

**MINUTES  
PLANNING BOARD OF THE BOROUGH OF MADISON  
REGULAR MEETING NOVEMBER 1, 2016**

A regular meeting of the Planning Board of the Borough of Madison was held on the 1<sup>st</sup> day of November 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, John Forte, Mayor Robert Conley, Michael Kopas, Peter Flemming, and Tom Lewis  
Excused: George Limbach, Jeff Gertler, and Astri Baillie  
Frank Russo, Assistant Borough Engineer  
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 October 27, 2016 special meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes was made by Mr. Flemming, seconded by Mayor Conley. The following roll call was recorded:

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

**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 – None**

**NEW BUSINESS –**

**CASE NO. P 16-008**

**Courtesy Review  
Madison Board of Education  
Madison High School  
170 Ridgedale Avenue  
Block: 601, Lot: 1**

Mr. Martin Newmark, Esq. introduced his witness for this evening’s courtesy review. Mr. Gregory Somjen, A.I.A., Parette Somjen Architects, 439 Route 46 East, Rockaway, NJ was sworn in.

Mr. Somjen began by giving a project summary of the application that was submitted to the State of New Jersey Department of Education. The alteration of the existing orchestra music room into a new STEM lab classroom, renovation of the adjacent and existing wood shop, and the addition of a new music wing to include a relocated orchestra music room, and new choral music room, and program/faculty support spaces.

Mr. Somjen stated that the materials used will be brick veneer and fit the characteristic look and feel of the high school.

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Construction is slated to begin in the spring of 2017 with an estimated completion date of fall 2017. No landscaping plan was submitted or proposed for this site however; but Mr. Somjen stated that a basic low maintenance plan would be implemented. The acoustical materials that will be used in the music rooms were discussed briefly. The Board suggested that a rain garden be considered to capture the roof runoff from the addition.

In conclusion the Planning Board thought that this was indeed a fine application and addition to the Madison High School. The Board thanked the team for coming in for this courtesy review.

**OLD BUSINESS** – None

**PLANNING DISCUSSION** – None

**CORRESPONDENCE** – None

Since there was no further business to come before the Board, Mr. Tombalakian made a motion to adjourn the regular meeting at 7:45P.M.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,

Frances Boardman  
Board Secretary