

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR MEETING JANUARY 5, 2016**

Following the reorganization meeting a regular meeting of the Planning Board of the Borough of Madison was held on the 5th day of January 2016 at 7:50 P.M., in the Court Room, Hartley Dodge Memorial, 50 Kings Road, Madison, NJ.

The meeting was called to order by Planning Board Chairman, Steve Tombalakian. Mr. Tombalakian requested the reading of the Public Meeting Notice.

Ms. Boardman read the following statement in accordance with the Open Public Meetings Act.

“Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: At the reorganization meeting of the Board held on January 6, 2015, the Board by Resolution adopted a schedule of meetings.

On January 7, 2015, a copy of the schedule of meetings was posted at the bulletin board at the entrance to the Hartley Dodge Memorial, was sent to the Madison Eagle and the Daily Record, and filed with the Borough Clerk all in accordance with the “Open Public Meetings Act”.

The following roll call was recorded:

Present: Mayor Robert Conley, Michael Kopas, Tom Lewis, John Forte, Astri Baillie, Steve Tombalakian and Peter Flemming

Excused: Jeff Gertler, Susan Blickstein, Board Planner, and Frank Russo, Board Engineer

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney

Frances Boardman, Board Secretary

Approval of Minutes:

Copies of the minutes of the December 1, 2015 regular meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes was made by Ms. Baillie, seconded by Mr. Lewis. A voice vote of “aye” was heard by all eligible voting members and recorded.

Comments by the Public:

Mr. Tombalakian opened the floor to the public for anyone that wished to be heard on any matter not on this evening’s agenda. Seeing no one he closed that portion of the meeting.

RESOLUTIONS FOR MEMORIALIZATION – None

NEW BUSINESS - None

OLD BUSINESS –

CASE NO. P 15-012

Major Six Lot Subdivision with Variances

Millennium Development Group, LLC

Block: 5201, Lot: 11

286 Kings Road

At the request of the applicant’s Attorney this case was adjourned to the January 19, 2016 agenda without further notice.

Planning Board
January 5, 2016

Mr. Loughlin informed the Board that after the December 1, 2015 meeting of the Planning Board, in which the application was presented for initial hearing a letter addressing apparent tree removal and other activity on the site, was sent to Mr. Steven Azzolini, the applicants Attorney of record. A response to the information requested in Mr. Loughlin's letter has not yet been received. Mr. Loughlin asked the Board for their consent in sending a follow-up letter requesting an immediate response to his original letter dated, December 7, 2015. If any revisions in the plans for the subdivision require a variance, re-noticing of this application and further professional review would be necessary.

PLANNING DISCUSSION –

The topic of the potential subdivision of 144 Green Avenue was discussed briefly. This application appeared before the Technical Coordinating Committee on December 1, 2015 and is still pending completeness.

It has been brought to the Board's attention that the barn located on the property at 85 Green Avenue is still standing while the second house is being built as part of an approved three lot subdivision. At the request of the Board, Ms. Boardman will instruct Mr. Russo to look into this situation and report back on the status of said barn.

Mr. Loughlin informed the Board that he has been in discussion with Mr. Kuhn, the Attorney for KRE Madison NJ Urban Renewal. It has been requested that the site plans be signed without the posting of finances. Mr. Loughlin stressed that this is very important to the applicant and would aid in moving forward with the project. The Board and Mr. Loughlin felt that this was a reasonable request and the Board asked Mr. Loughlin to commence a letter addressing this request to having the plans signed.

Ms. Baillie affirmed that the sub-committee would stay intact for the coming year to discuss planning matters.

Mr. Forte, Historic Preservation Representative communicated to the Board, that there seems to be issues that may need to be addressed by the Planning Board with respect to the historic homes in town being torn down.

Ms. Baillie stressed to the Board that it is extremely important that a priority list be established for planning issues that need to be evaluated.

Mr. Tombalakian instructed Ms. Boardman that while preparing the agenda for the January 19, 2016 meeting to not only list the continued hearing of Case. No. P 15-012, Millennium Development Group, but planning discussion as well.

CORRESPONDENCE – None

Since there was no further business to come before the Board, Mr. Tombalakian made a motion to adjourn the regular meeting at 8:15 P.M.; seconded by Mayor Conley. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,

Frances Boardman
Board Secretary