

**BOROUGH OF BERNARDSVILLE**  
**Mayor & Borough Council Meeting Minutes**  
**September 3, 2020**

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 John Pidgeon, Borough Attorney, Ralph A. Maresca, Jr., Administrator/CMFO, 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 August 31, 2020.

**PLEDGE OF ALLEGIANCE**

**OPEN SESSION**

Hearing no comments, Mayor Canose closed the open session.

**ITEMS OF BUSINESS**

**Draft Ordinance #2020-1852, SUPPLEMENTING AND AMENDING THE BOROUGH  
LAND USE ORDINANCE TO CREATE A NEW DOWNTOWN ZONING DISTRICT  
WITH FOUR DOWNTOWN SUBDISTRICTS WITH RELATED ZONING AND  
DESIGN REGULATIONS**

Keith Covington from Common Ground, Jeff Horowitz of the Planning Board, and Geoff Price, Zoning Officer, were present to discuss the draft ordinance to create a new downtown zoning district.

Council consented to the draft ordinance indicating outdoor dining until 11:00 pm on Monday through Wednesday, and until 12:00am on Thursday through Saturday.

Mr. Horowitz will ask John Szabo, Borough Planner, about including the Library in the downtown district. Mr. O’Dea proposed to include this in the draft ordinance unless Mr. Szabo can explain why we would exclude it. There were no objections from council.

Regarding parking regulations, Mr. Covington said people will be driving to Bernardsville so there needs to be some requirement for parking. It was noted that in order to not be business unfriendly, the compromise is for a reduced requirement. Mr. Pidgeon said a variance can be obtained from the Board of Adjustment by any businesses that cannot meet the reduced

requirement. Mr. Covington said there's also the possibility to meet requirements offsite or via shared parking.

In section 12-12.5 of the draft ordinance, a change will be made regarding construction/reconstruction. A person would need to go to the Zoning Officer for a zoning permit, but if board approval is needed, the zoning permit would not be issued.

Regarding noise and live music, it was noted that noise should be measured from the property line.

Geoff Price and Renee Apuzzo of the Zoning Department will continue their review of the ordinance and may have other suggested changes next week. Mr. McQueen said he would work with Mr. Horowitz and Mr. Pidgeon to get changes incorporated and have a marked up document sent to council for further review at the September 14<sup>th</sup> meeting.

Council consent was given to notify property owners whose zone may change as a result of this ordinance. Mr. Suriano was directed to notify the owners via certified mail after Mr. Price identifies the affected properties and Mr. Pidgeon is consulted in drafting a letter to send.

### **ADJOURNMENT**

The meeting was adjourned at 10:35 p.m.

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