

**BOROUGH OF BUENA
REGULAR COUNCIL MEETING
MINUTES
May 26, 2020
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**MEETING CALLED TO ORDER: 7:01 P.M.
MEETING ADJOURNED: 7:58 P.M.**

THE REGULAR MEETING OF MAYOR AND COUNCIL OF THE BOROUGH OF BUENA WAS HELD TUESDAY, MAY 26, 2020 COMMENCING AT 7:01 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	

Mayor Zappariello called for a moment of silence for those affected by the COVID-19 and for the mother of our employee, Fern Brown, who died recently.

PUBLIC PORTION OF THE MEETING:

Willian Coltri 532 Forest Grove Rod, had asked for a status update on 542 Forest Grove Road due to a recent large number of people and traffic flow at this property and 540 Forest Grove Road which is possibly vacant. High grass and garbage litters this address. Enforcement has been delayed because of COVID-19. Recently, Mayor Zappariello discussed the health and safety issue Pam Johnston, Code Enforcement Officer, and Bill Nimohay, Road Supervisor, concerning both properties.

Attorney Kristopher Facenda, 2408 New Road, Suite 2, Northfield, NJ, represents the purchaser of the Route 40 property, Infinity Fence. Mr. Facenda gave overview of the sale of the property. Mr. Robert Gillis, current owner, requested a reinstatement of the previous approval to waive all delinquent property taxes through 2019. Mr. Gillis will has requested a similar waiver of delinquent utility charges and will participate in the next meeting of the Borough of Buena Municipal Utilities Authority to further plead his case. Mr. Gillis will contact the tax collector in an attempt to pay his current taxes.

Debi Welsford 219 Cedar Lake Road, requested drainage on her road be put on a maintenance schedule. Ms. Welsford also requested the grass and overgrown of bushes be maintained since this overgrowth makes it difficult for two vehicles to pass on the narrow road. Councilman Walker received an email from Ms. Welsford and stated he will discuss the matters with Road Supervisor Nimohay.

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Ms. Welsford inquired as to the status of the cat licensing ordinance. Solicitor Costigan gave an overview of the TNR program. Mayor Zappariello asked Solicitor Costigan to distribute the program details to council for review.

SOLICITOR'S REPORT:

Solicitor Costigan reported that a copy of the employee handbook was sent to JIF for review and comment. The solicitor is working with Councilman D'Alessandro and Chief Ciralo to address the EMS department.

Solicitor Costigan brought before council, as requested by the Clerk, to pass a new resolution to republish notice of auction to be conducted by telephone to bid on grass cutting.

**RESOLUTION #59-20 A RESOLUTION AUTHORIZING THE SALE OF PERSONAL
PROPERTY BY PUBLIC AUCTION TO THE HIGHEST BIDDER
M/BAKER S/WALKER**

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

WHEREAS, N.J.S.A. 40A:12-13.1 authorizes the sale by municipalities of any real property, capital improvements or personal property, or interests therein, not needed for public use by sale in the manner provided by law; and

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

1. The sale of the grass crop on the property known as Black Water Bond Recreational Area shall be conducted on June 30, 2020 at 2:00 pm by the Municipal Clerk or designee at 616 Central Avenue Minotola, NJ 08341 by remote conference due to the State of Emergency declared by Governor Murphy on March 9, 2020 in Executive Order #103 in response to the health emergency as a result of the Covid-19 pandemic.
2. The sale of personal property shall be made at public auction and shall be sold to the highest bidder, subject to acceptance of such bid by resolution of the Council of the Borough of Buena which reserves the right to reject all bids where the highest bid is not accepted. The monies received from the sale shall be turned over to the Chief Financial Officer for deposit.
3. The Borough Clerk shall publish in a newspaper circulating within the Borough of Buena, County of Atlantic and State of New Jersey, on June 12, 2020 and June 19, 2020 and a notice of the aforementioned sale of the personal property shall be posted on the bulletin board in the municipal building and posted on the municipal website along with remote call instructions.

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

COMMITTEE REPORTS:

ROADS/RECYCLING: (COUNCILMAN WALKER)

Councilman Walker reported that the Municipal building is being cleaned daily. All fire extinguishers have been checked. Grass on Kennedy Drive is being cut. South Boulevard project is progressing. Brush and leaves are being collected. Brush hog had been ordered. JIF video and classes are being viewed

PUBLIC SAFETY/STREETS LIGHTS: (COUNCILMAN D'ALESSANDRO)

Councilman D'Alessandro reported on police and EMS activities. In addition, the Councilman reported that COVID-19 PPE supplies are stable. Conference calls with County are ongoing. graduations (in person) will be permitted after July 6th. Lastly, our webpage continues to be updated for COVID-19 information.

BLDGS/GROUNDS/IMPROVEMENTS: ((COUNCILWOMAN BAKER)

Council President Baker gave the update on rental registration and inspections. Grass notices have been sent to property owners for overgrowth.

RECREATION: (COUNCILWOMAN BAKER)

Council President Baker reported that there were no upcoming activities at this time.

ECONOMIC DEVELOPMENT: (COUNCILMAN MANCUSO)

Councilman Mancuso recently attended a meeting with Triad Associates to discuss development in the Borough.

FINANCE: (COUNCILMAN ALVAREZ)

Councilman Alvarez reported that employees are working within their budget.

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CLERK'S REPORT:

MINUTES OF THE REGULAR MEETING OF ,2020 WERE APPROVED
 M/BAKER S/MANCUSO

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

CORRESPONDENCE:

1. OUR LADY OF THE BLESSED SACRAMENT REQUESTING AN AMENDMENT (DUE TO COVID-19 RESTRICTIONS) TO RAFFLE LICENSE, NO. RA02-2020 AND RA03-2020 TO BE HELD ON OCTOBER 4, 2020 WAS APPROVED.
 M/BAKER S/MANCUSO

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

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CORRESPONDENCE FILED M/BAKER S/WALKER

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

UNFINISHED BUSINESS:

Councilman Walker requested clarification on the Infinity Fence situation. Mayor Zappariello stated a special meeting will be held for its finality, if necessary.

NEW BUSINESS:

Councilman Alvarez asked that the letter concerning camper to be resent to 210 Wheat Road. Solicitor Costigan will follow up.

BILLS PAID AS LISTED: m/ Baker s/Walker

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

NEXT MEETING June 8, 2020

Mayor Zappariello thanked everyone for staying on task, meeting deadlines, and continuing to conduct business without interruption while working remotely.

MEETING ADJOURNED: m/ Baker s/D'Alessandro RCVU

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Pamela Johnston