

**BOROUGH OF BERNARDSVILLE**  
**Mayor & Borough Council Meeting Minutes**  
**April 14, 2021**

Mayor Canose called this meeting to order at 7:00 p.m. remotely via Zoom. Present were Council Members John Donahue, Jeff Hammond, Jena McCredie, Chad McQueen, Thomas O'Dea, Jr. and Christine Zamarra. Also present were Joseph DeMarco, Attorney for redevelopment matters, Tom Czerniecki, Administrator, and Anthony Suriano, Borough Clerk.

**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 March 18, 2021 and revised April 12, 2021.

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

Mayor Canose, Mr. DeMarco, and Chris Colley of Topology, gave a background of the redevelopment process from the beginning and leading up to where we currently are with receiving RFPs for the 65 Morristown Road (Audi Dealership) and Quimby Lane projects.

Presentations were made by applicants who submitted an RFP for the Quimby Lane and Audi Dealership Redevelopment project.

David Wolfe, Adam Kalkin, and Peter Coccoziello discussed their proposal and ideas for the development of 65 Morristown Road (former Audi Dealership).

Anthony Melillo of Melillo Equities gave a background of their development team followed by their project proposal, design, and implementation approach for the redevelopment of Quimby Lane.

Peter Coccoziello, Graham Wyatt, and Kevin Smith of Advance Realty discussed the mission and core values of their organization and discussed various projects they have done in the past for Hoboken, NJ; Harrison, NJ; Charleston, SC; Darien, CT, and Celebration, FL.

**OPEN SESSION**

Mayor Canose opened the meeting to the public.

David DePodwin, Old Colony Road, thanked each developer for their presentation. He said they each made good points and he likes how Advance Realty ties in the historical strengths of a given community.

Mr. DeMarco discussed the next steps of redevelopment. He said the council will hopefully be in a position at the June meeting to start naming developers to the 65 Morristown Road project and the Quimby Lane project. He said this will give us sufficient time to analyze and make a selection. He said once we designate a developer it gives them certain powers and then we can discuss topics such as grants and what to do with property we control. He said then we would meet with Topology and the developer in designing a project that makes sense.

Janeene Chrisbacher, Somerset Avenue, asked if this was the last opportunity for the public to make comments or ask questions. Mr. DeMarco said the selection of a developer will be done at a public meeting and that questions after tonight can be emailed to borough officials.

Harvey Goldberg, resident of Warren, said he saw the detailed plan from Melillo Equities but not for Advance Realty and asked if they submitted one. Mayor Canose said they did not, and that is part of our due diligence to go back to our developers to fine tune any pieces of their proposal that we need more information on. Mr. Goldberg asked if there was a deadline to submit. Mr. DeMarco said no, the RFP was to see who was interested and qualified to develop, and allow them to present concepts.

Kristin DeGrandpre, Flintlock Court, asked Advance Realty about their affiliation with Celebration, FL. Mr. Wyatt said they were Co-Master Planners and developed the master plan for the entire community.

Graham Macmillan, Washington Corner Road, suggested to council that they compare the two proposals as to what their economic value would be to Bernardsville. He said environmental and social considerations are other factors.

Althea Ridley, Campbell Road, asked if there was a deadline for the public to respond with their input. Mr. DeMarco said there is no timeline and the goal is to make a decision for Quimby Lane in the timeframe of June and possibly May for 65 Morristown Road since we had only one proposal for that project. Ms. Ridley asked if there would be consideration to have an overall plan before making a decision on 65 Morristown Road and Quimby Lane. Mr. DeMarco said there will be consistency in design but not directly linked.

Kerry Haselton, Mine Brook Road, asked if Advance Realty had experience working with smaller communities. Mr. Coccoziello said they have a lot of experience dealing with a lot of different communities and they were illustrating projects that had transformative impacts.

Kathy Peachey, Chilton Street, had a question about the approximately five residential areas seated above the project and potential impact of redevelopment on those areas. Mr. DeMarco said that Topology reviewed this and what can be built so that the Quimby Lane project serves as a transition into the buffer between the state highway, neighborhoods, water space, and green space. Chris Colley of Topology said traffic is usually a main concern and to that effect, the redevelopment plan requires a developer to prepare a traffic study to identify any impacts and to

propose mitigating measures for any resulting impacts. Mr. Colley said to answer Ms. Peachey's question, this has partially been considered in the redevelopment plan and partially to be considered in future steps of this process where further documentation will be required.

David DePodwin, Old Colony Road, asked about having a community feedback mechanism. Mr. DeMarco said a lot of that took place in the redevelopment plan and talked about the process in putting together the redevelopment plan. He said we accept written comments from the public before meetings and documents pertaining to these projects are available on our website. He said when a formal application is ultimately presented to the Planning Board for a site plan approval, the application will be put online, advertised, and people can comment via email before the meeting. Mr. Czerniecki said anyone is welcome to give him information that they may want for the council to be aware of and understand.

Mr. O'Dea said he appreciates the time and effort that the RFP respondents put in for tonight's meeting. He said he looks forward to further discussions we will have about details that will be dictated and run by our Redevelopment Counsel and Planner.

Mayor Canose said it is encouraging that so many members of the public came to this meeting tonight and thanked them for their input. She said we will keep the public posted about future meetings on the topic of redevelopment.

Mr. Hammond said this meeting is being recorded and will be on our website in case anyone could not attend and wants to view it.

Mr. McQueen asked if all the redevelopment documents can be easily accessible on the website. Mr. Suriano will have a central link to the page with all the redevelopment documents and video of tonight's meeting.

Ms. McCredie thanked the three presenters and said it is helpful that this meeting is recorded for business owners who were not able to attend.

Hearing no further comments, Mayor Canose closed the open session.

## **ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

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