

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING MINUTES
OCTOBER 27, 2008**

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, October 27, 2008, commencing at 7:00 p.m. at the Borough Hall with Mayor Baruffi presiding. Mayor Baruffi 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, Cugini, and Zappariello, Robert De Santo Solicitor and Maryann Coraluzzo, Borough Clerk and Richard Tonetta, Land Use Solicitor

ABSENT: Councilman Martinelli

MAYOR'S REPORT:

RESOLUTION 95-08 A RESOLUTION APPOINTING RAJ ENTERPRISE, INC., AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE BOROUGH OF BUENA AS REDEVELOPMENT ENTITY AND RAJ ENTERPRISE, INC., AS REDEVELOPER, FOR PROPERTY KNOWN AS BLOCK 201, LOT 36. m/Baker s/Santagata

| | | | |
|-------------|-------|----------|------------|
| AYES: | NAYS: | ABSTAIN: | ABSENT: |
| Andaloro | n/a | n/a | Martinelli |
| Baker | | | |
| Santagata | | | |
| Cugini | | | |
| Zappariello | | | |

MAYOR'S UPDATE:

Mayor Baruffi gave an update on the former Mazzoni site. The Mayor has been in contact with representatives from the state and feels progress is being made in obtaining the Brownsfield designation for this property.

ENGINEER'S REPORT:

New Bathrooms & Bleachers at Bruno Mellini Park

The project close out is in process. The project is in the maintenance period until March 2009.

Mazzoni Property

We have received \$85,622 in additional NJDEP grant funds to complete the groundwater investigation and it is in process. We have contacted Alan Miller at NJDCA to request reconsideration of redevelopment status for the Mazzoni property.

Central Avenue Sidewalk and Lighting Improvements

The project is in the maintenance period until December, 2008.

Bathroom Improvements at Bruno Mellini Park

The project is in the maintenance period until November, 2008.

2003 CDBG- Summer Street Playground

The project is in the maintenance period until November, 2008.

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. Arawak is now working on Summer Road and should complete the repair for this project or the Borough will not refund the retainage.

Reconstruction of Laurel Street - 2007 State Aid

Asphalt Paving Co. of Malaga has completed the reconstruction of Laurel Street from the Blvd. to Summer Ave. Project close out is in process.

Reconstruction of Franklin Street - 2008 State Aid

Council has awarded this contract to Arawak paving and the contracts are being executed.

Additional Items

- Lauren Court subdivision base paving is complete.
- Final approval of the Minotola Estates project is being delayed due to NJDEP permit requirements. The developer has received his sanitary sewer approval from NJDEP and his water main extension has been deemed complete and should be approved by NJDEP within 90 days.
- Sherwood Forest Homes has substantially completed site improvements. Final site grading and restoration is pending. The developer is in the process of filing the subdivision with Atlantic County.

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- The Commerce Center Redevelopment Plan has been adopted by Council.

- The Route 54 Redevelopment Plan will have to be amended as a condition of Pinelands certification. This will involve a recommendation of the Land Use Board and adoption of the amendments by Ordinance. The Land Use Board will memorialize its recommendation to Council to eliminate the residential age restricted use to allow for Pinelands certification.
- We have completed work on the class B recycling permit for the landfill. We have submitted the permit to NJDEP. NJDEP has requested a modification of the Atlantic County Solid Waste Plan and the County supports our proposal. The NJDEP has now indicated that the Landfill has not been properly closed therefore we cannot conduct recycling activities on the landfill site. We are working with the Borough Solicitor on a solution and a County wide approach is being considered.
- We have submitted an application to the County to extend the bike path through our new Blackwater Pond property. We anticipate the possible award of this County grant within 30 days. We have also received \$90,000 in NJDOT funding to extend the bike path along North Boulevard north of RT 40.
- The County is completing the reconstruction of Summer Road. The project includes drainage, curbing and full reconstruction of the pavement. The County's Contractor is Arawak Paving. The project was delayed due to required redesign work, but should be completed within the next month.
- The NJDEP has been contacted to review the Borough's Landfill Closure Status in response to the NJDEP April 21, 2008 letter. Meetings with the Pinelands and NJDEP representatives were held on June 6 and June 18th. We are continuing to evaluate options to address the landfill closure and recycling activities.
- The Budget Motel redevelopment proposal was presented at the 10-14-08 Council meeting. A resolution approving the redevelopment proposal will be review at the 10-27-08 Council meeting.

SOLICITOR'S REPORT:

RESOLUTION 96-08 A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A HOUSING TRUST FUND AT SUSQUEHANNA BANK AND AUTHORIZING AN ESCROW AGREEMENT FOR HOUSING TRUST FUND WITH COAH AND SUSQUEHANNA BANK m/Santagata s/Zappariello

| AYES: | NAYS: | ABSTAIN: | ABSENT: |
|-------------|-------|----------|------------|
| Andaloro | n/a | n/a | Martinelli |
| Baker | | | |
| Santagata | | | |
| Cugini | | | |
| Zappariello | | | |

COMMITTEE REPORTS:

RECYCLING: (COUNCILWOMAN ANDALORO)

Recycling is going smoothly in the Borough. Councilwoman Andaloro reported that Bill Nimohay is working on the drop off site at the Borough's Convenience Center.

RECREATION: (COUNCILWOMAN BAKER)

The Roast Beef Fundraiser at the Landisville Volunteer Fire and Rescue Company on Saturday was very successful. It was great to see the community responding to the fundraiser. The Bellview Winery Italian Festival was also very successful. The next Recreation Commission meeting will be 7:00 p.m. on Wednesday, November 5th. A Halloween Party will be held on Friday evening for Borough children ten and under at the Louise Basile Community Center at 6:00 p.m. Refreshments will be served and prizes will be awarded.

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STREETS/ROADS: (COUNCILMAN SANTAGATA)

Council President Santagata attended the last meeting of the Atlantic County Mayor's Association where the topic of discussion was countywide dispatching services. The Councilman gave an overview of the process to date.

FINANCE: (COUNCILMAN MARTINELLI)

Mayor Baruffi gave a brief update on the budget.

PUBLIC SAFETY/STREET LIGHTS: (COUNCILMAN CUGINI) no report

BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILMAN ZAPPARIELLO)

Councilman Zappariello gave an update on 117 S. Harding Highway. Several quotes for demolition have been received. The Chief Finance Officer will follow up with the funding for this matter.

Councilman Zappariello is pursuing grant funding for the purchase of a marquee. The Councilman is also pursuing the update of our website.

PUBLIC PORTION OF THE MEETING: There was no one wishing to address Mayor and Council.

CLERK'S REPORT:

Minutes of the regular meeting of October 14, 2008 were approved m/Cugini s/Baker RCVU

CORRESPONDENCE:

1. Principal Ken Nelson's Letter to County Executive Dennis Levinson.
2. County Executive Levinson's response to Principal Ken Nelson.
3. A ceremony will be held at 1:00 p.m. on November 11, 2008 at the monument on Route 40.

Correspondence filed m/Cugini s/Baker RCVU

UNFINISHED BUSINESS: none

NEW BUSINESS: none

BILLS PAID AS LISTED: m/Baker s/Santagata with the addition of purchase order number 07-0870 payable to Asphalt Paving Corporation in the amount of \$2,799.11 for the reconstruction of Laurel Street RCVU

NEXT MEETING: November 10, 2008

MEETING ADJOURNED: m/Cugini s/Baker RCVU

MARYANN CORALUZZO, BOROUGH CLERK