

BOROUGH OF BUENA
REGULAR COUNCIL MEETING MINUTES
MARCH 11, 2013

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, March 11, 2013 commencing at 7:00 p.m. at the Borough Hall with Mayor Baruffi presiding. Mayor Baruffi 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 to the Press of Atlantic City, the Daily Journal and the Atlantic County Record as well as having been posted on the bulletin board at Borough Hall.

PRESENT: Councilpersons Marolda, Baker, Santagata, Zappariello, Cugini, and DeStefano, Richard P. Tonetta, Solicitor, Dr. Paul Trivellini, Administrator and Gail Knott, Deputy Clerk. Glen Ortman, Auditor and Nancy Brunini, Chief Finance Officer

ABSENT: all present

MAYOR'S REPORT:

RECOGNITION: BUENA BRAVES FOOTBALL PLAYERS AND CHEERLEADERS
Mayor and Council Members recognized the Buena Cheerleaders and Coaches. The Buena Braves Football Players were not in attendance.

ORDINANCE NO. 607 INTRODUCED AND PASSED ON FIRST READING:
CALENDAR YEAR 2013 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A.40A:4-45.14) m/Cugini s/DeStefano

Glen Ortman, Auditor gave an overview of the Municipal Budget to date.

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

RESOLUTION 43-13 RESOLUTION OF THE BOROUGH OF BUENA EXERCISING A TWO YEAR OPTION WITH BLUE DIAMOND DISPOSAL, INC. FOR SOLID WASTE COLLECTION SERVICES COMMENCING JUNE 1, 2013.
m/Santagata s/Cugini

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

RESOLUTION 44-13 A RESOLUTION OF THE BOROUGH OF BUENA ACCEPTING THE GRACIOUS DONATION OF 35 MONTOUR CHAIRS FROM THE SICILIAN AMERICAN CLUB TO BE USED AT THE LOUISE BASILE CENTER
m/Santagata s/Cugini

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

RESOLUTION 45-13 RESERVE FOR UNCOLLECTED TAXES m/Baker s/Marolda

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

RESOLUTION 46-13 A RESOLUTION INTRODUCING AND APPROVING THE 2013 MUNICIPAL BUDGET. m/Baker s/DeStefano

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

RESOLUTION 47-13 A RESOLUTION OF THE BOROUGH OF BUENA AWARDDING A CONTRACT TO TAYLOR OIL COMPANY, SOMERVILLE, NEW JERSEY FOR THE FURNISHING OF DIESEL, FUEL AND GASOLINE TO THE BOROUGH OF BUENA. m/Cugini s/Baker

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

RESOLUTION 48-13 A RESOLUTION OF THE BOROUGH OF BUENA AWARDDING A CONTRACT TO WADE AULFFO ROOFING, LANDISVILLE, NEW JERSEY FOR A NEW ROOF ON THE BUENA BOROUGH ROAD DEPARTMENT UPPER GARAGE. m/Santagata s/Cugini

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

RESOLUTION 49-13 A RESOLUTION AWARDDING A CONTRACT FOR SAMPLING AND ANALYSIS MONITORING WELLS AT THE BOROUGH OF BUENA SANITARY LANDFILL TO VAL ASSOCIATES LABORATORY, INC., IN THE AMOUNT OF \$3,870.00 m/Santagata s/Cugini

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

PERSONNEL: no report

ADMINISTRATOR'S REPORT:

This report will, for the most part, be concerned with facilities. There are a number of items that are ongoing or will need to be addressed in the future.

1. Computer system-This is an ongoing project but we have made remarkable strides. The administrative offices have been completely rewired with CAT 5e cable and the rewiring is nearly complete in the police department. The three systems (administrative, MUA, and police) have been isolated from one another while maintaining communication. The tower in the Police Department is yet to be installed. We have found terminals that were wired with telephone wires, land use computers wired through the police department, electric wiring above the ceiling (a construction code violation), and numerous other items that may have contributed to the frequent breakdowns in the system.
2. Roof on the administration building- The roof currently leaks in a number of areas. I would like to walk it with Bill Nimohay in the spring to assess the condition. It is my understanding that this is not routinely coated, a necessity of good maintenance. In the long term, it is my initial thought that we might plan to coordinate this with a future HVAC project (mentioned below). I would suggest a "knee wall" might be constructed with a trussed roof. This would allow for clean, dry records storage as well as eliminating the possibility of future leaks that are prevalent with flat roofs.
3. Heaters/Air Conditioners for the administration building-The HVAC units are aging and we should begin thinking about a future replacement. It is my belief that this would best be done in conjunction with a reroofing project.
4. "Bingo Room" roof leak-There is a leak, consistent with rainstorms that have a driving rain. This is a steel roof and probably leaks because the seals between panels have deteriorated or the caulking is dried. I would recommend that we have this evaluated and repaired. The chances are that this is a low cost, simple repair.
5. Resealing of windows/doors at the Administration/Police building-In some places, we can see daylight around windows/doors. The dried caulk should be removed and the windows completely re-caulked. The current state allows for tremendous heat loss and a lack of comfort for our employees. In speaking with Bill Nimohay, he is accomplished in the preparation and application of the ¾ inch high-quality caulk necessary to do this job. I have asked him to do this at his earliest convenience as spring arrives.
6. Wall waterproofing- If you were to look at many of the interior painted walls of our administration/police building you would notice that in many places the paint is bubbled from the wall. This is called efflorescence. It is the natural mineral salts being leached from the block and cement joints. The cause for this problem is the infiltration of water through the masonry. If you look closely, this is far worse where the exterior is stone (more moisture infiltrates the rough surface). On unpainted block this would manifest itself as white salts. On the painted block, the paint has blocked the moisture from being released causing the bubbling that we see. In order to stop this, the building should be sealed by spray application from the exterior. It is my understanding that this was done more than eleven years ago using a latex product. The latex product is significantly inferior to the oil or chemical based products. This should be done as soon as finances permit. Unchecked, efflorescence can lead to spalling, the general deterioration of the masonry structure of the building.
7. Hot water heater-The administration/police building has a gas-fired, 40 gallon hot water heater. This means that we are keeping 40 gallons of water hot for 24 hours a day, 7 days a week, 365 days a year. The only reason we have hot water is for hand washing and the occasional janitorial use. We could save significantly by installing an on-demand tankless water heater. This creates hot water only when the faucet is turned on. I am currently researching any available grants. If none are available, I will still recommend this upgrade. Compounding this is the fact that our existing hot water heater is aged (prone to excessive gas use and possible leakage).

8. CCTV-I would recommend the future installation of a digitally recording closed-circuit television system. While it is certainly not permissible to video employees working, monitoring the hallways with four cameras would add significant security and record persons entering the facility at unusual hours.
9. Fire Detection/monitoring-We have a fire detection system that is marginally functional. There is no way to test the detector heads (they are single use) and a number of the pull stations are inoperable. Also, it does not dial any service. While this is permitted when a building is occupied 24/7 (as is our case with the police), it is not recommended. I believe that this will entail replacing the entire system, except the wiring.
10. Painting-After waterproofing, the interior of the building will need repainting, for both cleanliness and morale.
11. Lock system-It is highly recommended that a staged key system be installed, with individual keys and master keys. The current locks function poorly and keys are with unknown persons to all areas.
12. Generator-The current generator powers the police department, the hall lights, exit lights and telephone system. The diesel fuel tank is located within the building, as is the generator. This is old technology. We should look for funding sources to replace the unit with an exterior mounted, natural gas fired unit that powers the entire building.
13. Cleaning-The building needs a professional cleaning in the future, particularly to clean and strip floors that have excessive building of wax.

We have begun the process of cross-training staff to provide better service to our taxpayers. The clerk's office has trained two employees from outside of the office to perform the basic customer service functions when the regular staff is not present. This needs to occur in both finance and land use in the future.

We purchase our gasoline through the State Contract System. We have budgeted new gas and diesel fuel tanks and pumps in the current bond. Following our discussions, Bill Nimohay has located another vendor that will provide tanks and electric pumps without cost. This will allow us to re-allocate the bond funds for another necessary use.

SOLICITOR'S REPORT:

Solicitor Tonetta reported he is reviewing bids received for the Collection Services EMS Billing for the next council meeting.

COMMITTEE REPORTS:

RECYCLING: (COUNCILMAN MAROLDA) no report

FINANCE: (COUNCILWOMAN BAKER) no report

STREETS/ROADS: (COUNCILMAN SANTAGATA)

The Road Department itinerary was discussed.

RECREATION: (COUNCILMAN ZAPPARIELLO)

Upcoming Events:

- | | |
|--------|---|
| Mar-16 | Easter Egg Hunt 10:00 a.m. @ Bruno Melini Park(rain date 3-23) |
| Mar-24 | Minotola Volunteer Fire Company - breakfast 7:00 a.m. to 12:00 p.m. |
| Apr-3 | Recreation Meeting 7:00 p.m. |
| Apr-6 | Baseball Opening Day - parade begins 9:00 a.m. |

Councilman Zappariello reported the Road Department Supervisor is working with Triad Associates for any grants available for playground equipment.

PUBLIC SAFETY/STREET LIGHTS: (COUNCILMAN CUGINI)

The Incident Summary List was disseminated for review.

BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILMAN DESTEFANO)

Councilman DeStefano gave a brief summary on the Landuse Office.

PUBLIC PORTION OF THE MEETING: None

CLERK'S REPORT:

Minutes of the regular meeting of February 25, 2013 m/Baker s/Cugini

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	DeStefano	n/a
Baker			
Santagata			
Cugini			
Zappariello			

Minutes of the executive session of February 25, 2013 m/Baker s/Cugini

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	DeStefano	n/a
Baker			
Santagata			
Cugini			
Zappariello			

CORRESPONDENCE:

1. Sherri Chasey-Doughty regarding participation in the Alex's Lemonade Stand event that will take place on June 1, 2013 was acknowledged.
2. Wolfgang Skacel, D.E.P. Acting Commissioner, regarding Buena Borough's Certificate of Environmental Stewardship was acknowledged.

Correspondence filed m/Baker s/Santagata

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

UNFINISHED BUSINESS: none

NEW BUSINESS: none

BILLS PAID AS LISTED: m/Baker s/Santagata with the addition of Purchase Order No. 13-0153 dated 3/11/13 payable to Buena Regional School District in the amount of \$694,144.50 for district school tax.

Ayes:	Nays:	Abstain:	Absent:
Marolda	n/a	n/a	n/a
Baker			
Santagata			
Cugini			
Zappariello			
DeStefano			

NEXT MEETING: March 25, 2013

MEETING ADJOURNED: m/Cugini s/DeStefano RCVU