

**BOROUGH OF BUENA  
WORKSHOP MEETING  
MINUTES  
AUGUST 13, 2018  
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**MEETING CALLED TO ORDER: 6:10 P.M.  
MEETING ADJOURNED: 6:40 P.M.**

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, 2018 commencing at 6:10 p.m. at the Borough Hall with Council President Baker presiding. Council President Baker 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.

**PRESENT:** Councilpersons Marolda, Walker, Baker, Mancuso and McAvaddy, Angela Maione Costigan, Solicitor, 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			

**MAYOR ZAPPARIELLO WAS PRESENT VIA TELECONFERENCE.**

**PUBLIC PORTION OF MEETING:**

Prior to opening the meeting to the public, Council President Baker asked Planner, Tiffany Morrissey, to give an overview of the COAH litigation process to date. Ms. Morrissey reiterated the information provided at the May 7, 2018 meeting, at which time the affordable housing agreement was voted upon and approved via Resolution 55-18.

Ms. Morrissey explained the current standards set by the New Jersey Council on Affordable Housing, adding that the Borough had already completed two rounds of compliance with round three being invalidated. This was a multiyear process where several meetings were held which included Richard Tonetta and representatives of the Fair Share Housing Center. The meetings resulted in a large reduction of the Borough's obligation. Because of our credits, the Borough had the ability negotiate down the number of low/moderate units from 114 to 43 units which covers the gap period from 1999 up to year 2025. With additional credits, that number is reduced to 18.

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The parcels identified that met the requirements and were included in the Plan are Block 171, Lot 22 and Block 113, Lot 16.04.

Richard Marolda of 3024 Vine Road in Buena Vista Township is the owner of Block 171, Lot 22. Mr. Marolda inquired as to why he was not notified that his property was included in the plan. Mr. Marolda stated that his wife saw a legal notice in the newspaper and immediately recognized the property identified as her own. Mayor Zappariello, via telephone, apologized to Mr. Marolda and feels there was a breakdown of communication. Mayor Zappariello is out of town but will meet with Mr. Marolda upon his return.

Richard Marolda Jr. of Summer Road was concerned with eminent domain and condemnation. Both Morrissey and Solicitor Costigan assured Mr. Marolda that neither of these actions can take place.

Pam Grenier of Wheat Road questioned why the Martinelli Avenue property was not included as originally discussed. Ms. Grenier was of the opinion that Council President Baker owned this property. The Council President stated she does not own property on Martinelli Avenue. Ms. Morrissey provided reasons why the particular properties chosen were optimal for inclusionary zoning.

**Meeting adjourned: m/Mancuso s/Walker**

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

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MARYANN CORALUZZO, BOROUGH CLERK