

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

A regular meeting of the Planning Board of the Borough of Madison was held on the 19th day of July 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: Peter Flemming, Tom Lewis, Steve Tombalakian, George Limbach who arrived at 7:39 PM, Jeff Gertler, Mayor Robert Conley, Astri Baillie and John Forte

Excused: Michael Kopas

Absent: None

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

Approval of Minutes:

Copies of the minutes of the July 5, 2016 regular meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes was made by Mr. Lewis, seconded by Mr. Flemming. 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 15-004

**Six Month Extension of Approval
Minor Subdivision with Variances
173 Ridgedale Avenue, LLC
173 Ridgedale Avenue
Block: 602, Lots: 12 & 27**

Resolution granting the Six Month Extension of Approval for the Minor Subdivision with Variances to 173 Ridgedale Avenue, LLC on property located at 173 Ridgedale Avenue, Madison commonly known on the Borough of Madison Tax Map as Block 602, Lots: 12 & 27

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

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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 Mr. Flemming, seconded by Mr. Lewis; the following roll call was recorded:

“Ayes” – Mr. Flemming, Mr. Lewis, and Mr. Tombalakian

“Nays” – None

“Abstain” – None

“Excused” – Mr. Gertler, Mr. Forte, Ms. Baillie, and Mayor Conley

CASE NO. P 16-004

Preliminary and Final Site Plan

Drew University

36 Madison Avenue

Block: 3001, Lot: 1

Resolution granting the Preliminary and Final Site Plan to Drew University on property located at 36 Madison Avenue, Madison commonly known on the Borough of Madison Tax Map as Block 3001, Lot: 1

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

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 Mr. Lewis, seconded by Mr. Flemming; the following roll call was recorded:

“Ayes” – Mr. Flemming, Mr. Lewis, and Mr. Tombalakian

“Nays” – None

“Abstain” – None

“Excused” – Mr. Gertler, Mr. Forte, Ms. Baillie, and Mayor Conley

NEW BUSINESS –

CASE NO. P 15-004 A

Amended Application for Minor Subdivision with Variances

173 Ridgedale Avenue, LLC

173 Ridgedale Avenue

Block: 602, Lots: 12 & 27

Due to insufficient noticing this application will be carried to the next available Planning Board Meeting. New notices will be necessary to property owners within 200 feet and the newspaper.

It was determined that a quorum would not be available for the next regular Planning Board meeting of August 2, 2016 to hear this application. The applicant will be notified and placed on the August 16, 2016 Planning Board agenda.

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CASE NO. P 16-005
Preliminary and Final Site Plan with Variances
Fairleigh Dickinson University
285 Madison Avenue
Block: 101, Lot: 6

Mr. Martin Newmark, Esq. representing the applicant told the Board that he had one witness this evening, Mr. Michael McGovern who is the architect on this project.

Mr. Michael McGovern, Lan Associates, 445 Godwin Avenue, Midland Park, NJ 07432 was sworn in. He gave his qualifications to the Board and was accepted as an expert witness.

Mr. McGovern explained to the Board that this application involves ADA renovations to the Gatehouse located on Madison Avenue. This would include handicapped ramps, walkways and three accessible parking spaces for the Gatehouse, as well as two handicapped spaces to serve the soccer/lacrosse field and two handicapped spaces to serve the baseball field on Madison Avenue. The variance sought for these improvements is from the 100 ft front yard setback where 49.25 ft is being proposed. The proposed improvements will be well screened.

The memorandum from Mr. Frank Russo, Borough Assistant Engineer was discussed and the applicant takes no exceptions to the comments as provided in such memorandum.

Ms. Baillie discussed the Shade Tree Management report, dated June 1, 2016 with Mr. McGovern. Dr. Blickstein stated that many of the items that were mentioned in this memorandum were addressed after the completeness hearing and changed on the revised site plan before the Board this evening.

Mr. Tombalakian asked the Board and its Professionals if they had any further questions of Mr. McGovern, seeing none he closed that portion of the hearing. He then opened the floor to the public for questions.

Kathleen Schuckman, 15 North Oak Court, Madison asked the applicant if it would consider looking into the repair of the fence and the poison ivy along the area of fencing along South Oak Court. Mr. Newmark stated that this request would be looked into and corrections to these issues would be addressed as necessary.

There being no further questions or comments by the public those portions of the hearing were closed. Mr. Newmark gave a brief closing statement to the Board. The Board began their deliberation; Mr. Loughlin listed the conditions that would be included in the resolution.

Mr. Tombalakian asked for a motion to approve the request for Preliminary and Final Site Plan with Variances for Fairleigh Dickinson University, 285 Madison Avenue, a motion was made by Mayor Conley, seconded by Mr. Lewis; the following roll call was recorded:

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

“Nays” – None

“Abstain” – None

“Excused” – Mr. Kopas

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OLD BUSINESS – None

PLANNING DISCUSSION –

Dr. Blickstein stated that she would like to bring the draft Master Plan Examination to a Planning Board agenda in September. The draft would be distributed to each Board member and discussed at that time.

Mr. Gertler requested that the superfluous papers included in a Board application be removed prior to sending out to Board members. This would eliminate some of the bulk in a Planning Board application sent to Board members.

CORRESPONDENCE – None

Since there was no further business to come before the Board, Mr. Tombalakian made a motion to adjourn the regular meeting at 8:09P.M.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,

Frances Boardman
Board Secretary