

BOROUGH OF BERNARDSVILLE
Mayor & Borough Council Meeting Minutes
March 11, 2019

Mayor Canose called this meeting to order at 7:00 p.m. Present were Council Members John Donahue, Diane Greenfield, Jeff Hammond, Thomas O'Dea, Jr., and Christine Zamarra. Also present were John Pidgeon, Borough Attorney, Ralph A. Maresca, Jr., Administrator/CMFO, and Anthony Suriano, Borough Clerk. Chris Schmidt was absent.

STATEMENT OF PRESIDING OFFICER

Notice of this meeting was provided to the Bernardsville News, Courier News and the Star Ledger, filed with the Municipal Clerk and posted on the Municipal Bulletin Board on December 11, 2018.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

National Nutrition Month

Mayor Canose read a proclamation declaring March as National Nutrition Month. Allison Sanderson, Dietician at Shoprite, spoke about various activities at ShopRite for National Nutrition Month and made information available for healthy recipes.

Downtown Development Committee

4B. Bonnie Sellers, Paul Sedlak, Sam Maddaluna, and Jeff Horowitz from the Downtown Revitalization Committee were present. Ms. Sellers said she and Paul from Topology spoke to developers and got feedback on the RFP for the Redevelopment of Quimby Village. One of the suggestions was to divide the property into two halves as the east side has no new restrictions and to get that portion started and start a phase 2 in the future. They also decided to extend the due date of the RFP by 30 days. Ms. Sellers drafted an amendment which will be reviewed by Mr. Pidgeon and Topology. Mr. Sedlak said the Audi dealership is not in good condition and they received a letter from a member of a group of Bernardsville businessmen trying to find a place for an Eataly food marketplace concept. Mr. Sedlak said the Audi dealership building is now for sale and possibly the borough could purchase it which would create a new liquor license. This would need to be designated as an area of redevelopment and \$750 for study to be done by Topology was requested. Mr. Horowitz spoke about architectural design standards to modify the downtown area. An ordinance from council would be needed and the cost for the work would be \$14,490. Ms. Sellers said they would like to take a broader scope of the redevelopment of the train station area. The cost for a proposal for this task is \$14,000. Mr. Maddaluna spoke about transportation into NYC and having a private bus service from Bernardsville to New York City, which could attract millennials. The cost is \$1,000 a day for a bus that holds 56 people and a test period would need to be done to work out the details. Ms. Sellers said three actions are being

requested. Approving the amendment of the RFP for Quimby Village; Approving the Planning Board to designate Quimby Village and 65 Morristown Road an area in need of redevelopment; Approve proposals for planning work by Topology and Common Ground. The total funds would be \$33,740. There will be three resolutions added to the list of consent resolutions later on in this meeting that will approve these three actions. Mr. Pidgeon said a resolution can be done at the March 25th meeting to have the Planning Board review.

Proclamation for Red Cross Month

Mayor Canose read a proclamation declaring March as National Red Cross Month.

OPEN SESSION

At this point in the meeting, the Mayor & Council welcome comments from any member of the public. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers shall limit their comments to 5 minutes. If reading from a prepared statement, please provide a copy and email a copy to the Clerk's Office after making your comments so it may be properly reflected in the minutes.

Bob Frawley, Carriage House Road, spoke about the Eataly referenced by the Downtown Revitalization Committee and said council should be cautious about putting public money into the project.

ORDINANCES (Public Hearing)

Mayor Canose opened the public hearing on Ordinance #2019-1797, **BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF LANDS FOR AFFORDABLE HOUSING PURPOSES IN AND BY THE BOROUGH OF BERNARDSVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY, APPROPRIATING \$800,000 THEREFOR (INCLUSIVE OF \$50,000 FOR SOFT COSTS) AND AUTHORIZING THE ISSUANCE OF \$761,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING SUCH APPROPRIATION.** Hearing no comments or questions from the public, Mayor Canose closed the public hearing. Mr. Donahue moved to pass this ordinance on final reading and adopt as published. Mr. Hammond seconded and a roll call vote followed. Council Members Donahue, Greenfield, Hammond, O'Dea, and Zamarra voted yes.

Mayor Canose opened the public hearing on Ordinance #2019-1798, **REVISING CONSTRUCTION RECORDS CLEARANCE CERTIFICATE FEES AND AMENDING CHAPTER XII OF THE BOROUGH CODE ENTITLED "BUILDING AND HOUSING".** Hearing no comments or questions from the public, Mayor Canose closed the public hearing. Ms. Greenfield moved to pass this ordinance on final reading and adopt as published. Mr. Hammond seconded and a roll call vote followed. Council Members Donahue, Greenfield, Hammond, O'Dea, and Zamarra voted yes.

ORDINANCES (Introduction)

Mayor Canose read from Ordinance #19-1799 and said the improvements are plantings to create a buffer around the newly improved Kiwanis Park, a picnic grove at the Bernardsville pool, and state mandated remediation of the dam at Nervine Park. Ms. Zamarra moved that Ordinance #19-1799, **AN ORDINANCE APPROPRIATING \$75,000 FROM THE BOROUGH OPEN SPACE TRUST FUND FOR VARIOUS IMPROVEMENTS** be introduced by title, passed on first reading, published according to law, and that a public hearing be scheduled for a meeting beginning at 7:00 p.m., March 25, 2019. Ms. Greenfield seconded and the motion was approved with five yes votes.

RESOLUTIONS

Regarding Resolution #19-53, Mr. O'Dea thanked Lauren Sugermann and Alexandra Yates for volunteering to become junior members of the Bernardsville Fire Company. Resolutions #19-58, #19-59, and #19-60 regarding the Downtown Revitalization Committee's requests from earlier in the meeting will be added to the list and the combined total is not to exceed \$35,000. Resolution #19-55 will be tabled to the next meeting in order to clarify the services provided by Somerset County Transportation.

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| #19-52 | AUTHORIZING PAYMENT OF BILLS |
| #19-53 | APPROVING MEMBERSHIP IN THE FIRE COMPANY |
| #19-54 | APPROVING EMERGENCY TEMPORARY APPROPRIATIONS |
| #19-55 | AUTHORIZING THE MAYOR AND CLERK TO SIGN A
TRANSPORTATION SERVICE CONTRACT WITH SOMERSET
COUNTY |
| #19-56 | APPOINTING BONNIE SELLERS AS DOWNTOWN
DEVELOPMENT COORDINATOR |
| #19-57 | AWARDING A CONTRACT FOR GRASS CUTTING AND LAWN
MAINTENANCE |
| #19-58 | AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT
WITH TOPOLOGY LLC FOR ANALYSIS OF RESPONDENT
PROPOSALS AND FOR ADVICE REGARDING 65
MORRISTOWN ROAD |

**#19-59 AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT
WITH TOPOLOGY LLC TO INVESTIGATE POTENTIAL
REDEVELOPMENT OF THE TRAIN STATION AREA**

**#19-60 AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT
WITH COMMON GROUND FOR ARCHITECTURAL AND
DESIGN STANDARDS TO MODIFY DOWNTOWN ZONING**

It was moved and seconded to adopt Resolutions #19-52 to #19-54, and #19-56 to #19-60. The motion was approved with five yes votes.

Proclamation For National Donate Life Month

This proclamation will be on the March 25th agenda.

NJ Local Government Week

Mayor Canose said to start off this event she would like to hold a program on Saturday, April 6th at 1:00 pm in the council meeting room called The No Sweat Couch Potato Recovery Program, where Bernardsville resident Michael Schatzki will do the program for free. Council consent was given to use borough hall on this date and time.

251 Claremont Road – Accelerated Closing Date

Council consent was given to move the closing date from July to early May.

Mayor's Update

Mayor Canose said she met with Kerry Pflugh of NJDEP. The NJDEP has an app for recycling that allows residents to view the recycling schedule. Council consent was given to put this information on the website. Mr. Macdowall will be in touch with Ms. Pflugh regarding work around Nervine Pond. Mayor's wellness campaign will have a health trip at Bedwell School on Wednesday. Mayor Canose met with Mike Kerwin of Somerset County Business Partnership and they will be celebrating their 100th anniversary this year and council is invited to attend. Ms. Zamarra, Mr. O'Dea, Ms. Greenfield, and Mayor Canose read at the Dr. Seuss Storytime event at the Library.

Mr. O'Dea discussed an email he received about having a Tesla supercharge station in town and asked if council is interested. Council consent was given to have Mr. O'Dea get more information. Mr. Pidgeon said this topic might have to go before the Planning Board.

**Request to Repeal Ordinance #18-1787, Which Reduced the
Minimum Area Required for Discharge of a Bow and Arrow**

Mr. Walker said there is a property on the deer management plan that is .69 acres. Council consent was given to take this property off of the plan and notify Warren Blue Ridge Sportsmen Club. Mr. Walker will follow up with Chief Valentine to see if we can make the list of hunting properties available to the public. The agreement with Warren Blue Ridge will be amended to pull that property and we can make a new rule that will require notification of neighbor.

NJ Land Conservancy Rally

It was announced that this event will take place on April 12th.

OPEN SESSION

Mayor Canose said a letter of complaint was received about the condition of Mount Harmony Road. Mr. Walker said the Public Works Committee is working on updating their three to five year plan and trying to maximize their ability to get grants for roads. They are aware of Mount Harmony Road's condition and are putting it on the rotation and that will most likely be taken care of in 2021.

Ms. Zamarra spoke about a program funded by donations in other towns called Hometown Heroes which honors veterans by putting banners with their accomplishments on light poles for up to one month. Council consent was given to look into this program on a donation basis. Kerry Haselton, Mine Brook Road, suggested people being able to donate for a veteran who is not a family member. Mr. Maresca will provide council with information on this program.

Mayor Canose said one of the suggestions on the flyer for NJ Local Government Week was doing a photo contest where people would submit pictures of what makes Bernardsville unique and gave examples of Borough Hall, the pond, and the Millicent Fenwick statue. She also said we could designate one afternoon for herself and any council members who are available to be at borough hall and have coffee and meet residents. Any activities we do for NJ Local Government Week will be sent to the NJ League of Municipalities to put on their website. Council consent was given for these activities.

Tom Wood, Mine Avenue, asked if council approved giving the Downtown Revitalization Committee \$15,000 last year. It was stated that was authorized to get the committee started. Mr. Wood said that tonight council authorized additional money of \$33,700 for this project and it is getting expensive. Mr. O'Dea said hopefully it will be an investment for the borough.

Mr. Wood asked about paving Bernards Avenue. Ms. Zamarra explained what she thought the street would require including walkability.

Tom Wood asked about paving Bernards Avenue and said he was told it would be done in 2019. Ms. Zamarra said we are looking into a comprehensive plan for road paving including a walkability workshop for Bernards Avenue which was from the park to Prospect Street. Once we get the report back, there will be recommendations of what to do and we can apply for grants to get the work done.

CLOSED SESSION

It was moved to adjourn to an executive session to consider Personnel Matters and Property Acquisitions and that the time when and circumstances under which the matter can be disclosed to the public is when it is finally resolved. The motion was seconded and approved with five yes votes.

REOPEN

It was moved and seconded to reopen the meeting to the public. The motion was approved with five yes votes.

ADJOURNMENT

Mayor Canose adjourned the meeting at 10:20 p.m.
