

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 APRIL 26, 2021  
 PAGE 1

**MEETING CALLED TO ORDER: 7:03 P.M.**

**MEETING ADJOURNED: 7:49 P.M.**

**SUNSHINE LAW:** THIS MEETING IS BEING HELD VIA TELE-CONFERENCING 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.

**MAYOR ZAPPARIELLO CALLED FOR A MOMENT OF SILENCE FOR THOSE AFFECTED BY COVID-19.**

**ROLL CALL OF ATTENDANCE:**

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

Mayor Zappariello opened the meeting by asking Engineer Robert Smith to give updates of any current issues. Engineer Smith provided updates on drainage meetings held with the NJ Department of Transportation (DOT) and Road Supervisor Bill Nimohay.

**PUBLIC PORTION:**

Mayor Zappariello invited the public to speak and announced that a meeting will be held to discuss concerns involving the Landisville Volunteer Fire Department.

Brian Fatcher, Kimberly Lane questioned items on the agenda. Mayor Zappariello responded that he or the CFO would contact him for clarification.

Loretta Gazzara from the Landisville section of the Borough and Commissioner of Fire District #1 broke down the fire company's average monthly cost to the taxpayer. Commissioner Gazzara then addressed Mayor Zappariello refuting statements and corresponding dates made by him at prior meetings. Ms. Gazzara also concluded that mere attendance at a meeting of the fire commissioners does not constitute supporting the department.

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 APRIL 26, 2021  
 PAGE 2

Susan Romeo from the Landisville section of the Borough stated she was recently made aware that Mayor Zappariello, acting as an agent of the Borough of Buena, was circulating a petition and obtaining signatures in support of closing the Landisville Fire Department. Ms. Romeo further suggested that residents were misled by the mayor which resulted in the signing of the petition. Ms. Romeo clarified that no fines were incurred as a result of the violations because of the abatement period. Ms. Romeo encouraged residents who may have signed the petition under false pretenses to request their name be removed by emailing or mailing a letter to Mayor Zappariello. Ms. Romeo encouraged Councilman D'Alessandro to communicate with the Atlantic County Office of Emergency Management, and all members of the governing body to meet and communicate with members and volunteers of the Landisville Fire Department.

Keith Kemery, Consultant for the Landisville Fire Company, provided a detailed accounting of steps taken to address auditor recommendations and violations. Mr. Kemery stated that Department of Labor violations have been addressed and gave an update on Department of Health violations. Mr. Kemery requested a meeting between the Landisville Fire Company and members of the governing body to work cooperatively in addressing the matters.

Betty Testa from the Landisville section of the Borough of Buena encouraged members of council to consider the humane aspect of their choices and to make independent decisions when voting.

Antonio Vicidomini of Harding Highway addressed his concerns over the lack of communication from the governing body.

Mayor Zappariello thanked the public and stated that a in-person meeting will be held to address any unanswered questions.

**Councilman Mancuso joined the meeting.**

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

Introduced: 4/12/21

Adopted: APRIL 26,2021

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	X			
ALVAREZ					X									X
PALMIERI					X						X			

BOROUGH OF BUENA  
WORKSHOP MEETING  
MINUTES  
APRIL 26, 2021  
PAGE 3

**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,

**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.

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 APRIL 26, 2021  
 PAGE 4

**PUBLIC HEARING OPENED:**

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

**DISCUSSION: NONE**

**PUBLIC HEARING CLOSED:**

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

**ORDINANCE NO. 700 ADOPTED:**

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

**RESOLUTION 53-21      A RESOLUTION AUTHORIZING THE BOROUGH OF BUENA  
 TO ENTER INTO A MEMORANDUM OF AGREEMENT (MOA)  
 WITH RHONDA CIRAOLO.**

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

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 APRIL 26, 2021  
 PAGE 5

**WHEREAS**, the Borough of Buena is authorized to enter into intergovernmental memoranda of agreement with state or local governmental agencies and their chiefs in order to authorize such persons and agencies to carry out specialized activities and to specifically detail their duties and remuneration, and:

**WHEREAS**, the Borough of Buena Solicitor has prepared and submitted to the Borough a MOA with Rhonda Ciruolo, Chief of Emergency Medical Services which is attached and incorporated herein as Exhibit A; and;

**WHEREAS**, the new Memorandum of Agreement has been prepared to clarify and detail the duties and remuneration of Rhona Ciruolo, Chief of Emergency Medical Services, and:

**NOW THEREFORE BE IT RESOLVED** by the Council of the Borough of Buena that it authorizes and accepts the Memorandum of Agreement with Rhonda Ciruolo in the form attached to this Resolution,

**BE IT FURTHER RESOLVED** that the Mayor is hereby authorized to execute the MOA with Rhona Ciruolo, a copy of which is annexed to this Resolution, and:

**BE IT FURTHER RESOLVED** that the Borough Clerk is directed to forward a certified copy of this Resolution to Rhonda Ciruolo, together with a copy of the MOA executed by the Mayor.

**RESOLUTION NO. 54-21                      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 candidates to replace the Emergency Service Technicians who have left the department:

Samantha Kopec  
 Kaitlyn Barrett

**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.

BOROUGH OF BUENA  
WORKSHOP MEETING  
MINUTES  
APRIL 26, 2021  
PAGE 6

**RESOLUTION 55-21        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	X				
D’ALESSANDRO			X				
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 April 12, 2021.

**NOW, THEREFORE BE IT RESOLVED** by the council of the Borough of Buena as follows;

**Thomas Reeves, Laborer                                \$        18.81**

**RESOLUTION 56-21        2021 EMERGENCY TEMPORARY BUDGET**

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

**WHEREAS**, an emergent condition has arisen with respect to providing appropriation for expenditures and no adequate provision has been made in the 2021 temporary appropriations for the aforesaid purpose, and N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned, and

**WHEREAS**, the total emergency temporary resolutions adopted in the year 2021 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.40A:4-20) including this resolution total \$1,798,263.25.

**NOW, THEREFORE, BE IT RESOLVED** that in accordance with the provisions of N.J.S. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made for the attached list of line items.

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 APRIL 26, 2021  
 PAGE 7

2. That said emergency temporary appropriations will be provided for in 2021 municipal budget as adopted.

3. That one certified copy of this resolution be filed with the Director of Local Government Services.

	<u><b>2021</b></u>
<b>General Government:</b>	
<b>Clerk Other Expenses</b>	
Other Expenses	\$ 2,000.00
<b>Finance Other Expenses</b>	
Audit Expenses	\$ 5,000.00
<b>Legal Other Expenses</b>	
Other Expenses	\$ 3,000.00
<b>Public Buildings &amp; Grounds:</b>	
Other Expenses	\$ 1,000.00
<b>Unclassified:</b>	
<b>Utility Expenses:</b>	
Street Lighting	\$ 2,000.00

**COMMITTEE REPORTS :**

**ROADS/RECYCLING: CHAIRMAN MATTHEW WALKER**

Councilman Walker provided those present with the following report of road department operations:

Municipal Building:

- Annual generator testing was completed and ready for inspection.
- Lights will be checked in building and emergency lights will be installed in the police department.

Louise Basile Community Center

- Corky Linardo Fire Equipment and Safety Equipment completed work on the suppression system and has certified that it meets code compliance.
- Gutter downspouts will be installed at the rear of the building.

Bruno Melini Park

- Extensive work has been done in the park in preparation for baseball season.
- Any safety items have been corrected.
- Repair of pump house will be completed this year.

Road Items

- Right to Know (RTK) papers have been prepared and were submitted.
- Lauren Court has been worked on and results will be determined after the next rain event.
- Central Ave will be paved after concrete work and gas work is completed.
- Gas company contractor has done faulty compaction on Central avenue after doing the repairs.

BOROUGH OF BUENA  
WORKSHOP MEETING  
MINUTES  
APRIL 26, 2021  
PAGE 8

- Branch and leaf collection has been completed for the first round this year.
- Grass cutting on the bike path has been completed.
- All buildings were checked for annual fire inspections.
- Road Supervisor Nimohay met with Engineer Smith and representatives from State of New Jersey to review the water situation on Route 40.
- Clean up of bike path from Central to 40 will commence shortly.
- Atlantic County has requested we remove some bushes near Central Avenue.

**RECREATION: CHAIRWOMAN ROSALIE M. BAKER**

Council President Baker reported that the Veterans Picnic will be held on Saturday, June 5, 2021 from 11:00 a.m. to 4:00 p.m. at the Bruno Melini Park. The event is for all veterans, their families, and the public. Lunch will be provided free of charge to veterans and their spouses. Food and beverage will be available for purchase by all others. Entertainment will include strolling magicians, law enforcement demonstrations, and music by Secret Sauce. This event is sponsored by Volunteers for Veterans, Buena Borough Recreation Commission, and coordinated by Katrina D'Alessandro.

**FINANCE: CHAIRMAN JORGE ALVAREZ**

No Report

**PUBLIC SAFETY/STREET LIGHTS: CHAIRMAN JOSEPH D'ALESSANDRO**

Director D'Alessandro presented the following report comprehensive report of operations:

1. As of: 04/26/2021 16:31
2. Public Health Emergency has been extended 30 by days
3. Effective May 10,
  - a. Indoor Room Capacities for the following will increase to 50% with a maximum of 250 individuals.
    - i. Private Catered Events
    - ii. Including weddings and proms
      1. State will issue specific Prom & Graduation Guidance today
    - iii. Political Events
    - iv. Funerals
    - v. Memorial Services
    - vi. Performances
  - b. Outdoor Gathering Limits will increase to 500 individuals.
  - c. Outdoor Capacity for Large Venues (1000 or more fixed seats) will increase to 50% with social distancing requirements.
4. Long-term Care Residents are 80% vaccinated & 56% of Staff
5. April 26, 2021
  - a. 6,661,861 vaccinations have been administered:
    - i. 4,091,234 First Dose
    - ii. 2,819,226 fully vaccinated
  - b. Herd Immunity will require 70% of NJ Adults (4.7 million people)
6. NJ has seen a slowdown in the number of COVID-19 cases
  - a. Borough of Buena Cases: 438



BOROUGH OF BUENA  
WORKSHOP MEETING  
MINUTES  
APRIL 26, 2021  
PAGE 9

Cummulative 2020	January 1/18	February 22	March 22	April 26
229	69 New	74	22	44

- b. Borough of Buena Deaths: 8
- c. Atlantic County Cases: 26,734
- d. Atlantic County Deaths: 645
- e. New Jersey Cases: 865,700

Cummulative 9/28	December 14	January 1/18	February 22	March 22
204,107	405,448	572,306	684,902	767,583

- f. New Cases: PCR Test 1,247 4/26      Antigen Test 311 4/26

- g. New Jersey Deaths: 22,788 Probable Deaths: 2,611

October 28	November 23	December 14	January 1/18	March 22
14,316	14,960	15,907	18,421	21,666

- h. NJ Positivity Rate: 6.44% 4/26

November 23	December 14	January 19	February 22	March 22
8.65%	10.95%	10.12%	6.35%	8.48%

- i. NJ Transmission Rate: 0.90 4/26

November 23	December 14	January 19	February 22	March 22
1.32	1.13	1.11	1.86	1.09

- j. United States: 32,088,686 4/26

November 23	December 14	January 19	February 22	March 22
8,661,917	16,308,153	24,163,707	28,168,735	29,823,323

- k. United States Deaths: 572,272 4/26

November 23	December 14	January 19	February 22	March 22
225,379	299,737	400,022	499,902	542,393

- l. Global Cases: 147,325,436 4/26

September 28	December 14	January 19	February 22	March 22
33,244,222	72,587,435	95,914,178	111,633,620	123,349,088

- m. Global Deaths: 3,112,206 4/26

September 28	December 14	January 19	February 22	March 22
999,298	1,617,498	2,049,813	2,471,494	2,717,306

- 7. NJ total hospitalizations are at 1,797 South 436 4/26 (408 3/22 433 2/22 1/19 887 12/14 813)

November 23	December 14	January 19	February 22	March 22
2,693	3,635	3,506	2,023	1,921

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 APRIL 26, 2021  
 PAGE 10

8. Ventilators 245 4/26

November 23	December 14	January 19	February 22	March 22
240	491	429	289	205

9. Intensive/Critical Care Beds 398 4/26

November 23	December 14	January 19	February 22	March 22
537	704	643	438	409

10. Long-term Care Facilities Statewide:

- a. Facilities with Active Outbreaks: 223
- b. Active Resident Cases: 2,694
- c. Active Staff Cases: 3,509
- d. Cumulative Resident Deaths: 7,867
- e. Cumulative Staff Deaths: 223

11. School-Related Outbreaks:

- a. Statewide School Outbreaks: 254
- b. Statewide Cased Linked to School Outbreaks: 1,1125
  - i. Atlantic County has 12 outbreaks with 41 linked cases

12. Communication with Buena Gardens 4/26/2021

- a. Residents with active COVID-19 cases

13. PPE Supplies are currently stable

14. Buena OEM continues to review Emergency Operations Plan to confirm compliance.

15. Buena OEM has been maintaining consistent communications with Atlantic County OEM, Minotola Fire, Franklin Twp Police and Franklin Twp OEM to coordinate mitigation and response planning.

16. Buena OEM has been operating the Emergency Operations Center in Borough Hall both remotely and in-person.

17. Buena OEM has been updating Borough residents through social media outlets and website.

18. Maintaining COVID-19 webpage for Borough's website

19. Maintaining up-to-date inventory of PPE

20. Daily Calls with Chief Ciralo to stay updated on EMS call volume, PPE levels, readiness and personnel.

21. Franklin PD March 2021 Report Update

- a. Stolen Property: \$13,150.00 reported in March 2021

Arrests	Tickets	MV Stops	DWI	MVC	CDS	DV	GP
14	48	166	0	2	0	5	17

22. Buena EMS – March 72 Calls for Service

- a. 57 Borough
- b. 2 BVT
- c. 6 Vineland
- d. 6 Dorothy
- e. 1 Gloucester Co

Types of Calls

- i. 1 DOA
- ii. 5 Cardiac Emergencies
- iii. 8 Psychological Emergencies

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 APRIL 26, 2021  
 PAGE 11

- iv. 2 MVCs
- v. 6 Respiratory
- vi. 4 Unconscious
- f. Buena EMS has completed their required annual Fit Tests for N95 and P100 respirators
- g. Buena EMS has completed required Bloodborne Pathogen, RTK and HazCom courses for the year 2021
- h. Buena EMS employees have completed required CPAP training, as EMS will begin using CPAP again. Use was suspended earlier during the pandemic by Cooper Medical Command
- i. Buena EMS currently has 2 employees enrolled in the AtlantiCare Paramedic Program, one employee who passed her Physician Assistant Boards.

23. Minotola Fire Company

- a. Operations
  - i. The Minotola FC has had 51 calls for service to date
  - ii. Average response time is 3 minutes and an average on location time of 4 minutes.
  - iii. On April 22, 2021 MFC had 2 simultaneous calls for service in the Borough
    - 1. 1 Incident in the Landisville section and 1 in the Minotola section
    - 2. A truck was dispatched to each scene with a third staffed in station
  - iv. MFC responded to 2 calls for mutual aid on April 24, one was in Hammonton and the other was in Estell Manor
  - v. MFC covered Station 12-2 on April 24 while Station 12-2 was OOS
- b. Commission
  - i. Received a report from Commission Chair, Steve LaPorta

**BLDGS/GROUNDS/IMPROVEMENTS: CHAIRMAN ALDO PALMIERI**

Councilman Palmieri gave an update on property maintenance violations.

**CLERK'S REPORT:**

MINUTES OF THE REGULAR MEETING OF APRIL 12, 2021 WERE APPROVED.

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**

BOROUGH OF BUENA  
WORKSHOP MEETING  
MINUTES  
APRIL 26, 2021  
PAGE 12

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

**NEXT MEETING: MAY 10, 2021**

**MEETING ADJOURNED: M/Baker S/Palmieri RCVU**

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**PAMELA JOHNSTON**