

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING MINUTES  
JUNE 26, 2017**

**MEETING CALLED TO ORDER: 6:30 P.M.  
MEETING ADJOURNED: P.M. 6:59 P.M.**

The regular meeting of Mayor and Council of the Borough of Buena was held Monday, 2017 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 17, 2016, as well as having been posted on the bulletin board at Borough Hall.

**PRESENT:** Councilpersons Marolda, Walker, Baker, Mancuso, Alvarez and McAvaddy, Richard Tonetta, Solicitor and 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			

**PUBLIC PORTION OF MEETING:**

Daryl Cane of 104 Park Drive requested an update to his previously asked Green Acres question. Mayor Zappariello stated he is in the process of reviewing many files dating back to the 1980. The Mayor is hopeful he will have answers soon. Councilman Marolda has been in contact with the engineer to determine if there are any grants available to offset the cost of parking areas.

Mr. Cain had questions regarding property maintenance. Several properties throughout the Borough have grass exceeding the mandatory 8". Road supervisor Nimohay will follow up on the matter.

Brian Fatcher of Kimberly Lane reported that Battelini's garage on Route 40 is digging swales through easements. Councilman Marolda will follow up with Mr. Fatcher and the engineer,

Mr. Fatcher was informed that, upon approval, three 20 MPH signs will be placed on Kimberly Lane.

**MAYOR'S REPORT:**

PUBLIC HEARING OPENED ON:

ORDINANCE NO. 650: AN ORDINANCE TO ESTABLISH THE BOROUGH OF  
BUENA GREEN TEAM AS A PERMANENT ADVISORY  
COMMITTEE  
m/Baker s/Walker

**"Interpretive Statement"**

**This Ordinance will establish the Borough of Buena Green Team as a  
permanent advisory committee.**

WHEREAS, the Mayor's Committee for a Green Future of the New Jersey League of Municipalities has promulgated and published a municipal certification program and organization called "Sustainable New Jersey" ("Sustainable Jersey"); and

WHEREAS, the purpose of Sustainable Jersey is to enlist municipalities in a concerted and organized state-wide effort to improve the environment and promote sustainability; and

WHEREAS, the Mayor and Council of the Borough of Buena initially created the Green Team pursuant to Resolution No. 52-14; and

WHEREAS, the Mayor and Council of the Borough of Buena now wishes to establish the Green Team as a permanent advisory committee of the Borough of Buena.

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

**1. ESTABLISHMENT**

The Borough of Buena Green Team be and is hereby established as an advisory committee for the Mayor and Council of the Borough of Buena

**2. PURPOSE**

The general purposes for the Green Team shall include but not be limited to:

- a. Managing Buena Borough's participation in the Sustainable Jersey Program.
- b. Encouraging the Borough staff to pursue sustainable practices where possible and implement the Borough Council's environmental goals.
- c. At the recommendation of the Borough Council, work with existing groups within the Borough whose actions effect environmental issues so as to eliminate duplication and assure that important tasks are covered.
- d. Coordinate input for the Borough's website.
- e. Provide suggestions for further research and action to the Borough Council.

- f. At the direction of the Borough Council, provide advice and suggestions to the Borough Land Use Board to assure that environmental issues are considered in their deliberations and actions.
- g. Manage and organize various ad hoc environmental groups within the Borough.
- h. Solicit and evaluate environmental ideas and suggestions from the community.
- i. Promote the causes of sustainability within the Borough.

**3. MEMBERSHIP, TERM OF OFFICE**

The Mayor and Council of the Borough of Buena shall appoint seven (7) Borough residents to serve as the Green Team who will serve without compensation. The Green Team shall elect from among its members a Chair, Vice Chair and Secretary/Treasurer. Initially, three (3) members shall be appointed to a three (3) year term, two (2) members to a two (2) year term and two (2) members to a one (1) year term. Thereafter, all terms shall be for three (3) years.

The Green Team shall select Borough volunteers to work on Green Team projects. The names of the Green Team volunteers shall periodically be submitted to the Borough of Buena Mayor and Council and the Green Team Committee reports, minutes, etc., shall also be submitted to the Mayor and Council.

**4. MEETINGS**

The Green Team shall meet monthly.

Additional meetings of the Green Team may be scheduled by the Chair at his/her discretion.

**5. SEVERABILITY**

If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**6. REPEAL OF PRIOR ORDINANCES**

Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

**7. EFFECTIVE DATE**

This Ordinance shall take effect after final passage and publication as provided by law.

**BOROUGH OF BUENA  
 REGULAR COUNCIL MEETING  
 AGENDA  
 JUNE 26, 2017**

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

**DISCUSSION: none**

**NEED MOTION TO CLOSE THE PUBLIC HEARING:**

**m/Baker s/Alvarez**

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

**ORDINANCE NO. 650 ADOPTED:**

**m/Baker s/Walker**

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

**PUBLIC HEARING OPENED ON:**

**ORDINANCE NO. 652: AN ORDINANCE SETTING THE SPEED LIMIT FOR  
 TRAFFIC ON KIMBERLY LANE, BOROUGH OF BUENA  
 AT 20 MILES PER HOUR IN ACCORDANCE WITH  
 N.J.S.A. 39:4-98  
 m/Baker s/Marolda**

**WHEREAS**, several residents of the Borough of Buena have complained of the excessive speed of motorists traveling on Kimberly Lane in the Borough

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 26, 2017**

of Buena and unsafe condition it is causing, Kimberly Lane being a residential street with on street parking is permitted on both sides of the public street to accommodate its residents, school children walk to school ; and

**WHEREAS**, in accordance with NJSA 39:4- 98 the Council of the Borough of Buena adopted a resolution authorizing the Borough engineer to conduct an engineering and traffic study to determine whether the standard speed for residential neighborhoods should be reduced from 25 miles per hour (mph) on Kimberly Lane due to the residential density, lack of sidewalks, presence of school children, community residences, traffic count, accident and speed sampling data; and

**WHEREAS**, on June 7, 2017, the Borough engineer, Remington and Vernick, completed a vehicle speed study for Kimberly Lane who, in conjunction with the absence of sidewalks and the presence of a group home at 106 Kimberly Lane, recommended a speed limit reduction from 25 mph to 20 mph along the Kimberly Lane, which said report is attached hereto and made a part hereof; and

**WHEREAS**, the Council of the Borough of Buena finds it to be in the best interests of its residents.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Borough of Buena that the speed limit for Kimberly Lane, Borough of Buena, shall be set at 20 mph subject to final approval by the Commissioner of Transportation of the State of New Jersey and the Public Works Department is directed to post speed limit signs along Kimberly Lane at locations as specified by the Borough engineer and in accordance with MUTCD advising motorists traveling upon Kimberly Lane that the speed limit there on is 20 miles per hour.

BE IT FURTHER ORDAINED that any Ordinance or portion thereof that is inconsistent with the terms of this Ordinance shall be repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that should any portion of this Ordinance be deemed void by a Court of competent jurisdiction, the balance hereof shall remain in full force and affect.

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

**DISCUSSION: none**

**NEED MOTION TO CLOSE THE PUBLIC HEARING AND CONTINUE:  
m/Baker s/Marolda**

	AYE:	NAY:	ABSTAIN:	ABSENT:
MAROLDA	X			
WALKER	X			
BAKER	X			

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 26, 2017**

MANCUSO	X			
ALVAREZ	X			
MCAVADDY	X			

**ORDINANCE NO. 652 ADOPTED:**

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

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

**RESOLUTION 86-17      A RESOLUTION APPROVING ALCOHOLIC BEVERAGE  
LICENSES FOR THE 2017-2018 TERM.  
m/Baker s/Mancuso**

WHEREAS, application for renewal of liquor licenses for the 2017-2018 year have been filed with the Borough Clerk; and

WHEREAS, all filing fees have been paid and all applications hereinafter identified are complete.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Buena that the club, distribution and retail consumption licenses be and they are hereby renewed for the 2017-2018 licensing year.

- |                 |                           |
|-----------------|---------------------------|
| 0104-33-001-003 | Emmanuel and Victor, LLC. |
| 0104-33-002-007 | Uncle Ricky's LLC.        |
| 0104-33-003-001 | De Maria Richard A        |
| 0104-31-017-001 | Landisville Social Club   |
| 0104-44-014-012 | Pruthvi LLC.              |
| 0104-31-004-010 | Ozlem, Inc.               |
| 0104-44-009-004 | SJP Liquors               |
| 0104-33-010-004 | Martin's Custom Catering  |
| 0104-31-015-001 | Buena Vista Post 270      |

BE IT FURTHER RESOLVED that the Municipal Clerk is instructed to issue said licenses.

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

**RESOLUTION 87-17      A RESOLUTION AUTHORIZING AND DIRECTING THE COUNCIL OF THE BOROUGH OF BUENA TO POST AND FILE A SCHEDULE OF ALL WORK SESSION MEETINGS OF THE COUNCIL AS REQUIRED BY THE OPEN PUBLIC MEETINGS ACT OF 1975; AND DESIGNATING CERTAIN NEWSPAPERS TO RECEIVE SAID NOTICES AS REQUIRED UNDER THE OPEN PUBLIC MEETINGS ACT FOR THE YEAR 2017.**  
**m/Baker s/Marolda**

WHEREAS, the Open Public Meetings Act of 1975 requires that a schedule of regular meetings of the Council of the Borough of Buena be annually posted and maintained in one public place reserved for public announcements, and requires that the annual notice be filed and maintained by the Clerk of the Borough of Buena; and

WHEREAS, Section III of the Open Public Meetings Act of 1975 requires certain notices of meetings to be submitted to at least two newspapers, one of which shall be the official newspaper, and the second a newspaper which has the greatest likelihood of informing the citizens of the Borough of Buena; and

WHEREAS, the Open Public Meetings Act of 1975 requires that notice of any meetings of the Borough of Buena not provided for in the annual schedule must be (1) posted in at least one public place reserved for public announcements; (2) mailed, telephoned, telegrammed or hand delivered to at least two newspapers designated by the public body; and (3) filed with the Clerk of the municipality.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF BUENA THAT1. The Clerk of the Borough of Buena is hereby authorized and directed to post and maintain posted on the official bulletin board located in the Municipal Building, Borough of Buena, New Jersey, a copy of the attached schedule of work session meetings of the Council of the Borough of Buena for the year 2017 and to file a copy of said notice in the Office of the Borough Clerk.

2. Written notice of the date, time, place and agenda of any special meeting, rescheduling meeting, hearing or any other meeting of the Borough Council not provided for in the attached schedule as required by the Open Public Meeting Act of 1975, shall be posted by the Borough of Buena on the official bulletin board and filed; and maintained in the Office of the Borough Clerk.

3. The Atlantic County Record is hereby designated as the official newspaper of the Borough of Buena and said newspaper, together with the Press and Daily Journal are hereby designated to receive all notices of meetings required under the Open Meetings Act of 1975. The Clerk of the Borough of Buena is hereby authorized and directed to mail the attached schedule to the

**BOROUGH OF BUENA  
 REGULAR COUNCIL MEETING  
 AGENDA  
 JUNE 26, 2017**

offices of the Atlantic County Record, the Press and the Daily Journal and to provide notices of all other meetings of the Borough of Buena to said newspapers in accordance with the provisions of the Open Meetings Act.

4. It is the opinion of this body that the Atlantic County Record, the Press and the Daily Journal have the greatest likelihood of informing the public within the jurisdictional area of this body of such meetings.

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

**THE WORK SESSION MEETINGS OF THE COUNCIL OF THE BOROUGH OF BUENA SHALL BE HELD ON THE FOLLOWING DATES AT 6:00 P.M AT THE BOROUGH HALL, CENTRAL AVENUE, MINOTOLA, NEW JERSEY.**

JULY 10, 2017  
 AUGUST 14, 2017  
 SEPTEMBER 11, 2017  
 OCTOBER 10, 2017\*  
 NOVEMBER 13, 2017  
 DECEMBER 11, 2017

\*Tuesday Meeting

**RESOLUTION 88-17 A RESOLUTION EXTENDING THE GRACE PERIOD FOR THE PAYMENT OF REAL PROPERTY TAXES IN THE BOROUGH OF BUENA FOR THE THIRD QUARTER OF 2017.  
 m/Baker s/Mancuso**

WHEREAS, the tax rate for the Borough of Buena has not been certified by the Atlantic County Board of Taxation; and

WHEREAS, the tax bills have not been received by the Tax Collector; and

WHEREAS, the Council of the Borough of Buena, in order to provide adequate notice to property owners of the amount of taxes owed for the third quarter of 2017, believe that the grace period for the payment of taxes should be extended.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Buena



**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 26, 2017**

that the grace period for the payment of property taxes in the Borough of Buena for the third quarter of 2017 be and the same is hereby extended to twenty-five days after the mailing of the tax bills.

BE IT FURTHER RESOLVED that interest shall only be charged on third quarter property taxes by the Tax Collector for payments received after the twenty-five day grace period.

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

**RESOLUTION 89-17      A RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL OR APPLY OVERPAYMENTS AND UNDERPAYMENTS.  
m/Baker s/Walker**

**WHEREAS**, there exists a number of tax overpayments and underpayments; and

**WHEREAS**, it has been determined by the tax assessor and collector that the overpayments and underpayments should be canceled or applied.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Buena, in the County of Atlantic, State of New Jersey that the attached list be canceled or applied.

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

**RESOLUTION 92-17      A RESOLUTION AMENDING RESOLUTIONS 15-17 & 29-17 ENTITLED OFFICIAL DEPOSITORY/AUTHORIZED SIGNATURES AND A RESOLUTION AMENDING RESOLUTION NO. 15-17 ENTITLED OFFICIAL DEPOSITORY/AUTHORIZED SIGNATURES  
m/Baker s/Mancuso**

**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.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 26, 2017**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Buena that Newfield National Bank, TD Bank, BB&T, Sun National Bank and Capital 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 2017 are as follows:

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

Animal Control	Buena Police Assoc.
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
Community Policing	

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

UFS Acct    Construction Code    Occupancy

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

**PERSONNEL:**

**RESOLUTION 90-17      A RESOLUTION APPOINTING ALFRED RODRIGUEZ JR. TO THE POSITION OF SPECIAL LAW ENFORCEMENT OFFICER II (SLEO II) IN THE BOROUGH OF BUENA.  
m/Baker s/Alvarez**

**WHEREAS**, the Director of Public Safety Director and the Officer in Charge have recommended that Council appoint Alfred Rodriguez, Jr. as a Class II, SLEO in the Borough of Buena Police Department.

**NOW THEREFORE BE IT RESOLVED** by the Council of the Borough of Buena that Alfred Rodriguez, Jr. be and he is hereby appointed to the position of Special Law Enforcement Officer (SLEO II) in the Borough of Buena Police Department, effective June 27, 2017.

**BE IT FURTHER RESOLVED** that the hours shall be determined by the Director of Public Safety and Officer in Charge and shall not exceed 1,508 annually.

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 26, 2017**

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

**RESOLUTION 91-17      A RESOLUTION APPOINTING STEPHEN MAY TO THE POSITION OF  
SPECIAL LAW ENFORCEMENT OFFICER II (SLEO II) IN THE  
BOROUGH OF BUENA.  
m/Baker s/Walker**

**WHEREAS**, the Director of Public Safety Director and the Officer in Charge have recommended that Council appoint Stephen May as a Class II, SLEO in the Borough of Buena Police Department.

**NOW THEREFORE BE IT RESOLVED** by the Council of the Borough of Buena that Stephen May be and he is hereby appointed to the position of Special Law Enforcement Officer (SLEO II) in the Borough of Buena Police Department, effective June 27, 2017.

**BE IT FURTHER RESOLVED** that the hours shall be determined by the Director of Public Safety and Officer in Charge and shall not exceed 1,508 annually.

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

**ADMINISTRATORS' S REPORT:** none

**SOLICITOR'S REPORT:** none

**COMMITTEE REPORTS:**

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

Councilman Marolda asked Road Department Supervisor, Bill Nimohay, to reach out to representatives of Atlantic County to discuss Cedar Lake Road flooding.

**ECONOMIC DEVELOPMENT: (COUNCILMAN WALKER)**

Councilman Walker reported that he will be in contact with Administrator McCrea to facilitate meetings in an effort to promote economic development.

**BOROUGH OF BUENA  
 REGULAR COUNCIL MEETING  
 AGENDA  
 JUNE 26, 2017**

**RECREATION: (COUNCILWOMAN BAKER)**

Council President Baker reported that the summer concerts will begin on July 11<sup>th</sup>. The Buddy Gale Orchestra will perform. Concerts will be held every Tuesday evening from 7-9 p.m. at the Joe Dale Pavilion throughout the months of July and August.

**FINANCE: (COUNCILMAN MANCUSO)**

The Finance Committee met with CFO LoGuidice and OIC Martinelli to put together a four year projection on the cost to retain the police department. Councilman Mancuso extended his thanks to OIC Martnelli for his assistance in the matter.

**PUBLIC SAFETY/STREETS LIGHTS: (COUNCILMAN ALVAREZ) none**

**BLDGS/GROUNDS/IMPROVEMENTS: (COUNCILMAN MCAVADDY) none**

**CLERK'S REPORT:**

**Minutes of the meeting of June 12, 2017 were approved m/Baker s/Mancuso**

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

**UNFINISHED BUSINESS: none**

**NEW BUSINESS:**

Mayor Zappariello called for a moment of silence for longtime resident and volunteer Richard Andalaro upon his passing.

Mayor Zappariello formally introduced our new Business Administrator, Jill McCrea.

Councilman Marolda asked the Administrator to contact Triad Associates, our grant writers, to give a presentation at a future meeting

**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: June 28, 2018 4:00 Special Meeting**

**BOROUGH OF BUENA  
REGULAR COUNCIL MEETING  
AGENDA  
JUNE 26, 2017**

**July 10, 2017 6:00 Workshop  
July 10, 2017 6:30 Regular Meeting**

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

	<b>AYE:</b>	<b>NAY:</b>	<b>ABSTAIN:</b>	<b>ABSENT:</b>
MAROLDA	X			
WALKER	X			
BAKER	X			
MANCUSO	X			
ALVAREZ	X			
MCAVADDY	X			

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**MARYANN CORALUZZO  
BOROUGH CLERK**