

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
MINUTES  
SEPTEMBER 24, 2018**

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**MEETING CALLED TO ORDER: P.M.**

**MEETING ADJOURNED: P.M.**

**CALL MEETING TO ORDER: Flag Salute**

**ROLL CALL OF ATTENDANCE:**

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

**Councilman Walker arrived at 7:08 p.m.**

**SUNSHINE LAW:** The regular meeting of Mayor and Council of the Borough of Buena was held Monday September 24, 2018 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 16, 2017, as well as having been posted on the bulletin board at Borough Hall.

**MAYOR'S REPORT:** First order of business.

**PUBLIC PORTION OF THE MEETING:**

Pam Grenier of 348 Wheat Road expressed concerns with flooding on and the area around 517 South West Boulevard. Councilman Marolda stated that he is aware of the issue and the developer, Frank Carpino, has been contacted.

Amanda Perry showed a video of the flooding in this area.

Roy Gazzara of Central Avenue questioned the need for two fire companies and a paid Emergency Medical Service.

Brian Fatcher and Lou Franks of Kimberly Lane expressed concerns with flooding on Route 40 and feels the farmers in the area should be required to keep water on their own respective property.

Mr. Fatcher stated he recently purchased a property on Belvidere Avenue. The road is in need of repair. Road Supervisor Nimohay is aware and will address is issue.

**PROCLAMATION: KNOCK OUT OPIOID ABUSE DAY: OCTOBER 6, 2018**

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**CONSENT AGENDA:**

Consent Agenda includes items of business which are not controversial and do not require individual discussion. A Motion approving the Consent Agenda is moved, seconded and voted upon as one item by the Borough Council. If any discussion is requested on a Consent Agenda item, it is removed from the Consent Agenda to the Regular Agenda.

**MOTION TO APPROVE CONSENT AGENDA:**

m/Baker s/Mancuso

**RESOLUTION 97-18      A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO REFUND AN OVERPAYMENT IN THE AMOUNT OF \$140.00 TO LEONILDA VAZQUEZ, OWNER OF BLOCK 152, LOT 9.**

**RESOLUTION 98-18      A RESOLUTION OF THE BOROUGH OF BUENA, COUNTY OF ATLANTIC, TRANSFERRING PAM JOHNSTON TO THE COMBINED OFFICE OF THE TAX COLLECTOR AND MUNICIPAL CLERK**

**RESOLUTION 99-18      A RESOLUTION AMENDING THE RESOLUTION 40 - 18 FIXING SALARIES FOR EMPLOYEES OF THE BOROUGH OF BUENA FOR THE YEAR 2018**

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

**ADMINISTRATORS' S REPORT:**

Master Plan:

In an effort to get the Master Plan moving along with full public disclosure, Bob suggested scheduling a master plan public information session.

EMS Billing Contract:

Expires at the end of this month. I originally had it on the agenda for this evening, but pulled it until further review from the Public Safety Committee. I have asked Maryann to have it prepared for the October 9, 2018 meeting.

Kennedy Drive:

I have spoken with a representative from NJDEP, Green Acres Program to inquire about getting Kennedy Drive off of our Recreational Open Space Inventory and follow through with the possibility of selling the land. A Statewide ROSI reconciliation was conducted in 1995 asking municipalities and counties to review what Green Acres had on file as encumbered

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parkland. In the Borough's April 1995 response Block 116, Lot 4 remained on the ROSI with no comment by the Borough. She attached the 2 ROSIs and the 1995 letter for your files.

Under N.J.A.C. 7:36-25.3(c), the inclusion of a parcel on a ROSI submitted by a local government unit in connection with a land acquisition or park development project funded by Green Acres creates a rebuttable presumption that the parcel is encumbered with Green Acres restrictions. The local government unit has the burden of proving the merits of any ROSI amendment request. N.J.A.C. 7:36-25.3(d). If the local government unit does not provide sufficient documentation to support its request, the Department will deny it. N.J.A.C. 7:36-25.3(d). In reviewing ROSI amendment requests, the standard applied by the Department is whether there is a "bona fide inaccuracy" in the ROSI. They will need the Borough's assistance. We will need to go through old files, Master Plans, planning documents, etc. to see if there is anything more on this property

Scott Paper:

I met with a prospective buyer (Books4less) of the Scott Paper building. I visited their main factory in Bridgeton to meet with the owner of the company. After discussing with the Solicitor, I advised the owner that he would have to have an agreement in place for Council to entertain some type of tax incentive. He estimated 50-60 would be created if they were to purchase.

Bakery:

We have received two (2) quotes thus far for the demolition of the bakery located at 441 Wheat Road. Mr. Nimohay is meeting with another contractor for a third one. If we receive any quotes within reason, I would to proceed with the application to Atlantic County Improvement Authority. The building is unsafe for habitation but is not in eminent danger of collapse.

Removal of Building on 701 Central Avenue:

As discussed at previous meeting, I have directed Mr. Nimohay to clean out and demolish the structure on this property.

Administrator McCrea also reported that each fire company will contribute \$5,000.00 toward next year's budget.

**SOLICITOR'S REPORT:**

Fair Housing

Pinelands approval received on 9/13/18.

Convenience Center

Ordinance preparation

Mobile Home Service Fees

Obtaining assessments for future preparation of ordinance.

Madison Avenue

Contact with Bonding Company

**COMMITTEE REPORTS:**

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

Councilman Marolda reported that the convenience center will be open on the third Saturday in 2019. In addition to this change, grass clippings will be now be limited.

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**ECONOMIC DEVELOPMENT: (COUNCILMAN WALKER)** no report

**RECREATION: (COUNCILWOMAN BAKER)**

On Saturday, September 11, 2018, Council President Baker attended the Buena Alliance Meeting. Activities for the year were discussed.

On September 13, 2018, Council President Baker attended the B.B.S.A. Meeting. Joe Fabrizio was elected President of their 18 member board.

The Route 54/40 Shuttle has 1,102 passengers in the month of August. There was an average of 48 passengers per day.

**Upcoming Activities:**

September 30<sup>th</sup>: Walk on the Past

Presentation by Mark Demitroff, 3:00 P.M. at the Historic Friendship Church.

October 14<sup>th</sup>: Our Lady of the Blessed Sacrament will present a Dinner Theater and Chinese Auction. "How Gabriel Got Her Wings" which is a 50s Musical, at 2 P.M. at the Parish Center. Donations are \$10.00 for adults and \$5.00 for youths.

**FINANCE: (COUNCILMAN MANCUSO)** no report

**PUBLIC SAFETY/STREETS LIGHTS: (COUNCILMAN ALVAREZ)**

Councilman Alvarez provided those present with a summary of police activity for the month of August.

**BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILMAN MCAVADDY)** no report

**Councilman Walker arrived at 7:08 P.M.**

**CLERK'S REPORT:**

**MINUTES OF THE WORKSHOP MEETING OF SEPTEMBER 10, 2018 WERE APPROVED m/Baker s/Mancuso**

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

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

**UNFINISHED BUSINESS:**

A Central Avenue preconstruction meeting is upcoming.

**NEW BUSINESS:** none

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

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

**NEXT MEETING: TUESDAY, OCTOBER 9, 2018-**  
**WORKSHOP- 6:00 P.M.**  
**REGULAR- 6:30 P.M.**

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

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**MARYANN CORALUZZO  
BOROUGH CLERK**