

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 1

**MEETING CALLED TO ORDER: 7:03 P.M.**  
**MEETING ADJOURNED: 7:23 P.M.**

THE REGULAR MEETING OF MAYOR AND COUNCIL OF THE BOROUGH OF BUENA WAS HELD MONDAY, FEBRUARY 10, 2020 COMMENCING AT 7:03 P.M. AT THE BOROUGH HALL WITH MAYOR ZAPPARIELLO PRESIDING. MAYOR ZAPPARIELLO 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, 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.

**ROLL CALL OF ATTENDANCE:**

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

**PUBLIC PORTION OF THE MEETING:**

Bill Coltri of 536 Forest Grove Road asked for an update on the suspected boarding house located near his residence. Code Enforcement Officer Johnston stated that the property owner received a Notice of Violation from the zoning officer. Subsequently, the owner contacted the land-use secretary questioning the procedure to obtain a variance. Solicitor Costigan noted that the property is zoned as a single-family dwelling; however, the owner can apply to the land-use board for a variance to correct the discrepancy. This board has the sole authority to approve or deny the application. Since the property owner's current activity is a nonconforming permitted use, citations will be issued unless, and until, he complies.

Mr. Coltri requested an update on the roadway conditions on Forest Grove Road. Engineer Smith is working with the contractor to address punchlist items.

Brian Fatcher of 102 Kimberly Lane asked for an update on various drainage issues.

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 2

Mr. Fatcher questioned the law governing meeting absences and the lack of committee reports given. Mayor Zappariello responded that, while absences to occur, the governing body works tirelessly running the town and bringing projects to fruition.

**RESOLUTION 25-20      A RESOLUTION ACCEPTING THE RESIGNATION OF AN EMERGENCY MEDICAL TECHNICIAN EFFECTIVE IMMEDIATELY.  
 M/BAKER S/D'ALESSANDRO**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the following resignation be regrettably accepted effective immediately:

Angel Calixto-Gomez

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

**RESOLUTION 26-20      A RESOLUTION OF THE BOROUGH OF BUENA PLACING LIENS ON PROPERTY FOR FAILURE TO MAINTAIN PROPERTY IN ACCORDANCE WITH ORDINANCE 642.  
 M/BAKER S/D'ALESSANDRO**

**WHEREAS**, the Borough of Buena established legal right to clear and lien unkempt properties in accordance with Ordinance 642; and

**WHEREAS**, Buena Borough has identified a property or properties that have not been maintained over a period of time; and

**WHEREAS**, Buena Borough has noticed property owners of record following all established procedures; and

**WHEREAS**, the property or properties listed have been cleared by the Borough of Buena and charges established for time and equipment per Ordinance 642;

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 3

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena that the properties attached to this Resolution shall have a lien for lot clearance, similar to a tax lien, placed upon them upon passage of this resolution.

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

**RESOLUTION 27-20      A RESOLUTION AUTHORIZING THE SALE OF PERSONAL PROPERTY BY PUBLIC AUCTION TO THE HIGHEST BIDDER.  
 M/BAKER S/D'ALESSANDRO**

**WHEREAS**, the Borough of Buena owns a certain parcel of property situated at 328 Brewster Road known as Black Water Bond Recreational Area; and

**WHEREAS**, the grass grown on the property can be used for hay to feed farm animals; and

**WHEREAS**, this Council has determined that the grass crop is not needed for public use and that it is in the best interest of the citizens of the Borough of Buena that the grass be cut in order to make the property more functional for recreational purposes.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena that:

1. Pursuant to N.J.S.A. 40A:12-13.1, the sale of the grass crop on the property known as the Black Water Pond Recreational Area and located at 328 Brewster Road be in the same is hereby authorized and approved for a three-year term commencing 2020.
2. The sale of said personal property authorized herein shall be by public auction to be conducted by the Clerk or her designee on March 19, 2020 at 2:00 p.m. at Borough Hall at 616 Central Avenue, Minotola, New Jersey.
3. The successful bidder shall be responsible to comply with the sale specifications on file with the Borough Clerk which specifications are hereby authorized and approved.

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 4

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

**RESOLUTION 28-20      RESOLUTION TO ACCEPT THE RENTAL PAYMENT OF \$600.00 FROM**

**THE SOLID ROCK WORSHIP CENTER FOR RENTAL OF VFW BUILDING LOCATED at 201 KENNEDY DRIVE IN LANDISVILLE, NJ 08326.  
 M/BAKER S/D'ALESSANDRO**

**WHEREAS**, the VFW Post #3662 ceased operation in the Borough of Buena, County of Atlantic, State of New Jersey at the end of the 2019 year; and

**WHEREAS**, the Building and grounds reverted back to the Borough of Buena by way of Deed dated October 26, 1964; and

**WHEREAS**, The Solid Rock Worship Center has requested to rent the premises from January 1, 2020 to April 30, 2020 for \$600.00 per month; and

**WHEREAS**, it is in the best interest of the residents of the Borough of Buena to rent the property; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Buena, County of Atlantic, State of New Jersey that the amount of \$600.00 per month be accepted from the Solid Rock Worship Center as rental from January 1, 2020 to April 30, 2020 rent to be made payable to the Borough Clerk and paid on the first day of each month.

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 5

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

**RESOLUTION 29-20      A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AND ISSUE A REFUND PURSUANT TO THE APPROVAL OF A TOTAL DISABLED VETERAN. M/BAKER S/D'ALESSANDRO**

**WHEREAS**, Block 207 Lot 63.01, also known as 104 Buena Drive is owned by Mr. Darius Whittaker, a total disabled veteran; and

**WHEREAS**, the tax assessor has determined that Mr. Whittaker is eligible, and has granted, total disabled status on Block 207, Lot 63.01 effective December 12, 2019.

**WHEREAS**, Mr. Whittaker is due a refund in the amount of \$719.16, for taxes paid.

**NOW THEREFORE BE IT RESOLVED** by Mayor and Council of Buena Borough that the Tax Collector is hereby authorized to cancel taxes on Block 207, Lot 63.01 effective December 12, 2019 and issue a refund in the amount of \$719.16.

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

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 6

**RESOLUTION 30-20      A RESOLUTION APPROVING THE APPLICATION OF THE MINOTOLA FIRE DEPARTMENT FOR CONDUCTING COIN DROPS AT THE INTERSECTION OF ROUTE 40 AND NORTH EAST BOULEVARD.  
 M/BAKER S/D'ALESSANDRO**

**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 21, 2020	3:00 PM – 8:00 PM
May 22, 2020	3:00 PM – 8:00 PM
May 23, 2020	8:00 AM – 7:00 PM
July 2, 2020	3:00 PM – 8:00 PM
July 3, 2020	3:00 PM – 8:00 PM
September 3, 2020	3:00 PM – 8:00 PM
September 4, 2020	3:00 PM – 8:00 PM
September 5, 2020	8:00 AM – 7:00 PM

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

**RESOLUTION 31-20      A RESOLUTION OF THE BOROUGH OF BUENA AWARDING A CONTRACT TO REMINGTON AND VERNICK, ENGINEERS, FOR ENGINEERING SERVICES FOR FY2020 MUNICIPAL AID PROJECT-RECONSTRUCTION OF SOUTH BOULEVARD.  
 M/BAKER S/D'ALESSANDRO**

**WHEREAS**, the Borough of Buena was awarded a grant of \$295,000.00 by

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 7

the New Jersey Department of Transportation (NJDOT) for Fiscal Year 2020, Reconstruction of South Boulevard; and

**WHEREAS**, certain engineering services need be provided for said project; and

**WHEREAS**, Remington and Vernick, Engineers, have presented a proposal, attached hereto, to complete said services in an amount not to exceed \$43,000.00.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Buena that the engineer is hereby retained for engineering services for the Fiscal Year 2020, Reconstruction of South Boulevard in an amount not to exceed \$43,000.00.

**BE IT FURTHER RESOLVED** that the award is contingent upon the receipt of a Certificate of Availability of Funds from the Chief Financial Officer.

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

**RESOLUTION 32-20      SUPPORT FOR THE CELEBRATION OF THE 100TH  
 ANNIVERSARY OF WOMEN' S SUFFRAGE .  
 M/BAKER S/D' ALESSANDRO**

**WHEREAS**, the year 2020 marks the 100th anniversary of the ratification of the 19th Amendment to the United States Constitution, guaranteeing and protecting women's right to vote; and

**WHEREAS**, this centennial offers an opportunity to commemorate a milestone of democracy; that the right of citizens of the United States to vote shall not be denied or abridged by the federal or state governments on account of gender; and

**WHEREAS**, New Jersey has had a long, storied history in the suffrage movement with New Jersey women playing a crucial role in pursuing the rights of women to vote; and

BOROUGH OF BUENA  
WORKSHOP MEETING  
MINUTES  
FEBRUARY 10, 2020  
PAGE 8

**WHEREAS**, in 1776 women property owners were enfranchised under the New Jersey State Constitution, which was unique in the nation at the time. However, in 1807, the New Jersey Legislature eliminated the property requirement for voting rights and limited the ballot to white males; and

**WHEREAS**, in 1867 New Jersey residents Lucy Stone and Harry Blackwell organized the New Jersey Woman Suffrage Association (NJWSA), devoted to gaining women's suffrage; and

**WHEREAS**, in 1909 New Jersey's first open air suffrage rallies were held in Orange and Newark, led by Dr. Emma O. Gantz and Martha Klatshchken with NJWSA collecting 5,000 signatures for a petition in support of the federal amendment guaranteeing and protecting women's constitutional right to vote; and

**WHEREAS**, although the 1912 state referendum on woman's suffrage was soundly defeated in the New Jersey Legislature a corner was turned for the New Jersey suffrage movement; and

**WHEREAS**, in 1913 an automobile rally led by "General" Rosalie Jones traveled through New Jersey on the way to Washington, D.C., in a Suffrage Parade of over 8,000 marchers with many New Jersey women including event organizer Alice Paul; and

**WHEREAS**, in 1915 a second suffrage constitutional referendum was pursued in New Jersey, New York, Pennsylvania, and Massachusetts with active campaigns by many suffrage organizations, including the "Passing of the Torch of Liberty" via tug boats on the Hudson River from New York to New Jersey, but was defeated in all four states October 1915; and

**WHEREAS**, in 1917 New Jersey suffragists Allison Turnbull Hopkins, Julia Hulburt, Beatrice Reynolds Kinkead, and Minnie D. Abbott picketed in front of the White House as part of the Silent Sentinels and subsequently were arrested and imprisoned; and

**WHEREAS**, on June 4, 1919 Congress passed the 19th Amendment guaranteeing all American women the right to vote; and

**WHEREAS**, on February 9, 1920, New Jersey became the 29th state to ratify the 19th Amendment granting women the right to vote; and

**WHEREAS**, shortly after the ratification of the 19th Amendment Margaret Laird and Jennie Van Ness were the first two women elected to the New Jersey Assembly in 1921 and in 1925 Rebecca Estelle Bourgeois Winston of Estell Manor was New Jersey's first woman mayor.

**NOW, THEREFORE, BE IT RESOLVED**, in honor of the 100th Anniversary of the Ratification of the 19th Amendment the Borough of Buena will light the municipal building in purple, one of the colors of the New Jersey Suffrage movement, for the week of February 10; and



BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 9

**BE IT FURTHER RESOLVED** that the Borough of Buena supports the efforts of New Jersey’s Suffrage Centennial NJ Women Vote and strongly encourages local celebrations of this historic milestone; and

**BE IT FURTHER RESOLVED**, a copy of this resolution will be forwarded to the Governor, Secretary of State and New Jersey League of Municipalities.

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

**RESOLUTION 33-20      A RESOLUTION APPOINTING JOSEPH P. AUPPERLE AS A FULL-TIME STREETS AND ROADS LABORER 1 IN THE BOROUGH OF BUENA ROAD DEPARTMENT, RETROACTIVE TO FEBRUARY 4, 2020.  
 M/BAKER S/D’ALESSANDRO**

**WHEREAS**, the streets and roads department has a vacancy for a full-time laborer 1; and

**WHEREAS**, the Roads Committee has recommended Joseph P. Aupperle be appointed to fill said vacancy.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena that Joseph P. Aupperle is hereby appointed to the position of full-time Laborer 1 in the Borough of Buena Road Department retroactive to February 4, 2020.

**BE IT FURTHER RESOLVED** that the hourly rate shall be \$19.00 per hour.

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 10

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

**RESOLUTION 34-20      2020 EMERGENCY TEMPORARY BUDGET  
 M/BAKER S/D'ALESSANDRO**

**WHEREAS**, an emergent condition has arisen with respect to providing appropriation for expenditures and no adequate provision has been made in the 2020 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 2020 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.40A:4-20) including this resolution total \$1,256,844.75:

**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.
2. That said emergency temporary appropriations will be provided for in 2020 municipal budget as adopted.
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

	<u><b>2020</b></u>
<b>General Government:</b>	
<b>Municipal Clerk's Office</b>	
Other Expenses	\$ 5,000.00
<b>Computer Operations</b>	
Other Expenses	\$ 8,000.00
<b>Public Buildings &amp; Grounds</b>	
Other Expenses	\$ 10,000.00
<b>Public Safety:</b>	
<b>EMS</b>	
Other Expenses	\$ 10,000.00
<b>Streets &amp; Roads:</b>	
<b>Road Repair &amp; Maintenance</b>	
Other Expenses	\$ 20,000.00
<b>Trash &amp; Other Expenses</b>	
Other Expenses	\$ 40,000.00

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 11

**Health & Welfare:**

**Animal Control**

Other Expenses \$ 2,000.00

**Unclassified:**

**Utility Expenses:**

Gas Heat/Heating Fuel \$ 5,000.00

**Statutory Expenditures:**

PERS \$ 83,719.00

PFRS \$ 7,033.00

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

**ENGINEER' S REPORT :**

- Replacement of the Plymouth Street Culverts
- The County will be awarding a contract to our firm to prepare the as-builts.
- FY2015 NJDOT Municipal Aid Project - Resurfacing of Plymouth Street
- Our office is working on the NJDOT reimbursement package.
- FY2016 NJDOT Municipal Aid Project - Resurfacing of Forest Grove Road
- The contractor is finalizing the punchlist items.
- FY2018 NJDOT Municipal Aid Project – Reconstruction of Forest Grove Road
- The meeting with the contractor regarding the punchlist has been postponed until completion of survey work.
- FY2019 NJDOT Municipal Aid Project – Reconstruction of South Boulevard
- The executed contract was sent to the contractor. Construction will begin once the weather is suitable.

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 12

- FY2020 NJDOT Municipal Aid Project – Reconstruction of South Boulevard
- The Borough was awarded \$295,000.00 in Municipal Aid funding for this project. Our office submitted a proposal for engineering services.
- Buena Borough Landfill
- Our office is waiting for a letter from The Pinelands Commission regarding their review of the data provided by our office.
- Liberty Village
- The entrance circle has been base paved and the South Boulevard pavement has been restored.
- Expansion of the Commerce Center Redevelopment Area
- The report has been re-scheduled to have a public hearing at the February 25, 2020 Land Use Board meeting.
- Madison Estates Major Subdivision – Lauren Court
- Our office is reviewing revised information received from the bonding company.

**SOLICITOR'S REPORT:**

- Lauren Court update
- Employee Handbook update

**CLERK'S REPORT:**

**MINUTES OF THE REGULAR MEETING OF JANUARY 27, 2020 WERE APPROVED  
 M/BAKER S/D'ALESSANDRO**

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

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 FEBRUARY 10, 2020  
 PAGE 13

**CORRESPONDENCE:**

1. Joseph Zavada, President of Cranez, Inc., request for a six-month extension of approval to place a temporary trailer on 345 Weymouth Road was approved.

**M/BAKER S/D' ALESSANDRO**

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

**CORRESPONDENCE FILED:**

**M/BAKER S/D' ALESSANDRO**

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

BOROUGH OF BUENA  
WORKSHOP MEETING  
MINUTES  
FEBRUARY 10, 2020  
PAGE 14

**BILLS PAID AS LISTED: M/BAKER S/D'ALESSANDRO**

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

**NEXT MEETING: FEBRUARY 24, 2020**

**MEETING ADJOURNED: M/BAKER S/ALVAREZ RCVU**

---

**MARYANN CORALUZZO**  
**BOROUGH CLERK**