

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR MEETING MAY 17, 2016**

A regular meeting of the Planning Board of the Borough of Madison was held on the 17th day of May 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 arrived at 7:47pm, Michael Kopas, John Forte, Astri Baillie, Steve Tombalakian, Mayor Robert Conley, Peter Flemming arrived at 8:15pm, and George Limbach

Excused: Tom Lewis

Absent: None

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

Approval of Minutes:

Copies of the minutes of the May 3, 2016 regular meeting and executive 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 Mayor Conley. 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 –

CASE NO. P 15-014

Preliminary and Final Major Subdivision

Historic Homes by McCann

106 & 112 Shunpike Road

Block: 4601, Lots: 47 & 48

Resolution granting the Preliminary & Final Major Subdivision to Historic Homes by McCann for the Preliminary & Final Major Subdivision on property located at 106 & 112 Shunpike Road, Madison commonly known on the Borough of Madison Tax Map as Block 4601, Lots: 47 & 48

The draft resolution was sent to the applicant’s Attorney, Mr. Steven Schaffer, Esq. as well as the Planning Board members and its Professionals for review prior to this evening’s meeting.

Mr. Loughlin stated that revisions and corrections were made to the resolution draft after discussion with Mr. Schaffer and Mr. Russo.

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Mr. Tombalakian asked the Board and its Professionals if they had any further comments or questions concerning the resolution. Seeing none he asked for a motion to approve the resolution as discussed this evening with the corrections and revisions stated, a motion was made by Ms. Baillie, seconded by Mr. Kopas; the following roll call was recorded:

“Ayes” –Ms. Baillie, Mayor Conley, Mr. Forte, Mr. Limbach, Mr. Kopas and Mr. Tombalakian
“Nays” – None
“Abstain” –
“Excused” – Mr. Lewis

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

Resolution granting the Preliminary & Final Major Subdivision to Millennium Development Group, LLC for the Preliminary & Final Major Subdivision on property located at 286 Kings Road, Madison commonly known on the Borough of Madison Tax Map as Block 5201, Lot: 11

The draft resolution was sent to the applicant’s Attorney, Mr. Steven Azzolini, Esq. as well as the Planning Board members and it’s Professionals for review prior to this evening’s meeting.

After a brief discussion the Board and its Professionals decided to remove the resolution for memorialization and place it on the next Planning Board agenda of June 7, 2016.

NEW BUSINESS –

CASE NO. P 15-010
Extension of Approval for Preliminary and Final Minor Subdivision with Variances
US REO Fund I, LLC
161 Madison Avenue
Block: 211, Lot: 2

A written request was received from the applicant’s attorney Mr. Justin Calta, Esq. dated May 16, 2016 for an extension of approval for the preliminary and final minor subdivision with variances. A resolution of approval was memorialized on October 20, 2015. The minor subdivision approval expired one hundred ninety (190) days from the date of the Resolution, which was April 27, 2016.

The applicant has not obtained the governmental approvals necessary to sign and file the subdivision deed. After a brief discussion the Board felt it was appropriate to grant a ninety (90) day extension of approval to the applicant.

Mr. Tombalakian asked the Board and its Professionals if they had any further comments or questions concerning the extension. Seeing none he asked for a motion to approve the extension of approval as discussed this evening, a motion was made by Mayor Conley, seconded by Mr. Tombalakian. A voice vote of “aye” was heard by all eligible voting members and recorded. Mr. Loughlin stated that he would prepare a resolution which would be memorialized at the next meeting.

OLD BUSINESS – None

PLANNING DISCUSSION –

Dr. Blickstein’s February 11, 2016 memorandum entitled Historic Preservation and Compatibility of Residential Infill Development was distributed to all Board members and Professionals along with the Power Point presentation presented at the Madison Historic and Streetscape Preservation Symposium held on April 27, 2016. This matter received considerable discussion. Ms. Boardman was instructed to place the Cultural Resource Inventory that was received by the Historic Preservation Commission on the rosenet website. The Board concludes that education is an important tool and that perhaps the Historic Preservation Commission needs more authority granted to them by ordinance.

Central Business District Parking Amendment –

A draft of the Central Business District Parking amendment was circulated to all Board members and Professionals. One of the concerns discussed was parking requirements for building occupants and uses. Retail uses are morphing; such as a bicycle shop having a café inside. It was determined that the downtown needed some flexibility. Mr. Russo stated that there were 7-8 criteria’s in determining if a site plan was necessary. Mr. Kopas stated that this amendment would provide for future businesses to thrive in the downtown. On the motion of Mr. Kopas, seconded by Mr. Flemming the Central Business District Parking Amendment Draft was recommended that the draft be sent to Mayor and Council. A voice vote of “aye” was heard by all eligible voting members and recorded.

Ms. Boardman was instructed to provide the draft to the Borough Clerk, Mrs. Liz Osborne in the morning so that it could be placed on the next Mayor and Council agenda.

CORRESPONDENCE – None

Since there was no further business to come before the Board, Mr. Tombalakian made a motion to adjourn the regular meeting at 9:05P.M.; seconded by Mrs. Baillie. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,

Frances Boardman
Board Secretary