

BOROUGH OF BUENA  
 REGULAR COUNCIL MEETING  
 MINUTES  
 OCTOBER 28, 2019  
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MEETING CALLED TO ORDER: 7:02 P.M.  
 MEETING ADJOURNED: 7:37 P.M.

ROLL CALL OF ATTENDANCE:

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

SUNSHINE LAW:

THE REGULAR MEETING OF MAYOR AND COUNCIL OF THE BOROUGH OF BUENA WAS HELD MONDAY, OCTOBER 28, 2019 COMMENCING AT 7:00 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 DECEMBER 19, 2018, 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:

ERNIE MERIGHI OF 503 WEST FLOWER STREET THANKED KATRINA D'ALESSANDRO FOR BRINGING THE MOVING WALL TO BUENA BOROUGH. MAYOR ZAPPARIELLO THANKED MR. MERIGHI AND MENTIONED THE COUNTLESS HOURS HE, AS A VOLUNTEER HIMSELF, DEVOTED TO THIS PROJECT.

MR. MERIGHI INFORMED MAYOR AND COUNCIL THAT HIS BROTHER RECENTLY BOUGHT A HOUSE LOCATED AT 276 WHEAT ROAD. HE ASKED FOR HELP IN DETERMINING THE HISTORY OF THE PROPERTY. THERE ARE APPARENT ISSUES WITH FLOODING. MAYOR ZAPPARIELLO AND ROAD SUPERVISOR NIMOHAY WILL FOLLOW UP ON THE MATTER. ADDITIONALLY, THE POSSIBILITY OF SENDING OUT WELCOME PACKETS TO NEW RESIDENTS WAS DISCUSSED.

MR. MERIGHI REQUESTED ASSISTANCE WITH EXCESSIVE DUST BEING GENERATED AT THE FUTURE LIBERTY VILLAGE SITE. HE SUGGESTED ASKING MR. CARPINO TO BRING IN A WATER TRUCK TO USE WHEN CONDITIONS ARE DRY.

PRESENTATION: 2019 BUDGET UPDATE:

In an enormously positive presentation, Auditor Garcia presented those in attendance with a year-to-date budgetary analysis. Mr. Garcia stated that most line items have met or exceeded what was anticipated. Examples are as follows:

Municipal Court Revenue: Exceeded by \$16,000.00.

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Ambulance Fees: Exceeded by \$16,000.00.  
Vacant Property Fees: Exceeded by \$ 3,000.00.  
Occupancy Fees: Exceeded by \$13,000.00.  
Delinquent Property Tax: Exceeded by \$78,000.00.

Preliminary estimates for 2020 are encouraging. Auditor Garcia is anticipating surplus amounting to \$257,000.00.

The possibility of instituting a PILOT/Tax Abatement program was discussed. Auditor Garcia recommended hiring an attorney who specializes in this complicated area.

Mayor Zappariello extended his thanks to Auditor Garcia, CFO LoGuidice, the governing body and all department heads for their efforts in keeping the Borough fiscally sound.

**INTRODUCED AND PASSED ON FIRST READING:**

**ORDINANCE NO. 682      ORDINANCE AMENDING CHAPTER 218 OF THE BOROUGH OF BUENA  
MUNICIPAL CODE "VEHICLES AND TRAFFIC" AND MORE  
PARTICULARLY ARTICLE I, § 218-11.  
M/Baker S/Walker**

**WHEREAS**, N.J.S.A. 39:5A-1 provides that a municipality may make, amend repeal and enforce ordinances to regulate vehicular and pedestrian traffic and the parking of vehicles in parking yards and parking places, which are open to the public or to which the public is invited in conjunction with any business enterprise;

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Buena, County of Atlantic, State of New Jersey, that Chapter 218 of the Borough of Buena Municipal Code, entitled "Vehicles and Traffic" and more particularly Article I, General regulations; § 218-11-Parking Prohibited, at all times on certain streets, be amended, to include, as follows:

**SECTION I**

§ 218-11, shall be amended to include the following:

South West Avenue-westside from West Arctic Avenue, 354 feet, to Jonas Avenue.

**SECTION II**

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

**SECTION III**

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

**SECTION IV**

This ordinance shall take effect immediately upon final publication as provided by law.

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	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

**ORDINANCE NO. 683      ORDINANCE PROVIDING FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY AND AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION IN THE AMOUNT OF \$140,000 THEREFOR.**

**Mayor Zappariello asked that this Ordinance be tabled pending the receipt of additional information.**

**WHEREAS**, the Borough of Buena, in the County of Atlantic, New Jersey (the "Borough") has been ordered to prepare and execute a complete program of revaluation of real property; and

**WHEREAS**, no budget appropriation was included in the local budget for the Borough for the year 2019 for such purposes; and

**WHEREAS**, the cost of the same is estimated at the sum of \$140,000.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Buena, County of Atlantic, State of New Jersey, (not less than a majority of the members thereof affirmatively concurring), AS FOLLOWS:

**SECTION I**

Pursuant to N.J.S.A. 40A:4-53(b) of the Local budget Law, the sum of \$140,000 is hereby appropriated and shall be deemed a special emergency appropriation for the preparation and execution of a complete program of revaluation of real property.

**SECTION II**

Said special emergency appropriation shall be provided for in succeeding annual budgets by the inclusion of at least one-fifth (1/5) of said amount in each such year, commencing in the year 2020 and shall be financed from surplus funds available or from the issuance of special emergency notes, as authorized by separate resolution adopted pursuant to N.J.S.A. 40A:4-55.

**SECTION III**

This ordinance shall take effect immediately upon final publication as provided by law.

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**RESOLUTION 98-19      A RESOLUTION ACCEPTING A CHANGE ORDER TO AMEND A CONTRACT WITH ARAWAK PAVING COMPANY, INC. FOR RESURFACING OF PLYMOUTH ROAD.  
 M/Baker S/Walker**

**WHEREAS**, in accordance with the project, Resurfacing of Plymouth Road, the Borough's Engineer, Remington and Vernick, has prepared a change order recommending an increase in the contract price by \$10,578.40.

**NOW THEREFORE BE IT RESOLVED** by the Council of the Borough of Buena that the change order submitted by the Borough's Engineer, Remington and Vernick, providing for an increase in the contract amount of \$10,578.40 is hereby accepted and approved, contingent upon a Certification of Availability from the Chief Financial Officer, 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:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

**RESOLUTION 99-19      A RESOLUTION OF THE BOROUGH OF BUENA ACCEPTING THE RESIGNATION OF KIMBERLY MICHELLE CRUZ AS EMERGENCY MEDICAL TECHNICIAN FOR THE BOROUGH OF BUENA, WITH REGRETS.  
 M/Baker S/Walker**

**WHEREAS**, Kimberly Michelle Cruz has served the Borough of Buena in the capacity of Emergency Medical Technician; and

**WHEREAS**, during her tenure, Kimberly Michelle Cruz has provided effective and compassionate representation to the Borough while serving as Emergency Medical Technician; and

**WHEREAS**, Kimberly Michelle Cruz has submitted a letter of resignation dated October 21, 2019, resigning her position, effective immediately.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena that the resignation of Kimberly Michelle Cruz be regretfully accepted effective October 21, 2019.

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	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

**RESOLUTION 100-19     A RESOLUTION APPOINTING THOMAS REEVES AS A FULL-TIME STREETS AND ROADS LABORER 1 IN THE BOROUGH OF BUENA ROAD DEPARTMENT RETROACTIVE TO OCTOBER 21, 2019.**  
**M/Baker S/Alvarez**

**NOW THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena that Thomas Reeves is hereby appointed to the position of full-time Laborer 1 in the Borough of Buena Road Department.

**BE IT FURTHER RESOLVED** that Mr. Reeves shall be paid at the rate of \$16.00 per hour.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

**RESOLUTION 101-19     A RESOLUTION AUTHORIZING ACCEPTANCE OF A GIFT**  
**M/Baker S/Alvarez**

**WHEREAS**, the following persons have donated the following gift to the Borough of Buena for use in its EMS Division; and

**GENERATOR-**  
**DONATED BY JOSEPH A. D'ALESSANDRO, JR. AND NELLIE D'ALESSANDRO**  
**COST OF \$10,972.00**

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**WHEREAS**, the Borough of Buena wishes to acknowledge and thank those whose generosity make our community one of the best in Southern New Jersey; and

**WHEREAS**, N.J.S.A. 40A:5-29 authorizes the acceptance of bequests, legacies and gifts; and

**WHEREAS**, the above described generator shall remain with the Borough of Buena EMS Division.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Buena that the above described gift is hereby accepted by the Borough of Buena and the Municipal Clerk, or designee, is hereby directed to forward to the donor a letter of thanks.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

**RESOLUTION 102-19     A RESOLUTION APPROVING AN ALCOHOLIC BEVERAGE LICENSES FOR THE 2017-2018 TERM.  
 M/Baker S/Walker**

**WHEREAS**, application for renewal of an inactive license, No. 0104-33-011-003 issued to Babe's Tavern, Inc. for the 2017-2018 year has been filed with the Borough Clerk; and

**WHEREAS**, all filing fees have been paid and all applications hereinafter identified are complete, including receipt of the *State of New Jersey Alcoholic Beverage Retail Licensee Clearance Certificate* for the 2017-2018 licensing term.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Buena that the retail consumption license be and is hereby renewed, in inactive status, for the 2017-2018 licensing year.

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	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

**RESOLUTION 103-19 A RESOLUTION OF THE BOROUGH OF BUENA AUTHORIZING THE CLERK TO ADVERTISE A REQUEST FOR PROPOSALS FOR BILLING AND ACCOUNTS RECEIVABLE SERVICES FOR BUENA BOROUGH EMERGENCY MEDICAL SERVICES.  
 M/Baker S/D'Alessandro**

**WHEREAS**, the Borough of Buena is in need of an experienced firm to provide third party billing and accounts receivable services in connection with emergency medical services.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena as follows:

1. The Clerk is authorized to advertise bids for collection and billing management services on the official website and in the official newspaper of the Borough of Buena, on or before November 8, 2019.
2. Proposals for said services will be accepted in the Office of the Municipal Clerk, 616 Central Avenue, Minotola, New Jersey.
3. The deadline for submission of proposals will be November 14, 2019 at 10:00 a.m. No proposals shall be received after date and time designated herein.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

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**RESOLUTION 104-19     A RESOLUTION OF THE BOROUGH OF BUENA AUTHORIZING THE ENGINEER TO ADVERTISE FOR BIDS TO BE RECEIVED FOR FY2019 NJDOT MUNICIPAL AID PROJECT- RECONSTRUCTION OF SOUTH BOULEVARD.  
 M/Baker S/McAvaddy**

**WHEREAS**, Remington and Vernick, Engineers, received authorization from the New Jersey Department of Transportation to advertise for public bid for the FY2019 Reconstruction of South Boulevard.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Buena that the Engineer is authorized to advertise for bids for the FY2019 NJDOT Municipal Aid Project- Reconstruction of South Boulevard in the Borough of Buena.

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

**RESOLUTION 105-19     BOROUGH OF BUENA REVALUATION SPECIAL EMERGENCY  
N.J.S.A. 40A:4-53 (b)  
 Tabled to a future meeting.**

**WHEREAS**, it has been found necessary to make a Special Emergency Appropriation to meet certain extraordinary expenses incurred, or to be incurred, by the Borough of Buena related to the execution of a complete program of revaluation of real property in the Borough of Buena for \$140,000 and,

**WHEREAS**, N.J.S.A. 40A:4-53(b) provides that it shall be lawful to make such appropriation, which appropriation and/or the "Special Emergency Notes" issued to finance the same shall be provided for in succeeding annual budgets by the inclusion of an appropriation of at least one-fifth of the amount authorized pursuant to this act.

**NOW, THEREFORE, BE IT RESOLVED**, (by not less than two-thirds of all governing body members affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-55:

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1. An emergency appropriation is hereby made for Revaluation in the total amount of \$140,000.
2. That the emergency appropriation shall be provided for in the budgets of the next succeeding years by the inclusion of not less than \$28,000.
3. That a "Special Emergency Note", not in excess of the amount authorized pursuant to law, be provided.
4. That such note shall be executed by the Chief Financial Officer of the Bourgh of Buena.
5. All Notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough of Buena and may be renewed from time to time provided that such note and any renewals shall mature and be paid in the amount of not less than one-fifth of the total amount appropriated by this resolution in each year after the authorization.
6. That two (2) certified copies of this resolution will be filed with the Director of the Division of Local Government Services; however, no approval is required from the Division.

SOLICITOR'S REPORT:

Solicitor Costigan has a meeting scheduled with the attorneys representing the Madison Estate bonding company on October 31, 2019.

COMMITTEE REPORTS:

***ECONOMIC DEVELOPMENT: CHAIRMAN, MATTHEW WALKER***

Chairman Walker had a productive phone conference with representatives of the Atlantic County Improvement Authority. The Chairman is pursuing additional "areas in need of rehabilitation" throughout the Borough.

***ROADS/RECYCLING: CHAIRMAN, JOSEPH D'ALESSANDRO, III***

Chairman D'Alessandro reported that the contractor is currently installing new air conditioning units.

Regarding the former bakery on Wheat Road, Councilman D'Alessandro reported that the survey is complete and most utilities have been cut off in preparation for demolition.

The road department itinerary was discussed.

***RECREATION: CHAIRWOMAN, ROSALIE M. BAKER***

Council President Baker reported that the Moving Wall in Buena Borough was very successful. Many thanks were extended to Katrina D'Alessandro, all volunteers, the Buena Borough Recreation Commission, and all those who generously donated.

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**RECREATION: CHAIRWOMAN, ROSALIE M. BAKER**

Council President attended the Buena Baseball/Softball Association meeting on October 10, 2019. The next meeting will be held on November 14, 2019.

The Landisville Volunteer Fire Company had a very successful Roast Beef BBQ fundraiser on October 26, 2019. Many thanks were extended to all who support our firefighters.

Trick-or-Treat was held on October 26, 2019. This event was sponsored by the Buena Borough Recreation Commission.

Council President reported that Trunk-or-Treat will be held on Thursday, October 31, 2019 at our EMS building between the hours of 6:00 p.m. and 8:00 p.m. The Landisville Volunteer Fire Company will assist.

Council President Baker had a phone conference for the Route 54/40 Shuttle. September passengers totaled 898; averaging 45 per day. The new service has taken effect as of October 14, 2019.

Upcoming Events:

Saturday, November 9, 2019- Buena Borough Veteran's Day Celebration will occur from 11:00 a.m. to 2:00 p.m. at 102 West Arbor Avenue. Veterans are asked to contact Katrina D'Alessandro through the Clerk's office at 856-697-9393 x 20, or, clerk@buenaboro.org.

Sunday, November 10, 2019- Buena Regional High School Cross Country will host a breakfast from 8:00 a.m. to 12:00 p.m. at Martin's Catering.

Monday, November 11, 2019- The Emilio Marandino V.F.W. Post 158 will have observance at the Landisville Monument at 11:30 a.m. This will be the last time since the V.F.W. Post 158 is disbanding as of December 2019.

Wednesday, November 13, 2019- Buena Alliance will have a complimentary dinner for senior citizens at Buena Regional High School cafeteria beginning at 3:00 p.m.

Saturday, November 23, 2019- Minotola Volunteer Fire Company will have a Roast Beef BBQ fundraiser from 11:00 a.m. to 2:00 p.m.

**FINANCE: CHAIRMAN, JOSEPH MANCUSO- None.**

**PUBLIC SAFETY/STREETS LIGHTS: CHAIRMAN, JORGE ALVAREZ**

Director Alvarez detailed the EMS and Police Department statistics for September.

**BLDGS/GROUNDS/IMPROVEMENTS: CHAIRMAN, GREG MCAVADDY**

Chairman McAvaddy reported that the Buena Regional High School Girls' Soccer Team won their first championship game.

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**CLERK'S REPORT:**

MINUTES OF THE REGULAR MEETING OF OCTOBER 15, 2019 WERE APPROVED **M/Baker S/Alvarez**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

**CORRESPONDENCE :**

1. BEST PRACTICES WAS ACKNOWLEDGED.
2. OUR LADY OF BLESSED SACRAMENT REQUEST FOR RAFFLE LICENSES, No. RA-08, 9, AND 10-2019 AND BA-03-2019, TO BE HELD ON DECEMBER 7, 2019 WAS APPROVED.  
**M/Baker S/Walker**

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

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CORRESPONDENCE FILED M/BAKER S/WALKER

	AYE:	NAY:	ABSTAIN:	ABSENT:	RECUSE
WALKER	X				
D'ALESSANDRO	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:	RECUSE
WALKER	X				
D'ALESSANDRO	X				
BAKER	X				
MANCUSO				X	
ALVAREZ	X				
MCAVADDY	X				

NEXT MEETING: NOVEMBER 12, 2019

MEETING ADJOURNED: M/Baker S/Alvarez RCVU

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MARYANN CORALUZZO  
 BOROUGH CLERK