



DOWNTOWN DEVELOPMENT COMMISSION

**DOWNTOWN DEVELOPMENT COMMISSION
Committee Room - Hartley Dodge Memorial Building**

Date: July 21, 2022 Time: 7:15 pm **via Zoom**

REGULAR MEETING AGENDA

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL

R. Conley		M. Tomaszewski		P. Woolley		Senior Citizen Rep. TBD	
J. Hoover		P. Flemming		R. Rocco		At Large Member TBD	
J. Hollenbach		S. Tindall		R. Stern		Corporate Rep. TBD	
P. Teshima		J. Morris		S. Whitehorn		M. Pellessier	
C. Kosakowski		D. Starker				L. Ellis	

- 4) **OPEN PUBLIC MEETINGS ACT:** In compliance with the open public meetings act, adequate notice of this meeting of the Downtown Development Commission was provided by distributing the Annual Meeting schedule to the Madison Eagle and Morris County Daily Record, posting a copy on the bulletin board at the main entrance to the Hartley Dodge Memorial Building, posting a copy on the Borough website, and filing a copy with the Borough Clerk, all on or about the first week of January 2022. Copies of said notice were made available to members of the general public.
- 5) **REGULAR MEETING MINUTES OF MAY 19, 2022** (*The June Regular Meeting was cancelled*)
- 6) **CHAIRMAN/EXECUTIVE BOARD REPORT**
- 7) **TREASURER REPORT:** https://1drv.ms/b/s!AnwS_DqnT6nMpF9V3fozAPA6UFyu?e=LszWgs
- 8) **MAYOR REPORT**
- 9) **COUNCIL LIAISON REPORT**
- 10) **PLANNING BOARD REPORT**
- 11) **FOUNDATION REPORT**
- 12) **MADISON AREA CHAMBER OF COMMERCE REPORT**
- 13) **DIRECTOR OF BUSINESS DEVELOPMENT REPORT:** Here are the websites for two organizations to which the Borough belongs. They offer a lot of different resources that I thought you may find of interest:
 - a) **Downtown New Jersey:** <https://www.downtownnj.com/>
 - b) **Main Street America:** <https://www.mainstreet.org/home>
 - c) **Downtown Redevelopment Pipeline:**
 - i) **For your information, all meeting information can be found through these links:**
 - (1) **Zoning Board of Adjustment:** <https://www.rosenet.org/505/Zoning-Board-of-Adjustment>

- (2) **Planning Board:** <https://www.rosenet.org/457/Planning-Board>
- d) **New Business Report:**
 - i) [Commercial Property Worksheet](#)
- e) **New! Madison Marketplace Newsletter, Current Edition:** <https://conta.cc/3ltjE7z>
- f) **Misc.**
 - i) **Cook Avenue Parking Lot Reconstruction**
 - ii) **Waverly Place Reconstruction (Project Webpage):**
<https://www.rosenet.org/1410/Waverly-Place-Reconstruction>

14) STANDING COMMITTEES:

- a) **Sign & Façade:** (2022 Membership: Jim Hollenbach, Barry Kroll, John Morris, Karen Giambra, Suzy Whitehorn)
 - i) There have been five applications reviewed and referred to the Borough Zoning Officer since the May DDC meeting.
 - (1) Verizon, 150 Main Street
 - (2) The Hidden Chickpea, 143 Main Street
 - (3) Madison Wine Cellar, 29 Main Street
 - (4) Wells Fargo, 200 Main Street
 - (5) College Orthopaedics & Sports Medicine Institute and Institute for Hand & Arm Surgery, 345 Main Street
- b) **PIC (Public Improvement):** (2022 Membership: Russell Stern, John Morris, John Hoover, Paul Daly Suzy Whitehorn)
 - i) **2022 Potential Goals/Projects:**
 - **METC Park Design**
 - **Adopt A Space Program**
 - ii) **Action Items: TBD**
 - iii) **Meeting – Tuesday, April 19: The Committee met and reviewed the following items:**
 - **METC Park Design – Square Acre Studio Perspective Render Package**
 - **Adopt-A-Space Program**
 - **Trash Cans**
 - **Cook Avenue Alleyway Lighting Replacement**
- c) **Marketing and Economic Development:** (2022 Membership: Michael Pellessier, John Morris, Laura Sokol, Karen Giambra, Russell Stern, Deb Starker, Bob Rocco, Melanie Tomaszewski, Suzy Whitehorn, Christine Kosakowski, Peter Teshima)
 - i) **2022 Potential Goals/Projects:**
 - **Gateway & Wayfinding Signage**
 - **Creation of Marketing Materials**
 - ii) **Action Items: TBD**
 - iii) **Next Meeting – TBD**
- d) **Arts & Events:** (2022 Membership: Barry Kroll, John Morris, Stephen Tindall, Karen Giambra, Deb Starker, John Hoover, Bob Rocco, Melanie Tomaszewski, Suzy Whitehorn, Peter Teshima)
 - i) **2022 Potential Goals/Projects:**
 - **Sidewalk Art Gallery analysis and reinvention**
 - **Support of Madison Community Arts Center programming and fundraising**
 - **Explore public art projects**
 - ii) **Action Items: TBD**
 - iii) **Next Meeting – TBD**
 - iv) **Update from Director of Arts & Events John Pietrowski:** There is no report.

15) AD HOC COMMITTEE AND PROJECT UPDATES: There are no planned reports for these items at this meeting except for those highlighted.

- a) Taste of Madison (April 25, 2022)
- b) May Day (May 7, 2022)
- c) Farmers Market (Thursdays, May 19 – November 17, 2021)
- d) Bottle Hill Day (Saturday, October 1, 2022)
- e) Downtown Concert Series w/METC (June 24, July 8, July 22, August 5, August 19, September 2)
 - i) Concert Lineup
 - (1) June 24 - Jumping the Gun
 - (2) July 8 - Zaire (POSTPONED)
 - (3) July 22 - Best of Broadway
 - (4) August 5 - The Thorns
 - (5) August 19 - Peter and the Master Keys
 - (6) September 2 - Rosewood

16) OLD BUSINESS

17) IDEA EXCHANGE & NEW BUSINESS

- a) August Meeting

18) INVITATION FOR DISCUSSION FROM THE PUBLIC

19) ADJOURNMENT