

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
February 28, 2022  
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**DUE TO A BUILDING EMERGENCY**, THE MUNICIPAL BUILDING, WILL HAVE LIMITED ACCESS, MEETINGS OF THE MAYOR AND COUNCIL OF THE BOROUGH OF BUENA WILL BE HELD REMOTELY VIA TELECONFERENCING. DURING THE PUBLIC PORTION OF THE MEETING, YOU WILL STATE YOUR NAME AND ADDRESS FOR THE RECORD, FOLLOWED BY YOUR CONCERN.

**TO ACCESS MEETINGS, PLEASE CALL: 1-425-436-6325.**

YOU WILL BE ASKED TO ENTER AN ACCESS CODE. PLEASE ENTER: 559063# THE LINE MAY BE BUSY DUE TO HIGH CALL VOLUME ACROSS THE COUNTRY. IF YOU ARE UNABLE TO JOIN ON YOUR FIRST ATTEMPT, PLEASE TRY AGAIN UNTIL YOU SUCCESSFULLY CONNECT. BY FOLLOWING THE STEPS OUTLINED ABOVE, YOU WILL HAVE FULL AND UNRESTRICTED ACCESS.

**MEETING CALLED TO ORDER: 7:00 P.M.**

**MEETING ADJOURNED: 7:25 P.M.**

**ROLL CALL OF ATTENDANCE:**

Council Member	Present	Absent
ANDALORO, G	<b>X</b>	
D’ALESSANDRO	<b>X</b>	
WALKER	<b>X</b>	
ALVAREZ	<b>X</b>	
ANDALORO, P	<b>X</b>	

**SUNSHINE LAW:**

This meeting is 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 and The Daily Journal on December 6, 2021 as well as having been posted on the municipal bulletin board and website at [www.buenaboro.org](http://www.buenaboro.org)

**PUBLIC PORTION OPENED:**

Council Member	By	2nd	Aye	Nay	Abstain	Absent	Recuse
ANDALORO, G		X	X				
D’ALESSANDRO			X				
WALKER			X				
ALVAREZ	X		X				
ANDALORO, P			X				

**Susan Romeo, Landisville**, noted that the Flag Salute had not been observed at the teleconferencing of council meetings.

Jenna Baruffi-Talarico, Minotola, suggested that council meetings be held at alternative locations such as the High School or the Middle School during the renovations caused by the flooding issues at the Municipal Building from 2 months ago. Ms. Baruffi-Talarico also inquired of the status of the remediation. Councilwoman Andaloro replied with an update. Ms. Baruffi – Talarico questioned the Arbor Avenue ADA compliance situation. She also inquired of the current empty Council seat. Mayor Zappariello answered that the vacant council seat would be placed on the ballot.

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**PUBLIC PORTION CLOSED:**

<b>Council Member</b>	<b>By</b>	<b>2nd</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
ANDALORO, G			X				
D'ALESSANDRO	X		X				
WALKER			X				
ALVAREZ			X				
ANDALORO, P		X	X				

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**RESOLUTION NO. 30-22      RESOLUTION FOR A PERSON-TO-PERSON LIQUOR LICENSE TRANSFER**

<b>Council Member</b>	<b>By</b>	<b>2nd</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
ANDALORO, G			X				
D'ALESSANDRO		X	X				
WALKER			X				
ALVAREZ	X		X				
ANDALORO, P			X				

**WHEREAS**, there exists in the Borough of Buena, a certain Plenary Retail Consumption License, being license No.: **0104-33-013-008** known as SALOON 54, LLC, Scott Silver, 524 Maple Avenue, Linwood, NJ 08221 and;

**WHEREAS**, said owner having filed with the issuing authority a letter of consent to transfer said license; and

**WHEREAS**, the applicant has complied with the provisions of N.J.A.C. 13:2-7.10, as follows:

1. The submitted application is complete in all respects; and
2. The applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder as well as pertinent local ordinances and conditions consistent with Title 33; and
3. The applicant has disclosed and the authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business; and

**WHEREAS**, said owners have complied with all State and Local requirements for said transfer, including legal advertisements under such statutes made and provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the Borough of Buena that the Plenary Retail Consumption License No.: **0104-33-013-008** is hereby transferred to **DESTEFANO SMITH, LLC**, 108 Martinelli Street, Minotola, NJ 08341.

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**RESOLUTION NO 31-22 RESOLUTION TO ADOPT ATLANTIC COUNTY MULTI-JURISDICTIONAL NATURAL HAZARD MITIGATION PLAN**

<b>Council Member</b>	<b>By</b>	<b>2nd</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
ANDALORO, G			X				
D’ALESSANDRO	X		X				
WALKER		X	X				
ALVAREZ			X				
ANDALORO, P			X				

**WHEREAS**, the Borough of Buena in the County of Atlantic, New Jersey, has experienced natural hazards that result in public safety hazards and damage to private and public property; and

**WHEREAS**, the hazard mitigation planning process set forth by the State of New Jersey and the Federal Emergency Management Agency offers the opportunity to consider natural hazards and risks, and to identify mitigation actions to reduce future risks; and

**WHEREAS**, the New Jersey Office of Emergency Management is providing federal mitigation funds to support development of the Atlantic County Multi-Jurisdictional Natural Hazard Mitigation Plan: and

**WHEREAS**, a Hazard Mitigation Plan has been developed by the Mitigation Planning Committee; and

**WHEREAS**, the Hazard Mitigation Plan includes a prioritized list of mitigation actions including activities that, over time, will help minimize and reduce safety threats and damage to private and public property; and

**WHEREAS**, the draft plan was provided to each participating jurisdiction and was posted on the County Office of Emergency Preparedness website so as to introduce the planning concept and to solicit questions and comments; and to present the Plan and request comments, as required by law.

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

1. The Atlantic County Multi-Jurisdictional Natural Hazard Mitigation Plan update, as approved by the New Jersey Office of Emergency Management and the Federal Emergency Management Agency on January 26, 2022 is hereby adopted as an official plan of the Borough of Buena in the County of Atlantic.
2. The Municipal departments identified in the Plan are hereby directed to pursue implementation of the recommended high priority activities that are assigned to their departments.
3. Any action proposed by the Plan shall be subject to and contingent upon budget approval, if required, which shall be at the discretion of the Mayor and Council and this resolution shall not be interpreted so as to mandate any such appropriations.

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4. The Emergency Management Coordinator is designated to coordinate with other offices and shall periodically report on the activities, accomplishments, and progresses, and shall prepare an annual progress report to be submitted to the Atlantic County Office of Emergency Preparedness according to the predetermined timeline and procedures outlined in the Plan.

**RESOLUTION NO. 32-22                      RESOLUTION AUTHORIZING HIRING OF EMERGENCY MEDICAL TECHNICIANS**

<b>Council Member</b>	<b>By</b>	<b>2nd</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
ANDALORO, G			X				
D'ALESSANDRO	X		X				
WALKER		X	X				
ALVAREZ			X				
ANDALORO, P			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:

Angel Calixto  
Elizabeth Morgan  
Daniel Walter Sr.

**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 candidates as Part-time per-diem Emergency Service Technicians 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.



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<b>Pamela Johnston</b> , Acting Clerk (Jan 19)	\$42,000.00
<b>Cynthia Holland</b> , Chief Financial Officer/QPA	\$57,917.32
<b>Lisa Perella</b> , Tax Assessor	\$10,716.12
<b>Valerie Jones</b> , Clerk 3	\$43,721.77
<b>Valerie Jones</b> , Land Use Secretary	\$ 100.00 per meeting
<b>Edward Castellari Jr</b> , Land Use Chair	\$ 30.00 per mtg attended
<b><u>LAND USE MEMBERS</u></b>	\$ 25.00 per mtg attended
<b>David Zappariello</b>	<b>William Nimohay</b>
<b>Matthew Walker, Sr</b>	<b>Katrina D'Alessandro</b>
<b>Douglas Brunini</b>	<b>Louis Nardone</b>
<b>James Heisler</b>	<b>John Petyan</b>
<b>Rosalie Baker</b>	
<b>John Keenan</b> , Zoning Officer	\$ 6,305.91
<b>Pamela Johnston</b> , Enforcement Officer	\$ 8,155.26 (Jan 1at – Jan 18 <sup>th</sup> )
<b>Pamela Johnston</b> , Occupancy Inspector	\$ 3,362.51 (Jan 1at – Jan 18 <sup>th</sup> )
<b>James Hoffman</b> , Construction Code Official	\$ 1,872.72
<b>James Hoffman</b> , Building Code Official	\$ 9,363.60
<b>Dennis LaSassa</b> , Plumbing Sub Code Official	\$ 8,489.66
<b>Glenn Franzoi</b> , Fire Sub Code Official, Insp.	\$ 30.60 per hour
<b>Glenn Franzoi</b> , Fire Sub Code Official, SP Rev	\$ 25.50 per hour
<b>Joseph Rizzuto</b> , Electrical Sub Code Official	\$ 7,069.96
<b>William Nimohay</b> , Streets & Roads Supervisor	\$78,795.00

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

<b>Joseph Aupperle</b> , Streets & Roads, Laborer 2	\$ 19.96
<b>Leonard Coco</b> , Streets & Roads Laborer 2	\$ 23.49
<b>Michael Corsiglia</b> , Streets & Roads Laborer 2	\$ 21.43
<b>Thomas Reeves</b> , Streets & Roads, Laborer 1	\$ 19.19
<b>Diane Bassetti</b> , Part Time, Clerk 1	\$ 16.68
<b>Fern Brown</b> , Part Time Clerk 1	\$ 16.08

**SENIOR PART TIME EMS**

Michael Rodriguez	\$ 21.54
Weekend Rate	\$ 22.59

**PART TIME EMS**

Adam Akers	Catherine Durham	\$ 18.91
Jessica Farside	Devon Hausmann	
Jamie Hausmann	David Massey	
Laura Sibert		

**PART TIME EMS**

Paul Caola	Perry Coker	\$ 17.86
Sabrina Inglesias	Colin Kisby	
Sean McCall	David Neiderhofer	

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Matthew Perry  
Joseph Wheeler

Eric Shane

**PART TIME EMS**

\$ 17.34

Kaitlyn Barrett  
Daniel Estrada  
Morgan Koh  
Eric Stalter

Leobardo Calixto  
Jon Michael Knapp  
Samantha Kopec  
Kristen Wolfe

Weekend Rate for Part Time EMS

\$ 19.96

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**RESOLUTION NO 35-22 BOROUGH OF BUENA 2022 EMERGENCY TEMPORARY BUDGET**

<b>Council Member</b>	<b>By</b>	<b>2nd</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
ANDALORO, G			X				
D'ALESSANDRO		X	X				
WALKER			X				
ALVAREZ	X		X				
ANDALORO, P			X				

**WHEREAS**, an emergent condition has arisen with respect to providing appropriation for expenditures and no adequate provision has been made in the 2022 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 2022 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.40A:4-20) including this resolution total \$1,441,632.90.

**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 2022 municipal budget as adopted.
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

**General Government:**

<b>Municipal Clerk's Office</b>	
Other Expenses	3,000.00
<b>Financial Administration</b>	
Other Expenses	3,000.00
<b>Computer Operations &amp; Maintenance</b>	
Other Expenses	8,000.00
<b>Auditors</b>	
Other Expenses	10,000.00
<b>Assessment of Taxes</b>	
Other Expenses	1,200.00
<b>Collection of Taxes</b>	
Salaries & Wages	10,000.00
Other Expenses	3,000.00
<b>Legal Services and Costs</b>	
Other Expenses	10,000.00

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<b>Insurance:</b>	
Health Insurance	100,000.00
Disability Insurance	3,000.00
<b>Public Safety:</b>	
<b>Emergency Medical Services</b>	
Other Expenses	10,000.00
<b>Street's &amp; Roads:</b>	
<b>Garbage and Trash Removal</b>	
Other Expenses	50,000.00
<b>Public Buildings and Grounds</b>	
Other Expenses	10,000.00
<b>Health and Welfare:</b>	
<b>Dog Regulations</b>	
Other Expenses	4,500.00
<b>Uniform Construction Code:</b>	
<b>Construction Code Official</b>	
Other Expenses	1,000.00
<b>Unclassified:</b>	
Heating Fuel/Gas Heat	3,000.00
Street Lighting	2,000.00
<b>Statutory Expenditures:</b>	
Social Security	15,000.00
PERS	94,048.00
PFRS	7,171.00
<b>Bond Interest:</b>	1,650.00
<b>Inter Local Service Agreements:</b>	
Gloucester County 911	55,000.00

**COMMITTEE REPORTS:**

***ECONOMIC DEVELOPMENT: (COUNCILWOMAN GINA ANDALORO)***

Councilwoman Gina Andoloro reported that she would be sending letters of thanks to the current businesses in Buena Borough that has supported the town for many years. Councilwoman Gina stated she has recently met with the Aubrey Grant writing group.

***ROADS/RECYCLING: (COUNCILMAN WALKER)***

COUNCIL PRESIDENT WALKER reported:

- The Louise Basile Building has had the walls painted and floors installed.
- JIF 2022 Safety Incentive Program had been signed by all the departments and will be sent in.
- Road Supervisor, Nimohay had attended the JIF safety and the Fund Commissioners meeting.
- The road department has been working on pot holes and collecting brush.
- Well testing bids had been received the lowest bid was \$14,326.00 from QC labs

***RECREATION: (MAYOR ZAPPARIELLO)***

MAYOR ZAPPARIELLO reported that the Recreation committee held their meeting on February 16<sup>th</sup> where Ernie Mergihi was elected as Vice Chair, and Rich Tomlinson as secretary. Meeting dates have been voted on and scheduled, and By-laws had been passed. The next meeting will be Wednesday.



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**FINANCE: (COUNCILMAN JORGE ALVAREZ)**

COUNCILMAN JORGE ALVAREZ reported that a budget meeting is to be held and to be presented at the next council meeting.

**PUBLIC SAFETY/STREET LIGHTS: (COUNCILMAN D'ALESSANDRO)**

COUNCILMAN D'ALESSANDRO report:

1. As of: 02/28/2022 15:41
2. February 28, 2022
  - a. Vaccinations
    - i. 6,523,619 2 Doses
    - ii. Booster Shots
      1. 2,596,416
    - iii. Borough of Buena - 59% of residents fully vaccinated (99% of 65 and older have been)
    - iv. 68% have received at least one dose

3. Borough of Buena Cases: 931

October	November	December	January	February
25	22	20	18	28
24	34	49	192	104

- a. Borough of Buena New Cases Today: 1
  - b. Borough of Buena Deaths: 12
  - c. Atlantic County Cases: 56,270
  - d. Atlantic County Deaths: 933
  - e. New Cases: PCR Test 685 Probable Cases 109 (9,073 Probable Cases 2191)
  - f. 7 Day Avg New Cases: 1,237 (19,550)
  - g. NJ Transmission Rate: 0.75
  - h. NJ Cases Total: 2,167,515
  - i. NJ Confirmed Deaths Total: 32,915
  - j. United States: 78,981,614 (4,487,616 last 28 Days)
  - k. United States Deaths: 949,440 (61,557 last 28 days)
  - l. Global Cases: 435,961,045 (60,176,812 last 28 days)
  - m. Global Deaths: 5,953,285 (285,985 last 28 days)
4. NJ total hospitalizations are at 796 (5251 1/18) South: 262 (1302 1/18)
  5. Ventilators: 86 (534 1/18) South: 21
  6. Intensive/Critical Care Beds: 121 (848 1/18) South: 41 (242 1/18)
  7. Long-term Care Facilities Statewide:
    - a. Facilities with Active Outbreaks: 425
    - b. Active Resident Cases: 10,866
    - c. Active Staff Cases: 12,467
    - d. Cumulative Resident Deaths: 8,495
    - e. Cumulative Staff Deaths: 149
  8. Franklin PD Report Update

a. December 2021 Stolen Property: \$75.00 YTD: \$54,511.00

Arrests	Tickets	MV Stops	DWI	MVC	CDS	DV	GP
25	50	157	0	10	3	6	20

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b. FY 2021 - Stolen Property \$54,511.00

Arrests	Tickets	MV Stops	DWI	MVC	CDS	DV	GP
196	663	1374	8	108	38	41	217

c. January 2022 Stolen Property: \$2,112.00 YTD: \$2,112.00

Arrests	Tickets	MV Stops	DWI	MVC	CDS	DV	GP
25	47	211	0	6	2	2	22

9. Buena EMS - Total Call for 2021: 1,073

a. January 2022 Call for Service: 103

b. Location of Calls

- i. 61 Borough
- ii. 7 BVT
- iii. 25 Vineland
- iv. 9 Dorothy
- v. 1 Gloucester Co

c. Types of Calls

- i. 6 Cardiac Emergencies
- ii. 8 Respiratory
- iii. 11 Psychological
- iv. 2 MVCs
- v. 4 Unconscious
- vi. 35 Medical Emergencies
- vii. 3 DOAs
- viii. 4 Bleeding

10. Minotola Fire Company

a. Operations

- i. The Minotola FC has responded to 129 calls for service in 2021.
- ii. 2022: 29 Calls for Service YTD
- iii. February 2022: 17 calls for service
  - 1. 5 Alarm Calls
  - 2. 2 Carbon Monoxide Alarms
  - 3. 1 Dwelling Fire
  - 4. 4 Woods/Brush Calls
  - 5. 1 Natural Gas Leak
  - 6. 1 MVC
  - 7. 1 Trash Fire
  - 8. 1 Elevator Rescue
- iv. MFC assisted the American Legion Post 270 with repairs to their flagpole
- v. MFC hosted Buena Little League's signups at their Wheat Road Station

**BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILWOMAN ANDALORO)**

COUNCILWOMAN ANDALORO reported that she had requested Allrisk to start with the Council Chambers first so that council resume public meetings at Boro Hall.

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**MINUTES OF THE REGULAR MEETING OF FEBRUARY 14, 2022. IF NO CORRECTIONS OR ADDITIONS, ENTERTAIN A MOTION TO APPROVE:**

<b>Council Member</b>	<b>By</b>	<b>2nd</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
ANDALORO, G			X				
D'ALESSANDRO			X				
WALKER		X	X				
ALVAREZ			X				
ANDALORO, P	X		X				

**UNFINISHED BUSINESS:**

**NEW BUSINESS:** Councilwoman stated she had emailed the school administrator requesting council meeting be held at a school during March, hopeful that meeting in April will return to Boro Hall. Gina Andalora welcomed Jim Hoffman as the new Occupancy Inspector and Code Enforcement Officer for the Borough.

**BILLS PAID AS LISTED:**

<b>Council Member</b>	<b>By</b>	<b>2nd</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>	<b>Recuse</b>
ANDALORO, G			X				
D'ALESSANDRO	X		X				
WALKER		X	X				
ALVAREZ			X				
ANDALORO, P			X				

Councilwoman Pat Andaloro stated for the record, that she was not voting for the bills submitted and listed for Solicitor Angela Costigan.

**NEXT MEETING:** MARCH 14, 2022

**MEETING ADJOURNED: M/D'ALESSANDRO S/ G. ANDALORO RCVU**

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Pamela Johnston  
Acting Borough Clerk