibility to bid pursuant thereto, then the properties and any interest thereto acquired by the purchaser shall revert to the Borough, and any amount paid by the purchaser at the special tax sale shall be forfeit to the Borough.

F. In the event there are two or more qualified bidders for any property or bid package in a special tax sale, the Borough may designate the unsuccessful qualified bidder whose bid was closest to the successful bid, as an eligible purchaser. In the event that the selected purchaser of that property or bid package falls to meet any of the conditions of sale established by the Borough pursuant to this section and their interest in the property or properties reverts to the Borough, the Borough may subsequently designate the entity previously designated as an eligible purchaser as the winning bidder for the property or properties, and assign the tax sale certificates to that entity on the basis of that entity's bid at the special tax sale, subject to the terms and conditions of the special tax sale.

G. The Borough of Buena shall provide notice of a special tax sale pursuant to N.J.S.A. 54:5-26. The notice shall include any special terms of sale established by the Borough pursuant to this section. Nothing shall prohibit the Borough from holding a special tax sale on the same day as a standard or accelerated tax sale.

**§ 59-7. Expedited action to foreclose right of redemption.**

A. When a person or entity other than the Borough of Buena acquires a tax sale certificate for a property on the abandoned property list at tax sale, the purchaser may institute an action to foreclose the right of redemption at any time after the expiration of just six months following the date of the sale of the tax sale certificate.

B. When the Borough of Buena is the purchaser at tax sale of any property on the abandoned property list pursuant to N.J.S.A. 54:5-34, an action to foreclose the right of redemption may be instituted in accordance with the provisions of subsection b of N.J.S.A. 54:5-77.

C. After the foreclosure action is instituted, the right to redeem shall exist and continue to exist until barred by the judgment of the Superior Court; provided, however, that no redemption shall be permitted except where the owner:

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 10**

(1) Posts cash or a bond equal to the cost of remediating the conditions because of which the property was determined to be abandoned pursuant to N.J.S.A. 55:19-56, as determined by the Court; or

(2) Demonstrates to the Court that the conditions because of which the property was determined to be abandoned have been remedied in full.

**§ 59-8. Abandoned property status during expedited foreclosure.**

A. If an entity other than the Borough of Buena has purchased or taken assignment from the Borough of a tax sale certificate on a property that has not been legally occupied for a period of six months, that property shall not be added to the abandoned property list under the following limited circumstances:

(1) The owner of the certificate has continued to pay all Borough taxes and liens on the property in the tax year when due; and

(2) The owner of the certificate takes action to initiate foreclosure proceedings within six months after the property is eligible for foreclosure pursuant to either subsection a or subsection

b of N.J.S.A. 54:5-86, as appropriate and diligently pursues foreclosure proceedings in a timely fashion thereafter.

B. A property used on a seasonal basis shall be deemed abandoned only if it meets any two of the additional criteria set forth in N.J.S.A. 55:19-81.

C. A determination that a property is abandoned property under the provisions of this chapter and N.J.S.A. 55:19-78 et seq., shall not constitute a finding that the use of the property has been abandoned for purposes of municipal zoning or land use regulation.

C. Upon the request of a purchaser or assignee of a tax sale certificate seeking to bar the right of redemption on an abandoned property pursuant to subsection b of N.J.S.A. 54:5-86, the Mayor and Borough Council or the Tax Collector shall in a timely fashion, provide the requester with a certification that the property fulfills the definition of an "abandoned property" according to the criteria established in N.J.S.A. 55:19-81 and N.J.S.A. 55:19-82.

**§ 59-9. Summary action for control and possession of abandoned property.**

A. A summary action or other action to transfer possession and control of abandoned property in need of rehabilitation to the Borough of Buena

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 11**

may be brought by the Borough or its agent in the Superior Court, Atlantic County. If the Court shall find that the property is abandoned and that the owner or party in interest has failed to submit and initiate a rehabilitation plan, then the Court may authorize the *Borough* to take possession and control of the property and to develop its own rehabilitation plan for the property.

B. When the Borough has been granted possession and control, the Borough may commence and maintain further proceedings for the conservation, protection or disposal of the property, or any part thereof, that are required to rehabilitate the property, recoup the cost and expenses of rehabilitation, and for the sale of the property; provided, however, that the Court shall not direct the sale of the property if the owner applies to the Court for reinstatement of control and possession of the property as permitted by N.J.S.A. 55:19-92.

C. Failure by the owner, mortgage holder or lienholder to submit a plan for rehabilitation to the Borough, obtain appropriate construction permits or, in the alternative, submit formal applications for funding the cost of rehabilitation to local, state or federal agencies providing such funding, within the initial six-month period, shall be deemed clear evidence that the owner has failed to take any action to further the rehabilitation of the property.

D. An owner may defend against a complaint filed pursuant to N.J.S.A. 55:19-84 by submitting a plan for the rehabilitation and reuse of the property which is the subject of the complaint and by posting a bond equal to 125% of the amount determined by the Mayor and Borough Council or the Court to be the projected cost of rehabilitation.

E. Any plan submitted by an owner to defend against a complaint shall be submitted within 60 days after the complaint has been filed, unless the Court provides the owner with an extension of time for good cause shown. A plan submitted by an owner pursuant to this section shall include but not be limited to:

(1) A detailed financial feasibility analysis, including documentation of the economic feasibility of the proposed reuse, including operating budgets or resale prices, or both, as appropriate;

(2) A budget for the rehabilitation of the property, including sources and uses of funds, based on the terms and conditions of realistically available financing, including grants and loans;

(3) A timetable for the completion of rehabilitation and reuse of the property, including milestones for performance of major steps leading to and encompassing the rehabilitation and reuse of the property; and

(4) Documentation of the qualifications of the individuals and firms that will be engaged to carry out the planning, design, financial packaging, construction, and marketing or rental of the property.

F. Where the Court approves the rehabilitation plan of the owner or other party in interest, then it may appoint the Mayor and Borough Council to act as monitor of compliance and progress. If the owner fails to carry out any step in the approved plan, then the Borough may apply to the Court to have the posted bond forfeited, to transfer possession of the building to the Borough to complete the rehabilitation plan, and to grant authorization to use the bond proceeds for the rehabilitation.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 12**

The owner or other party in interest shall provide bimonthly reports to the Mayor and Borough Council on Its activities and progress toward rehabilitation and reuse of the property.

G. If an owner is unsuccessful in defending against a complaint filed pursuant to N.J.S.A. 55:19-

84, the mortgage holder or lienholder may seek to be designated in possession of the property by submitting a plan and posting a bond meeting the same conditions as set forth in N.J.S.A. 55:19-87. Their plan must be submitted within 60 days following the Court's rejection of the owner's plan, unless the Court provides the mortgage holder or lienholder with an extension of time for good cause shown. If the Court approves any such mortgage holder or lienholder's plan. It shall designate that party to be in possession of the property for purposes of ensuring Its rehabilitation.

H. The mortgage holder or lienholder, as the case may be, shall provide bimonthly reports to the

Court and the Mayor and Borough Council on its activities and progress toward rehabilitation and reuse of the property. If the mortgage holder or lienholder fails to carry out any material step in the approved plan, then the Mayor and Borough Council shall notify the Court, which may order the posted bond forfeit, grant the Borough possession of the property, and authorize the Borough to use the proceeds of the bond for rehabilitation of the property.

I. Any sums Incurred or advanced for the purpose of rehabilitating the property by a mortgage holder or lienholder granted possession of a property, Including Court costs and reasonable attorney's fees, may be added to the unpaid balance due to that mortgage holder or lienholder, with interest calculated at the same rate set forth In the note or security agreement, or, In the case of a tax lienholder, at the statutory interest rate for subsequent liens.

J. If no mortgage holder or lienholder meets the conditions of N.J.S.A. 55:19-88, then the Borough may submit a plan to the Court which conforms with the provisions of N.J.S.A. 55:19-87. Such plan shall designate whether the Borough or a qualified rehabilitation entity shall undertake the rehabilitation plan in accordance with the provisions of N.J.S.A. 55:19-90.

**§ 59-10. Borough rehabilitation or designation of qualified rehabilitation entity.**

A. The Mayor and Borough Council may designate a qualified rehabilitation entity for the purpose of exercising the Borough's rights, where that designation will further the rehabilitation and reuse of the property consistent with Borough's plans and objectives.

B. Regardless of whether the Borough exercises its rights directly or the Mayor and Borough Council designates a qualified rehabilitation entity pursuant to this section, the Borough shall maintain, safeguard, and maintain Insurance on the property while in possession of such property. Notwithstanding the Borough's possession of the property, the owner of the property shall not be relieved of any civil or criminal liability or any duty imposed by reason of acts or omissions of the owner.

C. The Court may approve the borrowing of funds by the Borough to rehabilitate the property and may grant a lien or security interests with priority over all other liens or mortgages other than municipal

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 13**

liens. Prior to granting this lien priority, the Court must find as follows:

(1) The Borough sought to obtain the necessary financing from the senior lienholder which declined to provide such financing on reasonable terms;

(2) The Borough sought to obtain a voluntary subordination from the senior lienholder which refused to provide such subordination; and

(3) Lien priority is necessary in order to induce another lender to provide financing on reasonable terms. No lien authorized by the Court shall take effect unless recorded with the Clerk of Atlantic County.

Where the Borough has designated a qualified rehabilitation entity to act on its behalf, the qualified rehabilitation entity shall provide bimonthly reports to the Mayor and Borough Council on its activities and progress toward rehabilitation and reuse of the property. The Borough or qualified rehabilitation entity, as the case may be, shall provide such reports to the Court as the Court determines to be necessary. If the Court finds that the Borough or its designee have failed to take diligent action toward rehabilitation of the property within one year from the grant of possession, then the Court may request that the Borough designate another qualified rehabilitation entity to exercise its rights, or if the Borough fails to do so, may terminate the order of possession and return possession and control of the property to its owner.

E. The Borough of Buena shall file a notice of completion with the Court and shall also serve a copy on the owner and any mortgage holder or lienholder at such time as the Borough has determined that no more than six months remain to the anticipated date on which rehabilitation will be complete. This notice shall include an affidavit of the Mayor and Borough Council, attesting that the rehabilitation is anticipated to be completed within six months, and a statement setting forth the actions as it plans to undertake consistent with the plan.

**§ 59-11. Petition for reinstatement of control and possession by owner.**

A. An owner may petition for reinstatement of the owner's control and possession of the property at any time after one year from the Court's removal of possession, but no later than 30 days after the Borough of Buena has filed a notice of completion with the Court or, in the event the notice of completion is filed within less than one year of the grant of possession, within 30 days after the Borough has filed said notice.

B. The Court may allow additional time for good cause if that additional time does not materially delay completion of the rehabilitation, place undue hardship on the Borough or affect any of the terms or conditions under which the Borough has applied for or received financing for the rehabilitation of the property.

C. If the owner fails to petition for the reinstatement of control and possession of the property within 30 days after the Borough has filed a notice of completion or, in any event, within two years after the initial grant of possession, or if the owner fails to meet any conditions that may be set by the Court in granting a reinstatement petition, the Court may grant the Borough title or authorize the Borough to sell the property, subject to the

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 14**

provisions of N.J.S.A. 55:19-96.

**§ 59-12. Procedure for Borough to place liens, obtain title and sell property.**

A. The Mayor and Borough Council, with the approval of the Court, may place a lien on the property to cover any costs of the Borough in connection with any proceeding under N.J.S.A. 55:19-78 et seq., Incurred prior to the grant by the Court of an order of possession, which may include costs Incurred to stabilize or secure the property to ensure that it can be rehabilitated In a cost-effective manner. Any such lien shall be considered a Borough lien for the purposes of N.J.S.A. 54:5-9, with the rights and status of a Borough lien pursuant thereto.

B. Where the Borough seeks to gain title to the property, it shall purchase the property for fair market value on such terms as the Court shall approve and may place the proceeds of sale in escrow with the Court.

C. The Court may authorize the Borough of Buena to sell the building free and clear of liens,  
claims and encumbrances in which event all such liens, claims and encumbrances shall  
be transferred to the proceeds of sale with the same priority as  
existed prior to resale  
in accordance with the provisions of this section, except that  
municipal liens shall be paid  
at settlement. The proceeds of the purchase of the property shall be  
distributed as set forth  
in N.J.S.A. 55:19-97.

D. Upon approval.by the Court, the Borough shall sell the property on such terms and at such price as the Court shall approve and may place the proceeds of sale in escrow with the Court. The Court shall order a distribution of the proceeds of sale after paying Court costs in the order of priority set forth In N.J.S.A. 55:19-97.

E. With the exception of the holding of special tax sales pursuant to N.J.S.A. 55:19-101, the remedies available under N.J.S.A. 55:19-78, et seq. shall be available to the Borough with respect to any abandoned property, whether or not the Borough has established an abandoned property list and whether or not the property at issue has been included on any such list.

SECTION 3: All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION.4: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of' competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance.

SECTION 5: This Ordinance shall take effect upon passage and publication according to law.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 15**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
MAROLDA					
WALKER					
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ALVAREZ					
MCAVADDY					

**RESOLUTION 68-19 TO AMEND ADOPTED BUDGET (CHAPTER 159)  
SPECIAL ITEMS OF REVENUE AND APPROPRIATIONS  
(N.J.S.A. 40A: 4-87)  
M \_\_\_\_\_ S \_\_\_\_\_**

**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 \$12,467.06 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 2019 in the sum of \$12,467.06 which is now available as revenue as follows:

**Clean Communities Grant: \$12,467.06**

**BE IT FURTHER RESOLVED** that a like sum of \$12,467.06 and the same is hereby appropriated under the caption of:

**Clean Communities Grant: \$12,467.06**

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

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
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**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 16**

**RESOLUTION 69-19      A RESOLUTION APPROVING ALCOHOLIC BEVERAGE LICENSES FOR THE 2019-2020 TERM.  
M        S**

WHEREAS, application for renewal of liquor licenses for the 2019-2020 year have been filed with the Borough Clerk; and

WHEREAS, all filing fees have been paid and all applications hereinafter identified are complete.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the club, distribution and retail consumption licenses be and they are hereby renewed for the 2018-2019 licensing year.

0104-33-001-003	Emmanuil and Victor, LLC.
0104-33-002-008	Uncle Ricky's LLC.
0104-33-003-001	De Maria Richard A
0104-31-017-001	Landisville Social Club
0104-33-004-011	Jersey Pub 4, Inc
0104-44-009-004	SJP Liquors
0104-33-010-004	Martin's Custom Catering
0104-31-015-001	Buena Vista Post 270
0104-33-013-008	Saloon 54, LLC
0104-44-014-012	Pruthvi, LLC

BE IT FURTHER RESOLVED that the Municipal Clerk is instructed to issue said licenses.

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**RESOLUTION 70-19      RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT RENEWING MEMBERSHIP IN THE ATLANTIC COUNTY MUNICIPAL JOINT INSURANCE FUND  
M        S**

WHEREAS, the Borough of Buena (hereinafter the "MUNICIPALITY") is a member of the Atlantic County Municipal Joint Insurance Fund (hereinafter the "FUND"); and

WHEREAS, the MUNICIPALITY'S membership terminates as of January 1, 2020 unless earlier renewed by a Contract between the MUNICIPALITY and the FUND; and

WHEREAS, N.J.S.A. 40A:11-5 (1) (m) provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 17**

without public advertising for bids and bidding therefor, if the subject matter is for the purchase of insurance coverage and consultant services, provided that the award is in accordance with the requirements for extraordinary unspecifiable services; and

WHEREAS, N.J.S.A. 40A:11-6.1(b) provides that the MUNICIPALITY shall make a documented effort to secure competitive quotations; however, a Contract may be awarded upon a determination, in writing, that the solicitation of competitive quotations is impracticable; and

WHEREAS, in accordance with N.J.A.C. 5:34-2.3, a designated official of the MUNICIPALITY, has filed a certification with the governing body describing in detail, as set forth below in this Resolution, why this Contract meets the provisions of the statutes and the regulations and why the solicitation of competitive quotations is impracticable; and

WHEREAS, it has been determined that the purchase of insurance coverage and insurance consultant services by the MUNICIPALITY requires a unique knowledge and understanding of the municipal exposures and risks associated with the operation of a municipal entity, and many insurance professionals are not qualified to assess these risks and exposures based upon their inherent complexity; and

WHEREAS, insurance coverage for municipal entities can vary greatly in the type, limits, and exceptions to coverage, and therefore particularized expertise in determining and obtaining the appropriate coverage is required to protect the MUNICIPALITY; and

WHEREAS, it is the goal of the MUNICIPALITY to obtain a single integrated program to provide all types of insurance coverage with a plan to limit the MUNICIPALITIES exposure; and

WHEREAS, the FUND has provided comprehensive insurance coverage to member municipalities since 1987; and

WHEREAS, since 1987, the Fund has continually refined all of the types of coverage that it provides to its members so that it offers comprehensive insurance coverage and limits to all members that is unique and cannot be purchased from a single entity in the commercial insurance market; and

WHEREAS, the FUND has also developed and made available to its members Safety, Risk Management and Litigation Management programs that address the specific exposures and risks associated with municipal entities; and

WHEREAS, the FUND provides the MUNICIPALITY with Fund Administration, Claims Review, Claims Processing, Claims Administration, Actuarial and Legal services; and

WHEREAS, the FUND is one of the most financially sound Municipal Joint Insurance Funds in New Jersey, and the FUND operates with strong fiscal controls, member oversight, and meets all of the requirements promulgated by the New Jersey Department of Community Affairs and the Department of Banking and Insurance; and

WHEREAS, as an existing member of the FUND, the MUNICIPALITY would be renewing its membership in an organization with experienced and dedicated FUND Professionals who provide specialized services to the members; and

WHEREAS, the membership of the FUND includes many neighboring municipalities that have uniquely similar exposures to the MUNICIPALITY, and with whom the MUNICIPALITY has existing inter-local arrangements; and

WHEREAS, all of the aforementioned factors categorize the award of this Contract as an "extraordinary, unspecifiable service" that cannot be duplicated, accounted for, accurately detailed, or described in a manner

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 18**

that truly depicts the value of the MUNICIPALITY'S membership in the FUND;  
and

WHEREAS, for all of the aforementioned reasons, it is impracticable for the MUNICIPALITY to seek competitive quotations for a Contract to provide the procurement of insurance coverage and consultant services; and

WHEREAS, the FUND has been organized pursuant to N.J.S.A. 40A:10-36 et seq., and as such is an agency of the municipalities that created it; and

WHEREAS, N.J.S.A. 40A:11-5(2) also provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the Contract is entered into with a municipality or any board, body, officer, agency or authority thereof; and

WHEREAS, the FUND meets the definition of an agency as set forth in N.J.S.A. 40A:11-5(2); and

WHEREAS, for all of the aforementioned reasons, the MUNICIPALITY desires to enter into a Contract to renew its membership with the FUND for a period of three (3) years, for insurance coverage and consultant services, as an exception to the public bidding requirements of the Local Public Contracts Law.

NOW THEREFORE, be it resolved by the governing body of the MUNICIPALITY as follows:

1. The MUNICIPALITY agrees to renew its membership in the FUND and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the FUND.
2. The Mayor and Clerk of the MUNICIPALITY shall be and hereby are authorized to execute the "Contract to Renew Membership" annexed hereto and made a part hereof and to deliver same to the FUND evidencing the MUNICIPALITY'S renewal of its membership.
3. In accordance with N.J.A.C. 5:34-2.3, the certificate of a designated official of the MUNICIPALITY, which details why the solicitation of competitive quotations is impracticable, is attached hereto and made a part of this Resolution.
4. The Clerk of the MUNICIPALITY is authorized and directed to place a notice of the adoption of this Resolution and the award of this Contract in the official newspaper of the MUNICIPALITY.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
MAROLDA					
WALKER					
BAKER					
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ALVAREZ					
MCAVADDY					

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 19**

**RESOLUTION 71-19    A RESOLUTION AUTHORIZING THE ENGINEER TO APPLY FOR A FUNDING UNDER THE FY2020 NJDOT TRUST FUND MUNICIPAL AID PROGRAM, "STATE AID" APPLICATIONS.  
M        S**

WHEREAS, the NJDOT recently notified all Municipalities of the upcoming FY2020 New Jersey Department of Transportation Trust Fund (State Aid) program and application deadline; and

WHEREAS, the Council of the Borough of Buena desires to apply for funds to complete the next section of South Boulevard.

NOW THEREFORE BE IT RESOLVED that Remington and Vernick Engineers are hereby authorized to apply for grants under the FY2020 NJDOT Trust Fund Municipal Aid Program, "State Aid" Applications at a cost not to exceed \$1,200.00.

BE IT FURTHER RESOLVED that this award is contingent upon a Certification of Availability of Funds from the Chief Financial Officer.

WHEREAS, the NJDOT recently notified all Municipalities of the upcoming FY2020 New Jersey Department of Transportation Trust Fund (State Aid) program and application deadline; and

WHEREAS, the Council of the Borough of Buena desires to apply for funds to complete the next section of South Boulevard.

NOW THEREFORE BE IT RESOLVED that Remington and Vernick Engineers are hereby authorized to apply for grants under the FY2020 NJDOT Trust Fund Municipal Aid Program, "State Aid" Applications at a cost not to exceed \$1,200.00.

BE IT FURTHER RESOLVED that this award is contingent upon a Certification of Availability of Funds from the Chief Financial Officer.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
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**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 20**

**RESOLUTION 72-19      A RESOLUTION OF THE BOROUGH OF BUENA AWARDING A CONTRACT FOR FY2018 NJDOT MUNICIPAL AID PROJECT FOR THE RESURFACING OF FOREST GROVE ROAD TO SOUTH STATE, INC., IN THE AMOUNT OF \$187,561.60.**  
**M \_\_\_\_\_ S \_\_\_\_\_**

**WHEREAS,** Forest Grove Road is in disrepair; and

**WHEREAS,** Engineer has sought bids for said services and has recommended the contract be awarded to South State, Inc., in the amount of \$187,561.60 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 South State, Inc., in the amount of \$187,561.60.

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MCAVADDY					

**RESOLUTION 73-19      A RESOLUTION OF THE BOROUGH OF BUENA ADJUSTING THE HOURLY RATE FOR MATTHEW CARCHIDI, STREETS & ROADS LABORER FROM \$16.00 TO \$17.00.**  
**M \_\_\_\_\_ S \_\_\_\_\_**

**BE IT RESOLVED,** by the Council of the Borough of Buena that Matthew Carchidi has successfully obtained his CDL; and

**BE IT FURTHER RESOLVED,** that Mr. Carchidi's new hourly rate shall be \$17.00 per hour as of June 19, 2019.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
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**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 21**

**RESOLUTION 74-19      A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ATLANTIC COUNTY REGARDING THE MAINTENANCE AND INSTALLATION OF FLASHING SIGNAL EQUIPMENT**  
**M \_\_\_\_\_ S \_\_\_\_\_**

WHEREAS, The Borough of Buena and the County of Atlantic wish to enter into an agreement for the purpose of setting mutual understandings regarding installation and maintenance of flashing signal equipment, and;

WHEREAS, the Municipality and the County desire to enhance vehicular movement along the County road described herein, and also desire to enhance the ingress and egress to the facilities and improvements located along said County road, as also described below. The County and the Municipality therefore desire to cooperatively develop, install, maintain and operate flashing traffic signal equipment in accordance with the general specifications to be developed by the Atlantic County Engineer (the "Improvements"), and;

WHEREAS, flashing traffic signal equipment shall be installed along the County right-of-way at the following locations:

- A. Minotola Fire Company, Wheat Road (CR 619), Buena Borough
- B. Dr. JP Cleary Middle School, Central Road (CR 627), Buena Borough.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Buena, that the Mayor is hereby authorized to enter into an agreement with Atlantic County for the purpose of maintenance and installation of flashing signal equipment.

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MCAVADDY					

**RESOLUTION 75-19      A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT WITH THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY FOR THE REHABILITATION OF PROPERTIES IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT**  
**M \_\_\_\_\_ S \_\_\_\_\_**

WHEREAS, the Borough of Buena recognizes an increase in the number of vacancies and abandoned properties located throughout the municipality; and

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 22**

WHEREAS, The Borough of Buena has passed an ordinance to adopt the provisions of the Abandoned Properties Rehabilitation Act N.J.S.A. 55:19-36; and

WHEREAS, The Borough of Buena wishes to join with the Atlantic County Improvement Authority in a shared services agreement for the purpose of rehabilitation of properties.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Buena, that the Mayor is hereby authorized to enter into a shared services agreement with the Atlantic County Improvement Authority for the purpose of rehabilitation of properties.

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**RESOLUTION 76-19      APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF SOUTH BOULEVARD PROJECT.**  
**M        S**

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Buena formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2020- Buena Borough-00262 to the New Jersey Department of Transportation on behalf of the Borough of Buena.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Buena and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 23**

**RESOLUTION 77-19      A RESOLUTION AUTHORIZING THE CFO TO REFUND AN  
CONSTRUCTION PERMIT FEE IN THE AMOUNT OF \$285.00.  
M \_\_\_\_\_ S \_\_\_\_\_**

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 \$285.00 for uncompleted work/inspections on Block 157, Lot 8 to Tesla Energy.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
MAROLDA					
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**RESOLUTION 78-19      A RESOLUTION EXTENDING THE GRACE PERIOD FOR THE PAYMENT  
OF REAL PROPERTY TAXES IN THE BOROUGH OF BUENA FOR THE  
THIRD QUARTER OF 2018.  
M \_\_\_\_\_ S \_\_\_\_\_**

**WHEREAS**, the tax rate for the Borough of Buena has not been certified by the Atlantic County Board of Taxation; and

**WHEREAS**, the tax bills have not been received by the Tax Collector; and

**WHEREAS**, the Council of the Borough of Buena, in order to provide adequate notice to property owners of the amount of taxes owed for the third quarter of 2019, believe that the grace period for the payment of taxes should be extended.

**NOW THEREFORE BE IT RESOLVED** by the Council of the Borough of Buena that the grace period for the payment of property taxes in the Borough of Buena for the third quarter of 2018 be and the same is hereby extended to twenty-five days after the mailing of the tax bills.

**BE IT FURTHER RESOLVED** that interest shall only be charged on third quarter property taxes by the Tax Collector for payments received after the twenty-five day grace period.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 24**

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**RESOLUTION 79-19      RESOLUTION AUTHORIZING THE BOROUGH OF BUENA TO ENTER INTO A CONTRACT WITH SCALFO ELECTRIC, INC., FOR ELECTRICAL REPAIR AND MAINTENANCE COMMENCING JUNE 24, 2019 AND EXPIRING JUNE 23, 2021.  
M \_\_\_\_\_ S \_\_\_\_\_**

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF BUENA that a contract is hereby awarded to Scalfo Electric Services Inc., for the furnishing of electrical repair and maintenance services in the Borough of Buena

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute an agreement with Scalfo Electric Services Inc. for the purpose of furnishing electrical repair and maintenance services.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
MAROLDA					
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MANCUSO					
ALVAREZ					
MCAVADDY					

**SOLICITOR'S REPORT:**

Redevelopment

Infinity Fence

Bakery Site

**COMMITTEE REPORTS:**

ROADS/RECYCLING..... CHAIRMAN JEFFREY MAROLDA  
JOSEPH MANCUSO, GREG MCAVADDY

ECONOMIC DEVELOPMENT.....CHAIRMAN MATTHEW WALKER  
JOSEPH MANCUSO, ROSALIE M. BAKER

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019**

**PAGE 25**

RECREATION .....CHAIRWOMAN ROSALIE M. BAKER, JORGE ALVAREZ, MATTHEW WALKER

FINANCE.....CHAIRMAN JOSEPH MANCUSO, ROSALIE M. BAKER, MATTHEW WALKER

PUBLIC SAFETY/STREET LIGHTS.....CHAIRMAN JORGE ALVAREZ, GREG MCAVADDY, JEFFREY MAROLDA

BLDGS/GROUNDS/IMPROVEMENTS.....CHAIRMAN GREG MCAVADDY, MATTHEW WALKER, JORGE ALVAREZ

**CLERK'S REPORT:**

**Minutes of the regular meeting of May 28, 2019. If no corrections or additions, entertain a motion to approve M \_\_\_\_\_ S \_\_\_\_\_**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
MAROLDA					
WALKER					
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**Minutes of the special meeting of June 13, 2019. If no corrections or additions, entertain a motion to approve M \_\_\_\_\_ S \_\_\_\_\_**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
MAROLDA					
WALKER					
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MANCUSO					
ALVAREZ					
MCAVADDY					

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 24, 2019

PAGE 26

BILLS PAID AS LISTED: M \_\_\_\_\_ S \_\_\_\_\_

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
MAROLDA					
WALKER					
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MANCUSO					
ALVAREZ					
MCAVADDY					

NEXT MEETING: JULY 8, 2019 AT 7:00 P.M.

MEETING ADJOURNED: M \_\_\_\_\_ S \_\_\_\_\_ All in favor? Any opposed?