BOROUGH OF BERNARDSVILLE
Mayor & Borough Council Meeting Minutes
September 28, 2026

Mayor Canose called this meeting to order at 7:00 p.m. Present were Council Members Al Ribeiro, Jeff Roos, Charlie Szrom, Rich Traynor, Christine Zamarra (remote), and Ross Zazzarino. Also present were John Pidgeon, Borough Attorney, Nancy Malool (remote), Administrator, and Anthony Suriano, Borough Clerk.

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 4, 2025.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Mayor's Proclamation - Luke Bubnowski on Achieving the Rank of Eagle Scout, Mayor Canose read a proclamation and presented it to Luke Bubnowski for his achievement of the rank of Eagle Scout.

Van Cleef Engineering – Traffic Related Issues (Prospect Street, Anderson Hill Road), Tim O'Brien of Van Cleef Engineering discussed traffic safety studies conducted for Prospect Street and the intersection of Anderson Hill Road and Mine Mount Road.

For Prospect Street, the study reviewed crash history, roadway geometry, parking restrictions, and applicable state and local requirements. The study identified 11 crashes over the past six years, three of which were determined to involve circumstances that could potentially be addressed through roadway improvements. Mr. O'Brien recommended consideration of edge lines to visually narrow the travel lanes, particularly on the side of the street where parking is prohibited. Speed data indicated an 85th-percentile speed of approximately 28–29 mph. Speed humps were determined not to be appropriate due to the roadway grades. Council agreed to proceed with the installation of edge lines on the side where parking is already prohibited and to monitor their effectiveness. Public outreach will be conducted to explain the change, and speed data can be reviewed after installation.

For Anderson Hill Road and Mine Mount Road, Mr. O'Brien said that the intersection meets the criteria to warrant an installation of an all-way stop. The study considered crash history, traffic volumes, pedestrian activity associated with the school crossing, and sight-distance conditions. Eight crashes were reported in the area over approximately five years. The Police Department supported installation of the four-way stop. Council agreed to proceed with the improvement, including appropriate advance warning signs, stop bars, pavement markings, and public outreach. An ordinance will be required to establish the four-way stop. Council discussed implementing the change after the winter school break to allow sufficient time for the ordinance process and public notification.

APPROVAL OF MINUTES

Mr. Szrom moved to approve the minutes of August 17, 2026. Mr. Zazzarino seconded and the motion was approved with six yes votes.

OPEN SESSION

Mayor Canose opened the meeting to the public.

Fran Daley, Library Director, highlighted upcoming library events, including an October 14th author talk and book signing with Nita Prose, author of the *Molly the Maid* mysteries. Registration will begin the following Wednesday, and Friends of the Library Week will also include several activities throughout October. Ms. Daley also reported on resources available through the Library's outreach efforts. Robert Wood Johnson outreach staff can assist residents with registering for SNAP benefits, including bilingual assistance. Zufall Health offers medical and dental services at its Somerville location and can now provide transportation for residents from Bernardsville. Ms. Daley noted that these services are particularly valuable for residents who seek assistance with social services through the Library. Zufall has also previously provided mobile dental services at the Library.

Lorenzo Zamarra, Anderson Hill Road, suggested considering the use of flexible tubular marker posts along the centerline and/or edge line of Prospect Street in the area of concern. Mr. Zamarra said he has experience as a transportation engineer, and stated that similar markers had been effective in slowing traffic and discouraging improper left-turn movements on a U.S. highway work site. He noted that the markers are relatively inexpensive, can be installed with limited permanence, and could also discourage parking along the shoulder. Mr. Zazzarino discussed the potential benefits and noted that the markers could help narrow the roadway and slow traffic, while also expressing concern that placement on the roadway could potentially cause motorists to move toward the center of the road on the hill where sight distance is limited. Mayor Canose asked if they are permanent. Mr. Zamarra explained that flexible tubular markers are typically secured to the roadway with screws, with the base remaining in place while the posts can be easily knocked down and replaced if struck by a vehicle. He said maybe in the first six months some cars will be hitting them, but it wouldn't do much damage to the car and they're fairly easy to put back into place. He said that could also work to keep people from parking on the shoulder in that area if we were to put them on the edge line. Sergeant Tim Richard noted that flexible tubular markers had been considered in other areas of the Borough, but concerns had been raised regarding snow removal, as the markers could obstruct plows and cause snow to accumulate between them. He said placing markers along the edge line could effectively prohibit parking, while centerline markers could create difficulties for vehicles attempting to pass parked cars without entering the opposing travel lane. The Mayor and Council thanked Mr. Zamarra for his suggestion.

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

ORDINANCES (Public Hearing)

Mayor Canose opened the public hearing on Ordinance #2026-2055, **ORDINANCE PROVIDING FOR THE IMPROVEMENT OF HARDSCRABBLE ROAD IN AND BY THE BOROUGH OF BERNARDSVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY, AND APPROPRIATING $284,571 THEREFOR, CONSTITUTING PROCEEDS OF GRANTS FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION**. Hearing no comments, Mayor Canose closed the public hearing. Mr. Traynor moved to pass Ordinance #2026-2055 on final reading and adopt as published. Mr. Zazzarino seconded and the motion was approved with the following roll call vote: Mr. Ribeiro, Mr. Roos, Mr. Szrom, Mr. Traynor, Ms. Zamarra, and Mr. Zazzarino voted yes.

ORDINANCES (Introduction) - None

RESOLUTIONS

#26-199 **AUTHORIZING PAYMENT OF BILLS (AS OF 8/26/26)**

#26-200 **AUTHORIZING PAYMENT OF BILLS (AS OF 9/9/26)**

#26-201 **AUTHORIZING PAYMENT OF BILLS (AS OF 9/23/26)**

#26-202 **AUTHORIZATION OF SEWER BILL ADJUSTMENT**

#26-203 **APPROVING MEMBERSHIP IN THE FIRE COMPANY**

#26-204 **AUTHORIZATION OF TAX REFUND**

#26-205 **AMENDING THE AMOUNT OF MORRIS COUNTY CO-OP CONTRACT #6A: ROAD RESURFACING (MILLING AND PAVING – DISTRICT 1)**

#26-206 **ACCEPTING THE RESIGNATION OF ALEX MANN, PATROLMAN**

#26-207 **CONFIRMING APPOINTMENTS BY THE BOROUGH ADMINISTRATOR**

#26-208 **SETTING REVISED HOURS AND SALARY FOR RYAN VALENTINO, FIRE OFFICIAL/FIRE INSPECTOR, AND STEVE WATERS, FIRE INSPECTOR**

#26-209 **AUTHORIZING REFUND OF OVERPAYMENT OF 2025 TAXES FOR TAX COURT OF NJ APPEAL, 27 MINE BROOK ROAD**

#26-210 **AUTHORIZING REFUND OF OVERPAYMENT OF 2025 TAXES FOR TAX COURT OF NJ APPEAL 150 MORRISTOWN ROAD**

#26-211 **REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATIONS PER NJSA 40A:4-87 (CLEAN COMMUNITIES GRANT)**

#26-212 **REQUESTING APPROVAL OF ITEMS OF REVENUEAND APPROPRIATIONS PER NJSA 40A:4-87 2023 RECYCLING TONNAGE GRANT**

#26-213 **RESOLUTION OF THE BOROUGH OF BERNARDSVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY, AUTHORIZING THE BOROUGH PLANNING BOARD TO UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER ALL OR A PORTION OF THAT CERTAIN PROPERTY IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 69, LOTS 2, 3 AND 4, CONSTITUTES A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT (GALLIC)**

#26-214 **RESOLUTION OF THE BOROUGH OF BERNARDSVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY DECLARING PROPERTY IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 66, LOTS 10, 11, 12, 14 AND A PORTION OF LOT 22, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT (CLARUS)**

#26-215 **RESOLUTION OF THE BOROUGH OF BERNARDSVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY DECLARING PROPERTY IDENTIFIED ON THE TAX MAPS OF THE BOROUGH AS BLOCK 100, LOT 2.01 AND BLOCK 102, LOTS 2 AND 13, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT (DANBRO)**

#26-216 **ADOPTING CHANGES TO PERSONNEL POLICY**

#26-217 **AUTHORIZING A CHANGE ORDER TO THE CONTRACT WITH CROSSROADS PAVING FOR WEST STREET AND BOYLAN TERRACE PROJECT**

#26-218 **AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A CONTRACT WITH GEORGE ELY ASSOCIATES**

#26-219 **AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A CONTRACT WITH Z-TECH CONTRACTING, LLC**

#26-220 **AUTHORIZING MILLENIUM STRATEGIES TO APPLY FOR A SAFE ROUTES TO SCHOOL GRANT**

#26-221 AUTHORIZING THE WAIVER OF ADMINISTRATIVE AND VEHICLE/EQUIPMENT FEES FOR OFF-DUTY LAW ENFORCEMENT ASSIGNMENTS DURING MUNICIPALLY SPONSORED ROAD PROJECTS UNDER RECIPROCAL AGREEMENTS WITH THE TOWNSHIP OF BEDMINSTER AND OTHER MUNICIPALITIES

#26-222 APPROVING ITEMS OF BUSINESS FROM THE SEPTEMBER 22, 2026 WORK MEETING

Ms. Malool spoke about Resolutions #26-218 and #26-219 regarding the proposed pavilion at the Polo Grounds. The revised design maximizes the covered seating area, increasing the pavilion length from 44 to 50 feet and providing approximately 750 square feet of covered space for picnic tables. The proposed location and orientation were reviewed, with underground electrical utilities limiting the ability to enlarge or relocate the structure. The additional six feet of coverage is estimated to increase the cost by approximately $20,000. Mr. Szrom suggested increasing the amount of each resolution by $30,000. Council supported authorizing an additional $30,000 to provide a reasonable contingency, while noting that funds would only be used if necessary. This change will be noted in the adopting motion. The resolutions authorize Ms. Malool to execute the contracts after review and approval by the Borough Engineer, Public Works Director, Recreation Director, and CFO. The contracts cover the pavilion equipment and installation; plumbing and electrical work will be separate. Mr. Traynor asked whether the pavilion could be shifted farther from the driveway or closer to the baseball field to provide additional space around the structure and maintain emergency vehicle access. Ms. Malool will investigate the feasibility of alternative placement, including available clearances, while the borough proceeds with ordering the pavilion so as not to delay the project. The pavilion is expected to take approximately three to four months for delivery. Sewer and water work, including trenching by DPW, will occur during that period as weather permits. Completion is anticipated in the spring, with the possibility of completion by early summer.

Matt Jessup spoke about Resolutions #26-213, #26-214, and #26-215. The first resolution refers the Ken Rent properties on Claremont Road to the Planning Board for investigation and study as a potential area in need of redevelopment. The properties are also identified in the Borough's Fourth Round Housing Element and Fair Share Plan as potential residential sites, including for affordable housing. The Planning Board will conduct a public hearing, review the redevelopment investigation report, and make a recommendation to the governing body regarding whether the properties meet the statutory criteria for an area in need of redevelopment. The second and third resolutions concern the Clarus properties on Morristown Road (Block 66, Lots 10, 11, 12, 14 and a portion of Lot 22) and the Danbro properties (Block 102, Lots 2 and 13, and Block 100, Lot 20.11). Council previously referred both properties to the Planning Board on March 23, 2026. Following public hearings in July, the Planning Board ~~unanimously~~ (I believe Bob Graham voted no on the Danbro one) recommended that both properties qualify as areas in need of redevelopment based on the investigation reports prepared by Borough Planner, Jessica Caldwell. The resolutions would formally designate both areas as non-condemnation redevelopment areas, meaning the Borough would not have condemnation authority in connection with their redevelopment. Mr. Jessup explained that designation as an area in need of

redevelopment is the first step in a two-step process. The next step for the Clarus and Danbro properties will be preparation of redevelopment plans, which establish the zoning for the designated areas. The plans will subsequently be referred to the Planning Board for review and recommendations before returning to council for consideration by ordinance. Mr. Jessup also clarified that the proposed redevelopment plan for the Clarus properties will not eliminate existing public parking behind the library. He said the plan is expected to preserve the existing public parking and potentially add additional spaces.

Borough Planner, Jessica Caldwell, agreed with Mr. Jessup's comments. She said she concurred with the anticipated timeline of approximately two to three months for preparation of the redevelopment plans, noting that existing zoning and general parameters regarding project size and unit counts provide a foundation for the plans. She said the public will have opportunities to comment during the process, including the Council's public hearing on the ordinance and the Planning Board's review and discussion.

It was noted that the block listed in Resolution #26-213 was incorrect. It was revised to read 69 instead of 67.

Ms. Malool reviewed the proposed personnel policy revisions, including clarifications to the employee gratuity policy, expanded circumstances requiring employees to reimburse the Borough for educational or training expenses if they leave Borough employment, and additional personal days for employees who work extra Borough events. She said the personal day provision had been revised to reflect the Council's prior direction,

Mr. Zazzarino moved to pass Resolutions #26-199 through #26-222, with revisions to #26-213 (change block number to 69), #26-218 (increase amount by $30,000), and #26-219 (increase amount by $30,000). Mr. Szrom seconded and the motion was approved with the following roll call vote: Mr. Ribeiro, Mr. Roos, Mr. Szrom, Mr. Traynor, Ms. Zamarra, and Mr. Zazzarino voted yes.

REPORTS

Mayor's Update, Mayor Canose thanked Recreation Director Tom Silvia and Recreation staff for organizing the Senior Barbecue on August 26th, which drew approximately 60 seniors, the largest attendance to date. Mayor Canose said she attended the following events: overdose awareness vigil at Community In Crisis; Somerset Hills Mountaineers pep rally at the turf field; Back-to-school picnic organized by ESL teachers to assist students and families with school registration and connect them with community resources. Mayor Canose performed three wedding ceremonies during the past month, bringing her total to 42. Mayor Canose also attended a luncheon celebrating a resident's 100th birthday and an event at which Congressman Kean presented resident John Orfan with an award recognizing his outstanding service. ~~to seniors.~~ Mayor Canose said Heartworks held a September 11th remembrance ceremony. Mayor Canose participated in the following: annual Bag For Hunger event at ShopRite; a webinar regarding the Mayor's Wellness Campaign application, which opens in November and is due in January; a quarterly meeting with the school Superintendent and other Mayors. During that

meeting, the Superintendent indicated that anticipated student enrollment associated with potential development projects was expected to be manageable within the school system's capacity, based on demographic projections. Mayor Canose attended an informational session hosted by New Jersey Hills regarding its local newspapers. Mayor Canose met with Mike Mahoney of the Somerset Food Bank to discuss opportunities to increase the Borough's contributions and support. The Somerset Hills Education Foundation (SHEF) 30th anniversary event scheduled for this past Sunday had been canceled due to weather. Mayor Canose advised that she had Narcan kits available for distribution and encouraged residents to keep them on hand in case of an overdose emergency, including situations involving accidental opioid overuse. She said she would bring additional kits to the Taste of the Town event for anyone interested.

Administrator's Report, Ms. Malool gave updates on several projects. She said the Childs Road and train station sidewalk projects have received Somerset County road opening permits and are awaiting state permits, which remain the final outstanding approvals. The West Street and Boylan Terrace project is under construction, with roadway drainage improvements completed and curb work expected to begin the following week. The Dayton Crescent project is nearing completion, with the contractor addressing remaining punch-list items requested by the NJDOT. Mount Airy Road will be closed from 7:00pm Wednesday to 6:00am Thursday to allow RPM to complete a sewer connection at 18 Mount Airy Road. Somerset County approved the closure, and the Police Department supported scheduling the work overnight to avoid school and rush-hour traffic. Somerset County paving on Mount Airy Road is also anticipated to take place at night, although a date has not yet been provided. The playground equipment has been delivered, with installation scheduled to begin the following morning. Construction is expected to take approximately two weeks. Ms. Malool also reported on the review of alternatives to the borough's shared health services contract with Bernards Township, following concerns about a substantial proposed increase in the contract's cost. She contacted the Somerset County Health and Public Safety Director, who agreed to prepare a quote. Council discussed its obligation to ensure the Board of Health can perform its statutory duties while retaining discretion to consider more economical ways of providing the required services. Ms. Malool noted that approximately $24,000 in fees had been collected the prior year and advised that the county provides septic inspections. Mr. Szrom asked about asbestos abatement or any communication from NJ Transit about this matter at the train station. Ms. Malool said that the work was to be done on September 16th but she had not received confirmation that NJ Transit had proceeded with the work. Mayor Canose asked if the borough could arrange for the abatement itself, potentially using a cooperative purchasing contract. Ms. Malool said she could look into that but that NJ Transit might need to approve the contractor as it's their building and they may want input as to who is doing the work. It was agreed that Ms. Malool reach out to the borough's government affairs representative to follow up with NJ Transit.

MONTHLY REPORTS

Mr. Ribeiro moved to accept the monthly reports. Mr. Zazzarino seconded and the motion was approved with six yes votes.

ITEMS OF BUSINESS

Correspondence - None

Unfinished Business

Quimby Lane, **Payment in Lieu of Taxes (PILOT) Revenue**
Matt Jessup explained that PILOT revenue generated through redevelopment projects may be shared with the Board of Education to help offset the impacts of residential redevelopment, provided the arrangement is authorized under applicable law. Council may consider making annual allocations through the budget process or establishing a ~~shared services~~shared services agreement, although any long-term commitment must account for the governing body's annual appropriation authority. Council discussed the potential for sharing PILOT revenue from future residential redevelopment projects to assist with school-related costs. Mr. Jessup noted that the amount of PILOT revenue may fluctuate and that the council should consider the Borough's budget needs, future school funding conditions, and any legislation that may be enacted before the anticipated revenue begins, potentially around 2031 or 2032. No immediate action was proposed, as council had previously expressed its intention to consider sharing revenue from future PILOT agreements. Council discussed the potential use of PILOT revenue for capital improvements. Mayor Canose noted that additional funding could help the school district undertake capital projects without relying as heavily on voter-approved bond referendums, which are generally required for long-term school capital financing.

Quimby Lane Redevelopment, Mr. Ribeiro said council last talked about this topic in August and wanted to discuss the next steps for the Quimby Lane redevelopment, including the Department of Community Affairs' (DCA) anticipated review, the status of discussions with Advance Realty, and plans for future community involvement. Mayor Canose said we received correspondence from the DCA indicating that work was expected to begin in late fall 2026, with a project representative to make contact two to four weeks before the start. The DCA requested an initial committee of five to eight members, including representation from the Planning Board, a department head, participating organizations, and individuals affected by the plan. The committee's purpose would be to provide local context, review draft materials, and help ensure that the Borough's priorities and concerns are addressed. Mayor Canose explained that this initial group would help familiarize the DCA with the project's history and existing redevelopment plan. Following the DCA's review and recommendations, the borough could consider broader community involvement, including additional committee participation and public meetings. Council also reviewed the status of the borough's relationship with Advance Realty. Mr. Jessup confirmed that the redevelopment agreement had been terminated and that Advance no longer held development rights for certain designated properties. The parties had not yet met to discuss a potential future arrangement, although a meeting was being scheduled. Advance had been given approximately 60 days to return with a proposal or reach an understanding regarding future development. That deadline was expected to occur before the DCA completed its review, which could extend into the following year. Council members discussed the sequence of future decisions, including whether to consider a new request for proposals and how a community committee might contribute to that process. Mr. Jessup emphasized that resolving the issue of land assemblage—bringing sufficient properties under

common ownership to facilitate development—would be essential before advancing a redevelopment plan.

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.

CLOSED SESSION - None

ADJOURNMENT

The meeting was adjourned at 8:55pm.

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