

**MINUTES  
PLANNING BOARD OF THE BOROUGH OF MADISON  
REGULAR MEETING OCTOBER 4, 2016**

A regular meeting of the Planning Board of the Borough of Madison was held on the 4th day of October 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, Michael Kopas, Peter Flemming, Tom Lewis, and John Forte

Excused: Frank Russo, Board Engineer and Susan Blickstein, Board Planner

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney

Frances Boardman, Board Secretary

**Approval of Minutes:**

Copies of the minutes of the September 20, 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 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.

Resolution to Permit Executive Discussion of Subjects in Closed Session:

BE IT RESOLVED, by the Planning Board of the Borough of Madison, County of Morris, State of New Jersey, as follows:

That pursuant to Sections 7 & 8 of the “Open Public Meetings Act”, NJSA 10:4-12 and 4-13, the following subjects are discussed in closed session.

Litigation Matters

BE IT FURTHER RESOLVED, that those portions of the discussion not subject to attorney-client privilege may be disclosed to the public upon completion.

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RECONVENE WITH ALL MEMBERS PRESENT.

Let the record reflect that the meeting is reconvened with all members present at 8:30pm

**RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. P 15-004A**

**Amended Minor Subdivision with Variances  
173 Ridgedale Avenue, LLC  
173 Ridgedale Avenue  
Block: 602, Lots: 12 & 27**

Resolution granting the Amended 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.

Mr. Tombalakian asked the Board 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. Gertler, seconded by Mayor Conley; the following roll call was recorded:

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

**NEW BUSINESS** – None

**OLD BUSINESS** – None

**PLANNING DISCUSSION –**

Renovation and Addition at the Madison High School – At the last meeting Mr. Russo explained to the Board that he had received a copy of an application for a renovation and small addition to 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.

Mr. Russo looked into this application and sent an email to the Chairman and Board Secretary, prior to this evening's meeting. Mr. Tombalakian asked Ms. Boardman to circulate the email from Mr. Russo to the Board. Mr. Loughlin also opined on the situation and stated that in accordance with the Municipal Land Use Law 40:55D-31 a courtesy review should be done by the Planning Board with respect to this application. Ms. Boardman was instructed to write a letter to the Madison Board of Education requesting same.

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**CORRESPONDENCE** – None

Since there was no further business to come before the Board, Mr. Tombalakian made a motion to adjourn the regular meeting at 8:45P.M.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,

Frances Boardman  
Board Secretary