

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR MEETING MARCH 1, 2016**

A regular meeting of the Planning Board of the Borough of Madison was held on the 1st day of March 2016 at 7:30 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”.

The following roll call was recorded:

Present: Jeff Gertler, Michael Kopas, Tom Lewis, John Forte, Astri Baillie, Steve Tombalakian, George Limbach, and Mayor Robert Conley

Excused: Peter Flemming, Susan Blickstein, Board Planner, 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 February 16, 2016 regular meeting were distributed to all Board members for their review prior to this meeting. A small spelling error was noted via email by Mr. Tombalakian and was corrected. A motion to approve the minutes as corrected was made by Mr. Forte, 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 –

**REQUEST FOR FOUR-YEAR EXTENSION OF APPROVAL FOR THE
PRELIMINARY AND FINAL SITE PLAN AND RELATED VARIANCES**

Planning Board Case 98-04

Resolution of Approval dated July 28, 1998

Previous Applicant:

Giralda Farms Phase I SPE LLC (formally Reckson)

Planning Board
March 1, 2016

New Applicant:
Madison Giralda Property Owner, LLC
3 Giralda Farms
Block: 3202, Lot: 1

Mr. Thomas Malman, Esq. began by giving the Board a summary of the resolution approval that was granted by the Planning Board on July 28, 1998 for the Preliminary and Final Site Plan with Variances for the construction of a 436,000 square foot office building and other associated improvements on the property located within the Giralda Farms Complex. The Planning Board subsequently approved further extensions of the approval through July 28, 2012. The Permit Extension Act further extended the approval through June 30, 2016.

The new owner of the property Mr. Mark Yeager acquired title to this property in December of 2014. The applicant is requesting an approval to further extend this preliminary and final site plan with variances for an additional four years.

Mr. Mark Yeager, MRY Associates, 355 Springfield Avenue, Summit, NJ was sworn in. Mr. Yeager confirmed that he became property owner in December 2014 acquiring property from Giralda Farms Phase 1 SPE, LLC. Mr. Yeager indicated that all the facts given by Mr. Malman are accurate. Mr. Yeager explained that a weak economy and the lack of demand for new office space are a few of the reasons this project has not moved forward. Mr. Yeager confirmed to the Board that there would be no changes to the approved site plan originally approved in 1998. The extension if granted would further extend approval for an additional four years until June 30, 2020.

Mr. Tombalakian asked the Board if they had any questions for Mr. Malman or Mr. Yeager. Mr. Loughlin asked if the Developers Agreement entered into with the Borough of Madison would stay intact with terms and conditions as previously stated. Mr. Malman affirmed that it would.

Mr. Tombalakian opened the floor to the public for questions of Mr. Malman or Mr. Yeager, seeing none he closed that portion of the hearing.

A motion to approve this extension of approval was made by Mr. Kopas, seconded by Mr. Forte. A roll call was requested and recorded as follows:

“Ayes” –Mayor Conley, Ms. Baillie, Mr. Forte, Mr. Gertler, Mr. Limbach, Mr. Kopas, Mr. Lewis and Mr. Tombalakian

“Nays” – None

“Excused” – Mr. Flemming

OLD BUSINESS –

CASE NO. P 15-012
Major Six Lot Subdivision with Variances
Millennium Development Group, LLC
Block: 5201, Lot: 11
286 Kings Road

Planning Board
March 1, 2016

At the request of the applicant's Attorney this case was adjourned to the April 5, 2016 agenda.
The Attorney will re-notice for this hearing.

PLANNING DISCUSSION – None

CORRESPONDENCE – None

Since there was no further business to come before the Board, Mr. Tombalakian made a motion to adjourn the regular meeting at 7:50P.M.; seconded by Mr. Forte. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,

Frances Boardman
Board Secretary