

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING MINUTES
FEBRUARY 25, 2008**

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, February 25, 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, Martinelli, and Zappariello, Robert De Santo Solicitor and Maryann Coraluzzo, Borough Clerk

ABSENT: Councilman Cugini

MAYOR'S REPORT:

PRESENTER: Michael Donato of Chris Ferry Insurance Agency was present to provide the Governing Body with a the breakdown of the Borough's \$27,265.00 dividend and award amounts. A history of the JIF was also given.

MAYOR'S UPDATE:

Mayor Baruffi informed the Governing Body that Colonial Bank representatives are going to take the necessary steps to build a bank and a commercial center at the corner of Wheat Road and Central Avenue. Plans will be filed with the Land Use Board over the next few months. Mayor Baruffi is hopeful the bank and center will be open in the next eighteen months.

The potential sale of the Midway Inn property is moving along. Mayor Baruffi has been in contact with the buyer and presented the Governing Body with the details.

Acting Solicitor Tonetta is following up with the Commerce Center's Master Tenant regarding the need for additional occupancy.

With regard to the State Plan Endorsement Committee Meeting, Mayor Baruffi reported that the Borough will make application to the State for a \$50,000.00 Community Visioning Grant.

Mayor Baruffi reported that Borough's application for a metal storage building for the Bruno Melini Park was approved. We will receive \$31,610.00 for this project.

ORDINANCE NO. 555 NEED MOTION TO OPEN THE PUBLIC HEARING ON:

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

DISCUSSION: none

NEED MOTION TO CLOSE THE PUBLIC HEARING:
m/Baker s/Andaloro RCVU

ORDINANCE NO. 555 ADOPTED:
m/Baker s/Andaloro

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

ORDINANCE NO. 556 NEED MOTION TO OPEN THE PUBLIC HEARING ON:

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

DISCUSSION: none

NEED MOTION TO CLOSE THE PUBLIC HEARING:
m/Andaloro s/Baker RCVU

ORDINANCE NO. 556 ADOPTED:
m/Baker s/Zappariello

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

ORDINANCE NO. 557 NEED MOTION TO OPEN THE PUBLIC HEARING ON:

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

DISCUSSION: none

NEED MOTION TO CLOSE THE PUBLIC HEARING:
m/Baker s/Zappariello RCVU

ORDINANCE NO. 557 ADOPTED:
m/Baker s/Andaloro

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

RESOLUTION 29-08 A RESOLUTION AWARDED A CONTRACT FOR SAMPLING AND ANALYSIS
OF MONITORING WELLS AT THE BOROUGH OF BUENA SANITARY
LANDFILL TO VAL ASSOCIATES LABORATORY, INC., IN THE AMOUNT
OF \$3,845.00
m/Baker s/Zappariello

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

RESOLUTION 30-08 A RESOLUTION AWARDED A CONTRACT TO COMMERCE NATIONAL RISK
CONTROL SERVICES TO PROVIDE SERVICES TO THE BOROUGH OF
BUENA FOR CDL DRUG/ALCOHOL TESTING AND TRAINING FOR THE
YEAR 2008
m/Santagata s/Martinelli

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

RESOLUTION 31-08 A RESOLUTION AUTHORIZING THE EXCLUSION OF THE PUBLIC FROM A MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF BUENA TO BE HELD FEBRUARY 25, 2008.
m/Martinelli s/Baker

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

RESOLUTION 32-08 A RESOLUTION AUTHORIZING THE BOROUGH OF BUENA TO ENTER INTO AN INTER-LOCAL SERVICE AGREEMENT WITH THE TOWNSHIP OF BUENA VISTA FOR DISPATCHING SERVICES FOR A ONE YEAR PERIOD, COMMENCING JANUARY 1, 2008 THROUGH DECEMBER 31, 2008 m/Santagata s/Andaloro

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

RESOLUTION 33-08 A RESOLUTION AUTHORIZING THE BOROUGH OF BUENA TO ENTER INTO AN INTER-LOCAL SERVICE AGREEMENT WITH THE TOWNSHIP OF WEYMOUTH FOR DISPATCHING SERVICES FOR A THREE YEAR PERIOD, COMMENCING JANUARY 1, 2008 THROUGH DECEMBER 31, 2010 m/Baker s/Andaloro

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

RESOLUTION 34-08 A RESOLUTION AUTHORIZING THE BOROUGH OF BUENA TO ENTER INTO AN INTER-LOCAL SERVICE AGREEMENT WITH THE BOROUGH OF FOLSOM FOR DISPATCHING SERVICES FOR A THREE YEAR PERIOD, COMMENCING JANUARY 1, 2008 THROUGH DECEMBER 31, 2010 m/Andaloro s/Baker

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

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.

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.
- Sherwood Forest Homes has substantially completed site improvements. The construction schedule of this project is unknown at this time.
- The DCA has approved a portion of the Commerce Center redevelopment area. We propose to complete a plan for the NJDCA approved 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 have submitted the permit to NJDEP.
- Council is in the process of revising the PR-3 minimum lot size per the planning board recommendation. This proposed zoning change will require Pinelands certification.
- We have revised an application to the County to extend the bike path through our new Blackwater Pond property. The portion of the proposed bike path north of Clara St along the railroad has been deleted due to right of way issues. A revised resolution will be needed authorizing the application.

m/Baker s/Santagata authorizing the Borough Engineer to create a plan for redevelopment of a portion of the commerce center area not to exceed \$2,000.

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

SOLICITOR'S REPORT: no report

COMMITTEE REPORTS:

RECYCLING: (COUNCILWOMAN ANDALORO)

The Notre Dame Regional School and the Atlantic County Utilities Authority recycling assembly at the school will be rescheduled. The Borough's recycling rate should be increasing as Fresh Marketing (formerly Donato Farms) has many old cardboard boxes being picked up by the ACUA.

RECREATION: (COUNCILWOMAN BAKER)

Councilwoman Andaloro attended the Atlantic County League of Municipalities Dinner Meeting on Friday, February 15th. Reorganization of the organization occurred. It was brought to the attention of members the organization will be celebrating 75 years of existence in 2008. On April 18th a 75th celebration of the organization will occur at the meeting. Please mark your calendars for that date since they would like to have all municipalities participate.

Upcoming Events:

March 4th Winter Dance at the Louise Basile Community Center 7:00 p.m. to 9:00 p.m. The Buddy Cavallo Duo will present the music

BOROUGH OF BUENA
REGULAR COUNCIL MEETING
FEBRUARY 25, 2008
PAGE 5

March 5th Recreation Commission will have their meeting. Preparations for Easter Egg Hunt on March 23rd will be done.

March 14th Atlantic County Township Officials will have their meeting.

March 16th Buena Vista Exchange Club will have their St. Patrick's Breakfast in Louise Basile Center 7:30 a.m. to 11:30 a.m.

STREETS/ROADS: (COUNCILMAN SANTAGATA)
The road department is preparing the Borough garage for inspections.

FINANCE: (COUNCILMAN MARTINELLI)
A budget workshop is scheduled for Thursday, March 6th at 4:00 p.m.

PUBLIC SAFETY/STREET LIGHTS: (COUNCILMAN CUGINI)

Even though Councilman Cugini was not present at this meeting, Mayor Baruffi reported that the calls for service in the police department have been rising. To date, 2024 calls for dispatch have been handled; 225 motor vehicle summons have been issued; 11 drunk drivers have been arrested and the officers are doing 10-15 property checks per night.

BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILMAN ZAPPARIELLO)

Councilman Zappariello gave an update on the Comcast contract renewal. In addition, major happenings in the Permits/Inspections and Landuse Offices were discussed. Councilman Zappariello will be contacting Walter Whitaker, Superintendent of Schools, for to discuss the possibility having a student update and maintain the Borough's Website.

Councilman Zappariello reported that the Department of Corrections has finished clean up in the Bruno Melini Park. A meeting with the Planning Board Engineer will be held this evening to discuss escrow fees, an update on this matter will be given at a future meeting.

PUBLIC PORTION OF THE MEETING:
Joe Fabrizio, 292 Wheat Road, re; concerns with construction in the Borough.

CLERK'S REPORT:
Minutes of the regular meeting of February 11, 2008 were approved m/Baker s/Martinelli all in favor except Councilpersons Andaloro and Santagata who abstained.

CORRESPONDENCE:
1. Notre Dame Regional School PTA re; request for Bingo License No. BA302 was approved m/Baker s/Martinelli RCVU

Correspondence filed m/Baker s/Zappariello RCVU

UNFINISHED BUSINESS: none

NEW BUSINESS: none

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

NEXT MEETING: Budget Workshop - March 6, 2008
Regular Council Meeting - March 10, 2008

Endorsement Committee Meeting -
March 24, 2008

MEETING ADJOURNED: m/Martinelli s/Baker RCVU

MARYANN CORALUZZO, BOROUGH CLERK