

BOROUGH OF BERNARDSVILLE
Mayor & Borough Council Meeting Minutes
October 11, 2022

Mayor Canose called this meeting to order at 7:00 p.m. Present were Council Members Jay Ambelang, Diane Greenfield, Chad McQueen (remote), Al Ribeiro, and Christine Zamarra. Also present were Tom Czerniecki, Administrator, Anthony Suriano, Borough Clerk, and John Pidgeon, Borough Attorney. Council Member Jena McCredie was absent and joined remotely in closed session.

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 27, 2021.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Walking Museum by Downtown Bernardsville, Lisa Diaz, Downtown Bernardsville Main Street Design Committee Chair, showed slides of a proposed Self-Guided and Event-Supported Historical Walking Tour in the downtown area. She said they have a four point approach which is Design, Organization, Promotion, and Economic Development. She said the Historical Walking Tour program is designed to positively impact the Economic vitality of our Main street as it includes live events; a self-Guided Historical Walking Tour Of Main Street Bernardsville with QR Codes on markers that are linked to digital audio in English and Spanish; promotions such as table tents in shops, restaurants, and bars; Farmer's Market; news, social media, and banners. She discussed costs and funding as follows:

Pricing:

- 10 small plus 1 large - \$12,000
- 15 small plus 1 large - \$14,500

Includes:

- Design, layout, translation to one other language, proofs, corrections, art prep to digital, fabrication, packing and shipping to Bernardsville.
- Does not include installation or posts to mount.
- Warranty: 10 years if installed to described standards.

Funding Sources:

- \$10,000 allocated from Main Street Grant which should be available in February, 2023
- Applying for Somerset County History Partnership Program Grant from the NJ Historical Commission
- Strategic partners and community sponsorships

Council consent was given for this concept. Mayor Canose suggested a letter of support from the Borough Council. Mr. Suriano will prepare the letter.

OPEN SESSION

Mayor Canose opened the meeting to the public.

Kathy Peachey, Chilton Street, said she really enjoyed the presentation on the Museum In The Streets. She asked about an update on the transfer station at the Quarry site and a condition about planting trees as part of the agreement. Mr. Pidgeon said it's been approved by the NJDEP but he is not aware that they are in operation as they will have to go to the Planning Board at some point in the future. He said as part of the agreement they have to build a bridge in the parking area and do several other things. Mayor Canose said they are going to build a building and need to go to the Planning Board with those plans. She agreed with Mr. Pidgeon that it was approved by the NJDEP but not in operation yet. She said we had a brief meeting with them (Old Quarry Road Associates) about the bridge, which was a requirement and is needed so people can park and walk over to the Rose Bowl field.

Aaron Duff, Crestview Drive, said he wanted to share his thoughts on the Laurelwood Trail in the context of the affordable housing that is going in that area. He said at the last Planning Board meeting they discussed the Laurelwood Trail and whether or not council should require making an access easement to the existing trail a precondition for development. He said he urges the council to do so. He said Laurelwood Trail is 12 acres of open space with about a half mile of an existing hiking trail through it. He said Laurelwood Trail is not only a hiking trail/natural area, which is one of our two highest priorities for recreational purposes in the Borough, but it also has connectivity which he feels is important more than anything else. He said the relocation of the trailhead doesn't need to be right where it is but certainly more than anything else, some pedestrian access should be provided at that property location. He said the Planning Board discussed parking as an issue as there will be a lot of units but he said he wouldn't let that drive the discussion as there are options for parking. He referenced a pump station on Laurelwood that could probably have a couple of parking spots dedicated. He said the Planning Board had some discussion of a crosswalk in that area. He said he feels pedestrian access is key, parking is not as big an issue, but the precondition of development to continue allowing pedestrian access is very important. Mr. McQueen said he will need to make a council communication to the Planning Board on this issue and it will be important to discuss later in the meeting.

Kerry Haselton, Mine Brook Road, said she has been biking around many areas of town for the last few weeks and getting up to Round Top and Laurelwood is one of the toughest things to do. She said if people who live in that area wanted to get to the Rose Bowl or Nervine Park, it will keep cars off the road if we have a way for them to come directly down to Borough Hall and the Rose Bowl to access our parks. She said she agrees with Mr. Duff that it's a major connectivity piece and encouraged the council to maintain it. She said a boy scout worked very hard to create that trail and if we don't have a way to exit that trail down onto Route 202 we will have lost what we set out to do. Ms. Haselton said she also wanted to commend Downtown Bernardsville and Lisa Diaz for all the work that they've been doing on the idea of the Museums In The Streets. She said she has seen it in operation at three different towns in Maine and even with their tough winters, the signs held up very well over the last few years, which speaks well for their durability.

Steve Moran, Downtown Bernardsville, spoke of the durability of the signs and gave an example of one at Natirar that looks the same after five years.

Mayor Canose closed the open session to the public.

ORDINANCES (Public Hearing)

Mayor Canose opened the public hearing on Ordinance #2022-1935, **ALLOWING THE BOROUGH PUBLIC WORKS COMMITTEE TO GRANT EXCEPTIONS TO THE FIVE-YEAR MORATORIUM ON ISSUANCE OF ROAD OPENING PERMITS FOR NEWLY PAVED STREETS AND AMENDING SECTION 14-1 OF THE BOROUGH CODE ENTITLED “MAINTENANCE AND USE OF SIDEWALKS AND STREETS”**.

Hearing no comments, Mayor Canose closed the public hearing. Ms. Greenfield moved to pass this ordinance on final reading and adopt as published. Ms. Zamarra seconded and the motion was approved by the following roll call vote. Mr. Ambelang, Ms. Greenfield, Mr. Ribeiro, and Ms. Zamarra voted yes.

ORDINANCES (Introduction) - None

RESOLUTIONS

- | | |
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| #22-196 | AUTHORIZING PAYMENT OF BILLS |
| #22-197 | AUTHORIZING REFUND OF STORMWATER ESCROW ACCOUNT 04-280-7000-0044, 40 LIBERTY ROAD |
| #22-198 | APPROVAL OF USE OF CLAREMONT FIELDHOUSE FOR KING OF KINGS FOOD BANK |
| #22-199 | RESOLUTION AUTHORIZING THE PROVISION OF A LOAN PURSUANT TO THE BOROUGH OF BERNARDSVILLE AFFORDABILITY ASSISTANCE PROGRAM FOR THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 17E FOX HOLLOW TRAIL, BERNARDSVILLE, NJ 07924 |
| #22-200 | RESOLUTION AUTHORIZING THE PROVISION OF A GRANT PURSUANT TO THE BOROUGH OF BERNARDSVILLE AFFORDABILITY ASSISTANCE PROGRAM FOR THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 17 D FOX HOLLOW ROAD, BERNARDSVILLE, NJ 07924 |
| #22-201 | AMENDING THE PROFESSIONAL SERVICES CONTRACT WITH CGP&H |
| #22-202 | AUTHORIZATION OF SEWER REFUND |

- #22-203 AUTHORIZATION OF TAX REFUND**
- #22-204 AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT
WITH PAULUS, SOKOLOWSKI AND SARTOR FOR
BERNARDSVILLE WWTP ELECTRICAL CONDITIONAL
ASSESSMENT SERVICES**
- #22-205 ACCEPTING A DONATION TO THE BERNARDSVILLE POLICE
DEPARTMENT**

Ms. Zamarra moved to adopt Resolutions #22-196 to #22-205. Ms. Greenfield seconded and the motion was approved by the following roll call vote. Mr. Ambelang, Ms. Greenfield, Mr. Ribeiro, and Ms. Zamarra voted yes.

ITEMS OF BUSINESS

Mayor's Update

Mayor Canose said she attended Boutique Calia's grand opening on September 28th, which is a new store at Bernardsville Centre. On September 29th, Mayor Canose and Mr. Czerniecki had an OEM clergy meeting. Mayor Canose said it's a great group of local clergy that comes up with a lot of good ideas for providing services to the community. On September 30th, the Land Use Committee met with Downtown Bernardsville about The Walking Museum. Mayor Canose said she attended the Elvis concert at the Bernardsville Theater. She said they are going to be doing more of those kinds of things in the theater, and they recently had a comedy night. Mayor Canose encouraged people to watch for posts and support the theater. On October 2nd, Mayor Canose attended the New Jersey Conference of Mayors half day conference in Spring Lake. She said they largely focused on wind farms that are coming to the beach, talked about different ways that's going to happen, and what kinds of controls we can have on it. Mayor Canose said this past Saturday there was an Apple Festival at the Farmers Market where she picked the winning apple basket and had a Meet The Mayor sign for people who had questions for her. Mayor Canose said Saturday was the History Ghost Tour which was very professional and well organized. She thanked Police Department for keeping the crowds separate so the groups didn't overlap. She said she noticed a lot of people going into the restaurants after or before the tour so it brought a lot of business downtown. Mayor Canose said she will be attending the Somerset County Governing Officials Association meeting in Rocky Hill on Wednesday night. Mayor Canose said Downtown Bernardsville has a community meeting on October 19th and the location is yet to be determined. On October 23rd, Mayor Canose said she is doing another ribbon cutting for the grand celebration for Proud to Smile Dentistry.

Administrator's Update

Mr. Czerniecki said the pickleball courts are moving forward and received a first coat of the paint. Mr. Czerniecki said this Thursday we are meeting with Suburban Engineers to review the preliminary plan for the utility work to go into the Polo Grounds for the pavilion and lighting.

He said this will enable us to go forward with the trails. Mr. Czerniecki said the Somerset County Municipal Administrators Association is approaching Somerset County Shared Services to work with us in addressing the healthcare insurance challenge before us. He said the state has substantially increased premiums and he will have more to come on that. Mr. Czerniecki thanked Chief Valentine and the OEM team for the Clergy Association. He said the main thrust of this group is to take advantage of all the resources that churches have and make them available to us in the event of an emergency. He said if anyone wants to get involved they should approach their pastor about how they can assist their local community. Mr. Czerniecki said he reached out to the County Engineer's Office to discuss the traffic flow situation around Quimby as directed by Council. He said they scheduled some time in the next week to discuss what kind of settings we can request.

Relocation of Trailhead for Round Top/Laurelwood Trail

A display of the property was shown on the screen projector. Ms. Greenfield pointed out where the trail entrance is right now. This site is a potential future affordable housing location and Ms. Greenfield said the trail entrance needs to be moved. A display of Bernardsville Greenways from the 2013 Open Space Plan was shown. After discussion about the relocating the trail entrance, Mr. McQueen said it sounds like council is aligned that they want to maintain the trail and find the best path. Mr. Pidgeon said this topic would need to go to the Planning Board. Mr. McQueen said at a recent Planning Board meeting, the conversation was that we can relocate the trail but the Board deferred to council as to how the trail relocation should happen. He said they need a recommendation from council that they want to relocate the trailhead and how they want to go about it. Mr. McQueen said the final site plan is going to be important because this is still only a preliminary review and they have to come back for final with a lot of recommended changes. He said there are things that may fundamentally change so the important thing is that we want it, we want to maintain it, and have the idea of how we want to do it. Mayor Canose asked Mr. Czerniecki if he can get the preliminary site plan and look at it as to how this could best work. She said we can then send a letter to the Planning Board of what we recommend the best way to do it is.

2023 Farmers Market

Madelyn English was present to discuss a request to hold the 2023 Farmers Market (Winter and Summer) at the Bernardsville Train Station Parking Lot. The Winter Market would go from January 7, 2023 to March 25, 2023 on Saturdays from 10:00am to 12:00pm. The Summer Market would go from June 10, 2023 to December 16, 2023 on Saturdays from 9:00am to 1:00pm. There will be no markets on the date of the Far Hills Races in October or over Thanksgiving weekend. All necessary insurance forms and Hold Harmless forms will be filed with the Borough Clerk. Each vendor will pay \$50/market season to the Borough for their licenses and pay a weekly table fee to the BBDC to cover market expenses. Mr. Ribeiro moved approval of the 2023 Winter and Summer Farmers' Market as noted. Ms. Greenfield seconded and the motion was approved with four yes votes.

Zone 6 Alteration to Redevelopment Plan

Mayor Canose announced that the public hearing on Ordinance #2022-1933, **ORDINANCE OF THE BOROUGH OF BERNARDSVILLE, COUNTY OF SOMERSET, NEW JERSEY ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 71, LOT 6 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BERNARDSVILLE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**, will be carried to the October 24, 2022 meeting at 7:00pm. Mr. Pidgeon noted there would be no further notice. John Szabo, Borough Planner, spoke about the Planning Board's recommendations on this ordinance which will be considered at the next meeting.

2023 Parking Decals

This topic was referred to the Finance Committee for review.

63 Bernards Avenue

Council consent was given to hire a property manager for this site. An RFP will be prepared and issued.

Correspondence - None

Unfinished Business

Bernards Avenue, Mr. McQueen said we have now allocated the funds for the Bernards Avenue project to start. He asked if we can instruct the engineer to start considering the sidewalk project for the two blocks that will be remaining. Ms. Greenfield said the Public Works Committee is going to discuss this topic.

New Business

Adding Rehabilitation Designation to Redevelopment Areas, This topic was referred to the Land Use Committee.

French Cleaners Request for Food Truck, Mr. Ribeiro said he had an inquiry from the French Cleaners (Route 202 and Childs Road) about having a food truck on their property on weekends to create more of a destination in that neighborhood. It was noted this would change the use of the property. This topic was referred to the Zoning Department & Land Use Committee for review.

Tow Truck Operators' Insurance Requirement, Mr. Ribeiro said he had an inquiry from a local towing company about the \$5,000,000 umbrella requirement for our towers. It was noted that insurance requirements are made by the JIF. This topic was referred to our Risk Manager for review.

CLOSED SESSION

It was moved to adjourn to an executive session to consider Property Acquisition, Contract Matters, and Personnel Matters 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 9:40 p.m.
