

BOROUGH OF BUENA  
 WORKSHOP MEETING  
 MINUTES  
 JUNE 8, 2020  
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**MEETING CALLED TO ORDER: 7:02 P.M.**  
**MEETING ADJOURNED: 7:22 P.M.**

THE REGULAR MEETING OF MAYOR AND COUNCIL OF THE BOROUGH OF BUENA WAS HELD MONDAY, JUNE 8, 2020 COMMENCING AT 7:02 P.M. VIA TELECONFERENCING WITH MAYOR ZAPPARIELLO PRESIDING. MAYOR ZAPPARIELLO CALLED FOR A MOMENT OF SILENCE FOR ALL THOSE AFFECTED BY COVID-19. MAYOR ZAPPARIELLO 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:**

Robert Gillis, owner of Infinity Fence, stated that his attorney is in contact with Solicitor Costigan and the attorney for the Borough of Buena Municipal Utilities Authority. Mr. Gillis is hopeful each entity will forgive taxes and utility charges through December 31, 2019.

Debra Welsford of Cedar Lake Road will send pictures of overgrown trees to Councilman Walker. Mr. Walker met with Road Supervisor Nimohay and Engineer Smith to address flooding issues and brush maintenance. Ms. Welsford thanked the Councilman for his assistance in rectifying these ongoing problems.

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**RESOLUTION 57-20      A RESOLUTION RE-APPOINTING LISA PERELLA AS TAX ASSESSOR FOR THE BOROUGH OF BUENA EFFECTIVE JULY 1, 2020.  
 M/ALVAREZ S/BAKER**

**WHEREAS**, Lisa Perella currently serves as the Tax Assessor for the Borough of Buena; and

**WHEREAS**, Lisa Perella has the qualifications for said position and holds current tax assessor certification issued by the New Jersey Department of Community Affairs; and

**WHEREAS**, the Council of the Borough of Buena has determined that reasonable and appropriate funds are available in the Budget of the Borough for said purposes.

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

1. Lisa Perella is hereby re-appointed to the position of Tax Assessor effective July 1, 2020.
2. Said Individual shall be compensated at the salary pursuant to the 2020 salary resolution.
3. Said individual shall not be governed by the terms and conditions of the Collective Bargaining Agreement between the Borough and its Collective Bargaining.

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

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**RESOLUTION 58-20      RESOLUTION AUTHORIZING THE EXECUTION OF A  
 PROFESSIONAL SERVICES AGREEMENT WITH TIFFANY  
 A. MORRISSEY FOR SPECIALIZED SERVICES IN  
 CONNECTION WITH AFFORDABLE HOUSING COMPLIANCE.  
 M/BAKER S/WALKER**

**WHEREAS**, the Borough of Buena was awarded third round conditional affordable housing compliance and repose on August 28,2018 by Court Order and final third round unconditional compliance and repose on November 1,2018; and

**WHEREAS**, the Borough of Buena is required to submit reporting as a condition of compliance, midpoint review reporting, annual monitoring, trust fund monitoring, and very low-income monitoring reports; and

**WHEREAS**, the Borough of Buena wishes to contract with Tiffany A. Morrissey for professional planning services in connection with compliance and report completion; and

**WHEREAS**, it is anticipated that the cost for the professional services agreement will be in the amount not to exceed \$1000 which is a necessary expense; and

**NOW THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Buena that the Mayor is authorized to execute a Professional Services Agreement between Tiffany A. Morrissey and the Borough of Buena in an amount not to exceed \$1000.00 and contingent upon a Certification 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	

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**SOLICITOR'S REPORT: No report.**

**ENGINEER'S REPORT:**

**Replacement of the Plymouth Street Culverts**

The as-built plan was provided to Atlantic County. Our office is working with the County to close out the project.

**FY2016 NJDOT Municipal Aid Project - Resurfacing of Forest Grove Road**

The final punchlist items will be completed in conjunction with the South Boulevard project.

**FY2018 NJDOT Municipal Aid Project – Reconstruction of Forest Grove Road**

Our office is awaiting additional survey information from the contractor to address grading issues.

**FY2019 NJDOT Municipal Aid Project – Reconstruction of South Boulevard**

Storm drain work, concrete work and paving is complete. Striping is scheduled for June 4, 2020.

**FY2020 NJDOT Municipal Aid Project – Reconstruction of South Boulevard**

Design work is on-going.

**Buena Borough Landfill**

Our office is working on the proposal for the work requested by The Pinelands Commission and will be submitting it in the near future. We are currently reviewing potential grant opportunities.

**Expansion of the Commerce Center Redevelopment Area**

The public hearing has been postponed. The new hearing date has not been scheduled.

**Madison Estates Major Subdivision – Lauren Court**

Our office is working with the bonding company's Engineer to come to an agreement with the apparent low bidder.

**RESOLUTION 59-20      A RESOLUTION OF THE BOROUGH OF BUENA  
AUTHORIZING THE ENGINEER TO APPLY FOR THE  
FY2021 NJDOT MUNICIPAL AID GRANT-  
RECONSTRUCTION OF SOUTH BOULEVARD.  
M/BAKER S/WALKER**

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Buena that the Engineer is authorized to submit an electronic grant to the New Jersey Department of Transportation for bids for the FY2021 NJDOT Municipal Aid Project- Reconstruction of South Boulevard in the Borough of Buena in an amount not to exceed \$1,200.00 and contingent upon a Certification of Availability of Funds from the Chief Financial Officer.

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

**RESOLUTION 60-20      APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF SOUTH BOULEVARD PROJECT. M/BAKER S/WALKER**

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the Borough of Buena formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2021-Reconstruction of South Boulevard-00334 to the New Jersey Department of Transportation on behalf of the Borough of Buena.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Buena and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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

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**CLERK'S REPORT:**

**MINUTES OF THE REGULAR MEETING OF MAY 26, 2020 WERE APPROVED.  
M/BAKER S/WALKER**

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

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

Mayor Zappariello referenced a memo from Councilman Mancuso regarding potential uses for the Borough owned property located at 701 South Central Avenue. The Mayor invited Council to submit ideas and recommendations for the development of this area to his attention.

Mayor Zappariello will be meeting with Council President Baker and Clerk Coraluzzo with regard to re-opening the municipal building to staff and the public.

**BILLS PAID AS LISTED: M/BAKER S/ALVAREZ**

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

**NEXT MEETING: JUNE 22, 2020**

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

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**MARYANN CORALUZZO  
BOROUGH CLERK**