

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING MINUTES  
September 26, 2016**

**MEETING CALLED TO ORDER: 6.37 P.M.**

**MEETING ADJOURNED: 7.13 P.M.**

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, 2016 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 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, Walker, Baker, and James, Mancuso, McAvaddy, Richard Tonetta, Solicitor and Dr. Paul Trivellini, Maryann Coraluzzo, Borough Clerk, Brianna Pace, Clerk 1

**ROLL CALL OF ATTENDANCE:**

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

**MAYOR'S REPORT:**

**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/Baker s/Mancuso**

**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.

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

**RESOLUTION 100-16     A RESOLUTION ACCEPTING A MONETARY CONTRIBUTION FROM  
 BUENA BOROUGH MUNICIPAL UTILITIES AUTHORITY IN THE  
 AMOUNT OF \$56,000.00  
 m/Mancuso s/Marolda**

This monetary contribution was intended to compensate the night shift EMTs hourly as opposed to being paid a stipend through the end of the year. Councilpersons Marolda and McAvaddy were opposed because there is no plan in place for funding in the ensuing years, which may result in a tax increase.

**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.

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

**RESOLUTION 101-16     OFFICIAL DEPOSITORY/AUTHORIZED SIGNTURES  
 m/Baker s/Walker**

**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.   | Recyclng Trust    |
| Small Cities Block | Tax Collection    |

Tax Title Lien  
UFS Penalty

Tax Title Lien Prem  
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	X			
WALKER	X			
BAKER	X			
JAMES	X			
MANCUSO	X			
MCAVADDY	X			

**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/Baker s/Marolda**

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.

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

**RESOLUTION 104-16      A RESOLUTION OF THE BOROUGH OF BUENA AWARDING A CONTRACT TO REMINGTON, VERNICK AND WALBERG FOR ENGINEERING SERVICES FOR FY2016 MUNICIPAL AID PROJECT-RECONSTRUCTION OF FOREST GROVE ROAD.**  
**Councilman Marolda asked that this Resolution be tabled until the Road Committee can meet with the engineer.**

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.

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

**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/Baker s/James**

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.

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

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

**Mayor Zappariello and Council members thanked Director James his dedication to the Borough of Buena and wished him well in his future endeavors.**

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 regretfully accepted effective September 27, 2016.

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

**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

2. 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.
3. 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
4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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.
11. 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.
12. NORTH BOULEVARD (former Mazzone 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
13. 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.
14. 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:**

Councilman McAvaddy asked the solicitor for an update on 701 S. Central Avenue. Solicitor Tonetta stated he believes the statutory time has elapsed and foreclosure proceedings will commence however, he is unsure and will check with Attorney Benson and report back.

**COMMITTEE REPORTS:**

**RECYCLING: (COUNCILMAN MAROLDA)**

Councilman Marolda advised they will be meeting with Remington & Vernick to discuss the 2017 projects.

**RECREATION: (COUNCILMAN WALKER)**

Councilman Walker informed us that Friendship Church is having a pasta dinner October 9, 2016 at Landisville Fire Company. Also, Landisville Fire Company is having a roast beef sale on October 29, 2016. He also informed council a new resolution for the parks will be distributed soon.

**FINANCE: (COUNCILWOMAN BAKER)**

Councilwoman Baker attended the shuttle meeting on September 13, 2016. Ridership for August was 895 passengers. Highest month due to students going to practice at the high school. New schedules and new route will be coming in November. Flyers will be needed to be mailed out to notify every one of the new schedule and new route.

Also, she had a meeting with Lydia Munoz, Chief Executive Officer and Yovette Soto, Major Gifts Office of the Spanish Community Center. They are in the process of applying for funding for expanding and refurbishing the building. Additional programs will be added once this is complete. One of their programs will be providing Day Care. They are going to apply for a USDA grant.

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

Councilman James was informed the fire companies have been having an issue with the radio channel. In the process of checking with Gloucester Communications to see if they can use the old police equipment to help the fire companies establish a signal. Also, need to start planning the 2017 budget.

**ECONOMIC DEVELOPMENT: (COUNCILMAN MANCUSO) No report**

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

**PUBLIC PORTION OF MEETING:**

Pam Grenier of 348 Wheat Road wanted to follow up on the pictures she sent of the trash out front of Wise Buys. Also, wanted to follow up on the building near her house with regards to the use and correct permits. And she would like an increase in police officers.

Steph Kirby of 200 North Auburn Street. She received a notice about cars on her property that are not registered. She wanted to know what she had to do and if she could have an extension on the deadline.

**CLERK'S REPORT:**

**Minutes of the meeting of September 12, 2016 were approved m/Baker s/Mancuso**

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

**UNFINISHED BUSINESS: Nothing**

**NEW BUSINESS: Nothing**

**CORRESPONDENCE:**

1. Our Lady of the Blessed Sacrament request for Raffle License dated for November 16, 2016.  
m/Baker s/Mancuso

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

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

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

**NEXT MEETING: October 11, 2016**

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

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

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**MARYANN CORALUZZO**  
**BOROUGH CLERK**