

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR MEETING JANUARY 19, 2016**

Following the reorganization meeting a regular meeting of the Planning Board of the Borough of Madison was held on the 19th 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 5, 2016, the Board by Resolution adopted a schedule of meetings.

On January 6, 2016, 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”.

Mr. Vince Loughlin, Esq announces appointments to the Planning Board

NEW APPOINTMENTS

George Limbach, Jr., Class IV, Regular Member, for an unexpired four-year term through December 31, 2018.

Oath of Office was administered by Vince Loughlin, Esq., to the appointed member. The oath was administered.

The following roll call was recorded:

Present: Mayor Robert Conley who arrived at 7:58pm, Jeff Gertler, Michael Kopas, Tom Lewis, John Forte, Astri Baillie, Steve Tombalakian, George Limbach and Peter Flemming who arrived at 8:10pm

Excused: Frank Russo, Board Engineer

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney
Susan Blickstein, Board Planner
Frances Boardman, Board Secretary

Approval of Minutes:

Copies of the minutes of the January 5, 2016 regular meeting and reorganization 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. Kopas. 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 February 2, 2016 agenda without further notice.

PLANNING DISCUSSION –

2016 Planning Goals was the topic for discussion during this evening's meeting.

Dr. Blickstein gave a brief summation on the progress the Master Plan Subcommittee has made. An extensive conversation ensued covering the major issues that the subcommittee feels they should be further looking into, including the scale of new residential homes, the Central Business Districts parking requirements and the opportunities for uses in the Community Commercial District and Gateway Zones. No official draft is ready yet to present to the Board for their input.

It was recommended that a new member of the Planning Board join the subcommittee to replace Mr. Johnson whom resigned at the end of last year. It was determined Mr. Tom Lewis will join the subcommittee.

Mr. Gertler inquired about the 2007 parking study that was done and the conclusion of said report. Ms. Baillie stated that she and Board member Mike Kopas were a part of the Downtown Redevelopment Committee that was being headed by Councilman Wolkowitz. It was determined that parking perceptions in the downtown area and parking signs needed to be cleaned up. Way finding signs were discussed. Ms. Baillie stated that a marketing analysis was going to be completed in the downtown. Ms. Baillie and Dr. Blickstein affirmed that a simple parking map should be offered on the Rosenet website. And that good, clear information from the Borough is necessary. Mr. Kopas conferred that efforts are being made by the Chamber of Commerce and the Downtown Development Committee to enhance the downtown. It was briefly discussed that perhaps the KRE development on Kings Road would enhance the dynamics of the downtown.

The next topic that the Board discussed was the historic homes that were being destroyed for redevelopment. The question was posed as to what the Planning Board could do to protect the historic homes in Madison. One possible suggestion was to create more historic districts. The Board asked Mr. Forte, Historic Preservation Commission member, to review the historic inventory and report back to the Planning Board of the number of homes that have been demolished and removed from the inventory and replaced with new homes.

Ms. Baillie asked for a member of the Planning Board to become the new member of the Open Space Committee. The Open Space meetings meet the second Wednesday of the month at 7:30pm. Mr. George Limbach will be taking this position.

Planning Board
January 19, 2016

The next Master Plan subcommittee meeting was scheduled for 6:00pm on Tuesday, February 16, 2016 at Whole Foods. The subcommittee members are: Jeff Gertler, Astri Baillie, Steve Tombalakian and Tom Lewis.

The Board decided that if the revised plans for Case No. P 15-012, Millennium Development Group were not received by Friday, January 22, 2016 the applicant would need to re-notice for the next meeting of Tuesday, February 16, 2016.

If there was no business for the meeting of February 2, 2016 it was determined that that meeting would be cancelled.

Mayor Conley and Mr. Flemming will not be available for the meeting on February 16, 2016 and will be marked excused.

CORRESPONDENCE – None

Since there was no further business to come before the Board, Mr. Tombalakian made a motion to adjourn the regular meeting at 9:30 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