

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
APRIL 12, 2021  
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**MEETING CALLED TO ORDER: 7:00 P.M.**

**MEETING ADJOURNED: 7:58 P.M.**

**SUNSHINE LAW:** THIS MEETING IS BEING HELD VIA TELE-CONFERENCE 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 DECEMBER 1, 2020, AS WELL AS HAVING BEEN POSTED ON THE BULLETIN BOARD AT BOROUGH HALL.

**ROLL CALL OF ATTENDANCE:**

<b>Council Member</b>	<b>Present</b>	<b>Absent</b>
<b>WALKER</b>		<b>X</b>
<b>D'ALESSANDRO</b>	<b>X</b>	
<b>BAKER</b>	<b>X</b>	
<b>MANCUSO</b>	<b>X</b>	
<b>ALVAREZ</b>	<b>X</b>	
<b>PALMIERI</b>	<b>X</b>	

**MAYOR'S REPORT:**

Mayor Zappariello reread the Landisville Volunteer Fire Company violations from The New Jersey Public Employees Occupation Safety and Health (PEOSH) including citations and fines for the courtesy of those unaware of the current status. Zappariello stated that council had suspend Fire District 1 for 90 days and then an additional 90 days was given to avoid serious consequences to circumvent the permanent closing. Mayor Zappariello read correspondence from the state departments and the Landisville Fire Company pertaining to the circumstances. As of this date, violations remain and a process must be followed in the event of closing the Landisville Fire Company. A future meeting is to be establish to discuss the PEIOSH violations and other issues with the current and past members. Mayor asked Solicitor Costigan to explain the process.

Solicitor Costigan explained that an application for dissolution of Fire District #1 would go to the Local Finance Board to be reviewed and to make recommendations. In the event that a dissolution of Fire District #1 and expansion to Fire District#2 an Ordinance for adoption by Mayor and Council would then be presented.

**PUBLIC PORTION OF THE MEETING:**

Charles Gazzara, Landisville, current Chairman of the board of commission for the Landisville Volunteer Fire Company stated that consultant, Mr. Kemery and the State of New Jersey had been in discissions and reviewed the violations and abatements. Gazzara continued to state that an extension had been approved by the State and most citations had been abated and updated however, the current CoVid pandemic had delayed the completion of violations.

Antonio Vicidomini 211 South Harding Highway, questioned email responses and closed buildings and offices due to CoVID-19. He also questioned the ability to make corrections due to closed buildings. Mayor Zappariello responded he would review emails.

William Beattie 111 Forsythe Street, expressed his support of the Landisville Fire Company and the compliance process. Mayor Zappariello responded giving dates and times of various meetings and phone conversations to offer assistance.

Robert Anderson, Landisville, expressed concerns to Mayor and Council on the closing of Fire Department in regards to the safety of the community.

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Betty Testa, voiced her passion in regards to the Landisville Fire Company for almost 100 years in Buena Borough.

Susan Romeo, stated had not received responses of her emails to Mayor and Council and asked they review email communications.

**RESOLUTION 49-21      RESOLUTION AUTHORIZING AN APPLICATION TO THE LOCAL FINANCE BOARD FOR THE DISSOLUTION OF THE BUENA BOROUGH FIRE DISTRICT NUMBER ONE PURSUANT TO N.J.S.A. 40:5A-20 AND FOR THE EXPANSION OF BUENA BOROUGH FIRE DISTRICT NUMBER TWO PURSUANT TO N.J.S.A. 40A: 14-90.**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D'ALESSANDRO		X	X				
BAKER	X		X				
MANCUSO			X				
ALVAREZ			X				
PALMIERI				X			

**WHEREAS**, there is established in the Borough of Buena, County of Atlantic, State of New Jersey, the Buena Borough Fire District #1, which provides fire suppression services to the Landisville section of Buena Borough and Buena Borough Fire District #2 which provides fire suppression services to the Minotola; and

**WHEREAS**, it has come to the attention of the Mayor and Council that there are health and safety violations within the Fire District #1 by the Board of Fire Commissioners which have resulted in serious public health and safety issues; and

**WHEREAS**, the Local Authorities Fiscal Control Law, N.J.S.A. 40A:5A-20 permits a municipality that has established an authority to dissolve such authority and sets forth a process whereby same may be accomplished; and

**WHEREAS**, N.J.S.A. 40A:14-90 permits expansion of a fire district; and

**WHEREAS**, after a careful examination and analysis, the Mayor and Council have determined that it is in the best interests of the Borough of Buena and its residents to dissolve Buena Borough Fire District #1 and to expand Fire District #2 and for Fire District #2 to assume responsibility for the services of the Fire District #1 as set forth herein; and

**WHEREAS**, the Mayor and Council have also determined that there will be a considerable financial savings to the residents of the Borough of Buena by the dissolution of Fire District #1 and expansion of Fire District #2; and

**WHEREAS**, the dissolution of the Fire District #1 is authorized pursuant to N.J.S.A. 40A:5A-20 and the expansion of Fire District #2 pursuant to N.J.S.A. 40A:14-90, subject to review and approval of the Local Finance Board.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Buena as follows:

Section 1. The application to dissolve Fire District #1 and to expand Fire District #2 to the Local Finance Board is hereby approved, and the Borough Solicitor, the Borough Auditor along with other representatives of the Borough of Buena, are hereby authorized to prepare such application and to represent the Borough of Buena in matters pertaining thereto.

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Section 2. The Solicitor of the Borough of Buena is hereby directed to prepare and file a copy of a proposed ordinance for dissolution of Fire District #1 and expansion of Fire District #2 with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statutes.

**ORDINANCE NO. 699 AN ORDINANCE OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY DISSOLVING THE BUENA BOROUGH FIRE DISTRICT NUMBER ONE PURSUANT TO N.J.S.A. 40A:5A-20 AND EXPANDING BUENA BOROUGH FIRE DISTRICT NUMBER TWO PURSUANT TO N.J.S.A. 40A:14-90**

**INTRODUCED: APRIL 12, 2021**

Councilmember	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent		Councilmember	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
WALKER						X								
D'ALESSANDRO		X	X											
BAKER	X		X											
MANCUSO			X											
ALVAREZ			X											
PALMIERI				X										

**WHEREAS**, there is established in the Borough of Buena, County of Atlantic, State of New Jersey the Buena Fire District #1 which provides fire suppression services to the residents of the Borough of Buena in its Landisville section and Buena Borough Fire District #2 which provides fire suppression services to the residents in the Minotola section; and

**WHEREAS**, it has come to the attention of the Mayor and Council that there are serious health and safety issues within the Borough of Buena Fire District #1; and

**WHEREAS**, the Mayor and Council have authorized an audit of the Fire District #1; and

**WHEREAS**, Ford Scott Associates, certified public accountants, has issued an audit report on the Financial Condition of the Board of Commissioners, Fire District #1, Borough of Buena, dated April 2, 2021 and attached hereto as Exhibit "A" and made a part hereof, wherein Michael Garcia, CPA has rendered the opinion that there are violations of statutory obligations and duties by the Board of Fire Commissioners in the operation and administration of the funds of the Borough of Buena Fire District #1; and

**WHEREAS**, the governing body has requested and received an expansion plan prepared by the Buena Borough Fire Commissioners of Fire District #2, dated April 2, 2021 along with a membership certification list, apparatus list, line officer list, and commissioner list attached hereto as Exhibit "B," and made a part hereof which provides for the safe, efficient and orderly expansion of the Buena Borough Fire District #2 ; and

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**WHEREAS**, after careful examination and analysis, the governing body has determined that it is in the best interest of the Borough and its residents to dissolve the Borough of Buena Fire District #1 and to expand Fire District #2 to assume responsibility for the fire suppression services of the Borough of Buena Fire District #1 as set forth herein; and

**WHEREAS**, the governing body recognizes a compelling public safety and health interest and a financial savings to the residents of the Borough of Buena in dissolving Fire District #1 and expanding the Fire District #2; and

**WHEREAS**, the governing body finds that the efficient, proficient, fiscally responsible and effective delivery of fire suppression services shall be achieved by the dissolution of Fire District #1 and expansion of Fire District #2; and

**WHEREAS**, the Mayor and Council of the Borough of Buena adopted Resolution No. 2021, RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY AUTHORIZING AN APPLICATION TO THE LOCAL FINANCE BOARD FOR THE DISSOLUTION OF BOROUGH OF BUENA FIRE DISTRICT NUMBER ONE PURSUANT TO N.J.S.A. 40A:5A-20 AND EXPANSION OF FIRE DISTRICT NUMBER TWO PURSUANT TO N.J.S.A. 40A: 14-90; and

**WHEREAS**, pursuant to N.J.S.A. 40A:5A-20, any municipal governing body which has established a Fire District, is empowered to dissolve the Fire District by ordinance, providing said ordinance is approved by the Local Finance Board within the Department of Community Affairs, prior to adoption; and

**WHEREAS**, the Local Finance Board must approve the dissolution if it finds that said ordinance makes adequate provision for the payment of all creditors or obliges of the authority and that adequate provision has been made for the assumption of those services provided by the Fire District which are necessary for the health, safety and welfare of the recipients of those services; and

**WHEREAS**, it is the desire of the Mayor and Council of the Borough of Buena to dissolve the Borough of Buena Fire District #1 and to expand Buena Borough Fire District #2 who will provide all services previously provided by said Borough of Buena Fire District #1; and

**WHEREAS**, N.J.S.A. 40:48-2 provides that any municipality may make, amend, repeal and enforce such ordinances, as it may deem necessary and proper for good government, order and the protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Buena of the County of Atlantic and State of New Jersey as follows:

**SECTION 1. DISSOLUTION.** Borough of Buena Fire District #1 is hereby dissolved and abolished subject to the terms and conditions hereof and the terms of the offices of the

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members of the Board of Commissioners of the Borough of Buena Fire District #1 are hereby terminated.

**SECTION 2. EXPANSION.** The Borough of Buena Fire District #2 shall assume all fire suppression services of Fire District #1.

**SECTION 3. TRANSFER OF TITLE OF ALL FACILITIES.** All real and personal property owned or titled in the name of Borough of Buena Fire District #1 and all monies remaining in Borough of Buena Fire District #1 treasury shall be transferred to the Borough of Buena and Fire District #2 all documents and records pertaining to same shall be delivered to the Borough Clerk of the Borough of Buena forthwith.

**SECTION 4. PAYMENT OF ALL CREDITORS AND OBLIGEES.** The Borough of Buena Fire District #2 shall assume responsibility for the payment of all lawful debts and obligations of the Borough of Buena Fire District #1 and the Borough of Buena Fire District #2 hereby covenants and agrees to comply with and perform all covenants, obligations and agreements of Borough Fire District #1 except as may be modified between the Borough of Buena Fire District #2 and said creditors and obliges.

**SECTION 5. RESERVATION OF RIGHTS.** The Borough of Buena Fire District #2 reserves the right to challenge the validity of any and all debts, covenants, obligations and/or agreements of the Borough of Buena Fire District #1 and to determine whether it is truly a lawful debt, covenant, obligation and/or agreement incurred by the Borough of Buena Fire District #1.

**SECTION 6. INJUNCTION AGAINST FURTHER ACTION WITHOUT CONSENT.** Borough of Buena Fire District #1 is hereby enjoined from taking any further action without the Borough of Buena's consent including, but not limited to, taking any and all legal action. Simultaneously, upon the effective date of this dissolution as set forth above, the Borough of Buena Fire District #1 shall cease all operations and activities and all operations and activities shall be transferred to the Borough of Buena Fire District #2 automatically and without further action either by the Borough of Buena or Borough of Buena Fire District #1.

**SECTION 7. BOROUGH AUTHORITY.** The Mayor, Council, Clerk, Solicitor, and other appropriate employees and professionals of the Borough of Buena are hereby authorized and directed to undertake any and all such acts and execute any and all such documents as may be necessary to effectuate and accomplish the purposes hereof. The members of Borough of Buena Fire District# 1 its officers, employees, and representatives are hereby authorized and directed to undertake any and all such acts and execute any and all such documents as may be necessary to effectuate and accomplish the purposes hereof.

**SECTION 8. APPROVAL OF LOCAL FINANCE BOARD.** Pursuant to the provisions of 40A:5A-20, after its introduction and before its adoption, a copy of this Ordinance and application for dissolution and expansion shall be submitted to the Local Finance Board of the State of New Jersey ("Board") for review and approval. Final adoption of this ordinance shall be subject to the Board's approval. A copy of the ordinance as adopted shall be filed immediately with the

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Board and with the Secretary of State of the State of New Jersey.

**SECTION 9. EFFECTIVE DATE OF DISSOLUTION.** The dissolution of the Borough of Buena Fire District #1 shall be effective upon adoption of this Ordinance and the automatic transfer of all assets and liabilities from Borough of Buena Fire District #1 to the Borough of Buena Fire District #2 and the assumption of all duties by Borough of Buena Fire District #2.

**SECTION 10. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

**SECTION 11. REPEAL OF ALL INCONSISTENT ORDINANCES.** All ordinances of the Borough of Buena that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 12. EFFECTIVE DATE.** This Ordinance shall take effect upon its passage and publication, as required by law and upon approval by the Local Finance Board.

**ORDINANCE NO. 697: AN ORDINANCE AMENDING A PORTION OF THE CODE OF THE BOROUGH OF BUENA TO REFLECT THE DISSOLUTION OF THE BOROUGH OF BUENA POLICE DEPARTMENT .**

**Introduced: March 22, 2021**

**ADOPTED: April 12, 2021**

Councilmember	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent		Councilmember	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
WALKER			X											X
D'ALESSANDRO			X							X	X			
BAKER	X		X						X		X			
MANCUSO			X								X			
ALVAREZ		X	X								X			
PALMIERI			X								X			

**WHEREAS**, the Council of the Borough of Buena adopted a Resolution setting forth the authorization for a Shared Services Agreement with Franklin Township in which Franklin Township would provide the Borough with police services and the Borough would dissolve its police department as of December 31, 2017; and

**WHEREAS**, as a result of the dissolution of the Buena Borough Police Department, all of the functions thereof are being performed by Franklin Township. Therefore, chapters of the Code of the Borough of Buena need to be amended to reflect the dissolution of the Buena Borough Police Department and the assumption of police duties by the Franklin Township Police Department.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Borough of Buena that the Code of the Borough of Buena is amended as follows:

**ARTICLE I**

The following chapter is amended.



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

**WHEREAS**, the Mayor and Council of the Borough of Buena want to regulate the cat population in the Borough; and

**WHEREAS**, the Borough has had a significant growth in its cat population; and

**WHEREAS**, cat population control is necessary to protect the health, welfare and safety of the residents of the Borough of Buena; and

**NOW, THEREFORE, BE IT RESOLVED** that Part II, General Legislation, Chapter 99 is amended to add Article VI, registration and vaccination of cats as follows:

**ARTICLE VI-Registration and Vaccination of Cats**

**99-11. Registration of cats; rabies vaccination, spray/neuter.**

Any person owning, feeding or caring for any cat within the confines of the Borough of Buena will be required to have the cat sprayed or neutered, vaccinated for rabies and to place on file such cat with the Borough Clerk's office, providing proof of such vaccination, name, address and phone number of owner, description of cat and the location of where the cat resides. (A cat by definition is considered owned after 7 days of feeding or care by a resident.)

**99-13. Enforcement.**

The Borough Code Enforcement Official and the Animal Control Officer are hereby authorized to enforce the provisions of this article.

**99-14. Violations and penalties.**

Any person found guilty of violating the provisions of this article shall, upon conviction, be subject to a fine for the first offense of \$25.00, \$50.00 for second offense and \$100.00 for the third and each subsequent offense.

**BE IT FURTHER ORDAINED**, that if any portion of this Ordinance shall be declared invalid as a matter of law, such declaration shall not affect the remainder of said Ordinance; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication.

**NEED MOTION TO OPEN THE PUBLIC HEARING:**



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COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D'ALESSANDRO		X	X				
BAKER	X		X				
MANCUSO				X			
ALVAREZ			X				
PALMIERI			X				

**DISCUSSION: NONE**

**NEED MOTION TO CLOSE THE PUBLIC HEARING:**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D'ALESSANDRO		X	X				
BAKER	X		X				
MANCUSO			X				
ALVAREZ			X				
PALMIERI			X				

**ORDINANCE NO. 700      CALENDAR YEAR 2021**  
**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION**  
**LIMITS AND TO ESTABLISH A CAP BANK**  
**(N.J.S.A. 40A: 4-45.14.)**

**April 12, 2021**

Councilmember	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent		Councilmember	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
WALKER						X								
D'ALESSANDRO		X	X											
BAKER	X		X											
MANCUSO			X											
ALVAREZ			X											
PALMIERI			X											

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Borough Council of the Borough of Buena in the County of Atlantic finds it advisable and necessary to increase its CY 2021 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

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**WHEREAS**, the Borough Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$64,427.13 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Buena, in the County of Atlantic, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2021 budget year, the final appropriations of the Borough of Buena shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$90,197.97, and that the CY 2021 municipal budget for the Borough of Buena be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**RESOLUTION 47-21      RESOLUTION AUTHORIZING HIRING OF AN EMERGENCY MEDICAL TECHNICIAN.**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						x	
D'ALESSANDRO		x	x				
BAKER	x		x				
MANCUSO			x				
ALVAREZ			x				
PALMIERI			x				

**WHEREAS** , the Borough of Buena Emergency Medical Services Department operates 24 hours a day, 365 days a year; and

**WHEREAS**, appropriate staffing is required for the department to operate effectively and efficiently; and

**WHEREAS**, the Emergency Medical Services Chief of the Borough of Buena requests the authorization from Council to approve the hiring of the following candidate to replace the Emergency Service Technicians who have left the department:

Kristen Wolfe

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**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the Borough of Buena, County of Atlantic, State of New Jersey, hereby approves the hiring of aforementioned candidate as Part-time per-diem Emergency Service Technician based on their qualifications with a start date as soon as possible and conditioned upon the successful completion of the hiring phases set forth in the Policy and Procedures of the Borough of Buena.

**RESOLUTION 48-21      A RESOLUTION APPROVING THE APPLICATION OF THE MINOTOLA FIRE DEPARTMENT FOR CONDUCTING COIN DROPS AT THE INTERSECTION OF ROUTE 40 AND NORTH EAST BOULEVARD.**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						x	
D’ALESSANDRO		x	x				
BAKER	x		x				
MANCUSO			x				
ALVAREZ			x				
PALMIERI				x			

**WHEREAS**, the Minotola Volunteer Fire Department has applied to the Borough of Buena for approval to conduct coin drops at the intersection of Route 40 and North East Boulevard in accordance with the Borough of Buena coin drop guidelines; and

**NOW THEREFORE, BE IT RESOLVED**, that the Council of the Borough of Buena, Atlantic County, does hereby grant approval to the Minotola Volunteer Fire Department to conduct coin drops in the Borough Buena at the intersection of Route 40 and North East Boulevard on the following dates:

Date:	Time:
May 27, 2021	8:00 AM – 8:00 PM
May 28, 2021	8:00 AM – 8:00 PM
May 29, 2021	8:00 AM – 8:00 PM
May 30, 2021	8:00 AM – 8:00 PM!
July 1, 2021	8:00 AM – 8:00 PM
July 2, 2021	8:00 AM – 8:00 PM
July 3, 2021	8:00 AM – 8:00 PM
September 1, 2021	8:00 AM – 8:00 PM
September 2, 2021	8:00 AM – 8:00 PM
September 3, 2021	8:00 AM – 8:00 PM
September 4, 2021	8:00 AM – 8:00 PM

**RESOLUTION 50-21      RESERVE FOR UNCOLLECTED TAXES**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D’ALESSANDRO		X	X				

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BAKER	X	X					
MANCUSO		X					
ALVAREZ		X					
PALMIERI		X					

**WHEREAS**, the Borough of Buena, County of Atlantic, realized 97.52% of Current Tax Collections for the year 2020; and

**WHEREAS**, without the cancellations of 2020 taxes by the Tax Court of the State of New Jersey and the Atlantic County Board of Taxation and appeals by major taxpayers for 2020 taxes in the sum of \$23,219.42 the Borough would have collected approximately 97.77%; and

**WHEREAS**, Chapter 56 of P.L. 2010 allows the governing body to elect to calculate the current year reserve for uncollected taxes by reducing the certified tax levy of the prior year by the amount of the tax levy adjustments resulting from tax judgments of the Tax Court of the State of New Jersey and the Atlantic County Board of Taxation; and

**WHEREAS**, the Borough Council of the Borough of Buena believe the tax collections for the year 2020 will improve over the year 2020 because the properties which had abnormal cancellations and appeals in 2020 will not recur since the respective assessments have been corrected and appeals negotiated for the year 2020; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Buena in the County of Atlantic that election be made to calculate the reserve for uncollected taxes by reducing the certified tax levy for the above-mentioned appeals and by using a maximum collection rate of 97.77% in the calculation of the 2021 reserve for uncollected taxes.

**RESOLUTION 51-21 A RESOLUTION INTRODUCING AND APPROVING THE 2021 MUNICIPAL BUDGET.**

Auditor Mike Garcia gave a brief presentation of the budget introduction prior to voting. Mayor Zappariello thanked all those that worked on this budget and with no increase in taxes.

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D'ALESSANDRO			X				
BAKER	X		X				
MANCUSO			X				
ALVAREZ		X	X				
PALMIERI			X				

**RESOLUTION 52-21 A RESOLUTION FIXING SALARIES FOR EMPLOYEES OF THE BOROUGH OF BUENA FOR THE YEAR 2021.**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D'ALESSANDRO		X	X				

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BAKER	X		X				
MANCUSO				X			
ALVAREZ			X				
PALMIERI			X				

**WHEREAS**, pursuant to a Salary Ordinance enacted prior to this Resolution, money was appropriated for the salaries and wages of municipal employees for the year 2021, retroactive to January 1, 2021; and

**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF BUENA AS FOLLOWS;**

A. That the following Borough employees shall receive the salary hereinafter set forth or as otherwise stated:

1. **David Zappariello**, Mayor \$ 8,696.26
2. **COUNCIL** \$ 4,459.62  
**Jorge Alvarez Joseph D'Alessandro**  
**Rosalie Baker Aldo Palmieri**  
**Joseph Mancuso Matthew Walker Sr.**
3. **Maryann Coraluzzo**, Clerk/Tax Collector \$86,974.89
4. **Pamela Johnston**, Clerk 1 \$23,575.46
5. **Pamela Johnston**, Clerk 1 \$ 100.00 \* per meeting  
(not to exceed \$1,200 per year)
6. **Cynthia Holland**, Chief Financial Officer/QPA \$56,781.69
7. **Lisa Perella**, Tax Assessor \$10,506.00
8. **Valerie Jones**, Clerk 3 \$42,864.48
9. **Valerie Jones**, Land Use Secretary \$ 100.00 per meeting
10. **Edward Castellari Jr**, Land Use Chair \$ 30.00 per meeting attended
11. **LAND USE MEMBERS** \$ 25.00 per meeting attended  
**David Zappariello William Nimohay**  
**Matthew Walker, Sr Katrina D'Alessandro**  
**Douglas Brunini Ronald Francis**
12. **John Keenan**, Zoning Officer \$ 6,182.26
13. **Pamela Johnston**, Enforcement Officer \$ 7,995.34
14. **Pamela Johnston**, Occupancy Inspector \$ 3,296.58
15. **James Hoffman**, Construction Code Official \$ 1,836.00
16. **James Hoffman**, Building Code Official \$ 9,180.00
17. **Dennis LaSassa**, Plumbing Sub Code Official \$ 8,323.20
18. , Fire Sub Code Official \$ 4,161.60

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- 19. **Joseph Rizzuto**, Electrical Sub Code Official \$ 6,931.33
- 20. **William Nimohay**, Streets & Roads Supervisor \$77,250.00

B. The following employees shall be paid at the hourly rate hereinafter set forth or as otherwise stated:

- 1. **Joseph Aupperle**, Streets & Roads, Laborer 2 \$ 19.57  
**Leonard Coco**, Streets & Roads Laborer 2 \$ 23.03  
**Michael Corsiglia**, Streets & Roads Laborer 2 \$ 21.01  
**Thomas Reeves**, Streets & Roads, Laborer 1 \$ 16.81
- 2. **Diane Bassetti**, Part Time, Clerk 1 \$ 16.35  
**Fern Brown**, Part Time Clerk 1 \$ 15.76  
**Fern Brown**, Part Time Clerk 1 \$ 100.00 \* per meeting  
(not to exceed \$1,200 per year)
- 3. **Michael Rodriguez**, Sr Part Time EMS \$ 21.12
- 4. **PART TIME EMS** \$ 18.54  
**Adam Akers** **Devon Hausmann**  
**Catherine Durham** **David Massey**  
**Jessica Farside** **Laura Sibert**  
**Jamie Hausmann**
- 5. **PART TIME EMS** \$ 17.51  
**Paul Caola** **Sean McCall**  
**Perry Coker** **Deanna McMahan**  
**Jennifer Consolo** **David Neiderhofer**  
**Sabrina Inglesias** **Matthew Perri**  
**Colin Kisby** **Eric Shane**  
**Joseph Wheeler** **Paul Williams**
- 6. **PART TIME EMS** \$ 17.00  
**Jessica Blume**  
**Daniel Estrada**  
**Jon Michael Knapp**  
**Eric Stalter**

**ENGINEER' S REPORT :**

**FY2018 NJDOT Municipal Aid Project – Reconstruction of Forest Grove Road**

- Our office is coordinating the remedial work plan with the contractor.

**FY2020 NJDOT Municipal Aid Project – Reconstruction of South Boulevard**

- The project has been closed out. We are preparing the reimbursement package for submission to the NJDOT.

**FY2021 NJDOT Municipal Aid Project – Reconstruction of South Boulevard**

- Design of the project is nearing completion. Our office will schedule a meeting with Mr. Nimohay to review the plans before submission to the NJDOT for authorization to advertise for bids.

**Expansion of the Commerce Center Redevelopment Area**

- The public hearing has tentatively been scheduled at the April Land Use Board meeting.

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**Madison Estates Major Subdivision – Lauren Court**

- The contractor was on site on April 9, 2021 working on the punchlist. The repairs will be evaluated after the next rain event.

**NJDEP MS4 Compliance Work**

- The Stormwater Outfall Mapping is complete and was submitted to the NJDEP. Updating of the Stormwater Pollution Prevention Plan (SPPP) is almost complete. A draft will be provided to Mr. Nimohay for his review the week of April 12, 2021.

**Stormwater Control Ordinance Update (Non-Pinelands Area)**

- The Ordinance was adopted at the March 22nd Borough Council meeting.

**SOLICITOR’ S REPORT:** No Report

**MINUTES OF THE SPECIAL MEETING OF MARCH 12, 2021. IF NO CORRECTIONS OR ADDITIONS, ENTERTAIN A MOTION TO APPROVE:**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D’ALESSANDRO		X	X				
BAKER	X		X				
MANCUSO			X				
ALVAREZ			X				
PALMIERI			X				

**MINUTES OF THE REGULAR MEETING OF MARCH 22, 2021. IF NO CORRECTIONS OR ADDITIONS, ENTERTAIN A MOTION TO APPROVE:**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D’ALESSANDRO		X	X				
BAKER	X		X				
MANCUSO			X				
ALVAREZ			X				
PALMIERI			X				

**UNFINISHED BUSINESS:** NONE

**NEW BUSINESS:** NONE

**BILLS PAID AS LISTED:**

COUNCIL MEMBER	By	2nd	Aye	Nay	Abstain	Absent	Recuse
WALKER						X	
D’ALESSANDRO		X	X				
BAKER	X		X				

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MANCUSO			X				
ALVAREZ			X				
PALMIERI			X				

**NEXT MEETING:** APRIL 26, 2021

**MEETING ADJOURNED:** M/BAKER S/PALMIERI RVCU



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