

BOROUGH OF BERNARDSVILLE
Mayor & Borough Council Meeting Minutes
June 26, 2023

Mayor Mary Jane Canose called this meeting to order at 7:00 p.m. remotely on Zoom only due to bad weather conditions. Present were Council Members Jay Ambelang, Diane Greenfield, Jena McCredie, and Chad McQueen. Also present were John Pidgeon, Borough Attorney, Nancy Malool, Administrator, and Anthony Suriano, Borough Clerk. Council Members Al Ribeiro and Christine Zamarra were absent.

STATEMENT OF PRESIDING OFFICER

Notice of this meeting was provided to the Bernardsville News and Courier News, filed with the Municipal Clerk and posted on the Municipal Bulletin Board on December 15, 2022.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Environmental Commission - Deer Management, Johanna Wissinger, Chair of the Environmental Commission, Johanna Wissinger, Washington Corner Road and speaking for the Environmental Commission spoke about deer management. She said she is encouraging the council to give their consent for a change of our deer management program. She was introduced to Jim Emery of Sustainable Habitat Solutions through former Borough Administrator Tom Czerniecki and had several emails exchange and conversations with Mr. Emery. She said she invited him to the Environmental Commission meeting and he made a presentation, answered questions, and the members of the commission were equally impressed. She said there are three main reasons of why Mr. Emery will be ideal for Bernardsville. He has an understanding and appreciation for Echo Systems, he has a good understanding of the most important safety measures, and he is a resident and part of the community. Mayor Canose asked if Mr. Emery and his company are to replace Warren Blue Ridge. Ms. Wissinger said yes, Warren Blue Ridge have not responded to their reaching out to them. Mr. Pidgeon said he will prepare a resolution for the next meeting.

APPROVAL OF MINUTES

Ms. Greenfield moved approval of minutes from May 8, 2023 and May 22, 2023. Mr. McQueen seconded and the motion was approved with six yes votes.

OPEN SESSION

Mayor Canose opened the meeting to the public. Hearing no comments, Mayor Canose closed the open session.

ORDINANCES (Public Hearing)

Mayor Canose opened the public hearing on Ordinance #2023-1969, **SALARY ORDINANCE FOR EMPLOYEES OF THE BOROUGH OF BERNARDSVILLE WHO ARE POLICE DISPATCHERS**. Hearing no comments, Mayor Canose closed the public hearing. Ms. McCredie moved to pass this ordinance on final reading and adopt as published. Ms. Greenfield seconded and the motion was approved by the following roll call vote. Mr. Ambelang, Ms. Greenfield, Ms. McCredie, and Mr. McQueen voted yes.

Mayor Canose opened the public hearing on Ordinance #2023-1970, **AN ORDINANCE AMENDING SALARY ORDINANCE #2023-1955**. Hearing no comments, Mayor Canose closed the public hearing. Mr. Ambelang moved to pass this ordinance on final reading and adopt as published. Ms. Greenfield seconded and the motion was approved by the following roll call vote. Mr. Ambelang, Ms. Greenfield, Ms. McCredie, and Mr. McQueen voted yes.

Mayor Canose opened the public hearing on Ordinance #2023-1971, **BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PROPERTY IN AND BY THE BOROUGH OF BERNARDSVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY, APPROPRIATING \$1,700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,615,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING SUCH APPROPRIATION**. Hearing no comments, Mayor Canose closed the public hearing. Mr. McQueen moved to continue the public hearing on Ordinance #2023-1971 to July 10, 2023 at 7:00pm. Ms. Greenfield seconded and the motion was approved by the following roll call vote. Ms. Greenfield, Ms. McCredie, and Mr. McQueen voted yes. Mr. Ambelang abstained.

Mayor Canose opened the public hearing on Ordinance #2023-1972, **APPROPRIATING THE SUM OF \$180,000 FOR VARIOUS EQUIPMENT & IMPROVEMENTS**. Hearing no comments, Mayor Canose closed the public hearing. Ms. Greenfield moved to pass this ordinance on final reading and adopt as published. Ms. McCredie seconded and the motion was approved by the following roll call vote. Mr. Ambelang, Ms. Greenfield, Ms. McCredie, and Mr. McQueen voted yes.

ORDINANCES (Introduction)

Mr. McQueen moved that Ordinance #2023-1973, **APPROPRIATING THE SUM OF \$110,000 FOR WATER MAIN EXTENSION TO WWTP**, 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., Monday, July 10, 2023. Ms. McCredie seconded and the motion to introduce was approved with four yes votes.

Ms. Greenfield moved that Ordinance #2023-1974, **ALLOWING NON-FAMILY MEMBERS TO OCCUPY DETACHED ACCESSORY DWELLING UNITS IN THE R-1 AND R-1-10 ZONES**, 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., Monday, August 14, 2023. Ms. McCredie seconded and the motion to introduce was approved with four yes votes.

RESOLUTIONS

- #23-128 AUTHORIZING PAYMENT OF BILLS**
- #23-129 RENEWAL OF A.B.C. LICENSES**
- #23-130 PROMOTING DETECTIVE TYLER DEMOTT TO SERGEANT
AND OFFICER PETER ARCHIBALD TO SERGEANT**
- #23-131 APPROVAL TO SUBMIT A GRANT APPLICATION AND
EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY
DEPARTMENT OF TRANSPORTATION FOR THE DAYTON
CRESCENT PROJECT**
- #23-132 APPROVAL TO SUBMIT A GRANT APPLICATION AND
EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY
DEPARTMENT OF TRANSPORTATION FOR THE
LAURELWOOD DRIVE PROJECT**
- #23-133 ACCEPTING THE RESIGNATION OF PATROLMAN TYLER
SCHWARTZ**
- #23-134 AUTHORIZING PURCHASE OF 2023 BANDIT WOOD CHIPPER
THROUGH ESCNJ COOP - CONTRACT #22/23-12**

Regarding Resolution #23-133, Mr. Ambelang asked if the Patrolman was new. Ms. McCredie said he is still on probation.

Mr. Ambelang moved to adopt Resolutions #23-128 to #23-134. Ms. Greenfield seconded and the motion was approved by the following roll call vote. Mr. Ambelang, Ms. Greenfield, Ms. McCredie, and Mr. McQueen voted yes.

COUNCIL COMMITTEE REPORTS

Mayor's Update, Mayor Canose said she attended a Mayor's Wellness Campaign data seminar in Hamilton Township. She said it was very informative on how we collect and can collect data to assess our community. On June 21st and 22nd, Mayor Canose attended the New Jersey Planning and Redevelopment Conference. Mayor Canose attended a seminar on the fourth round obligations for affordable housing that are upcoming. Mayor Canose sat in on a keynote by Jeff Otto on inflation, interest rates, and indicators of New Jersey's post-pandemic economy. On June 21st, Mayor Canose and Ms. Malool attended a webinar by the Somerset County Business Partnership on impacting the employee experience through organizational clarity. Mayor Canose attended the grand opening of the new offices for the New Jersey Conference of Mayors in Trenton which are located across from the State House. Mayor Canose said we were featured in New Jersey Business magazine. She said Bernardsville Centre Manager Lucille Plumstead

reached out to them, they were impressed by Bernardsville, and did a very nice write-up.

Administrator's Report, Ms. Malool said we completed the well water testing kit sale and there were 24 people who bought test kits and are having their water tested by Raritan Headwaters. Ms. Malool said our Motor Vehicle Commission (MVC) mobile unit is on schedule to come on July 22nd. She said there were a total of 50 open slots to start and there are 31 taken and 19 left. She said residents can go on our website and sign up.

Mr. Ambelang moved to accept the monthly reports as listed on the agenda. Mr. McQueen seconded and the motion was approved with four yes votes.

COUNCIL COMMITTEE REPORTS

Public Safety Committee, Ms. Greenfield said the committee met on June 15th. The Bernards Avenue sidewalk plan was discussed and the committee agrees with the plan as previously presented by the Public Works Committee. She said Public Safety feels that having the sidewalk go all the way to Mount Airy Road is the best option. She said Bernards Avenue is one of the busiest pedestrian streets in the Borough and pedestrian safety is the number one priority. Regarding parking issues on Bernards Avenue and the surrounding streets, Ms. Greenfield said the committee discussed the possibility of striping parking spaces to better organize the parking situation in the area for the residents. She said this issue was brought to the Public Works Committee to overlay if and where this could possibly be accomplished. Regarding facility upgrades, Ms. Greenfield said construction is complete on a storage room that has been turned into a locker for female police officers and we will have one female officer starting later this year. Ms. Greenfield said we are looking at issues regarding our police dispatch console center. She said the Police Department is obtaining estimates for replacement and will also be evaluating secondary backup systems and other potential options. Ms. Greenfield said we had a resident request better lighting at Passaic Street and Somerset Avenue. Public Works has been asked to look into what would be involved to have brighter lighting at this location. Ms. Greenfield said they will be consulting with JCP&L on this issue.

Finance Committee, Mr. McQueen said the committee has not met since the last report.

Organization Development and Personnel Committee, Mayor Canose said the committee has not met since the last report. She said there is an issue that will be discussed later in this meeting in Executive Session.

Engineering, Technology, and Public Works Committee, Ms. Greenfield said the Bernard's Avenue sidewalk grant was submitted for \$350,000. She said the sidewalk project also involves lighting. Regarding dam remediation, Ms. Greenfield said plans have been submitted to New Jersey Dam Safety for review and approval. Regarding the Pavilion at the Polo Grounds, Ms. Greenfield said the architect is revising plans and removing the second floor. She said larger restrooms, and fixtures and finishes are being revised. For the timeline, Ms. Greenfield said utilities, water, and sewer will be the first things to happen, and the last thing to happen for Phase I will be the walking path. Regarding the Bernards Avenue Roadway Project, Ms. Greenfield said the drainage is complete and they are hoping to start the curbing this week.

Regarding the Bernards Avenue Neighborhood Roadway Project, Ms. Greenfield said the drainage is complete and the curb work is currently being finished. Regarding West Street and Boylan Terrace sidewalks, Ms. Greenfield said engineering is nearly finished. Regarding the Library Roof Replacement Project, Ms. Greenfield said architects are working on the design for the roof replacement and the time frame is September or October. Regarding Campbell Road, Ms. Greenfield said the engineering is in process. She said there was a meeting at the end of May to identify additional drainage needs and areas in need of reconstruction versus a simple mill and pave. Mr. McQueen asked if Public Works had made any comments about the striping suggestion from the Public Safety Committee. Ms. Greenfield said Chief Remian and Doug Walker are going to take a look at the distances and see if it's possible. She said Chief Remian wanted to wait until after the road was finished and walk the streets. Mr. McQueen suggested having Engineering review. Ms. McCredie said they are reviewing and thought the streets may have to be made one way because they are not wide enough.

Land Use Committee, Mayor Canose said the committee has not met.

OTHER COMMITTEE REPORTS

Planning Board, Mr. McQueen said the Planning Board canceled their last meeting and has a meeting this Thursday.

Recreation Committee, Ms. Greenfield said the committee met on June 13th. She said safety fencing was installed at the lower Polo Grounds ballfield. The Trails Subcommittee has been busy with cleanup at the 267 Mine Brook Road trail. The committee continues to collect signatures to name that facility Kirkpatrick Park and currently have over 160 signatures. Ms. Greenfield thanked the Public Works Department for helping with trail maintenance at Peters Tract Trail. The Trails Subcommittee will be working with Recreation and Public Works to come up with a more permanent solution for trail maintenance.

Housing/Zoning Committee, Ms. Greenfield said the committee met on June 16th and discussed additional recommendations to improve the outdoor dining ordinance. The committee also discussed whether our zoning ordinance section on warehouses needs to be revised and they will be researching other towns' ordinances on this topic. The committee discussed generator use and who would be in charge of recommending procedures that should be put in place for the construction of new apartment buildings so that they are prepared for emergency situations.

HPAC, Ms. Greenfield said the committee did not meet.

ITEMS OF BUSINESS

King of Kings Food Pantry – Amerman Lot on Tuesdays

Council consent was given to King of Kings LLC to use the Amerman Lot on Tuesdays from 3:30pm to 4:30pm as a food pantry pick up location. A certificate of insurance naming the Borough of Bernardsville as an additional insured and hold harmless agreement will be submitted by King of Kings. Ms. McCredie said the Public Safety Committee had talked about

the crosswalk near the Amerman Lot and suggested telling King of Kings to highlight the use of the crosswalk for people to get to the pickup area in the Amerman Lot. Mr. Suriano will relay this to King of Kings.

Correspondence - None

Unfinished Business - None

New Business - None

OPEN SESSION

Mayor Canose opened the meeting to the public. Hearing no comments from the public, Mayor Canose closed the open session.

RESOLUTIONS

Regarding Resolution #23-136, **RESOLUTION OF THE BOROUGH OF BERNARDSVILLE, COUNTY OF SOMERSET, NEW JERSEY DESIGNATING 65 MORRISTOWN ROAD FBG URBAN RENEWAL ENTITY, LLC, AS REDEVELOPER FOR THE PROPERTY LOCATED AT 65 MORRISTOWN ROAD AND IDENTIFIED AS BLOCK 125, LOT 13 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BERNARDSVILLE AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH THE REDEVELOPER FOR THE REDEVELOPMENT OF SUCH PROPERTY IN ACCORDANCE WITH THE REDEVELOPMENT PLAN**, Ms. Malool said that the developer needs to continue to review the agreement so this is not ready at this time and will be tabled to a future meeting. Council agreed and no action was taken on this resolution.

Regarding Resolution #23-135, **RESOLUTION OF THE BOROUGH OF BERNARDSVILLE, COUNTY OF SOMERSET, NEW JERSEY DESIGNATING AR AT BERNARDSVILLE, LLC, AS REDEVELOPER FOR THE PROPERTY LOCATED AT 35-39 OLCOTT SQUARE AND 5 MORRISTOWN ROAD AND IDENTIFIED AS BLOCK 125, LOTS 1 AND 3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BERNARDSVILLE AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH THE REDEVELOPER FOR THE REDEVELOPMENT OF SUCH PROPERTY IN ACCORDANCE WITH THE REDEVELOPMENT PLAN**, the Mayor and Council discussed whether to consider adopting this resolution by coming out of closed session after discussion in closed session. The consensus was to wait until we have the full Council in attendance in order to vote on this resolution. No action was taken on this resolution.

CLOSED SESSION

It was moved to adjourn to an executive session to consider Contract Negotiations – RR

Sublease, Contact Negotiations, Personnel Matters and Property Acquisition 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 four yes votes.

ADJOURNMENT

The meeting was adjourned at 9:45pm.
