

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR MEETING JUNE 7, 2016**

A regular meeting of the Planning Board of the Borough of Madison was held on the 7th day of June 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: Tom Lewis, Michael Kopas, Astri Baillie, Steve Tombalakian, Mayor Robert Conley, Peter Flemming, and George Limbach

Excused: Jeff Gertler and John Forte

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 17, 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 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 –

CASE NO. P 15-010

90 Day Extension of Approval

Preliminary and Final Minor Subdivision

US REO FUND, I, LLC

161 Madison Avenue

Block: 211, Lot: 2

Resolution granting the 90 Day Extension of Approval for the Preliminary & Final Minor Subdivision to US REO FUND I, LLC for the 90 Day Extension of Approval of the Preliminary & Final Minor Subdivision on property located at 161 Madison Avenue, Madison commonly known on the Borough of Madison Tax Map as Block 211, Lot: 2

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

Planning Board
June 7, 2016

Mr. Loughlin stated that there were no revisions or corrections made to the resolution draft.

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, a motion was made by Mayor Conley, seconded by Mr. Tombalakian; the following roll call was recorded:

“Ayes” –Ms. Baillie, Mayor Conley, Mr. Flemming, Mr. Limbach, Mr. Kopas and Mr. Tombalakian

“Nays” – None

“Abstain” – Mr. Lewis

“Excused” – Mr. Gertler and Mr. Forte

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.

Mr. Azzolini, applicant’s attorney asked the Board and its Professionals to remove the resolution for memorialization this evening and place it on the next Planning Board agenda of June 21, 2016.

Review and Recommendation Items –

On referral from the Governing Body: Ordinance 45-2016 “Ordinance of the Borough of Madison Amending Chapter 195 of the Borough Code, Land Development Ordinance, Regarding Change in Building Occupancy and Use.

Upon review of the above mentioned Ordinance Mr. Tombalakian made a motion to recommend the Ordinance to Mayor and Council for adoption, seconded by Mr. Kopas; the following roll call was recorded:

“Ayes” –Ms. Baillie, Mayor Conley, Mr. Flemming, Mr. Limbach, Mr. Kopas and Mr. Tombalakian

“Nays” – None

“Abstain” – Mr. Lewis

“Excused” – Mr. Gertler and Mr. Forte

Planning Board

June 7, 2016

NEW BUSINESS –

CASE NO. P 11-003

**One Year Extension of Approval
Preliminary and Final Site Plan with Variances
Michael & Stella Iannaccone
305 Main Street
Block: 5101, Lot: 29**

A written request was received from the applicant's attorney Mr. Steve Azzolini, Esq. dated June 1, 2016 for a one year extension of approval for the preliminary and final site plan with variances at the property located at 305 Main Street. A resolution of approval was memorialized on May 7, 2013. The approval is subject to and was granted during the effective period of the NJ Permit Extension Act.

Mr. Tombalakian asked the Board and its Professionals if they had any further comments or questions concerning the extension. Seeing none he made a motion to approve the extension of approval as discussed this evening, seconded by Mr. Flemming. 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 –

Planned Commercial Development-Office District

A draft prepared by Dr. Blickstein was circulated to all Board members and Professionals. An in depth discussion took place and several modifications to the draft that was circulated were made. The topics discussed included an increase in impervious lot coverage, smaller structured parking garages and what a reasonable number of lodging accommodations to the general public offered in a "boutique" hotel might be. The Board felt that a 200 room cap would be an acceptable number. Dr. Blickstein thanked the Board for their input and advised that clarifications would be made and the draft would be sent to the Borough Clerk as well as Ms. Boardman. Mayor Conley and Ms. Baillie stated that Dr. Blickstein's draft would be placed on the Mayor and Council agenda for Monday evening, June 13, 2016 for first reading..

CORRESPONDENCE –

Notification dated May 7, 2016 from Tetra Tech was sent to the Planning Board with respect to Drew University, 36 Madison Avenue, This notification stated that an Underground Storage Tank that was successfully remediated from this site.

Ms. Boardman polled the Board of their availability for the Tuesday, July 5, 2016 Planning Board meeting.

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

Respectfully submitted,

Frances Boardman
Board Secretary