

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING MINUTES
APRIL 27, 2015**

MEETING CALLED TO ORDER: 6:30 P.M.

MEETING ADJOURNED: 7:25 P.M.

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, April 27, 2015 commencing at 6:30 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 James, Baker, Zappariello, Cugini, and McAvaddy, Dr. Paul Trivellini, Administrator, Richard Tonetta, Solicitor and Maryann Coraluzzo, Borough Clerk

ABSENT: Councilman Marolda

MAYOR'S REPORT:

PRESENTATION: RALPH RAMBONE WHO ASSISTED IN THE DEMOLITION OF 701 S. CENTRAL AVENUE WAS RECOGNIZED WITH A BEAUTIFUL PLAQUE. MAYOR AND COUNCIL EXTENDED THEIR HEARTFELT GRATITUDE TO MR. RAMBONE FOR HIS PROFESSIONALISM IN THIS ENDEAVOR.

PRESENTATION: REVEREND GARY HOLDEN, FOUNDER AND PRESIDENT OF THE POLICE CHAPLAIN PROGRAM OF NEW JERSEY

Reverend Holden provided those present with an overview of the Police Chaplain Program that started in the City of Vineland. Reverend Holden highlighted various positive aspects of the program and cost saving benefits for municipalities. For example, Reverend Holden stated that a chaplain will be available 24/7 to assist law enforcement in matters including, but not limited to, death notifications. In some instances, a chaplain spent more than six hours with a family.

RESOLUTION 48-15 CHAPLAIN PROGRAM (Adopted but not prepared due to passage of ordinance)
m/McAvaddy s/James

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

ORDINANCE NO. 629: INTRODUCED AND PASSED ON FIRST READING:

**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/Baker s/Cugini**

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,

Part-Time Road Laborers-Skilled \$10.00 – \$16.00
Part-Time Unskilled/Recreation \$ 9.00 - \$15.00

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

**RESOLUTION 43-15 A RESOLUTION OF THE BOROUGH OF BUENA AUTHORIZING FORD, SCOTT AND ASSOCIATES OF OCEAN CITY TO PERFORM A STUDY REGARDING THE POSSIBILITY OF INCORPORATING THE BUENA BOROUGH MUA INTO BUENA BOROUGH MUNICIPAL GOVERNMENT
m/Zappariello s/James**

WHEREAS, the Borough of Buena has recently seen examples of significant savings following the incorporation of some utility authorities with municipal government; and

WHEREAS, the Borough of Buena desires the most effective government for its citizens at the lowest possible cost; and

WHEREAS, the Mayor and Council desire to know whether significant efficiencies would be produced by the elimination of the costs of the additional board of governance, duplications in auditing, incorporation of insurances, and other duplications of services; and

WHEREAS, having one body of governance for both the Borough and the Municipal Utilities Authority may also result in shared services between our employees; and

WHEREAS, Ford, Scott and Associates has successfully performed this form of study in the past for other municipalities; and

WHEREAS, the Borough of Buena is acting on the advice of the New Jersey Board of Public Utilities to conduct a detailed study before moving forward with any such incorporation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that an appropriate study be conducted by Ford, Scott and Associates of Ocean City, New Jersey that shall not exceed \$7500.00 in costs.

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

PERSONNEL:

**RESOLUTION 42-15 A RESOLUTION APPOINTING JEROME VOLPE AS ELECTRICAL SUBCODE OFFICIAL OF THE BOROUGH OF BUENA EFFECTIVE APRIL 27, 2015.
m/Baker s/Zappariello**

WHEREAS, Jerome Volpe is duly licensed and qualified to serve as Electrical Subcode Official: and

WHEREAS, the said Jerome Volpe has agreed to serve as Electrical Subcode Official in the Borough of Buena effective April 27, 2015.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena as follows:

1. Jerome Volpe be and he is hereby permanently appointed as Electrical Subcode Official in the Borough of Buena, effective April 27, 2015.
2. Jerome Volpe shall be paid bi-weekly as specified in the current Buena Borough salary ordinance.
3. A certified copy of this resolution shall be submitted to the Department of Community Affairs by the Clerk of the Borough of Buena to advise them of the appointment set forth herein.

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

**RESOLUTION 44-15 A RESOLUTION FIXING SALARIES FOR EMPLOYEES OF THE BOROUGH OF BUENA FOR THE YEAR 2015
m/Baker s/James**

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 2015; and

WHEREAS, the Council of the Borough of Buena has determined to provide salary increases for certain employees of the Borough of Buena;

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, retroactive to January 1, 2015:

1. **Joseph Baruffi**, Mayor \$ 7,956.00
2. **Rosalie Baker**, Councilperson \$ 4,080.00
Robert James, Councilperson
Jeffery Marolda, Councilperson
Edward Cugini, Councilperson
Gregory McAvaddy, Councilperson
David Zappariello, Councilperson
3. **Paul Trivellini**, Administrator/QPA \$23,500.00
4. **Maryann Coraluzzo**, Borough Clerk \$34,227.39
5. **Maryann Coraluzzo**, Tax Collector \$44,167.92
6. **Gail Knott**, Deputy Municipal Clerk \$40,815.83
7. **Cynthia LoGuidice**, Acting CFO \$42,656.40
8. **Dennis DeKlerk**, Tax Assessor \$ 7,747.50
9. **Dolores Andrews**, Assessing/Search Clerk \$19,995.77
10. **Valarie Santagata-Jones**, Land Use/Const/Fire \$33,502.30
11. **Thomas Dralle**, Land Use Chair \$ 30.00 * per meeting attended
12. **Richard Baker**, Land Use Mbr
Jeffrey Marolda, Land Use Mbr
Edward Castellari Jr., Land Use Mbr
Charles Fellenbaum, Land Use Mbr
Ronald Francis, Land Use Mbr
Richard Giovinazzi, Land Use Mbr
William Nimohay, Land Use Mbr
Sara Saglia, Land Use Mbr
William Sciarretta, Land Use Mbr
Frank Woshnak, Land Use Mbr
Aldo Palmieri, Land Use Mbr
Bret Zorzi, Land Use Mbr
13. **John Keenan**, Zoning Officer \$ 5,712.00*
14. **Daniel Caragnato**, Dir. Emergency Management \$ 483.00 *
15. **Pamela Johnston**, Enforcement Officer \$ 7,278.00 *
16. **Robert Aussenberger**, Construction Code Official \$ 2,346.00

17.	Robert Aussenberger , Building Sub Code Off.	\$10,200.00
18.	Patrick Newton, Jr. , Plumbing Sub Code Off.	\$ 7,252.20
19.	Jerome Volpe , Electrical Sub Code Off.	\$ 7,252.20
20.	Thomas Banyacksi , Fire Sub-Code Official	\$ 3,570.00
21.	Thomas Banyacski , Fire Official	\$ 4,156.50
22.	Pamela Johnston , Occupancy Inspector	\$ 2,971.38
23.	William Nimohay , Road Supervisor	\$64,468.22
24.	Dale Jones , Police Records Clerk	\$32,460.55
25.	Elizabeth Battelini , Clerk 3	\$46,423.45
26.	Rhonda Ciruolo , EMS Supervisor	\$42,214.85

B. The following employees shall be paid at the hourly rate hereafter set forth retroactive to January 1, 2015 or as otherwise stated:

1.	Matthew Stricker , SLEO Justin Seidel , SLEO Andy Vera , SLEO Court Liaison	\$ 14.26*
2.	Terry Crites , Maintenance Engineer	\$ 13.62
3.	Louis Charlton , Sr Part Time EMS Michael Rodriguez , Sr Part Time EMS	\$ 14.28
4.	Jessica Bellone , Part Time EMS Thomas Campbell , Part Time EMS Danica Coslop , Part Time EMS Francis DiNunzio , Part Time EMS Carlo Drogo , Part Time EMS Michael Koh , Part Time EMS Malinda Mangaro , Part Time EMS Rebecca Monzo , Part Time EMS Kimberly Nelson , Part Time EMS Virginia Orme , Part Time EMS Justin Pineda , Part Time EMS Steve Priest , Part Time EMS Ronald Roberts , Part Time EMS Jonathan Stewart , Part Time EMS Daniel Sutton , Part Time EMS Andrew Taylor , Part Time EMS Norman Wickizer , Part Time EMS	\$ 12.24
5.	Leonard Coco , Streets & Roads Laborer 1	\$ 19.77
	Alfred Grasso , Streets & Roads Laborer 1	\$ 18.38

C. The following Borough employees shall be paid at the hourly rate hereafter set forth commencing with their date of hire:

1.	Pamela Johnston , Clerk 1	\$ 13.53
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- 2. **Joseph Rascone**, School Crossing Guard \$ 8.67
- 3. Laborer Recreation \$ 9.18
- 4. **Thomas Dralle**, Part Time Roads Laborers-Skilled \$ 10.29
- 5. Part-Time Road Laborers-Unskilled \$ 8.67
- 6. **Diane Bassetti**, Clerk 1 \$ 13.53

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

**RESOLUTION 45-15 A RESOLUTION ACCEPTING THE RESIGNATION OF RICHARD ERNST FROM THE BOROUGH OF BUENA POLICE DEPARTMENT.
m/Cugini s/James**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the resignation of Richard Ernst be regrettfully accepted effective immediately.

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

**RESOLUTION 47-15: A RESOLUTION ACCEPTING THE RESIGNATION OF FRANCISCO SOTO FROM THE BOROUGH OF BUENA MUNICIPAL UTILITIES AUTHORITY EFFECTIVE IMMEDIATELY.
m/Zappariello s/Cugini**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the resignation of FRANCISCO SOTO be regrettfully accepted effective immediately.

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

MCAVADDY	X			
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PUBLIC SAFETY DIRECTOR'S REPORT: none

ADMINISTRATORS'S REPORT: none

SOLICITOR'S REPORT:

RESOLUTION 49-15 A RESOLUTION OF THE BOROUGH OF BUENA APPROVING CHARGES AGAINST CERTAIN PROPERTIES IN THE BOROUGH OF BUENA FOR DEMOLITION OF UNSAFE STRUCTURES DANGEROUS TO LIFE, HEALTH, PROPERTY OR SAFETY PURSUANT TO §181-1.1 OF THE CODE OF THE BOROUGH OF BUENA.
m/Cugini s/Baker

WHEREAS, §181-1.1 of the Code of the Borough of Buena (Borough) has adopted the International Property Maintenance Code providing for the standards for conditions of structures essential to protect the Life, Health, Property or Safety of the residents of the Borough including demolition of existing structures which are dangerous; and

WHEREAS, the Code Enforcement Officer caused an engineering inspection on property known as 701 South Central Avenue, Minotola, New Jersey, due to its continued deterioration and its appearance to be in a dangerous condition; and

WHEREAS, Remington & Vernick Engineers performed an inspection on May 14, 2014, which revealed a danger of imminent collapse, potential fire and safety hazard and recommended the complete demolition of the main building structure in order to protect the public health and safety. The report dated May 14, 2014, is incorporated herein by reference and is attached hereto; and

WHEREAS, a second report dated December 23, 2014, further revealed significant structural deterioration at Buildings 1, 2 & 4 and that immediate action to demolish is necessary, said report being incorporated herein by reference and attached hereto; and

WHEREAS, the owner of 701 S. Central Avenue and all parties in interest were notified of the danger and Borough's intent to demolish the structure and lien the property for the cost associated with the demolition; and

WHEREAS, the owner refused and/or neglected to comply with the notice to repair or demolish the building; and

WHEREAS, in accordance with Chapter 181-1.1, et seq, of the Borough Code, the Borough performed the demolition of the structures; and

WHEREAS, the Borough intends upon placing liens against the property in accordance with the above mentioned Code section.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that the charge of \$84,229.84 is found to be correct and the costs as shown on the attached Exhibit shall be charged against said lands and the amount so charged shall forthwith become a lien against and upon said land and shall be added to and become a part of the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as taxes and shall be collected and enforced by the Borough Tax Collector.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby

authorized and directed to file a statement of the amount due the Borough for the cost of demolition, along with a copy of this Resolution, with the Tax Collector of the Borough of Buena.

BE IT FURTHER RESOLVED that the Tax Collector shall file, by registered mail, with the owners of said property and parties in interest a copy of the Municipal Tax Lien Certificate.

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

**RESOLUTION 50-15 A RESOLUTION OF THE BOROUGH OF BUENA
VACATING AND DISCONTINUING RESOLUTION
AUTHORIZING PAYMENTS FOR POST RETIREMENT
MEDICAL BENEFITS UNDER CHAPTER 88
P.L.1974 AND ADOPTING THE PROVISIONS OF
CHAPTER 48 (NJSA52:14.17.38)
m/Baker s/Zappariello**

WHEREAS, the Council of the Borough of Buena has heretofore adopted the provisions of Chapter 88 P.L. 1974, relative to the payments of post-retirement employees medical benefits; and

WHEREAS, Council has determined that it is necessary and in the best interest of the Borough to vacate and discontinue following the provisions of Chapter 88, and believes it best to adopt and follow the provisions of Chapter 48 (NJSA 52:14. 17. 38), under which the Borough may choose to discontinue the payment of State Health Benefits post-retirement for all new hired employees, hired subsequent to the adoption of Chapter 48.

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

1. The Borough of Buena vacates and discontinues the provisions of Chapter 88 P.L. 1974.
2. The Borough of Buena hereby elects to adopt the provisions of N.J.S.A. 52:14 - 17.38 and adhere to the rules and regulations promulgated by the State Health Benefits Commission to implement the provisions of that law.
3. This Resolution affects employees as shown on the attached Chapter 48 Resolution Addendum and is effective April 28, 2015.
4. All employees hired subsequent to June 1, 2015 shall not be entitled to health benefits post-retirement paid by the Borough of Buena.
5. The Council acknowledges that adoption of this Resolution does not relieve the Borough of the obligation to pay for post-retirement medical benefits of retirees or employees

who qualified for those payments under any Chapter 88 Resolution, or Chapter 48 Resolution adopted previously by this governing body.

6. The Borough of Buena acknowledges that this Resolution will remain in effect until properly amended or revoked with the State Health Benefits Program. Counsel further recognizes that, while the Borough remains in the State Health Benefits Program, it is responsible for providing the payment for post-retirement medical coverage as listed in the attached Chapter 48 Resolution Addendum for all employees who qualify for this coverage while this Resolution is in force.

7. The Council of the Borough of Buena understands that the Borough is required to provide the Division of Pensions and Benefits complete copies of all contracts, ordinances, and resolutions that detail, post-retirement medical payment obligations it undertakes. The Borough further recognizes that it may be required to provide the Division with information needed to carry out the terms of this Resolution.

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

MAYOR'S UPDATE:

Mayor Baruffi disseminated a flyer encouraging employees to participate in the Jeans for Troops Program. The potential MUA takeover was also discussed.

COMMITTEE REPORTS:

RECYCLING: (COUNCILMAN MAROLDA) no report

STREETS/ROADS: (COUNCILMAN JAMES)

Councilman James reminded everyone of the upcoming clean up day on May 2nd. An update on road department activities was given

FINANCE: (COUNCILWOMAN BAKER) no report

RECREATION: (COUNCILMAN ZAPPARIELLO)

Councilman Zappariello gave a list of upcoming events.

PUBLIC SAFETY/STREET LIGHTS: (COUNCILMAN CUGINI) no report

BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILMAN MCAVADDY) no report

PUBLIC PORTION OF MEETING:

Bill Coltri of Forest Grove Road had concerns with the Zorzi property.

CORRESPONDENCE:

1. Buena Regional Education Foundation request for two Raffle License dated for October 24, 2015. **m/Baker s/James**

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

Correspondence Filed **m/Cugini s/Baker**

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

CLERK'S REPORT:

Minutes of the special meeting of April 13, 2015 were approved
m/Baker s/Zappariello

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

Minutes of the regular meeting of April 13, 2015 were approved
m/Baker s/Zappariello

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

UNFINISHED BUSINESS: none

NEW BUSINESS: Buena Regional School Superintendent John DeStefano and Business Administrator Pat Yacovelli will be invited to attend an upcoming Council meeting.

BILLS PAID AS LISTED: m/Baker s/McAvaddy

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

NEXT MEETING: May 11, 2015

MEETING ADJOURNED: m/Cugini s/McAvaddy

MARYANN CORALUZZO, BOROUGH CLERK