

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING JANUARY 18, 2022**

A regular meeting of the Planning Board of the Borough of Madison was held on the 18th day of January 2022 at 7:45 P.M., via a Zoom electronic meeting.

The meeting was called to order by Planning Board Chairman, Mr. 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 21, 2020, the Board by Resolution adopted a schedule of meetings. On January 22, 2020, a copy of the schedule of meetings will be posted at the bulletin board at the entrance to the Hartley Dodge Memorial, sent to the Madison Eagle and the Daily Record, and filed with the Borough Clerk all in accordance with the “Open Public Meetings Act”.

Beginning in **April 2020**, in response to public safety considerations and legal authorization, the Planning Board began conducting its monthly meetings on the previously noticed dates remotely using the Zoom platform, and subsequently separate notices have been published each month advising of this change and indicating that the procedures and requirements for monitoring such meetings and for making public comment, along with an explanation of the audio muting function of the electronic communications platform being utilized, is provided with detailed information on “How to Use Zoom and Participate” found on the Rosenet Webpage Communications / Virtual Meetings at <HTTP://www.rosenet.org/1273/Virtual-Meetings>.

The following roll call was recorded:

Present: Mayor Conley, Astri Baillie, Peter Flemming, John Forte, Eric Range, Tom Harris, Ann Huber, George Limbach, and Steve Tombalakian

Excused: None

Absent: None

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

Approval of Minutes:

Copies of the Minutes of the December 7, 2021 regular Planning Board meeting were distributed to all Board members for their review prior to this meeting.

A motion to approve the minutes of December 7, 2021 as submitted was made by Ms. Baillie, 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 that was not on this evening’s agenda. Seeing none, that portion of the meeting was closed.

RESOLUTIONS FOR MEMORIALIZATION – None

NEW BUSINESS – None

OLD BUSINESS –

CASE NO. P 21-004

Preliminary and Final Site Plan with Variances

18 Madison Ave Realty, LLC

18 Madison Avenue

Block: 3001, Lot: 4

Mr. Azzolini provided a brief opening statement. This is the third appearance before the board and all comments received from the Board and Professionals at the previous meetings were taken into consideration. The design before the Board this evening has achieved a more inviting and residential appearance. Mr. Azzolini also stated that a Tentative Agreement has been reached with the Episcopalian Church regarding an Easement Agreement. A parking agreement has been entered into with the United Methodist Church for the lease of 9 shared parking spaces.

Mr. Andrew Clarke, previously sworn began his presentation by sharing his screen and providing testimony on the changes to the site plan dated December 15, 2021. Mr. Clarke pointed out the key aspects of what was changed on the zoning chart. He stated that the impervious lot coverage is being decreased by 127 square feet bringing the total impervious coverage down to 61%. He stated that there are no proposed changes in the parking lot; however, stepping-stones will be added to connect the parking lot with the church parking lot. Grading was discussed and a crown was added in the driveway to capture the runoff from the rear. There is a drywell in the front of the building as discussed previously. Mr. Harrington suggested that an additional inlet be added to capture more runoff.

Mr. Harrington stated that extra care should be taken so that the construction does not disturb the tree root system on the neighboring property. Mr. Limbach provided his expertise on the subject. Mr. Clarke agreed to work with Mr. Harrington as well as any other Borough Professionals as the Board sees fit.

Mr. Tombalakian asked the Board and its professionals if they had any further questions for Mr. Clarke, seeing none he opened the meeting to the public for questions. There being none that portion of the meeting was closed.

Mr. Derk Garlick remaining under oath provided testimony next. He explained that he and the applicant had taken the comments from the last hearings and redesigned the architecture of the proposed building. He explained that the front façade now has a look and feel of a residential building.

The architectural elements were discussed. The design has a historic style and fits into the streetscape.

Dr. Blickstein asked about the proposed sign. Mr. Garlick stated that the plans have not been updated to reflect the signage changes but the shape and size of the signage have not changed. A separate sign application will need to be provided to the Zoning Officer.

Mr. Tombalakian asked the Board and its professionals if they had any further questions for Mr. Garlick, seeing none he opened the meeting to the public for questions. There being none that portion of the meeting was closed.

Mr. John McDonough, 101 Gibraltar Drive, Morris Plains was sworn in to offer expert testimony this evening as a landscape architect and planner. Mr. McDonough was accepted as an expert witness.

Key aspects of the landscape plan, last revised 12/23/2021 were discussed at length. The landscaping will complement the building and a variety of plantings will be used in the parking lot. Mr. McDonough stated that all measures would be taken to preserve the root systems of the neighboring property trees. A total of 11 shrubs, 2 Shade trees and 311 perennials will be provided as part of this application. Mr. Limbach offered his suggestions to Mr. McDonough. These suggestions will be provided to the Board secretary and professionals.

The lighting plan was discussed, last revised 12/23/2021. Two pole mounted lights will be provided in the rear of the building. The wall mounted lights will be 3,000 Kelvan providing a warm color and adequate lighting for the property. Relief is being sought for spillage on the neighboring property which is very minimal.

Mr. Tombalakian asked the Board and its professionals if they had any questions for Mr. McDonough regarding his landscaping testimony, seeing none he opened the meeting to the public for questions. There being none that portion of the meeting was closed.

Mr. McDonough began his planning testimony. There are three "C" variance being requested with this application. Impervious lot coverage, parking and signage. These variances are minimal and can be granted without detriment to the public good. This application promotes the Master Plan and is a positive aesthetic to the streetscape on Madison Avenue. There will be no impact to the neighbors and the benefits outweigh the deterrents. The requested design relief was discussed by Mr. McDonough and again it was stated that this application is a positive asset to the Madison Avenue corridor.

Mr. Tombalakian asked the Board and its professionals if they had any questions for Mr. McDonough regarding his planning testimony, seeing none he opened the meeting to the public for questions. There being none that portion of the meeting was closed.

Mr. Azzolini provided a closing statement.

Mr. Tombalakian opened the meeting for any comment by the public, seeing none that portion of the hearing was closed.

The Board began its deliberation. Mr. Loughlin provided a list of conditions that would be incorporated into the resolution as discussed during these hearings. Mr. Tombalakian asked for a motion to approve the application with the conditions outlined this evening, this motion was made by Mr. Flemming, seconded by Mr. Limbach.

The following roll call was recorded:

"Ayes" – Ms. Baillie, Mr. Flemming, Mr. Forte, Ms. Huber, Mr. Limbach and Mr.
Tombalakian

"Nays" - None

PLANNING DISCUSSION –

CORRESPONDENCE –

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the meeting at 9:30pm.; seconded by Mr. Range. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary