

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING MINUTES
JANUARY 28, 2008**

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, January 28, 2008 commencing at 7:00 p.m. at the Borough Hall with Council President Santagata presiding. Council President Santagata led the flag salute and announced that this meeting was being held in compliance with the Open Public Meetings Act and notices of this meeting have been provided to the Press of Atlantic City, the Daily Journal and the Atlantic County Record as well as having been posted on the bulletin board at Borough Hall.

PRESENT: Councilpersons Andaloro, Baker, Santagata, Martinelli, Cugini, and Zappariello, Robert De Santo Solicitor and Maryann Coraluzzo, Borough Clerk

ABSENT: Mayor Baruffi

MAYOR'S REPORT:

ORDINANCE NO. 555 Introduced and Passed on First Reading

AN ORDINANCE AMENDING THE MINIMUM LOT SIZE REQUIREMENTS FOR THE PR-3 ZONE IN THE BOROUGH OF BUENA LAND USE ORDINANCE
m/Martinelli s/Baker

Ayes	Nays	Abstain	Absent
Andaloro	n/a	n/a	n/a
Baker			
Santagata			
Martinelli			
Cugini			
Zappariello			

ORDINANCE NO. 556 Introduced and Passed on First Reading

AN ORDINANCE VACATING A PORTION OF ARCTIC AVENUE WEST OF COLUMBIA AVENUE
m/Baker s/Cugini

Ayes	Nays	Abstain	Absent
Andaloro	n/a	n/a	n/a
Baker			
Santagata			
Martinelli			
Cugini			
Zappariello			

ORDINANCE NO. 557 Introduced and Passed on First Reading

AN ORDINANCE VACATING A PORTION OF ARCTIC AVENUE RIGHT OF WAY TO BE VACATED FROM CASS AVENUE TO COLUMBIA AVENUE
m/Cugini s/Baker

Ayes	Nays	Abstain	Absent
Andaloro	n/a	n/a	n/a
Baker			
Santagata			
Martinelli			
Cugini			
Zappariello			

RESOLUTION 17-08 A RESOLUTION TO ENDORSE THE SUBMISSION BY THE BOROUGH OF BUENA OF THE 2007 MUNICIPAL RECYCLING TONNAGE GRANT APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF RECYCLING AND TO DESIGNATE WILLIAM NIMOHAY TO ENSURE THAT THE SAID APPLICATION IS PROPERLY FILED.

m/Andaloro s/Baker

Ayes	Nays	Abstain	Absent
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Andaloro	n/a	n/a	n/a
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Baker
Santagata
Martinelli
Cugini
Zappariello

RESOLUTION 18-08 A RESOLUTION CONSOLIDATING BOROUGH OWNED PROPERTIES INTO BLOCK 196, LOT 1

(Tabled for a future meeting)

RESOLUTION 19-08 RESOLUTION AUTHORIZING THE EXERCISE OF THE OPTION TO RENEW THE SOLID WASTE COLLECTION CONTRACT WITH WASTE MANAGEMENT OF NEW JERSEY, INC. FOR A ONE YEAR TERM COMMENCING FEBRUARY 1, 2008 AND CONTINUING THROUGH JANUARY 31, 2009 IN THE AMOUNT OF \$91,789.00

m/Andaloro s/Baker

Ayes	Nays	Abstain	Absent
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Andaloro	n/a	n/a	n/a
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Baker
Santagata
Martinelli
Cugini
Zappariello

RESOLUTION 20-08 A RESOLUTION TO TRANSFER APPROPRIATION RESERVES.

m/Martinelli s/Baker

Ayes	Nays	Abstain	Absent
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Andaloro	n/a	n/a	n/a
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Baker
Santagata
Martinelli
Cugini
Zappariello

RESOLUTION 21-08 A RESOLUTION APPOINTING JOSEPH SANTAGATA, FUND COMMISSIONER AND VALERIE SANTAGATA, ALTERNATE FUND COMMISSIONER FOR THE ATLANTIC COUNTY MUNICIPAL JOINT INSURANCE FUND EFFECTIVE JANUARY 1, 2008

m/Baker s/Andaloro

Ayes	Nays	Abstain	Absent
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Andaloro	n/a	n/a	n/a
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Baker
Santagata
Martinelli
Cugini
Zappariello

RESOLUTION 22-08 A RESOLUTION AUTHORIZING THE BOROUGH OF BUENA TO ENTER INTO A CONTRACT WITH A RISK MANAGEMENT CONSULTANT AS REQUIRED BY THE BY-LAWS OF THE ATLANTIC COUNTY MUNICIPAL JOINT INSURANCE FUND
m/Baker s/Andaloro

Ayes	Nays	Abstain	Absent
Andaloro	n/a	n/a	n/a
Baker			
Santagata			
Martinelli			
Cugini			
Zappariello			

RESOLUTION 23-08 A RESOLUTION REVISING RESOLUTION NO. 110-07 ENTITLED "A RESOLUTION APPOINTING MARY M. COOPER AS A CLERK TYPIST"
m/Martinelli s/Baker

Ayes	Nays	Abstain	Absent
Andaloro	n/a	n/a	n/a
Baker			
Santagata			
Martinelli			
Cugini			
Zappariello			

RESOLUTION 24-08 A RESOLUTION AWARDDING A CONTRACT TO REMINGTON, VERNICK AND WALBERG ENGINEERS, IN THE AMOUNT OF \$77,838.00 FOR ENVIRONMENTAL INVESTIGATION INCLUDING GROUND WATER TESTING AND PREPARATION OF A REMEDIAL INVESTIGATION REPORT ON BLOCK 133, LOT 5
m/Andaloro s/Baker

Ayes	Nays	Abstain	Absent
Andaloro	n/a	n/a	n/a
Baker			
Santagata			
Martinelli			
Cugini			
Zappariello			

ENGINEER'S REPORT:

New Bathrooms & Bleachers at Bruno Mellini Park

The project is complete and close out is in process.

Mazzoni Property

The State's September 22, 2004 response indicated that they would require further off-site groundwater investigation. We have received \$85,622 in additional NJDEP grant funds to complete the site investigation. We are also working with SJEDA to evaluate the use of this site for solar power generation and other funding options.

Central Avenue Sidewalk and Lighting Improvements

We received NJDOT final reimbursement and the project is in the maintenance period.

Bathroom Improvements at Bruno Mellini Park

Complete project funding was received from ACIA and the project is in the maintenance period.

2003 CDBG- Sumner Street Playground

Complete project funding was received from ACIA and the project is in the maintenance period.

Reconstruction of Muccio, Ott & Martinelli Drives

Arawak Paving Co. has substantially completed the project. The work is in good condition with the exception of one area of settlement near the southern intersection of Muccio Dr. and Martinelli Ave.

Reconstruction of Laurel Street – 2007 State Aid

We have awarded a contract to Asphalt Paving Co. of Malaga for the reconstruction of Laurel Street from the Blvd. to Summer Ave. The work is currently on hold and will resume in the spring due to weather conditions.

Additional Items

Lauren Court subdivision site work is ongoing. The developer has received a soil conservation approval.

Final approval of the Minotola Estates project is being delayed due to NJDEP permit requirements. The developer is proceeding at risk anticipating the NJDEP approvals.

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Sherwood Forest Homes has substantially completed site improvements. The developer proposed an amendment to his subdivision approval and it was denied. The construction schedule of this project is unknown at this time.

The DCA has approved a portion of the Commerce Center redevelopment area. We are working with NJDCA to add the Mazzoni property to the Commerce Center area.

The Route 54 Redevelopment Plan will have to be amended as a condition of Pinelands certification.

We have completed work on the class B recycling permit for the landfill. We will submit the permit pending Councils approval of the permit fee.

Council is in the process of revising the PR-3 minimum lot size per the planning board recommendation.

The Midway redevelopment area should see some significant improvement over this year. The motel site will be improved and a new development is proposed at the Midway Inn site.

We have prepared an application to the County to extend the bike path through our new Blackwater Pond property and along North Blvd. Resolutions will be needed authorizing the application(s).

SOLICITOR'S REPORT:

Solicitor De Santo presented Council with Resolutions 23-08 and 24-08.

COMMITTEE REPORTS:

RECYCLING: (COUNCILWOMAN ANDALORO)

The Notre Dame Regional School and the Atlantic County Utilities Authority will be meeting to discuss having a recycling assembly at the school. Councilwoman Andaloro has coordinated this meeting. The State Bureau of Recycling is offering a poetry contest for children. The Notre Dame Regional School and Cleary Middle School fifth and sixth grades will be entering the contest.

Recycling is moving ahead with two more businesses in the Borough added to the program.

RECREATION: (COUNCILWOMAN BAKER)

The Recreation Commission had their meeting on January 2nd. At the meeting Kathy Dralle was elected as Chairperson and Diana Wilcox was elected Secretary. The commission set up the Easter Egg Hunt for March 22nd. They will fill the Easter Eggs at their March meeting. The next meeting for the Recreation Commission will be Wednesday, February 6th at 7:00 p.m. in Borough Hall.

On January 8th the Winter Dance was held in the Louise Basile Community Center with a great turnout. The next dance will be held on Tuesday, February 5th at 7:00 p.m. This Wednesday the Bellview Winery will be having another dinner presented by the chef from Momma Mia.

On Sunday, February 3rd the Forest Grove Athletic Association will be having a breakfast fundraiser at Martin's Catering from 8:00 a.m. to 11:00 a.m. Many of our residents belong to the Association.

STREETS/ROADS: (COUNCILMAN SANTAGATA)

A streets and roads report was disseminated. Councilman Santagata informed Council members of the final Elected Officials Liability Seminar on Tuesday, January 29, 2008.

FINANCE: (COUNCILMAN MARTINELLI)

Councilman Martinelli reported that the municipal budget will be introduced the second or third week of March.

PUBLIC SAFETY/STREET LIGHTS: (COUNCILMAN CUGINI)

A police performance report was disseminated.

BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILMAN ZAPPARIELLO)

The escrow deposit schedule was disseminated for Council's review. Councilman Zappariello reported that a meeting will be held on February 6th with Comcast to finalize the contract renewal.

PUBLIC PORTION OF THE MEETING:

Jerry Marinacci, 112 West Pacific Avenue, regarding the adoption of ordinances pertaining to cats. The matter was referred to the Solicitor for review.

Donna Tomasso, 622 Forest Grove Road, request for a zoning change for a property on Brewster Road. Ms. Tomasso's letter will be forwarded to the Land Use Board for review.

Donna Beron, Board Member, The Animal Friends Foundation, gave a presentation for the spaying/nuetering of cats program offered by the foundation. Council will review the information Ms. Beron has disseminated.

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Frank Soto, 105 North Harding Highway, thanked Council Members for Ordinance No. 555.

CLERK'S REPORT:

Minutes of the regular meeting of December 10, 2007 were approved all in favor except Councilman Cugini who abstained.

Minutes of the Reorganization meeting of January 7, 2008 were approved all in favor except Councilman Martinelli who abstained.

Minutes of the special meeting of January 14, 2008 were approved all in favor except Councilman Santagata who abstained.

CORRESPONDENCE:

1. John Stokes, Executive Director of the Pinelands Commission regarding the Borough's approved Stormwater Management Plan and Ordinance 554.

2. Susan Jacobucci, Director of the Division of Local Government Services regarding the Borough's exemption from appointing a PPWM.

3. Donna Cardia-Tomasso regarding a request for a zoning change.

4. ACMJIF Safety Incentive Program Breakfast.

5. Notre Dame Regional School re; request for a raffle license.
m/Cugini s/Andaloro RCVU

6. Jerry Marinacci regarding the adoption of ordinances pertaining to cats.

7. Michael Feaster, Fire Official's Letter of Resignation effective February 29, 2008 accepted with regrets m/Baker s/Zappariello RCVU

m/Zappariello s/Baker Authorizing the Borough Clerk to advertise the position of Fire Official RCVU

Correspondence filed m/Baker s/Martinelli RCVU

UNFINISHED BUSINESS: none

NEW BUSINESS:

Physician Association of South Jersey. Councilwoman Andaloro informed everyone present of the Visiting physician. The service is for Senior Citizens who need house call visits by a physician.

BILLS PAID AS LISTED: m/Martinelli s/Andaloro RCVU

NEXT MEETING: February 11, 2008

MEETING ADJOURNED: m/Cugini s/Martinelli RCVU

MARYANN CORALUZZO, BOROUGH CLERK