

BOROUGH OF BERNARDSVILLE
Mayor & Borough Council Meeting Minutes
March 9, 2026

Mayor Canose called this meeting to order at 7:00 p.m. on Zoom only. Present were Council Members Al Ribeiro, Jeff Roos, Charlie Szrom, Christine Zamarra, and Ross Zazzarino. Also present were John Pidgeon, Borough Attorney, Nancy Malool, Administrator, and Anthony Suriano, Borough Clerk. Council member Rich Traynor was 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 February 24, 2026 and revised on March 3, 2026 to add Resolutions #26-71 and #26-72.

PLEDGE OF ALLEGIANCE

OPEN SESSION

Mayor Canose opened the meeting to the public.

Robert Richardson, Prospect Street, inquired about the West Street/Boylan Terrace project, noting that the proposed paving and sidewalk plans appear to have changed since a meeting with Public Works Committee members and residents on Bernards Avenue in 2022. He stated that recent road markings and conversations with individuals on-site raised concerns about possible design changes, including a potential five-foot sidewalk, the use of stand-up curbs rather than laid-back curbs, and efforts to maintain a consistent width of West Street from Prospect all the way down. Mr. Richardson expressed concern that narrowing the roadway could effectively make West Street function as a one-way street. He also asked whether final plans were available for public review, noting that construction is expected to begin in early April. He asked about potential impacts to items on his property located within the right-of-way, including a dog fence, sprinklers, and concrete. Ms. Malool said that two people from our engineering firm and our Public Works Director had recently reviewed the site. She said there is no intention to make West Street a one-way road and noted that Mr. Richardson had previously reviewed project plans with her in September. She said that items located within the public right-of-way would need to be removed and that the Borough would not be responsible for replacing items in the right-of-way, such as sprinkler systems or dog fences, though landscaping may be addressed in discussions with the engineer. She also confirmed that no grass strip is planned between the curb and sidewalk due to space limitations. She said a change that was recently made is that the sidewalk is going to be on the southern side of Boylan Terrace and not the railroad track side. Ms. Malool said she would need to get clarification about the five foot sidewalk and get back to Mr. Richardson.

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

ORDINANCES (Public Hearing)

Ordinance #2026-2040, **AN ORDINANCE CONCERNING AFFORDABLE HOUSING SET-ASIDES AND AMENDING ARTICLE 13 OF THE BOROUGH LAND DEVELOPMENT REGULATIONS ENTITLED “AFFORDABLE HOUSING”**. Mr. Pidgeon advised council that this ordinance had been superseded by a subsequent ordinance (#2043). He explained that the Department of Community Affairs (DCA) had issued a model ordinance after this ordinance (#2040) was introduced, and that Ordinance #2043 is on this agenda for adoption. Based on this, Mr. Pidgeon recommended that council vote down Ordinance #2040 as it had effectively been replaced by the newer DCA model ordinance #2043. Mayor Canose said given Mr. Pidgeon’s comments there would be no public hearing. Mr. Szrom moved to pass Ordinance #2026-2040 on final reading and adopt as published. Mr. Zazzarino seconded and the motion was rejected with the following roll call vote: Mr. Ribeiro, Mr. Roos, Mr. Szrom, Ms. Zamarra, and Mr. Zazzarino voted no.

Mayor Canose opened the public hearing on Ordinance #2026-2041, **AN ORDINANCE ADOPTING ZONING REGULATIONS NECESSARY TO IMPLEMENT THE BOROUGH’S FOURTH ROUND SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER AND SUPPLEMENTING AND AMENDING VARIOUS SECTIONS OF THE BOROUGH LAND DEVELOPMENT CODE**. Hearing no comments, Mayor Canose closed the public hearing. Mr. Zazzarino moved to pass Ordinance #2026-2041 on final reading and adopt as published. Mr. Szrom seconded and the motion was approved with the following roll call vote: Mr. Ribeiro, Mr. Roos, Mr. Szrom, Ms. Zamarra, and Mr. Zazzarino voted yes.

Mayor Canose opened the public hearing on Ordinance #2026-2043, **AN ORDINANCE REPEALING AND REPLACING CHAPTER LD-13, “AFFORDABLE HOUSING,” INCLUDING LD-13-19 “DEVELOPMENT FEES,” OF THE BOROUGH LAND DEVELOPMENT REGULATIONS, AND ADOPTING UPDATED AFFORDABLE HOUSING AND DEVELOPMENT FEE REGULATIONS BASED ON THE MODEL DCA ORDINANCE**. Hearing no comments, Mayor Canose closed the public hearing. Mr. Ribeiro moved to pass Ordinance #2026-2043 on final reading and adopt as published. Ms. Zamarra seconded and the motion was approved with the following roll call vote: Mr. Ribeiro, Mr. Roos, Mr. Szrom, Ms. Zamarra, and Mr. Zazzarino voted yes.

RESOLUTIONS

#26-51 ADOPTING THE FOURTH ROUND AFFORDABLE HOUSING SPENDING PLAN AND THE FOURTH ROUND AFFIRMATIVE MARKETING PLAN, AND DIRECTING IMPLEMENTATION CONSISTENT WITH THE MEDIATION AGREEMENT WITH FAIR SHARE HOUSING CENTER AND THE COURT ORDER APPROVING SETTLEMENT

#26-52 IMPLEMENTING REQUIREMENTS OF THE MEDIATION AGREEMENT WITH FAIR SHARE HOUSING CENTER AND

**THE COURT'S ORDER APPROVING SETTLEMENT; ADOPTING
PLAN FOR CONTINUING CERTIFICATES OF OCCUPANCY
AND REPAIRS FOR EXTENDED UNITS;
DIRECTING COST AND REHABILITATION ANALYSIS,
FUNDING, AND MANUAL PREPARATION AND STATING
INTENT TO FUND**

- #26-53** **ENDORSING THE HOUSING ELEMENT AND FAIR SHARE
PLAN ADOPTED BY THE BOROUGH PLANNING BOARD ON
FEBRUARY 11, 2026**
- #26-71** **CONFIRMING THE APPOINTMENT OF PIAZZA & ASSOCIATES
AS ADMINISTRATIVE AGENT AND CONFIRMING THE
APPOINTMENT OF CARYN NERI AS MUNICIPAL HOUSING
LIAISON**
- #26-72** **ADOPTING THE REHABILITATION PROGRAM MANUAL AND
AUTHORIZING FUNDING OF REHABILITATION COSTS IN
CONNECTION WITH THE EXTENSION OF AFFORDABILITY
CONTROLS PROGRAM**

Ms. Zamarra moved to pass Resolutions #26-51 through #26-53 and #26-71 and #26-72. Mr. Szrom seconded and the motion was approved with the following roll call vote: Mr. Ribeiro, Mr. Roos, Mr. Szrom, Ms. Zamarra, and Mr. Zazzarino voted yes.

ADJOURNMENT

The meeting was adjourned at 7:20pm.
