

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING JANUARY 19, 2021**

A regular meeting of the Planning Board of the Borough of Madison was held on the 19th day of January 2021 at 7:30 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. Blickstein 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: Astri Baillie, Mayor Conley, Peter Flemming, John Forte, Alfredo Garibay, Ann Huber, Tom Harris, George Limbach, and Steve Tombalakian,

Excused: None

Absent: None

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

Approval of Minutes:

Copies of the minutes of the December 22, 2020 special meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes as submitted was made by Ms. Baillie, seconded by Mr. Garibay. 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

REVIEW AND RECOMMENDATION ITEMS

On referral from the Governing Body: Ordinance 1-2021 “ORDINANCE OF THE BOROUGH OF MADISON ADOPTING A REDEVELOPMENT PLAN FOR LOT 1.01 IN BLOCK 1601 IN ACCORDANCE WITH N.J.S.A 40A:12A-7.”

Dr. Blickstein provided a brief overview of the Ordinance to the Board. She stated that the Ordinance is consistent with the Master Plan.

Mr. Tombalakian asked for a motion to approve and refer back to Mayor and Council for adoption, motion was made by Ms. Huber, seconded by Mr. Garibay. The following roll was recorded:

“Ayes” – Mayor Conley, Ms. Baillie, Mr. Flemming, Mr. Forte, Mr. Garibay, Ms. Huber, Mr. Harris, Mr. Limbach and Mr. Tombalakian.

“Nays” - None

“Abstain” – None

On referral from the Governing Body: Ordinance 2-2021 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING ARTICLE VI OF THE MADISON LAND DEVELOPMENT ORDINANCE REGARDING STORMWATER MANAGEMENT”

Mr. Vogel provided the Board with a brief summary of the Ordinance. He stated that the Ordinance is 100% consistent with the Borough Master Plan.

Mr. Tombalakian asked for a motion to approve and refer back to Mayor and Council for adoption, motion was made by Ms. Baillie, seconded by Mr. Forte. The following roll was recorded:

“Ayes” – Mayor Conley, Ms. Baillie, Mr. Flemming, Mr. Forte, Mr. Garibay, Ms. Huber, Mr. Harris, Mr. Limbach and Mr. Tombalakian.

“Nays” - None

“Abstain” – None

On referral from the Governing Body: Ordinance 3-2021 “ORDINANCE OF THE BOROUGH OF MADISON RESCINDING CHAPTER 195-11, SECTION A THROUGH H OF THE BOROUGH CODE ENTITLED “APPEAL TO GOVERNING BODY” PERMITTING REVIEW BY BOROUGH COUNCIL OF BOARD OF ADJUSTMENT FINAL DECISIONS.”

Mr. Tombalakian provided a summary of this Ordinance to the Board. This Ordinance will keep politics away from approved Use variances by the Zoning Board and allow the appeal of the decision to go directly to Superior Court.

Mr. Tombalakian asked for a motion to approve and refer back to Mayor and Council for adoption, motion was made by Ms. Baillie, seconded by Mr. Forte. The following roll was recorded:

“Ayes” – Mayor Conley, Ms. Baillie, Mr. Flemming, Mr. Forte, Mr. Garibay, Ms. Huber, Mr. Harris, Mr. Limbach and Mr. Tombalakian.

“Nays” - None

“Abstain” – None

PUBLIC HEARING AND ADOPTION OF RESOLUTIONS

- **Borough of Madison Master Plan
Housing Element and Fair Share Plan – Public Hearing**

Mr. Vince Loughlin swore in Ms. Beth McManus of Kyle- McManus Associates and Dr. Susan Blickstein as planning consultants to the Borough.

A power point presentation was given by Beth McManus and Dr. Susan Blickstein on the Borough of Madison Master Plan Housing Element and Fair Share Plan. The housing plan reflects a court approved settlement agreement. A synopsis of the components of the plan was provided this evening. Madison's obligations were discussed. Dr. Blickstein gave a strategies overview stating that the Borough will have 10 new affordable housing units at the Madison mall apartment site, 30 units slated for the Madison Senior Center on Walnut Street and 14 units at the redevelopment site on Community Place.

Dr. Blickstein stated to the Board that administration and monitoring would continue regarding the Borough's Housing Element and Fair Share Plan.

Mr. Tombalakian asked if the Board had any questions for Ms. McManus or Dr. Blickstein seeing none, he opened the floor to the public for questions. Seeing none, that portion of the hearing was closed. Mr. Tombalakian then opened the floor for comments by the public, seeing none that portion of the hearing was closed.

Prior to the meeting Mr. Vince Loughlin, Esq had prepared a resolution and distributed to all Board members prior to this evening.

Mr. Tombalakian asked for a motion to approve the Resolution as provided by Mr. Loughlin, motion was made by Ms. Baillie, seconded by Mr. Forte. The following roll was recorded:

"Ayes" – Mayor Conley, Ms. Baillie, Mr. Flemming, Mr. Forte, Mr. Garibay, Ms. Huber, Mr. Harris, Mr. Limbach and Mr. Tombalakian.

"Nays" - None

"Abstain" – None

- **Amendment to Borough of Madison Master Plan Utility Service Plan Element
Relating to Municipal Storm-Water Management Plan – Public Hearing**

Mr. Vince Loughlin swore in Mr. Robert Vogel, Borough Engineer prior to his testimony this evening.

A copy of the Storm-water amendment was distributed prior to this evening's meeting to all Board members and Professionals. Mr. Vogel reviewed with the Board in detail the various sections of the Utility Plan. Mr. Vogel discussed the components of the plan and the control measures and implementations that would follow all in compliance with the new State regulations and requirements for a proper storm-water management plan.

Mr. Tombalakian asked if the Board had any questions for Mr. Vogel seeing none, he opened the floor to the public for questions. Seeing none, that portion of the hearing was closed. Mr. Tombalakian then opened the floor for comments by the public, seeing none that portion of the hearing was closed.

Prior to the meeting Mr. Vince Loughlin, Esq had prepared a resolution and distributed to all Board members prior to this evening.

Mr. Tombalakian asked for a motion to approve the Resolution as provided by Mr. Loughlin, motion was made by Mr. Forte, seconded by Mayor Conley. The following roll was recorded:

“Ayes” – Mayor Conley, Ms. Baillie, Mr. Flemming, Mr. Forte, Mr. Garibay, Ms. Huber, Mr. Harris, Mr. Limbach and Mr. Tombalakian.

“Nays” - None

“Abstain” – None

NEW BUSINESS –

CASE NO. P 19-008A

Amended Application of Minor Subdivision with Variances

Meredith Felice & Michael Coviello

44 Brooklake Road

Block: 2304 Lot: 15

At the request of the applicant’s attorney this application will be carried to the February 16, 2021 Planning Board Agenda. New noticing will be necessary.

OLD BUSINESS –

PLANNING DISCUSSION –

Proposed Historic Preservation Commission Ordinance Establish a Sub-Committee

Ms. Baillie provided the Board with a brief summary of the ordinance proposed by the Historic Preservation Commission. A subcommittee was established consisting of Ms. Baillie and Mr. Forte with Dr. Blickstein volunteering to facilitate meetings. Mr. Garibay also offered to sit on this committee if needed.

The February 2, 2021 regular scheduled Planning Board meeting was cancelled.

CORRESPONDENCE – None

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the regular meeting at 8:35 pm.; seconded by Ms. Huber. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary