

BOROUGH OF BUENA
MUNICIPAL UTILITIES AUTHORITY
P. O. BOX 696
MINOTOLA, NEW JERSEY 08341

The regular meeting of the BBMUA was held on October 8, 2025 at 6:30 p.m. This meeting notice was provided to The Daily Journal and the Atlantic City Press which are the BBMUA's official newspapers. Notices are also posted on the bulletin boards within the Municipal Building as well as the Borough of Buena and BBMUA's websites. The meeting took place in the large meeting room located in the Municipal Building, Minotola while practicing social distancing and complying with guidelines.

The meeting was called to order by Vice-Chairman Joseph Santagata.

Those present were:

D. Carolla	C. Santore
J. Marinacci	J. Erber
J. Santagata	Susan Dortu – Allen Associates
J. Talarico	Wade Aulffo - 213 Jonas Avenue Minotola
M. Bertonazzi	

Vice Chairman Santagata stated the first order of business tonight was a letter from Alan Giebner, Esq. providing a notice of In REM Foreclosure for four properties in the Borough of Buena for the Borough for our information.

Susan Dortu of Allen Associates was in attendance at tonight's meeting presenting a proposal for health benefits their firm offers described as the Southern Coastal Health Insurance Fund. Ms. Dortu noted that the Fund is open solely to public entities such as school districts, municipalities, or county government. Ms. Dortu explained that the program is governed by the Department of Banking and Insurance therefore, they must answer to the State of New Jersey. Ms. Dortu gave an overview of her office and how they contribute to the Fund and explained in detail the coverage it provides including cost to employer and employees. With rates for the State of New Jersey Health Benefits rising 37 percent in 2026 and continuing to rise the Board will present this information to the employees and Teamster's Union for review and possible termination with the State Health Benefits and joining the Southern Coastal Health Insurance Fund.

Wade Aulffo of 213 Jonas Avenue in Minotola was present at tonight's meeting. Mr. Aulffo presented the board with a signed petition from fellow residents on Jonas Avenue to petition the board to consider extending sanitary sewer service down the 200 block of Jonas Avenue to the dead end.

m/Marinacci s/Carolla adopt Resolution R-36-2025 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters of personnel pursuant to N.J.S.A. 10:4-12(b)(8) and a collective bargaining agreement pursuant to N.J.S.A. 10:4-12(b)(4). m/passed

m/Marinacci s/Carolla to open the executive closed session meeting at 6:59 pm. m/passed

m/Marinacci s/Carolla to close the executive closed session meeting and return to regular session at 7:12 pm. m/passed

Vice Chairman Santagata stated an application was received from Organic Green Buds. This application and plans were emailed to DeBlasio & Associates on October 2, 2025 for review and comment.

m/Marinacci s/Carolla to approve the treasurer's report as read. m/passed

Secretary Cheryl Santore provided the Board with an email between Chairman Romeo and Solicitor Robert Casella regarding industrial strength billing. Ms. Santore asked when the industrial strength billing should begin for High Grass Farms and Buena Brewing Company. Per the Solicitor's recommendation he feels we should begin billing the industrial strength once a final agreement is entered into which in his estimate should be January 1, 2026.

At the regular meeting on September 24, 2025 Ms. Patricia Chiu attended the meeting regarding her property located at 101 S. W. Boulevard. Ms. Chiu presented her settlement statement showing her purchase date. Ms. Santore calculated the amount of water and sewer owed by Ms. Chiu on her property for the additional unit. She will forward this to Ms. Chiu and bill her water and sewer accounts accordingly.

Secretary Cheryl Santore solicited quotes for changing our website provider due to the fact that Atlantic County will no longer be hosting our website effective December 31, 2025. Three quotes were received. One quote was from GDG Media Management, one from Munibit, and one from Town Web. The lowest quote received was from Town Web in the amount of \$1,000.00 which is a one-time fee for the website set up with a \$620.00 per year cost for website hosting, maintenance and unlimited 24/7 tech support and domain management. The board decided to go with Town Web.

m/Marinacci s/Bertonazzi to purchase website design and services from Town Web in the amount of \$1620.00 for 2025 and \$620.00 annually thereafter. m/passed

m/Carolla s/Talarico to accept the minutes of the last regular meeting held on September 24, 2025. m/passed

Plant Superintendent Jonathan Erber obtained budgetary estimates for the installation of a fire hydrant to be located at 756 Harding Highway in Buena as requested by the BBMUA Board at the meeting held on September 24, 2025. The cost estimate received from Garrison Enterprise is \$19,780.00. There is a water main in front of the motel so the water does not have to cross Route 40 for this hydrant. There is a fire hydrant in front of Dunkin Donuts on Wheat Road which is within 1,000 feet from that hydrant to the end of the motel complex. The fire department could hook up to that hydrant and would not have to cross Route 40. Superintendent Erber and Assistant Superintendent Jim Harris measured from that fire hydrant to the farthest point of the motel property at it measured a little over 700 feet. Mr. Marinacci asked if we could tap that line ourselves. Superintendent Erber said we do not have a tapping machine for a pipe that large. Mr. Bertonazzi said from his experience with being with a fire department a truck carries 1,000 feet of hose.

Superintendent Erber obtained budgetary estimates for the installation of a fire hydrant to be located at 522 Wheat Road in Buena at the Buena Borough Fire Department as requested by the BBMUA Board at the meeting held on September 24, 2025. The cost estimate received from Garrison Enterprise is \$57,520.00.

Superintendent Erber said he has a question regarding the project on West Avenue. The contractor wants to know if while they are installing sewer services on the vacant lots on West Avenue as requested by the Borough and the ground is open do we want to install water services at that time too for those vacant lots. The Board said it makes sense to do it now because once the road is repaved there will be a moratorium and they won't be able to open the road.

Jerry Marinacci presented the art proof provided by Custom Graphics for the polo shirts and t-shirts that are on order for approval. The board agreed the art work was fine.

m/Bertonazzi s/Talarico to approve the artwork for the polo shirts and t-shirts for the BBMUA employees. m/passed

m/Marinacci s/Carolla to file all correspondence sent out for review without reading number 1 through number 9. m/passed

m/Marinacci s/Talarico to pay all bills presented. m/passed

The next regular meeting will be held on October 22, 2025 at 6:30 p.m.

m/Carolla s/Talarico to adjourn the meeting 7:37 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary