

BOROUGH OF BUENA
REGULAR COUNCIL MEETING MINUTES
July 10, 2017

MEETING CALLED TO ORDER: 6:29 P.M.
 MEETING ADJOURNED: 7:40 P.M.

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, July 10, 2017 commencing at 6:30 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 17, 2016, as well as having been posted on the bulletin board at Borough Hall.

PRESENT: Councilpersons Marolda, Walker, Baker, Alvarez and McAvaddy, Mike Benson, Acting Solicitor and Jill McCrea, Administrator and Brianna Pace, Deputy Clerk

ROLL CALL OF ATTENDANCE:

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

PRESENTATION: TRIAD ASSOCIATES

Michael Zumpino gave an overview on the company, what they do and how it works to help us. They are currently our grant writers and he said even though they are always looking for grants that could potentially fit our criteria it's much more effective if council advises them of their budget and short term goals so they can find grants to fit our needs.

Mayor Zappariello asked if he could give any examples of grants other towns have gotten comparable to our size.

Mr. Zumpino responded with fire and EMS, USDA, green acres, safe route to schools and bikeway projects as a couple examples. Some are completely grants and others are grants and loans.

PUBLIC PORTION OF MEETING:

Daryl Cain of Park Drive asked if some of the no parking signs were coming down. Mayor Zappariello stated he spoke with the Engineer and they can take some of the signs down. He continued that a traffic study is required to look into putting no parking signs on the other side of the street. In addition, he advised Councilman Marolda is looking into a parking lot resolution.

Next, Mr. Cain requested a Green Acres update. The Mayor advised he did speak to Green Acres and this is what he knows so far: 1968 they provided funding and they are looking into what that number is, 1976 \$12,000, 1989 \$73,000 and they are looking to see if we received anything after that.

Mayor Zappariello stated we cannot purchase back the rights from Green Acres but we can lock the fields. It is something the committee will need to discuss such as how to lock them, when to lock them and who's responsible for locking them.

Next, some residents had questions about the police coverage regarding Franklin Township. Council turned it over to Franklin Township representatives to answer. Chief Zimmer advised they will always have at least one officer in the area. They are working on a plan to break up into 3 sectors instead of two allowing more officers in or near the area. They also are planning to use our facility as a substation and have administrative staff their daily.

Officer in Charge Martinelli asked if negotiations started yet. Councilman Alvarez responded with yes. OIC Martinelli asked why he hasn't been involved. He keeps being told soon but nothing comes. No one has said any word to him through this whole process even though they are submarining his career. He stated the Mayor told him he would meet with the officers in the beginning of the year to talk about what is going on and that has yet to happen. Councilman Alvarez responded that when the time comes you will be included.

Senior Center residents stated when pulling out of Artic onto Central they have issues seeing traffic in front of the liquor store when cars are lined up. Also, she asked if they were going to lose Rhonda (EMS) and the Mayor responded no.

OIC Martinelli followed up to let the residents know Franklin Township is awesome and he doesn't believe they will have any issues with them.

MAYOR'S REPORT:

NEED MOTION TO OPEN THE PUBLIC HEARING ON:

**ORDINANCE NO. 652: AN ORDINANCE SETTING THE SPEED LIMIT FOR TRAFFIC ON KIMBERLY LANE, BOROUGH OF BUENA AT 20 MILES PER HOUR IN ACCORDANCE WITH N.J.S.A. 39:4-98
m/Baker s/Alvarez**

WHEREAS, several residents of the Borough of Buena have complained of the excessive speed of motorists traveling on Kimberly Lane in the Borough of Buena and unsafe condition it is causing, Kimberly Lane being a residential street with on street parking is permitted on both sides of the public street to accommodate its residents, school children walk to school ; and

WHEREAS, in accordance with NJSA 39:4- 98 the Council of the Borough of Buena adopted a resolution authorizing the Borough engineer to conduct an engineering and traffic study to determine whether the standard speed for residential neighborhoods should be reduced from 25 miles per hour (mph) on Kimberly Lane due to the residential density, lack of sidewalks, presence of school children, community residences, traffic count, accident and speed sampling data; and

WHEREAS, on June 7, 2017, the Borough engineer, Remington and Vernick, completed a vehicle speed study for Kimberly Lane who, in conjunction with the absence of sidewalks and the presence of a group home at 106 Kimberly Lane, recommended a speed limit reduction from 25 mph to 20 mph along the Kimberly Lane, which said report is attached hereto and made a part hereof; and

WHEREAS, the Council of the Borough of Buena finds it to be in the best interests of its residents.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Buena that the speed limit for Kimberly Lane, Borough of Buena, shall be set at 20 mph subject to final approval by the Commissioner of Transportation of the State of New Jersey and the Public Works Department is directed to post speed limit signs along Kimberly Lane at locations as specified by the Borough engineer and in accordance with MUTCD advising motorists traveling upon Kimberly Lane that the speed limit there on is 20 miles per hour.

BE IT FURTHER ORDAINED that any Ordinance or portion thereof that is inconsistent with the terms of this Ordinance shall be repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that should any portion of this Ordinance be deemed void by a Court of competent jurisdiction, the balance hereof shall remain in full force and affect.

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

DISCUSSION: Acting Solicitor Benson gave a report on behalf of Mr. Tonetta. He advised Mr. Tonetta reached out to the Commissioner’s Office to get the status of the ordinance sent to them regarding the speed limit on Kimberly Lane but was unsuccessful. He recommends the public hearing is continued until next meeting to wait for a response from them.

Brian Fatcher of Kimberly Lane recapped the timeline over 5 years to get to this point. He doesn’t understand why they need to wait for DOT before council can vote. Upon his own research he believes council doesn’t need DOT’s permission and they can vote now.

NEED MOTION TO TABLE THE PUBLIC HEARING:
m/Baker s/Alvarez

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA		X		
WALKER		X		
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

ORDINANCE NO. 652 ADOPTED:
M _____ S _____

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
WALKER				
BAKER				
MANCUSO				
ALVAREZ				
MCAVADDY				

**RESOLUTION 94-17 A RESOLUTION OF THE BOROUGH OF BUENA AUTHORIZING
THE CLERK TO ADVERTISE FOR PROPOSALS FOR EMS
BILLING MANAGEMENT SERVICES.
m/Baker s/Walker**

WHEREAS, the Emergency Management Services (EMS) for the Borough is in need of an experienced collection and billing management services to pursue third party collection for EMS for a period of one year with two one year extensions.

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

1. That the Clerk is authorized to advertise for bids for EMS collection and billing management services to be published on the official website and once in the official newspaper of the Borough of Buena on or before July 14, 2017.

2. Proposals for EMS Billing Management Services will be accepted in the Office of the Municipal Clerk, 616 Central Avenue, Minotola, New Jersey.

3. The deadline for submission of proposals will be August 4, 2017, at 2:00 p.m. No proposals shall be received after the time designated

4. Specifications for said position are on file in the Office of the Municipal Clerk, 616 Central Avenue, Minotola, New Jersey, and on the official website for review and copies are available.

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

PERSONNEL:

**RESOLUTION 93-17 A RESOLUTION FIXING A SALARY FOR THE ADMINISTRATOR FOR THE YEAR 2017
m/Baker s/Walker**

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 2017; and

WHEREAS, the Council of the Borough of Buena has determined to provide a salary increase for the new Administrator 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 employee shall receive the salary hereinafter set forth, retroactive to June 20, 2017:

Administrator \$24,500.00

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

**RESOLUTION 95-17 A RESOLUTION APPOINTING SUSTAINABLE JERSEY GREEN TEAM AND ADVISORY COMMITTEE INITIAL MEMBERS.
m/Baker s/Walker**

WHEREAS, the Borough Committee of the Borough of Buena strives to save tax dollars, assure clean air and water; improve working and living environments to build a community that is sustainable economically, environmentally and socially; a community which will thrive well in this and the next century; and

WHEREAS, the Borough Committee of the Borough of Buena wishes to build a model of government which benefits our residents now and far into the future with green community initiatives which are easy to replicate, affordable to implement and improve quality of life; and

WHEREAS, in an attempt to focus attention on "Green" issues, the Borough Committee wishes to establish a Green Team Advisory Committee (GTA); and

WHEREAS, the Council of the Borough of Buena wants to begin the process of focusing on "Green" issues by starting with internal audits of municipal facilities and items to improve the standard of living in the Borough of Buena; and

WHEREAS, employee efficiency, maintenance and operation changes will all be considered as the Borough moves to do its share to lessen the environmental impact of its operations and improve the livability of the community.

NOW THEREFORE BE IT RESOLVED, by the Borough Committee of the Borough of Buena that we do hereby establish a Green Team Advisory Committee consisting of seven members who shall be residents, business persons or employees of the Borough of Buena, appointed annually, but whose initial term shall be through December 31, 2017.

NOW THEREFORE BE IT FURTHER RESOLVED, by the Council of the Borough of Buena that the Mission, goals and Objectives for GTA through December 31, 2017 are established as follows:

Mission

The Borough of Buena Green Team Advisory committee will advise the borough committee on ways to improve municipal operations with "Green" initiatives which are economically and environmentally sound through research and evaluation.

Goals

Submit a report and recommendation to the Borough Committee by November 1, 2017 to include:

1. An internal audit of municipal facilities
2. A report of suggested best practices for "greener" municipal operations
3. An evaluation to create a healthier community on borough grounds

Objectives

1. Collaborate with township employees, service providers and other governmental agencies to share resource information and ideas consistent with the Mission the GTA.
2. Encourage participation of all employees to solicit ideas on green initiative.
3. Research and analyze green initiatives which make practical environmental and financial sense.
4. Develop strategies for sustainable green initiatives in municipal operations.

NOW THEREFORE BE IT FINALLY RESOLVED, by the Borough Committee of the Borough of Buena that the following persons are hereby appointed to the GTA for the remainder of 2017 and are eligible to serve until replaced through an updated resolution or ordinance adopted at our annual reorganization meeting:

FIRST NAME LAST NAME POSITION REPRESENTATIVE

Jill McCrea, Regular Member Borough Administrator
 Pamela Johnston Regular Member BB Code Enforcement Officer
 Jeffrey Marolda Regular Member BB Councilman
 Matthew Walker Regular Member BB Councilman
 Douglas Adams Regular Member Citizen Representative
 Brian Fatcher Regular Member Citizen Representative
 Marina Barsuglia Regular Member BB Recreation Committee

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

ADMINISTRATORS' S REPORT: No report

SOLICITOR'S REPORT: Acting Solicitor Benson gave a report on behalf of Solicitor Tonetta. He spoke with Mr. Nimohay and advised that Lauren Court needed to be fixed immediately since the conditions are hazardous. He put First Indemnity of America on Notice of the need for the emergency repairs and demanded they undertake the performance of the work left incomplete by the developer in accordance with Borough Resolution and the Performance Bond. We should hear back from them soon.

Mr. Tonetta will be setting up a meeting with Judge Perskie for this month regarding COAH Litigation. Judge Johnson has ordered all municipalities to deposit in the escrow account an additional \$2,000.00 to cover the continued costs of the Judge and Special Master.

The Solid Waste Collection contract will expire September 1, 2017. Bids require 60 days notice so it will be necessary to amend the contract with Gold Medal for an additional 30 days. We should pass a motion to authorize the Clerk to advertise for bids to be received by the Clerk on September 21, 2017.

ENGINEER' S REPORT

FY2015 NJDOT Municipal Aid Project - Resurfacing of Plymouth Street

We received the permit for the culvert replacement from the NJDEP. We are awaiting word from The Pinelands Commission to determine if the project can proceed under the County's Memorandum of Agreement with The Commission. We are finalizing the bid documents for the culvert replacement.

The County has authorized our office to proceed with advertising the project for bid. We need Borough authorization also.

A contract for the resurfacing project was awarded to Arawak Paving Company, Inc. at the May 8, 2017 Borough Council Meeting. The initial Payment Voucher was submitted to the NJDOT for processing.

Melini Park Senior Recreation Facility – CDBG Project

The bid documents have been verbally approved by the ACIA for bid advertisement. Once we receive written approval, we will advertise the project for public bid.

Master Plan Re-Examination

Our office is working on our initial planning review.

Resurfacing of Forest Grove Road

The Borough received \$196,000.00 in FY2016 NJDOT funding for the resurfacing of Forest Grove Road. The Borough did not receive FY2017 funding. A contract utilizing the FY2016 funds must be awarded by some time in November to avoid jeopardizing the funding. The Clerk’s Office should review a copy of the grant agreement to determine the award deadline. Our office had previously submitted a proposal for this project.

COMMITTEE REPORTS:

ROADS/RECYCLING: (COUNCILMAN MAROLDA) Councilman Marolda asked Bob Smith if we could meet with Mr. Nimohay regarding the potential parking lot. They are working on the Lauren Court issues, handicap signs have been ordered for Melini Street and storm drains are being cleaned.

ECONOMIC DEVELOPMENT: (COUNCILMAN WALKER) Councilman advised he will reach out to Triad to see what they can do to help us.

RECREATION: (COUNCILWOMAN BAKER) Councilwoman Baker reported there were 1,126 passengers on the Route 54/40 shuttle during the month of June. Also, concerts in the park begin tomorrow night at 7pm featuring the Buddy Gale Orchestra.

FINANCE: (COUNCILMAN MANCUSO) No report

PUBLIC SAFETY/STREETS LIGHTS: (COUNCILMAN ALVAREZ) Councilman Alvarez reported EMS had 74 calls for June with 24 calls outside of town.

**Resolution 96-17 A RESOLUTION APPOINTING PART-TIME EMERGENCY MEDICAL SERVICE EMPLOYEES OF THE BOROUGH OF BUENA EFFECTIVE JULY 10, 2017.
m/Alvarez s/Baker**

BE IT RESOLVED by the Council of the Borough of Buena that:

The following individuals are hereby appointed and employed, effective July 10, 2017 as part time Emergency Medical Technicians who shall regularly work 20 hours or under per week and shall be paid in accordance with the current salary resolution:

Angel Calixto-Gomes

Alexander Hess

Jean Stanek

John Torres

Stephanie Auger

Alyssa Purkins

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

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

CLERK'S REPORT:

Minutes of the meeting of June 26, 2017 were approved m/Baker s/Walker

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

Minutes of the meeting of June 28, 2017 were approved m/Baker s/Alvarez

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER			X	
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

UNFINISHED BUSINESS:

Resolution 97-17 A RESOLUTION AUTHORIZING THE RECEIPT OF BIDS FOR SOLID WASTE COLLECTION AND DISPOSAL.
m/Marolda s/Walker

BE IT RESOLVED by the Council of the Borough of Buena that Municipal Clerk is hereby authorized and directed to advertise for sealed bids for solid waste collection and disposal service within the Borough of Buena.

BE IT FURTHER RESOLVED, that the Borough Attorney is hereby authorized and directed to prepare bid specifications for solid waste collection and disposal service within the Borough of Buena.

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

NEW BUSINESS: None

BILLS PAID AS LISTED: m/Baker s/Alvarez

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

NEXT MEETING: August 14, 2017 - 6:00 pm Workshop Meeting
August 14, 2017 - 6:30 pm Regular Meeting

MEETING ADJOURNED: m/Baker s/Alvarez

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO				X
ALVAREZ	X			
MCAVADDY	X			

BRIANNA PACE
DEPUTY CLERK