BOROUGH OF BUENA
REGULAR COUNCIL MEETING
AGENDA
JANUARY 20, 2015

MEETING CALLED TO ORDER:
MEETING ADJOURNED:

CALL MEETING TO ORDER: Flag Salute

ROLL CALL OF ATTENDANCE:

SUNSHINE LAW: This meeting is 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.

MAYOR'S REPORT: First order of business.

ORDINANCE NO. 626: NEED MOTION TO OPEN PUBLIC HEARING ON:

AN ORDINANCE AMENDING ORDINANCE 619 THE SALARIES AND WAGES RANGES OF MUNICIPAL OFFICIALS AND EMPLOYEES OF THE BOROUGH OF BUENA FOR THE YEAR 2015.
M_____S_____

BE IT ORDAINED by the Council of the Borough of Buena, in the County of Atlantic and State of New Jersey, that the following salary and wage ranges are hereby established for municipal officials and employees in the Borough of Buena,

Mayor	$ 7,800.00 - $ 8,190.00
Councilpersons	$ 4,000.00 - $ 4,200.00
Administrator	$15,000.00 - $30,000.00
Borough Clerk	$33,556.27 - $35,234.08
Tax Collector	$43,301.88 - $45,466.97
Deputy Municipal Clerk	$40,815.83 - $42,856.63
Acting Chief Municipal Financial Officer	$42,656.40 - $44,789.22
Tax Assessor	$ 7,595.61 - $ 7,975.39
Assessing Clerk/Search Clerk	$19,995.77 - $20,995.57
Land Use/Construction Code Secretary & Fire	$33,502.30 - $35,177.38
Land Use Board Chairman	$ 30.00 - $ 31.50
Land Use Board Members	$ 25.00 - $ 26.25
Zoning Officer	$ 5,600.00 - $ 5,712.00
Director Emergency Management	$ 483.00 -$ 492.66
Enforcement Officer	$ 7,278.00 -$ 7,423.56
Construction Code Official	$ 2,300.00 - $ 2,346.00

Building Sub-Code Official	$10,000.00 - $10,200.00
Plumbing Sub-Code Official	$ 7,110.00 - $ 7,252.20
Electrical Sub-Code Official	$ 7,110.00 - $ 7,252.20
Fire Sub-Code Official	$ 3,570.00 - $ 3,748.50
Fire Official	$ 4,156.50 - $ 4,364.33
Occupancy Inspector	$ 2,971.30 - $ 3,119.96
Road Supervisor	$64,468.22 - $67,691.64
Director Public Safety	$48,960.00 - $51,408.00
Police Records Clerk	$32,460.55 - $48,744.63
Clerk 1	$26,374.14 - $27,692.85
Clerk 2	$35,636.68 - $37,418.52
Clerk 3	$46,423.45 - $48,744.63
EMS Supervisor	$42,214.85 - $44,325.60
Streets & Roads Laborer 1	$ 17.11 - $20.76
Part-Time Police Officer	$ 14.84 - $15.59
Maintenance Engineer	$ 13.62 - $14.30
Senior Part-Time EMS	$ 14.00 - $14.28
Part-Time EMS	$ 12.00 - $12.60
P.T. Confidential Assistant	$ 15.00 - $15.75
P.T. Crossing Guard	$ 8.50 - $ 8.93
Laborer Recreation	$ 9.00 - $ 9.45
Part-Time Road Laborers-Skilled	$ 10.29 - $10.80
Part-Time Road Laborers-Unskilled	$ 8.50 - $ 8.93
Part-Time Clerk 1	$ 13.53 - $14.20

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
JAMES				
BAKER				
ZAPPARIELLO				
CUGINI				
MCAVADDY				

DISCUSSION:

NEED MOTION TO CLOSE THE PUBLIC HEARING:
M_____S_____

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
JAMES				
BAKER				
ZAPPARIELLO				
CUGINI				
MCAVADDY				

ORDINANCE NO. 626 ADOPTED:
M_____S_____

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
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RESOLUTION 17-15 **A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE BUENA VISTA TOWNSHIP/BUENA BOROUGH/WEYMOUTH TOWNSHIP MUNICIPAL ALLIANCE GRANT FOR CALENDAR YEAR 2016.**
M_____S_____

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
JAMES				
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CUGINI				
MCAVADDY				

RESOLUTION 18-15 **A RESOLUTION ACCEPTING A CHANGE ORDER TO AMEND A CONTRACT WITH MAZZARA TRUCKING AND EXCAVATION CORP FOR KIMBERLY LANE DRAINAGE IMPROVEMENTS.**
M_____S_____

WHEREAS, the Borough of Buena entered into a contract with Mazzara Trucking and Excavating Corporation for Kimberly Lane Drainage Improvements; and

WHEREAS, during construction various emergent and unforeseen modifications were required due to unanticipated site conditions as detailed in the attached certification resulting in certain extras and which due to the nature and progress of the project could not be re-bid; and

WHEREAS, such additions and reductions have been reviewed and approved by the Engineer; and

WHEREAS, the attached itemized additions result in a net increase of $256.35for a total contract price of 395,951.91 which is an increase in the original contract price exceeding 20%.

WHEREAS, the Acting Chief Financial has issued a Certificate of

Availability of Funds.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena that the change order submitted by the Borough's Engineer, Edward J. Walberg, P.E. providing for an increase in the contract amount of by $256.35 is hereby accepted and approved by the Council of the Borough of Buena, as an amendment to said contract.

BE IT FURTHER RESOLVED THAT THE Clerk is hereby directed to publish once in the official newspaper a brief notice indicating the additional amount to be expanded, the original contract price, the nature of the original and additional work and why it is necessary to expend the additional funds and a copy of such advertisement shall be maintained by the Borough Clerk.

BE IT FURTHER RESOLVED that Joseph Baruffi, Mayor of the Borough of Buena is authorized to execute the change order aforesaid in order to increase the contract price for final as-built construction quantities and supplemental items.

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MAROLDA				
JAMES				
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ZAPPARIELLO				
CUGINI				
MCAVADDY				

RESOLUTION 19-15 **A RESOLUTION OF THE BOROUGH OF BUENA AUTHORIZING THE ENGINEER TO ADVERTISE FOR BIDS FOR THE SERVICING OF MECHANICAL AND ELECTRICAL REPAIR.**
M_____S_____

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that Remington, Vernick and Walberg Engineers is hereby authorized to advertise for the receipt of bids for the furnishing of services related to mechanical and electrical repair.

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
JAMES				
BAKER				
ZAPPARIELLO				
CUGINI				
MCAVADDY				

RESOLUTION 20-15 **RESOLUTION TO TRANSFER APPROPRIATION RESERVE BALANCES TRANSFER RESOLUTION #1**
M_____S_____

Whereas, N.J.S. 40A:4-58 permitting the transfer to appropriate balances where needed for purposes specified in the budget in an amount in excess of the sum appropriated therefore from an appropriation balance deemed to be in excess of the amount necessary to fulfill the purpose of such appropriation.

NOW, THEREFORE, BE IT RESOLVED that the following transfers be made in the Borough of Buena Budget:

TRANSFER FROM

Health Benefits	$10,000.00
TOTAL TRANSFER	$10,000.00

TRANSFER TO

Clerk O/E	$ 500.00
Mayor/Council O/E	$ 50.00
EMS O/E	$ 2,480.00
Landfill	$ 1,275.00
Electric	$ 3,245.00
Telephone	$ 2,450.00
TOTAL TRANSFER	$10,000.00

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
JAMES				
BAKER				
ZAPPARIELLO				
CUGINI				
MCAVADDY				

PERSONNEL:

PUBLIC SAFETY DIRECTOR'S REPORT:

ADMINISTRATORS'S REPORT:

1. Computer System-All systems are working reasonably well. Due to the number of unique, individual programs some interface issues occasionally occur with the police system. As the server is five + years old, it is recommended that a replacement unit should be considered to reduce the issues.

2. Ambulances-Both ambulances have been delivered, with 2014 chassis and boxes repaired. For significantly less than one new ambulance, Buena Borough has effectively two new ambulances. It is advised that installing the existing box on a new chassis is a one-time repair; the Borough should plan to purchase one new ambulance in about seven years. Using this method, the Borough has saved approximately $200,000.

3. USDA-RD Grant Progress-The roof for over the rear entrance, used in large part for MUA customers is complete. This should reduce the amount of rain and snow carried into the building that creates slippery floors. The hydraulic lifting of the concrete sidewalks around Borough Hall to eliminate trip hazards has been completed. The replacement of the existing water heater with a tankless unit and insulation of the hot water pipes has been completed. This will greatly reduce our gas consumption. Closed circuit television recording for the hallways of the administrative side of the building has also been completed and is operational. This gives us the ability to review activity for over 100 days. The exterior walls have been waterproofed and the repairs to the roof completed. This should extend the roof life by approximately 7-10 years. Next on the list are repairs to the fire detection system. We are currently getting prices for this upgrade. Then we can concentrate on HVAC control repairs and other building enhancements.

4. Park-The relocation of the play set from the Spanish Center to near the location of the previous play set has been completed! The playset that we purchased in Millville is at our maintenance facility and will be installed in the spring near the new children's ball field. We have also devised a parking plan that will restrict vehicles from the field, a safety issue, and allow for enhanced use of the park by senior citizens. We will be continuing our quest for funding to install a handicapped playground, with a secondary use of providing exercise for seniors. Speaking of seniors, we have a long-range plan that will allow residents of the adjacent senior communities to have safe, unrestricted access to the parks. This includes openings in the crash guards along Melini Drive to allow handicapped-accessible entrance to the parks that coincide with the existing sidewalks and the installation of new portions of sidewalks for the same purpose. In the future, we should look for funding for solar powered lighting for both these walkways and in the park. We may want to consider solar panels on existing and future roofs to offset the costs of lighting the park (grant funding???).

   As this park has been funded through the use of Green Acres funds, we have an obligation to operate it in a method that is compliant with their guidelines. Outside groups have as much right to Green Acres parks as our community groups. There are ways to protect the rights of community groups, such as the Little League but it requires ordinance and agreements. I am heartily recommending that we get this in place as soon as possible. Solicitor Tonetta created similar legislation and agreements for the City of Vineland and the Vineland Soccer Association while I served as their administrator, so replicating this should be somewhat simple.

5. Centralized Fueling- Fuel tanks have been installed for Police, EMS, and other municipal vehicles and are now fully functional. This should effectively end the need to fuel at the Board of Education and MUA sites.

6. Acquired properties-The Borough has come into possession of a number of properties. I have completed and forwarded recommendations regarding which properties should be retained for future Borough use; those that should be sold to be attached to neighboring properties (substandard parcels); and those that should be sold for their intended zoned use. Pam Johnston researched these properties. Based on her research, I am making my initial recommendation to dispose of a number of these properties. We have approved the sale. Currently, there is legal work necessary to market six standard residential lots (with water, sewer, electric and gas) on Kennedy Drive and, after completion of remediation, marketing two similar residential lots on the site of the old Mazzoni property on the Boulevard. Revenues from the sale of any of these properties are too late to defray costs for 2015 but will assist in a stable tax base for the future, will reduce the amount of property maintenance by our road department, and will return property to our tax rolls. When these revenues materialize, I would strongly suggest considering a new Master Plan, the addition of the traffic ordinance to the ordinance book (allowing it all to be posted online), and reassessment of properties should this not become a county-wide responsibility. Planning for these when additional funds are available will help prevent future jumps in taxes.

7. Generator-Although not covered by any current funding source, the diesel generator in the utility room of the Borough Hall should be replaced with a natural gas-fired external generator. The old unit is insufficient and was installed when the building was constructed. It can only power emergency lighting and minimal services. Further, we store diesel fuel in a tank within the building, not the best situation. Triad Associates is preparing an application to the USDA for replacement of this unit, if funds become available. If successful, side benefits will be increased building energy efficiency and additional storage for building maintenance and custodial.

8. Public Transportation-Buena Borough is the only community in Atlantic County without any form of public transportation. I have had some success with Assemblyman Brown and New Jersey Transit with continuing

an existing bus line into Buena Borough. Our discussions have included only hourly service during daytime hours. The principal focus being to get the low income residents of the Borough to employment, doctors, shopping, etc. This can be a quality of life issue. A secondary benefit would be to possibly make us eligible for "Safe Streets to Transportation" or similar funding for road, sidewalk and safety improvements.

9. Drainage-A major issue exists with the ability of the Blackwater Branch to properly conduct flooding rainfall out of Buena Borough. This is a feeder tributary of the Maurice River that drains Southern New Jersey. It begins in Buena Borough (Atlantic County), travels through Franklin Township (Gloucester County), travels across the City of Vineland (Cumberland County), and empties into the Maurice River, where the water travels to the Delaware Bay.
The far west end of the Blackwater Branch was the subject of a major cleanup and reconstruction necessitated by the Vineland Chemical Company spill of hazardous waste, and was wonderfully performed by the US Army Corp of Engineers. The problem that exists is with regard to the area east of that cleanup. This area is significantly silted in and requires a complete dredging to re-establish a working stream bed. Due to these conditions, water cannot travel freely and keep the stream clear. In many locations the streambed is now so shallow that it causes the retention of water. This creates flooding issues for residents on personal property, flooding of streets, and a general rise in the local water table.
All three of these communities need help. Previously, I served as Administrator of the City of Vineland. I am very familiar with the Blackwater Branch issue. In Vineland, flooding of the Blackwater Branch displaced hundreds of residents from the Cedar Crest Mobile Home Park on numerous occasions. In Buena, general flooding impacts our private homes, deteriorates streets, and the individual temporary remediation of problems costs the taxpayers dearly. Please imagine if you will a bathtub with a partially plugged drain. Our communities are in the bathtub and with every sizeable rainfall the water backs up. We need to clear the drain. As an individual effort by any of the communities would not solve the overall problem and would be beyond their ability to pay, I am looking for an entity that can solve the problem. The only group that we believe can assist in providing this type of remediation is the US Army Corp of Engineers. After a conversation a while ago with City Engineer Brian Myers, I am certain that the City of Vineland is "on board" with this request. I will keep you posted as to potential cooperation.

10. Budgeting- As we work to provide a final budget for the 2015 Fiscal Year, there are a couple of "bad news" things to consider. First, remember that we had to pass two emergency resolutions that must be budgeted for in the 2015 year, the largest part to cover old lawsuits. Second, due to the restructuring of the Police Department and various vacancies our overtime and part-time expenditures soared in 2014. The good news is that these situations appear to have been corrected; the bad news is that it required significant transfers, leaving little excess funds on the expenditure side of the budget to be applied to 2015. Another piece of good news is that there are no current lawsuits that appear to have significant impact for the future.

SOLICITOR'S REPORT:

ENGINEER'S REPORT:

Kimberly Lane Storm Drain Pipe
The final change order has been submitted to the Borough for review and approval. Our office is working on closing out the project.

FY2013 and FY2014 NJDOT Municipal Aid Project – Reconstruction of Flower Street
Our office is working on the re-bid documents.

Louis Drive Drainage
Our office is currently evaluating alternatives to address the drainage issue. Our survey crew performed additional field survey of the area and our office has prepared a base map.

Resurfacing of Forsythe Street
Paving of the roadway is complete. Stop bars are left to be installed.

COMMITTEE REPORTS:
RECYCLING.....CHAIRMAN JEFFREY MAROLDA
DAVID ZAPPARIELLO, EDWARD CUGINI

STREETS/ROADS.....CHAIRMAN ROBERT JAMES
JEFFREY MAROLDA, GREG MCAVADDY

FINANCE.....CHAIRWOMAN ROSALIE M. BAKER
ROBERT JAMES, DAVID ZAPPARIELLO

RECREATION.....CHAIRMAN DAVID ZAPPARIELLO
ROSALIE M. BAKER, GREG MCAVADDY

PUBLIC SAFETY/STREET LIGHTS..... CHAIRMAN EDWARD CUGINI
ROBERT JAMES, JEFF MAROLDA

BLDGS/GROUNDS/IMPROVEMENTS.....CHAIRMAN GREG MCAVADDY
ROSALIE M. BAKER, EDWARD CUGINI

PUBLIC PORTION OF MEETING:
Anyone wishing to address Mayor and Council only, please step forward and give your name and address for the record.

CLERK'S REPORT:

Minutes of the reorganization meeting of January 5, 2015. If no corrections or additions, entertain a motion to approve M_____S_____

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
JAMES				
BAKER				
ZAPPARIELLO				
CUGINI				
MCAVADDY				

UNFINISHED BUSINESS:

NEW BUSINESS:

BILLS PAID AS LISTED: M_____S_____

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
JAMES				
BAKER				
ZAPPARIELLO				
CUGINI				
MCAVADDY				

NEXT MEETING: February 9, 2015 at 6:30 p.m.

MEETING ADJOURNED: M_____S_____RCV