

**BOROUGH OF BUENA  
 REGULAR COUNCIL MEETING  
 OCTOBER 23, 2017  
 MINUTES**

**MEETING CALLED TO ORDER: 6:37 P.M.  
 MEETING ADJOURNED: 6:47 P.M.**

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, October 23, 2017 commencing at 6:37 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 and Mancuso, Richard Tonetta, Solicitor and Jill McCrea, Administrator and Maryann Coraluzzo, Borough Clerk

**ROLL CALL OF ATTENDANCE:**

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

**PUBLIC PORTION OF MEETING:**

There was no one wishing to address Mayor and Council.

**MAYOR'S REPORT:**

**RESOLUTION 124-17 A RESOLUTION OF THE BOROUGH OF BUENA REJECTING BIDS RECEIVED FOR THE MELINI PARK SENIOR RECREATION FACILITY.  
 m/Baker s/Walker**

WHEREAS, bids were received for the Melini Park Senior Recreation Facility on September 13, 2017; and

WHEREAS, the lowest bid far exceeds funding received and the Engineer's estimate.

NOW THEREFORE BE IT RESOLVED, by the Council of the Borough of Buena that all bids received for the Melini Park Senior Recreation Facility on September 13, 2017 are hereby rejected.

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

**RESOLUTION 125-17 RESOLUTION AUTHORIZING THE DISPOSAL OF SURPLUS PROPERTY  
m/Baker s/Walker**

**WHEREAS**, the Borough of Buena is the owner of certain surplus property which is no longer needed for public use; and

**WHEREAS**, the Council are desirous of selling said surplus property in an "as is" condition without express or implied warranties.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF BUENA**, in Minotola, New Jersey as follows:

1. The sale of the surplus property shall be conducted through GovDeals pursuant to State Contract A-83453/T2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with GovDeals is available online at govdeals.com and also available in the Finance office.
2. The sale will be conducted online and the address of the auction site is govdeals.com.
3. The sale is being conducted pursuant to Local Finance Notice 2008-9.
4. The surplus property to be sold is attached.
5. The surplus property as identified shall be sold in an "as is" condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.
6. The Borough of Buena reserves the right to accept or reject any bid submitted.

GovDeals - List to be auctioned for Streets & Roads

Frigidaire refrigerator

Vinyl Windows - Various sizes - 8

Bicycles - 9

Counter & Cabinet - 1

Storm Door

Oil fired forced hot air heater 94,000 BTU

Air Compressor 60 gallon - parts

Slide & monkey bar

Assorted aluminum windows - 9

Assorted animal carriers - 8

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

**RESOLUTION 126-17     A RESOLUTION OF THE BOROUGH OF BUENA AUTHORIZING THE CLERK TO ADVERTISE FOR THE HIRING OF A FULL TIME STREETS AND ROADS LABORER 1.  
m/Baker s/Walker**

**WHEREAS**, the Street and Roads Department is currently understaffed; and

**WHEREAS**, the Mayor and Council recognize the need to fill this position.

**NOW THEREFORE BE IT RESOLVED**, by the Council of the Borough of Buena that the Clerk is hereby authorized to advertise for the hiring of a full time Streets and Roads Laborer 1.

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

**RESOLUTION 127-17     A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO REFUND AN OVERPAYMENT.  
m/Baker s/Walker**

**WHEREAS**, there exists an overpayment on Block 188, Lot 1; and

**WHEREAS**, it has been determined by the collector that the overpayment should be refunded.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena, in the County of Atlantic, State of New Jersey that the following be refunded.

**Block 188, Lot 1**

**Refunded to: The Estate of James Zerillo  
c/o Alrene Burke, Executrix  
918 Greenhouse Drive  
Secane, PA 19018**

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**Amount: \$186.06**

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MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO	X			
ALVAREZ				X
MCAVADDY				X

**ADMINISTRATORS' S REPORT:**

Administrator McCrea has been working on multiple personnel issues. In addition, the Administrator requested a discussion be held on CBDG funding at the next workshop meeting.

Councilman Walker requested Administrator McCrea provide him with an update on the Community Champions Foreclosure Program.

**SOLICITOR'S REPORT:**

Solicitor Tonetta was contacted by a representative of First Indemnity regarding the Madison Estates bonds. They have requested the following documents: Developer's Agreement, Borough Engineer list and description of work to be completed and an estimate of cost, original plans for improvements and names and dates of acquisition for intervening owners. Once we receive this information and send to them they would like to meet. The Solicitor has been in contact with the Engineer requesting the above referenced documents.

**COMMITTEE REPORTS:**

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

Councilman Marolda has been working on the Louis Drive issue. The Councilman is hopeful this project will come to fruition within the next month.

The Road Department itinerary was discussed as well as anticipation of Plymouth Street Culvert bids to be received this week.

**ECONOMIC DEVELOPMENT: (COUNCILMAN WALKER)**

Councilman Walker has been busy working with Road Supervisor on the Landfill Closure.

**RECREATION: (COUNCILWOMAN BAKER)**

Council President Baker attended the Buena Baseball Softball Association meeting on October 12<sup>th</sup> Election of officers for 2018 was conducted and are as follows: President- Joe Fabrizio, Vice Presidents- Mike Lomberk and Chris Schober, Secretary, Samantha Strove and Treasurer, Ami Coia.

Passengers on the Route 54/40 Shuttle were 1,079 during the month of September.

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Council President Baker attended the Atlantic County League of Municipalities meeting on October 20<sup>th</sup>. The Atlantic County Board of Elections made a presentation.

Upcoming Events: October 28<sup>th</sup>- Landisville Volunteer Fire Company Annual Beef BBQ

October 28<sup>th</sup>- Trick or Treat from 2-4

**FINANCE: (COUNCILMAN MANCUSO)**

Councilman Mancuso reported that the Finance Committee has been, and will be meeting to discuss the 2018 Municipal Budget.

**PUBLIC SAFETY/STREETS LIGHTS: (COUNCILMAN ALVAREZ) none**

**BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILMAN MCAVADDY) none**

**Minutes of the workshop meeting of October 10, 2017 were approved m/Bakers/Walker**

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

**Minutes of the regular meeting of October 10, 2017 were approved m/Bakers/Walker**

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

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**Minutes of the executive session of October 10, 2017 were approved m/Baker s/Walker**

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

**UNFINISHED BUSINESS: none**

**NEW BUSINESS: none**

**BILLS PAID AS LISTED: m/Baker s/Walker**

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

**NEXT MEETING: November 13, 2017- 6:00 p.m. Workshop  
 6:30 p.m. Regular Meeting**

**MEETING ADJOURNED: m/Baker s/Mancuso**

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

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**MARYANN CORALUZZO  
 BOROUGH CLERK**