

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
SEPTEMBER 26, 2016**

**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				
WALKER				
BAKER				
JAMES				
MANCUSO				
MCAVADDY				

**SUNSHINE LAW:** This meeting is 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.

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

**RESOLUTION 99-16** A RESOLUTION OF THE BOROUGH OF BUENA HONORING VILMA ODDI GIBBONE AND THANKING HER FOR HER CONTRIBUTION TO THE HISTORY OF BUENA BOROUGH  
M \_\_\_\_\_ S \_\_\_\_\_

**WHEREAS,** Vilma Oddi Gibbone has been a resident of the Borough of Buena for the bulk of her life; and

**WHEREAS,** Vilma Oddi Gibbone has reached the age of 104; and

**WHEREAS,** Vilma Oddi Gibbone has provided the Borough with a copy of her history, repeatedly intertwined with the history of the borough; and

**WHEREAS,** Vilma Oddi Gibbone's history will be retained as a vital part of the history of the Borough:

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Buena that Vilma Oddi Gibbone is extended their congratulations and gratitude for her longevity and generosity, this 26<sup>th</sup> day of September, 2016.

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MAROLDA				
WALKER				
BAKER				
JAMES				
MANCUSO				
MCAVADDY				

**RESOLUTION 100-16      A RESOLUTION ACCEPTING A MONETARY CONTRIBUTION FROM  
 BUENA BOROUGH MUNICIPAL UTILITIES AUTHORITY IN THE  
 AMOUNT OF \$56,000.00  
 M \_\_\_\_\_ S \_\_\_\_\_**

**WHEREAS**, Buena Borough Municipal Utilities Authority has contributed the sum of \$56,000.00 to the Borough of Buena, to be applied to the budget line item Emergency Medical Services Salary and Wages for the calendar year 2016.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF BUENA** that the financial contribution paid by the Buena Borough Municipal Utilities Authority in the amount of \$56,000.00 be and it is hereby accepted to be dedicated and applied by the Borough of Buena exclusively to the budget line item Emergency Medical Services Salary and Wages for the calendar year 2016.

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MAROLDA				
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MCAVADDY				

**RESOLUTION 101-16      OFFICIAL DEPOSITORY/AUTHORIZED SIGNATURES  
 M \_\_\_\_\_ S \_\_\_\_\_**

**WHEREAS**, N.J.S.A 40A:5-14 mandates that the governing body of a municipal corporation shall, by resolution passed by a majority vote of the full membership thereof, designate as a depository for its monies, a bank or trust company having its business in the State of New Jersey and organized under the laws of the United States or this State.

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Buena that Newfield National Bank be and the same are hereby designated the official Depositories of the Borough of Buena; and

**NOW, THEREFORE, BE IT RESOLVED**, that authorized signatures for depositories for the year 2016 are as follows:

David Zappariello, Mayor, Rosalie Baker, Council President, Maryann Coraluzzo, Cynthia LoGuidice, Brianna Pace, Diane Bassetti, and Paul Trivellini are authorized for the following:

- |                    |                     |
|--------------------|---------------------|
| Animal Control     | Clerk's Acct.       |
| Current Acct.      | Developers Escrow   |
| General Capital    | Housing Trust       |
| 40% Small Cities   | Payroll Acct        |
| Donations Police   | Police Trust        |
| Recreation Comm.   | Recycling Trust     |
| Small Cities Block | Tax Collection      |
| Tax Title Lien     | Tax Title Lien Prem |
| UFS Penalty        | Donations EMS       |

Cynthia LoGuidice, Diane Bassetti and Paul Trivellini are authorized for the following:

Buena Police Association                      Community Policing

David Zappariello, Mayor, Rosalie Baker, Council President, Maryann Coraluzzo, Cynthia LoGuidice, Brianna Pace, Diane Bassetti, Valerie Santagata-Jones and Paul Trivellini are authorized for the following:

UFS Acct    Construction Code    Occupancy

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
WALKER				
BAKER				
JAMES				
MANCUSO				
MCAVADDY				

**RESOLUTION 102-16      A RESOLUTION ACCEPTING A CHANGE ORDER TO AMEND A CONTRACT WITH ARAWAK PAVING COMPANY, INC. FOR NJDOT MUNICIPAL AID PROJECT- RESURFACING OF FORSYTHE STREET.**  
**M        S**

WHEREAS, in accordance with the project NJDOT MUNICIPAL AID PROJECT- RESURFACING OF FORSYTHE STREET, the Borough's Engineer, Edward J. Walberg, P.E., has prepared a change order recommending an **decrease** in the contract price by \$2,260.46.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena that the change order submitted by the Borough's Engineer, Edward J. Walberg, P.E. providing for an **decrease** in the contract amount of by \$2,260.46 is hereby accepted and approved by the Council of the Borough of Buena, as an amendment to said contract

BE IT FURTHER RESOLVED that David Zappariello, Mayor of the Borough of Buena, is authorized to execute the change order.

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**RESOLUTION 104-16     A RESOLUTION OF THE BOROUGH OF BUENA AWARDDING A CONTRACT TO REMINGTON, VERNICK AND WALBERG FOR ENGINEERING SERVICES FOR FY2016 MUNICIPAL AID PROJECT-RECONSTRUCTION OF FOREST GROVE ROAD.**  
**M \_\_\_\_\_ S \_\_\_\_\_**

WHEREAS, the Borough of Buena was awarded a grant of \$196,000.00 by the New Jersey Department of Transportation (NJDOT) for Fiscal Year 2016, Reconstruction of Forest Grove Road; and

WHEREAS, certain engineering services need be provided for surveying, engineering and permitting; and

WHEREAS, the Borough Engineer's Remington, Vernick and Walberg have presented a proposal to complete said services in the amount of \$39,900.00; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the engineer is hereby retained for surveying, engineering and permitting for the Fiscal Year 2016, Reconstruction of Forest Grove Road in an amount not to exceed \$39,900.00.

BE IT FURTHER RESOLVED that the award is contingent upon the receipt of a Certificate of Availability of Funds from the Chief Financial Officer.

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**PERSONNEL:**

**RESOLUTION 103-16     A RESOLUTION APPOINTING BRIANNA PACE TO THE POSITION OF DEPUTY MUNICIPAL CLERK/CLERK 1 IN THE BOROUGH OF BUENA EFFECTIVE SEPTEMBER 26, 2016**  
**M \_\_\_\_\_ S \_\_\_\_\_**

WHEREAS, there presently exists a vacancy in the position of Deputy Municipal Clerk/Clerk 1; and

WHEREAS, the office of the Municipal Clerk/Tax Collector is in need of a Deputy Municipal Clerk/Clerk 1 to assist in the performance of duties; and

WHEREAS, Brianna Pace has been recommended to fill the position of Deputy Municipal Clerk/Clerk 1.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena that Brianna Pace be and she is hereby appointed to the position of Deputy Municipal Clerk/Clerk 1 in the Borough of Buena, effective September 26,

2016, at an annual salary of \$27,000.00 for a minimum of 35 core hours weekly.

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**RESOLUTION 105-16     A RESOLUTION ACCEPTING THE RESIGNATION OF ROBERT L. JAMES FROM THE POSITIONS OF COUNCILMAN AND DIRECTOR OF PUBLIC SAFETY.**

WHEREAS, Robert L. James served as Councilman and Director of Public Safety for the Borough of Buena and;

WHEREAS, during his tenure, Robert L. James performed his duties in an efficient and professional manner; and

WHEREAS, Robert L. James has decided to resign effective September 27, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the resignation of Robert L. James be regrettfully accepted effective September 27, 2016.

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
WALKER				
BAKER				
JAMES				
MANCUSO				
MCAVADDY				

**ADMINISTRATORS' S REPORT:**

I will be with Buena Borough four years in October and I promised Mayor Baruffi three. My wife retired on September 1<sup>st</sup> and my time here is quickly waning. There were two main goals (and many smaller ones) when I arrived here; to get our staff to work together more effectively and to correct the financial issues (I estimated then that we were 13 months from being out of money at the time). Staff is working together and we, collectively, have solved and are solving many of the needs of the Borough.

Despite this, there are many things that still need attention. It is my belief that organizational improvement is like a nuclear explosion, it takes many things to achieve "critical mass".

1. FINANCIAL-Together for the last four years we have kept taxes at a minimum to continue to provide an improved level of service

for the residents of the Borough. The work that we have done thus far has not solved any of our long-range financial issues, we simply do not have enough reserve for the size of our community and we have no real plan to increase that reserve. Additionally, there are real needs that will cost the Borough in the future. I will list the options that have been mentioned that will provide real long-term financial repair for our municipal government, without necessarily promoting any. They are: substantial long-term tax increases; combining both fire companies into one; incorporating the MUA into municipal government; elimination or reduction of the Police force; reassessment of all Borough real property; and massive economic development. These all come with both benefit and detriment and, I believe, no one of the above is alone the panacea.

2. STAFFING-The public works department remains understaffed for the high quality and quantity of work that Council and the Public expect. In other departments, there are positions that should be eliminated through attrition and others that should be created for better public service. We are attempting to train and cross-train existing personnel as both good business practice and a way to maintain and upgrade services to the residents.
3. ECONOMIC DEVELOPMENT- Redevelopment Plans-I have reviewed the current two plans, one for Rt. 54 and the other for the Commerce Center. The plan for Rt. 54 is fine as written. The plan for the Commerce Center does not include several parcels that should be included (701 S. Central being one of them). This needs to be modified to include several other plots of land. Also, we need a redevelopment plan for the north side of the Boulevard that includes the old Scott Paper site as well as a number of other current and former business locations extending from Scott Paper to the corner of NW Boulevard. If we want businesses to relocate to Buena Borough we need to have the options to incentive their development. Redevelopment Zones create options, including assistance in many ways from the County. Other incentives- we might create our own incentives (PILOT Agreements) for new business/industrial development using tax abatement for new construction. Hamilton Township has just done some of this for particular zones and I have a copy. Master Plan-our current master plan is past due, according to the State and very problematic. Although certainly not intended, it appears to spot zone areas. It is fine to have pre-existing non-conforming uses that drive future development to where the community leaders and the public feel are appropriate areas for expansion. I believe that we could do a modification of the existing plan to save dollars and end up with a great improvement. This also helps to provide a "blueprint" for future water and sewer expansion. With these changes we can be business friendly.
4. BOROUGH HALL-All of our current collection of pictures of "old Buena Borough" have been hung in the halls and are drawing the attention of visitors. The Land Use office is discovering pictures of the old gas stations of the Borough and we are looking forward to creating a montage for the walls. And we are looking for additional old pictures of the borough. We still need a drainage system for roof runoff in the front of Borough Hall. Currently the water remains against the building creating potential health and structural issues.
5. RECORDS RETENTION-We sorely needed to update our records retention. Our USDA Grant provided funds to acquire a new storage shed from the Department of Corrections (prisoners build them for sale at cost to government agencies) and Public Works personnel had it placed behind Borough Hall. This is dedicated

records storage for the Clerk and Tax Collector records that are required to be maintained. We recently moved an existing shed next to the new one and our Public Works employees repaired and painted it. Aulffo Roofing will be installing a new roof and it is becoming the dedicated storage for records for the Land Use Office and Finance Office. We have one additional shed, which is used by the Police Department, which remains to the right of the radio tower. It is our plan, in the future, to fence the area that contains this shed to create a compliant storage area for Police impound. This has been required by the Atlantic County Prosecutor for a number of years, but we have not had a plan or the finances to bring this to fruition.

6. CONVENIENCE CENTER- Using Clean Communities funds we are working to provide new fencing, signage, and closed-circuit recording for the area. Times will need to be adjusted and violators prosecuted for illegal dumping.
7. NEW ROAD ISSUES-After the end of the financial moratorium we will attempt to pave Plymouth Road and we believe that we have sufficient funding to supplement the state aid for the road. We are moving forward with the plans for the paving of Forest Grove Road. We will need to bond for the portion of the road improvement not covered by state aid.
8. PARK- The playset that we purchased in Millville is at our maintenance facility and installation will begin shortly near the new children's ball field. We have also devised a parking plan that will restrict vehicles from the field, a safety issue. This is partially completed.
9. KENNEDY DRIVE-After review of underground piping we were able to delineate five compliant lots. James Cowan Engineering has been working on this surveying and engineering. Valerie Santagata Jones and I will be completing the application for Pinelands approval. Once received, I will make application to our Land Use Board for the creation of the lots. There may be one matter that requires legal review. This will be discussed with the solicitor for solution.
10. NORTH BOULEVARD (former Mazzoni Property) - Remington and Vernick (Cherry Hill office) are working toward the completion of DEP certification for this property. We finally have contact persons at the NJDEP. Once acquired, we will subdivide and sell two legal lots
11. 701 S. CENTRAL AVENUE-We have established the lien on the property at 701 S. Central, consisting of nearly \$90,000 in demolition costs, not including any delinquent taxes. We need to foreclose on this parcel in the next several months. This property is in need of redevelopment and should not be sold until it is incorporated into a new redevelopment plan.
12. LOUIS DRIVE- Drafts of the proposed easements have been forwarded to two of the property owners. I am suggesting that we acquire a 30' (+ or -) from the two adjacent farm property owners behind the homes on the north side of Louis Drive. The property owners of the two farm parcels have agreed to the necessary easement, as well as one of the residents of Louis Drive (this allows us to tie into drainage beneath the street. This plus a concerted effort with the MUA to provide sewer along with grade improvements to the roadbed should provide considerable long-term relief for property owners. The Borough will need to bond for this improvement.

**SOLICITOR'S REPORT:**

**COMMITTEE REPORTS:**

ROADS/RECYCLING..... CHAIRMAN JEFFREY MAROLDA  
JOSEPH MANCUSO, GREG MCAVADDY

RECREATION.....CHAIRMAN MATTHEW WALKER  
ROSALIE M. BAKER, JEFFREY MAROLDA

FINANCE.....CHAIRWOMAN ROSALIE M. BAKER  
ROBERT JAMES, MATTHEW WALKER

PUBLIC SAFETY/STREET LIGHTS..... CHAIRMAN ROBERT JAMES  
GREG MCAVADDY, JEFFREY MAROLDA

ECONOMIC DEVELOPMENT.....CHAIRMAN JOSEPH MANCUSO  
ROSALIE M. BAKER, ROBERT JAMES

BLDGS/GROUNDS/IMPROVEMENTS..... CHAIRMAN GREG MCAVADDY  
JOSEPH MANCUSO, MATTHEW WALKER

**PUBLIC PORTION OF MEETING:**

Anyone wishing to address Mayor and Council only, please step forward and give your name and address for the record.

**CLERK'S REPORT:**

Minutes of the regular meeting of September 12, 2016. If no corrections or additions, entertain a motion to approve M \_\_\_\_\_ S \_\_\_\_\_

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
WALKER				
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JAMES				
MANCUSO				
MCAVADDY				

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**CORRESPONDENCE:**

1. Our Lady of the Blessed Sacrament request for Raffle License dated for November 16, 2016.

M \_\_\_\_\_ S \_\_\_\_\_

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA				
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MCAVADDY				



**BILLS PAID AS LISTED: M \_\_\_\_\_ S \_\_\_\_\_**

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MAROLDA				
WALKER				
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**NEXT MEETING: October 11, 2016**

**MEETING ADJOURNED: M \_\_\_\_\_ S \_\_\_\_\_**

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MAROLDA				
WALKER				
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