BUENA VISTA TOWNSHIP
WORKSHOP MINUTES
FEBRUARY 3, 2014

The Workshop Meeting of Buena Vista Township Committee was held on the above date at 7:00 p.m. in the meeting room at 890 Harding Highway, Buena, NJ, with Mayor Chuck Chiarello presiding.

Mayor Chiarello called the meeting to order at 7:03 p.m.

Committee Members Present: Barber, Kelly, Martinelli, Williams and Mayor Chiarello
Absent: None
Also present were: Township Administrator/CMFO Susan Quinones , Township Solicitor Jeff April and Township Clerk Linda M. Gonzales.

Mayor Chiarello read the following announcement: On January 7, 2014, notice of this meeting was mailed to *The Daily Journal & The Press* and duly posted in the Main Lobby of the Municipal Building. All requirements of the Open Public Meetings Act have been met in compliance with the Sunshine Law.

Mayor Chuck Chiarello led the flag salute.

Approval of Minutes: None

Presentations: AgendaQuick and Swagit Solutions
Township Administrator/CMFO Quinones indicated that both service providers will provide via telephone conference/video service to the governing body. Both providers ran a content of their services. The Township Committee thanked the Administrator and AgendaQuick and Swagit Solutions for their presentation. The governing body will review the comparisons as a result of the presentation.

Mayors Report

- Mayor Chuck Chiarello announced a meeting will be held with Comcast a week from now. We are hoping we can come to settling the previous proposed contract and what can be offered further to the community.

Ordinances for Introduction (First Reading) - None

Ordinances for Public Hearing (Second Reading): - None

Public Comment on Current Agenda Items Only:
Mayor Chuck Chiarello read the following statement into the record: In order for the Committee to conduct the business of the Township in the most productive manner possible, meeting attendees will be given two (2) minutes, all inclusive to comment on any agenda item(s) without comment or question from the Committee, but only on items specified on the agenda listed for the current meeting. Please step up to the microphone at the appropriate time, and state your name and address for the record.

On a motion by Martinelli seconded by Williams the meeting was open to the public.

Mark Demitroff indicated that there was no provision of the rescinding and declaring Ordinance No. 8 - 2013 as null and void in accordance with the provisions of the local redevelopment and housing. He further explained that there is an overflow, a sewer plant has to occur. There is no land for sewer plant unless you take such as the parking lot. The plan is no longer valid as 75% of the land is gone.

Mr. Demitroff inquired on the status of the double payment error made to Tracks Unlimited.

Betty Merighi gave thanks to the Township for their consideration in rescinding Ordinance No. 8- 2013, however she does not feel it will go far enough. Mrs. Merighi requested that the Township Committee delay the passage of the ordinance until all the facts are in order.

Julie Akers inquired on the loans through the Economic Development Trust Funds. Mayor Chiarello explained the makeup of the Economic Development Committee and how a decision is rendered upon an application under review for consideration of an applicant to apply for a revolving low interest loan, specifically designed for commercial businesses.

Ms. Akers asked if there were records for Economic Development Trust Loans. Mayor Chiarello indicated affirmative.

Frank Mosentoff gave praise to the information provided by the Township Engineer at last month's Township Committee meeting regarding the outstanding issues/violations addressed by the Pinelands Commission.

The public portion was closed by a motion of Martinelli seconded by Williams.

Discussions

Pinelands Commission Pond Study

The Township Clerk presented a request from Patrick Burritt, Research Scientist, Pinelands Commission to gain access to conduct a scientific study of the relationship of land use to pond ecology in the Pinelands. It was indicated that an aerial photography of ponds on township property Block 1701, Lot 234, Block 2213, Lot 3 were suitable identification inclusions for their study.

There were no objections, said request was approved unanimously for the Pinelands Commission to proceed with their ecology study as indicated.

Newtonville Election Polling Place

Said item was brought forth due to some concerns of relocating the voting election poll designation as District No. 3 Newtonville Fire Hall to another location. Said location for consideration was to move to the polling place to the Martin Luther King Community Center. The concerns/complaints were addressed with the Fire Commissioner and Fire Chief of District No. 3 Newtonville. The input provided by the Newtonville Fire District was not a problem with the Fire Hall. The complaints appear to be more of an issue with the poll workers for whatever reason they felt a need for relocation. The Township Committee will forward their input to the Board of Elections. The Board of Elections will investigate and make their determination if such complaints/concerns have any merit to the complaints they have received.

A resident spoke on behalf of this issue, and indicated that the complaints had no merit to them. The problem is apparently with the poll workers, not the registered voters. The Martin Luther King Center was indicated as not a proper polling place due to the building not ADA compliant for the handicap voters and the parking lot at the center was also raised as a concern for those that are in wheelchairs due to the parking lot not paved.

E-Waste Drop Off Store/Goodwill

Public Works Supervisor Sykes reported issues at the Goodwill where E-waste is transported. The terms that Goodwill has regarding electronic waste transported to their location is going to cost the Township additional money for Goodwill to remove from their site. The Township will need to take under consideration to either incur the costs or look for another site.

Township Personnel Policies

Mayor Chiarello stated that he would like the Personnel Committee and the Township Administrator to review some items on an ordinance that was adopted last year regarding Township Personnel Policies as he explained as being inconsistent and contradicting. The possibility of rescinding last year's ordinance is of some thought.

Committeewoman Barber indicated that there was a reason last year why an ordinance was adopted on rescinding the prior ordinance for security reasons.

Proposed Natural Gas Pipeline Through The Pinelands To the BL England Power Plant in Beesley's Point

An opinion on this matter was given by Fred Akers. The opinion indicated that it should go before the Township Committee for a vote. It was recommended by the Mayor to put said item on the next scheduled Caucus Meeting.

Relinquishing Of The Township's Right To The Use of Eminent Domain In The Richland Village Redevelopment

The Township Solicitor indicated that the public has issued their comments previously as not welcomed to use eminent domain in the Richland Village.
A model ordinance obtained from Downe Township prohibits such as explained as a stronger ordinance. The use of eminent domain is not controlled by redevelopment plan and indicated that it also precludes homeowners. Upon further discussion, it was recommended that such ordinance be introduced at the next scheduled meeting.

Atlantic County Sheriff's Office Security Personnel In Court
Due to a shortage in officers in the Sheriff's Office, they can no longer provide the Township courtesy services during Municipal Court dates. The Township will need to look at security measure coverage to protect our court and the judge until June. The Township was provided coverage by the Sheriff's Office at a rate of $55.00 per hour.

The court holds day and evening court sessions. As discussed further, alternate arrangements must be explored. During the interim, until the Township can be provided with a cost from another provider who was contacted several months ago with a cost, Mayor Chiarello indicated that we keep coverage with the Sheriff's Office until June if the Township Committee concurs. There being no objections, the Township Committee authorized the Township Administrator to contact the Sheriff's Office to secure their services until June.

Resolution No. 45 - 2014
A Resolution Authorizing An Executive Session Not Open To The Public Under N.J.S.A/ 10:4-12(b)(7)
A. Matters Relating To The Attorney-Client Privilege
1. Comar vs. Buena Vista Township Tax Court Appeal
2. Contractual/New Lease-Richland Village

N.J.S.A. 10:4:12 (b)(8)
B. Matters Relating To The Employment Relationship
1. King Community Center
2. Tax Appeal Attorney
On a motion of Martinelli seconded by Kelly and carried the above Resolution was adopted: (Roll Call Vote: Barber, Aye; Chiarello, Aye; Kelly, Aye; Martinelli, Aye; Williams, Aye)

Announcements
The Township Clerk read the following announcements into the record:
THE NEXT TOWNSHIP COMMITTEE MEETING IS MONDAY, FEBRUARY 10, 2014. OPEN DOOR CAUCUS AT 7:00 P.M. FOLLOWED BY THE REGULAR MEETING AT 8:00 P.M.

Comment/Reports by the Township Committee Members
Mayor Chiarello directed the Township Administrator to provide the Township Solicitor April Tracks Unlimited information to reach out to them as they have not made any further payments. Also to contact the former Township Solicitor Gindhart to forward all documents to new Solicitor April. There are some unfinished business from the former Solicitor that need to be addressed.

Committeewoman Barber stated that during Independence Day, there were some vendors that were to pay the Township by November and we have not received anything from them.

Committeeman Williams - None

Committeeman Martinelli - None

Deputy Mayor Kelly reported on the proposed natural gas pipeline.

Mayor Chiarello announced that a meeting with Comcast is being scheduled for next Tuesday in hopes of coming to a settlement of the previous contract and what can be offered to our community.

There being no further business, Mayor Chiarello asked for a motion to adjourn the meeting.

On a motion of Barber seconded by Williams. The motion was unanimously passed.

Mayor Chiarello announced the Township Committee will now convene into Executive Session and read the Resolution into the record authorizing the Executive Session and its contents of the discussion to be held.

The meeting adjourned at 9:22 p.m.

Respectfully submitted,

Linda M. Gonzales