

**BOROUGH OF BUENA  
REORGANIZATION MEETING  
JANUARY 4, 2021  
MINUTES**

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**MEETING CALLED TO ORDER: 6:03 p.m.**

**MEETING ADJOURNED: 6:25 p.m.**

**ROLL CALL OF ATTENDANCE:**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO	X				
ALVAREZ	X				

The reorganization meeting of Mayor and Council of the Borough of Buena was held, Monday, January 2, 2021 commencing at 6:03 p.m. via teleconferencing with Mayor Zappariello presiding. Mayor Zappariello called for a moment of silence to recognize those affected by covid-19. Mayor Zappariello announced that this meeting was 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 November 13, 2019, as well as having been posted on the bulletin board at Borough Hall.

**MOMENT OF SILENCE:** Mayor Zappariello opened the meeting asking for a moment of silence to remember those affected by COVID 19 Pandemic.

Mayor Zappariello and Council members offered condolences to Road Supervisor, Bill Nimohay, and his family on the passing of his wife, Helen.

We Remember the loss of road department employee, Terry Crites in 2020, condolences to his family. Deputy clerk, Pam Johnston, of the recent passing of her brother-in-law, condolences to her family.

Mayor Zappariello noted Councilwoman Rosalie Baker is absent from this meeting and is currently in the hospital. Mayor had spoken to Baker and she is on the mend.

Mayor and Council wished Clerk Maryann Coraluzzo, Happy Birthday.

Mayor Zappariello welcomed Aldo Palmieri to the team and congratulated him on his election and Councilmen Alvarez on his re-election. Mayor stated Council is looking forward to working together for many years to come.

Mayor Zappariello stated that since working virtual, the usual customary actives will be omitted and will work thru the formal agenda.

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The purpose of the meeting was to induct into office two Councilpersons for a full three-year term each, make all necessary appointments, and approve other related matters of business for the year 2021.

**PRESIDENT OF COUNCIL:**

**COUNCILWOMAN ROSALIE M. BAKER**  
**m/Walker s/Mancuso**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

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**APPOINTMENTS:**

Mayor Zappariello made the following nominations and appointments.

**RESOLUTION NO. 1-21 A RESOLUTION APPOINTING SOLICITOR FOR THE  
BOROUGH OF BUENA FOR THE YEAR 2021, IN  
ACCORDANCE WITH CRITERIA ESTABLISHED PURSUANT  
TO N.J.S.A. 20:44A:1 ET SEQ.**

**s/Walker**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION NO. 2-21 A RESOLUTION AWARDDING A PROFESSIONAL SERVICES  
AGREEMENT TO FORD SCOTT AND ASSOCIATES, LLC TO  
PERFORM THE DUTIES OF AUDITOR ON BEHALF OF THE  
BOROUGH OF BUENA AND OTHER RELATED ACCOUNTING**

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**SERVICES PURSUANT TO CRITERIA ESTABLISHED  
PURSUANT TO N.J.S.A. 20:44A-1 ET SEQ.**

**s/MANCUSO**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION NO. 3-21 A RESOLUTION APPOINTING AN ENGINEER FOR THE  
BOROUGH OF BUENA FOR THE YEAR 2021, IN  
ACCORDANCE WITH CRITERIA ESTABLISHED PURSUANT  
TO N.J.S.A. 20:44A:1 ET SEQ.**

**s/MANCUSO:**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION NO. 4-21 A RESOLUTION APPOINTING BOND COUNSEL FOR THE  
BOROUGH OF BUENA FOR THE YEAR 2021 PURSUANT TO  
THE LOCAL PUBLIC CONTRACTS LAW (N.J.S.A.  
40A:12-1 et seq.)**

**s/MANCUSO**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				

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ALVAREZ	X				
PALMIERI	X				

**A RESOLUTION ACCEPTING APPOINTMENTS TO SPECIFIC  
 ADMINISTRATIVE POSITIONS AND CONFIRMING SAID  
 APPOINTMENTS.**

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**MAYOR ZAPPARIELLO MADE THE FOLLOWING APPOINTMENTS TO THE LAND USE BOARD:**

**BOARD:**

- CLASS II                      WILLIAM NIMOHAY                      1 YEAR
- CLASS IV                      DOUGLAS BRUNINI                      4 YEARS
- CLASS IV                      KATRINA D' ALESSANDRO                      4 YEARS
- CLASS IV                      LOU NARDONE (FILLING THE UNEXPIRED TERM OF ALDO PALMIERI (1/1/18-12/31/21))

**MAYOR ZAPPARIELLO ANNOUNCED THAT HE WILL SERVE AS THE CLASS I MEMBER OF THE LAND USE BOARD FOR THE YEAR 2021.**

**m/MANCUSO: s/ALVAREZ:**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**FOR THE POSITION OF DIRECTOR OF PUBLIC SAFETY FOR THE YEAR 2020, MAYOR ZAPPARIELLO NOMINATED JOSEPH A. D'ALESSANDRO, III**

**S/WALKER**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				

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D'ALESSANDRO			X		
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**MAYOR ZAPPARIELLO NOMINATED JEFF JOHNSTON AS A MEMBER OF THE MUNICIPAL UTILITIES AUTHORITY FOR A FIVE-YEAR TERM**

**s/PALMIERI**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

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**RESOLUTION NO. 5-21 A RESOLUTION ACCEPTING APPOINTMENTS TO SPECIFIC ADMINISTRATIVE POSITIONS AND CONFIRMING SAID APPOINTMENTS.**

**m/MANCUSO s/ALVAREZ:**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION NO. 6-21 A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CONDUCT A TAX LIEN SALE**

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**m/D'ALESSANDRO s/MANCUSO**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION NO. 7-21 A RESOLUTION SETTING THE INTEREST AND PENALTY TO BE CHARGED BY THE TAX COLLECTOR ON DELINQUENT TAXES AND MUNICIPAL CHARGES, AND SETTING FORTH A SURCHARGE TO BE MADE UPON THE REDEMPTION OF TAX TITLE LIENS.**

**m/MANCUSO s/WALKER**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION NO. 8-21 A RESOLUTION AUTHORIZING THE TAX ASSESSOR OF THE BOROUGH OF BUENA TO FILE APPEALS FOR ADJUSTMENTS WITH ATLANTIC COUNTY BOARD OF TAXATION.**

**m/PALMIERI s/WALKER:**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	

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MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION NO. 9-21 A RESOLUTION AWARDDING A PROFESSIONAL SERVICES AGREEMENT TO TRIAD ASSOCIATES TO GRANT APPLICATION AND MANAGEMENT CONSULTANT SERVICES FOR THE BOROUGH OF BUENA IN ACCORDANCE WITH THE CRITERIA ESTABLISHED PURSUANT TO NJSA 20:44A-1, ET SEQ.**

**m/ALVAREZ s/WALKER**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION No. 10-21 GRANTING PERMISSION FOR THE BOROUGH OF BUENA TO PARTICIPATE IN THE NEW JERSEY STATE CONTRACT PURCHASING PROGRAM ADMINISTERED BY THE DEPARTMENT OF THE TREASURY, DIVISION OF PURCHASE AND PROPERTY SERVICES.**

**m/ALVAREZ s/MANCUSO**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

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**RESOLUTION 11-21 AWARDING A CONTRACT TO BCS CONSULTING FOR OMPUTER I.T. SERVICES.**

**m/ALVAREZ s/MANCUSO:**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION 12-21 AWARDING A CONTRACT TO SHORE ANIMAL CONTROL SERVICES, LLC., FOR ANIMAL CONTROL SERVICES.**

**m/Mancuso S/WALKER**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION 13-21 ADOPTING THE TEMPORARY BUDGET FOR THE YEAR 2021.**

**m/Mancuso s/WALKER**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				



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PALMIERI	X				
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**RESOLUTION 14-21 ADOPTING A CASH MANAGEMENT PLAN FOR THE YEAR 2021.**

**m/Mancuso S/PALMIERI**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION 15-21 AUTHORIZING THE OFFICIAL DEPOSITORY/AUTHORIZED SIGNATURES.**

**m/D' ALESSANDRO S/ALVAREZ**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION 16-21 APPOINTING A PUBLIC AGENCY COMPLIANCE OFFICER FOR THE YEAR 2021.**

**m/MANCUSO S/ALVAREZ**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	

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MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**RESOLUTION 17-21 CONFIRMING THE BOROUGH OF BUENA'S CIVIL RIGHTS POLICY WITH ESPECT TO ALL EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS, AND VOLUNTEERS.**

**m/Mancuso s/PALMIERI**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**INTRODUCED AND PASS ON FIRST READING:**

**ORDINANCE 694 AN ORDINANCE AMENDING ORDINANCE 635 THE SALARIES AND WAGES RANGES OF MUNICIPAL OFFICIALS AND EMPLOYEES OF THE BOROUGH OF BUENA FOR THE YEAR 2021  
m/ALVAREZ s/D' ALESSANDRO**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**COUNCILMANALVAREZ MOVED FOR AUTHORIZING THE CLERK TO ADVERTISE FOR BIDS FOR LAND USE BOARD ENGINEER LAND USE BOARD SOLICITOR.**

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**s/WALKER**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**STANDING COMMITTEES:**

**ECONOMIC DEVELOPMENT.....CHAIRMAN, JOSEPH MANCUSO  
MATTHEW WALKER, JORGE ALVAREZ**

**ROADS/RECYCLING.....CHAIRMAN, MATTHEW WALKER  
JORGE ALVAREZ, ALDO PALMIERI**

**RECREATION .....CHAIRWOMAN, ROSALIE M. BAKER,  
JOSEPH D'ALESSANDRO, MATTHEW WALKER**

**FINANCE.....CHAIRMAN, JORGE ALVAREZ,  
JOSEPH D'ALESSANDRO, MATTHEW WALKER**

**PUBLIC SAFETY/STREET LIGHTS.....CHAIRMAN, JOSEPH D'ALESSANDRO,  
JOSEPH MANCUSO, ALDO PALMIERI**

**BLDGS/GROUNDS/IMPROVEMENTS.....CHAIRMAN, ALDO PALMIERI,  
JOSEPH MANCUSO, ROSALIE M. BAKER**

**PERSONNEL.....MAYOR ZAPPARIELLO,  
COUNCIL PRESIDENT ROSALIE M. BAKER**

**SPECIAL EVENTS COORDINATOR.....JOSEPH D'ALESSANDRO, III**

**COUNCILMAN MANCUSO MADE A MOTION TO APPROVE STANDING COMMITTEES,  
SECONDED BY COUNCILMAN D'ALESSANDRO**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	

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MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

**REMARKS:** mayor Zappariello wished everyone a happy new year. Mayor then reviewed 2020 as a trying year, in council affairs and personal lives of friends and family, hoping 2021 is better for all. Mayor stated, if council would like to have a say, the floor is open.

Councilman Álvarez wished all happy new year. Councilman D'Alessandro congratulated Álvarez and Palmieri on their election. D'Alessandro thanked mayor, councilmembers, borough staff, road department and EMS for keeping the borough working and safe during the 10 months of the pandemic.

**MAYOR: FIRST COUNCIL MEETING FOR THE YEAR 2021 WILL BE HELD ON TUESDAY JANUARY 19, 2021 AT 7:00 P.M.**

**PUBLIC PORTION OF THE MEETING:**

Brian Fatcher, Kimberly Lane asked Engineer Smith if there was a date for finishing Central Avenue. Smith had not known of a final date, but would reach out to the County to update Mr. Fatcher.

Meeting Adjourned

**M/ALVAREZ S/MANCUSO**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER				X	
MANCUSO	X				
ALVAREZ	X				
PALMIERI	X				

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**Pamela Johnston  
CLERK 1**