

BOROUGH OF BUENA
MINUTES
February 22, 2021
PAGE 1

MEETING CALLED TO ORDER: 7:00 P.M.
MEETING ADJOURNED: 7:19 P.M.

THE REGULAR MEETING OF MAYOR AND COUNCIL OF THE BOROUGH OF BUENA WAS HELD MONDAY, FEBRUARY 22, 2021 COMMENCING AT 7:04 P.M. AT THE BOROUGH HALL WITH MAYOR ZAPPARIELLO PRESIDING. MAYOR ZAPPARIELLO CALLED FOR A MOMENT OF SILENCE FOR THOSE AFFECTED BY COVID-19 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 DECEMBER 1, 2020 AS WELL AS BEING POSTED ON THE BULLETIN BOARD IN BOROUGH HALL

ROLL CALL OF ATTENDANCE:

| Council Member | Present | Absent |
|----------------|---------|--------|
| WALKER | X | |
| D'ALESSANDRO | X | |
| BAKER | X | |
| MANCUSO | X | |
| ALVAREZ | X | |
| PALMIERI | X | |

Before inviting the public to speak during the public portion, Mayor Zappariello called on Engineers Robert Smith to give updates. Smith stated he has been in continued contact with the DOT for Buena Borough.

Brian Fatcher, Kimberley Lane. Mr. Fatcher expressed concerns regarding pot holes on Central Avenue and Brewster Road.

ORDINANCE NO. 695 AN ORDINANCE AMENDING PART II GENERAL LEGISLATION CHAPTER 150- LAND USE, ARTICLE XVI TRAILERS AND MOBILE HOMES OF THE CODE OF THE BOROUGH OF BUENA

Introduced: 2/8/2021

Adopted: 2/22/2021

| Councilmember | By | 2 nd | Yes | No | Abstain | Absent | | Councilmember | By | 2 nd | Yes | No | Abstain | Absent |
|---------------|----|-----------------|-----|----|---------|--------|--|---------------|----|-----------------|-----|----|---------|--------|
| WALKER | | X | X | | | | | | | | X | | | |
| D'ALESSANDRO | | | X | | | | | | | | X | | | |
| BAKER | X | | X | | | | | | X | | X | | | |
| MANCUSO | | | | | | X | | | | | X | | | |
| ALVAREZ | | | X | | | | | | | X | X | | | |
| PALMIERI | | | X | | | | | | | | X | | | |

BOROUGH OF BUENA
MINUTES
February 22, 2021
PAGE 2

WHEREAS, the Mayor and Council of the Borough of Buena have reviewed the existing provisions of Chapter 150, Land Use, Article XVI, Trailers and Mobile Homes and have determined that it is in the best interests of the residents of the Borough of Buena to amend the Code ; and,

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Borough is authorized to enact ordinances for the protection of person and property and for the preservation of the public health, safety and general welfare of the municipality and its inhabitants and,

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

SECTION I Chapter 150, Article XVI titled Trailers and Mobile Homes is hereby amended as follows:

§150-142. Section C-EXCEPTIONS (1) is amended to read: It shall be permissible for work trailers, office trailers and other similar type trailers to be placed temporarily on land in the Borough of Buena for limited periods of time, not to exceed one year, upon application to the Council of the Borough and approval thereof. Extensions of approval of up to six months shall also be considered by Council upon application and approval thereof.

SECTION II

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION III

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION IV

This ordinance shall take effect immediately upon final publication as provided by law.

DISCUSSION: NONE

NEED MOTION TO CLOSE PUBLIC HEARING:

| Council Member | By | 2nd | Aye | Nay | Abstain | Absent | Recuse |
|-----------------------|-----------|-----------------------|------------|------------|----------------|---------------|---------------|
| WALKER | | X | X | | | | |
| D'ALESSANDRO | | | X | | | | |
| BAKER | X | | X | | | | |
| MANCUSO | | | X | | | | |
| ALVAREZ | | | X | | | | |
| PALMIERI | | | X | | | | |

NEED MOTION TO ADOPT ORDINANCE NO. 695:

| Council Member | By | 2nd | Aye | Nay | Abstain | Absent | Recuse |
|-----------------------|-----------|-----------------------|------------|------------|----------------|---------------|---------------|
| WALKER | | | X | | | | |

BOROUGH OF BUENA
MINUTES
February 22, 2021
PAGE 3

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

**RESOLUTION NO. 27-21 RESOLUTION TO AMEND TRANSFER APPROPRIATION
BALANCES TRANSFER RESOLUTION**

| Council Member | By | 2 nd | Aye | Nay | Abstain | Absent | Recuse |
|----------------|----|-----------------|-----|-----|---------|--------|--------|
| WALKER | | | X | | | | |
| D'ALESSANDRO | | | X | | | | |
| BAKER | X | | X | | | | |
| MANCUSO | | | X | | | | |
| ALVAREZ | | X | X | | | | |
| PALMIERI | | | X | | | | |

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

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

TRANSFER FROM

Clerk OE \$ 1,997.88

TOTAL TRANSFER \$ 1,997.88

TRANSFER TO

Finance OE \$ 700.00
 Legal OE \$ 280.00
 Grant Admin \$ 567.50
 Street Lighting \$ 450.38

TOTAL TRANSFER \$ 1,997.88

**RESOLUTION NO. 28-21 A RESOLUTION OF THE BOROUGH OF BUENA ACCEPTING
THE RESIGNATION OF PATRICK NEWTON AS BUILDING
CODE OFFICIAL, CONSTRUCTION CODE OFFICAL, FIRE
SUB CODE OFFICIAL AND PLUMBING SUB CODE OFFICIAL**

BOROUGH OF BUENA
MINUTES
February 22, 2021
PAGE 4

FOR THE BOROUGH OF BUENA, WITH REGRETS.

| Council Member | By | 2 nd | Aye | Nay | Abstain | Absent | Recuse |
|----------------|----|-----------------|-----|-----|---------|--------|--------|
| WALKER | | | X | | | | |
| D'ALESSANDRO | | | X | | | | |
| BAKER | X | | X | | | | |
| MANCUSO | | | X | | | | |
| ALVAREZ | | X | X | | | | |
| PALMIERI | | | X | | | | |

WHEREAS, Patrick Newton has served the Borough of Buena in the capacity of Building Code Official, Construction Code Official, Fire Sub Code Official, and Plumbing Sub Code Official; and

WHEREAS, during his tenure, Patrick Newton has provided effective and compassionate representation to the Borough while serving as Building Code Official, Construction Code Official, Fire Sub Code Official, and Plumbing Sub Code Official; and

WHEREAS, Patrick Newton has resigned his position, effective March 31, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Buena that the resignation of Patrick Newton be regrettfully accepted effective March 31, 2021.

**RESOLUTION NO 29-21 A RESOLUTION AUTHORIZING THE BOROUGH OF BUENA TO
EXTEND THE MEMORANDUM OF AGREEMENT (MOA) WITH RHONDA
CIRAULO UNTIL MARCH 31, 2021**

| Council Member | By | 2 nd | Aye | Nay | Abstain | Absent | Recuse |
|----------------|----|-----------------|-----|-----|---------|--------|--------|
| WALKER | | | X | | | | |
| D'ALESSANDRO | | | X | | | | |
| BAKER | X | | X | | | | |
| MANCUSO | | X | X | | | | |
| ALVAREZ | | | X | | | | |
| PALMIERI | | | X | | | | |

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, a Memorandum of Agreement with Rhona Ciralo, Chief of Emergency Medical Services expires on January 31, 2021; and,

WHEREAS, the Borough of Buena wishes to extend the Memorandum of Agreement until March 31, 2021; and,

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena that the Memorandum of Agreement with Rhonda Ciralo shall be extended until March 31, 2021; and,

BOROUGH OF BUENA
MINUTES
February 22, 2021
PAGE 5

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

SOLICITOR'S REPORT: Solicitor Costigan informed Mayor and Council that Engineer Robert Smith would need to begin work on the Stormwater Plan and the ordinance would be on the next meeting agenda

COMMITTEE REPORTS:

ECONOMIC DEVELOPMENT: (CHAIRMAN, JOSEPH MANCUSO) NO REPORT

ROADS/RECYCLING, (CHAIRMAN, MATTHEW WALKER) Councilman Walker reported on work that had been done by the Road Department at the Borough Hall, Louise Basile Building and the V.F.W. Walker continued to report on the road department items throughout the Borough.

RECREATION, (CHAIRWOMAN, ROSALIE M. BAKER) Councilman Baker reported the St. Patrick's Fundraiser Breakfast, scheduled for March had been cancelled due to COVID19. Baker stated Buena Baseball Softball signups began on Saturday, February 20th, 10:00 a.m. to 2:00 p.m. Signups will continue on Thursday, February 25th, 6 p.m. to 8 p.m. and on Saturday, February 27th 10:00 a.m. to 2:00 p.m.

FINANCE, (CHAIRMAN, JORGE ALVAREZ) Councilman Alvarez reported that there is continued work being done on the budget.

PUBLIC SAFETY/STREET LIGHTS: (CHAIRMAN, JOSEPH D'ALESSANDRO)

Councilman D'Alessandro reported that as of 02/20/2021, Public Health Emergency has been extended by 30 days and other immediate changes. D'Alessandro's report continued with the case updates for Buena Borough, Atlantic County and the State of New Jersey's vaccines and COVID-19. Updates were given on Franklinville Police Department, Buena EMS and the Minotola Fire Company.

BLDGS/GROUNDS/IMPROVEMENTS: (CHAIRMAN, ALDO PALMIERI) Councilman Palmieri reported on the ongoing property maintenance issues regarding Code Enforcement. Inspections for new tenant occupancy were done at 2 properties by the Occupancy Inspector.

PERSONNEL.MAYOR ZAPPARIELLO NO REPORT

SPECIAL EVENTS COORDINATOR: (JOSEPH D'ALESSANDRO, III) NO REPORT

BOROUGH OF BUENA
MINUTES
February 22, 2021
PAGE 6

MINUTES OF THE REGULAR MEETING OF FEBRUARY 8, 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 | | | | |
| BAKER | X | | X | | | | |
| MANCUSO | | X | X | | | | |
| ALVAREZ | | | X | | | | |
| PALMIERI | | | X | | | | |

CORRESPONDENCE:

1. Our Lady of the Blessed Sacrament request for Raffle License No:RA01-2021

NEED MOTION TO APPROVE CORRESPONDENCE:

| Council Member | By | 2nd | Aye | Nay | Abstain | Absent | Recuse |
|----------------|----|-----|-----|-----|---------|--------|--------|
| Walker | | | X | | | | |
| D'ALESSANDRO | | | X | | | | |
| BAKER | X | | X | | | | |
| MANCUSO | | | X | | | | |
| ALVAREZ | | | X | | | | |
| PALMIERI | | X | X | | | | |

NEED MOTION TO FILE CORRESPONDENCE:

| Council Member | By | 2nd | Aye | Nay | Abstain | Absent | Recuse |
|----------------|----|-----|-----|-----|---------|--------|--------|
| Walker | | | X | | | | |
| D'ALESSANDRO | | | X | | | | |
| BAKER | X | | X | | | | |
| MANCUSO | | | X | | | | |
| ALVAREZ | | | X | | | | |
| PALMIERI | | X | X | | | | |

UNFINISH BUSINESS: NONE

NEW BUSINESS: NONE

BILLS PAID AS LISTED:

| Council Member | By | 2nd | Aye | Nay | Abstain | Absent | Recuse |
|----------------|----|-----|-----|-----|---------|--------|--------|
| Walker | | | X | | | | |
| D'ALESSANDRO | | | X | | | | |
| BAKER | X | | X | | | | |
| MANCUSO | | X | X | | | | |
| ALVAREZ | | | X | | | | |
| PALMIERI | | | X | | | | |

NEXT MEETING: MARCH 8, 2021

MEETING ADJOURNED: m/BAKER s/MANCUSO All in favor? Any opposed? RCVU

BOROUGH OF BUENA
MINUTES
February 22, 2021
PAGE 7

Pamela Johnston
Clerk 1