

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR MEETING SEPTEMBER 20, 2016**

A regular meeting of the Planning Board of the Borough of Madison was held on the 20th day of September 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: Steve Tombalakian, George Limbach, Jeff Gertler, Mayor Robert Conley, Astri Baillie and Michael Kopas

Excused: Peter Flemming, Tom Lewis, and John Forte

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 19, 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 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 15-005

Preliminary and Final Site Plan with Variances

Fairleigh Dickinson University

285 Madison Avenue

Block: 101, Lot: 6

Resolution granting the Preliminary and Final Site Plan with Variances to 285 Madison Avenue, on property located at 285 Madison Avenue, Madison commonly known on the Borough of Madison Tax Map as Block 101, Lot: 6

The draft resolution was sent to the applicant’s Attorney, Mr. Martin Newmark, 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 a few minor revisions/corrections made to the resolution draft that was sent by Mr. Newmark.

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 Ms. Baillie, seconded by Mayor Conley; the following roll call was recorded:

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

“Nays” – None

“Abstain” – None

“Excused” – Mr. Kopas, Mr. Forte, Mr. Flemming and Mr. Lewis

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

Mr. Nino Coviello, Esq. representing the applicant told the Board that he had one witness this evening, Ms. Marjorie Roller who is the architect on this project. Also present if needed to testify was the applicant Mr. Alan Andreas.

Ms. Marjorie Roller, 23 Green Village Road, Madison, NJ was sworn in. Ms. Roller gave her qualifications to the Board and was accepted as an expert witness.

The memorandum from Mr. Frank Russo, Borough Assistant Engineer dated July 13, 2016 was discussed briefly and the applicant takes no exceptions to the comments as provided in such memorandum.

Ms. Roller gave a brief summary of the amended application before the board this evening. This amended application involves maintaining the existing home on proposed lot 27.02, including construction of a new garage and patio. This amendment results in a side yard setback variance of 4.4 feet for proposed lot 27.02.

The memorandum prepared by Dr. Blickstein, dated July 7, 2016 was discussed. The height of the house was determined to be 32 feet, which is less than the required height of 35 feet in the R3 (Single Family Residential) Zone.

Considerable discussion took place with regards to placing restrictions in the deed for preserving the existing home. After much discussion it was determined that there should be comments in the resolution to ensure the public benefit achieved from keeping this home by the amended subdivision proposal.

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

Mr. Tombalakian asked the public if they had any comments, seeing none he closed that portion of the hearing.

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The Board began their deliberation; Mr. Tombalakian made a motion to approve the request for the Amended Minor Subdivision with Variances for 173 Ridgedale Avenue, LLC, 173 Ridgedale Avenue, seconded by Mayor Conley; the following roll call was recorded:

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

“Nays” – None

“Abstain” – None

“Excused” – Mr. Flemming, Mr. Forte and Mr. Lewis

OLD BUSINESS – None

PLANNING DISCUSSION –

Renovation and Addition at the Madison High School – Mr. Russo explained to the Board that he had received a copy of an application for a renovation and small addition for Madison High School that was sent directly to the State Board of Education. This addition will be 50 x 100 sq. ft., 23 feet high and will be seen from Ridgedale Avenue.

The Madison Board of Education did not submit an application to this board for a courtesy review. After some discussion the Board asked Mr. Russo to look into this application and give an oral report at the next meeting. Mr. Loughlin was also asked to look into the Borough Ordinance on whether or not a courtesy review is necessary for this application.

Ms. Boardman was asked to place a discussion item on the next agenda of the Planning Board, so that the Board may discuss the Master Plan Update.

CORRESPONDENCE – None

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

Respectfully submitted,

Frances Boardman
Board Secretary