

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING FEBRUARY 1, 2022**

A regular meeting of the Planning Board of the Borough of Madison was held on the 1st day of February 2022 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. 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 18, 2022, 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, Eric Range, Peter Flemming, John Forte, Ann Huber, George Limbach, Tom Harris, 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 Reorganization Meeting and Regular Meeting held on January 18, 2022, 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. Forte. 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 –

CASE NO. P 21-004 Resolution granting the Preliminary & Final Site Plan with variances to 18 Madison Ave Realty, LLC on property located at 18 Madison Avenue commonly known on the Borough of Madison Tax Map as Block: 3001, Lot: 4

This resolution was carried to the February 15, 2022 Planning Board meeting for memorialization.

OLD BUSINESS – None

NEW BUSINESS – None

PLANNING DISCUSSION – Historic Preservation Design Guidelines

Mrs. Janet Foster, Chairwoman of the Historic Preservation Commission, provided a presentation to the Board and Professionals regarding Historic Preservation Design Guidelines. A draft copy of the Historic Preservation Design Guidelines were distributed to all Board members as well as the Zoning Board members.

Joining the meeting this evening was Mr. Joseph Santoro, Zoning Board of Adjustment Chairman.

Ms. Foster shared her screen and began her presentation. Ms. Foster discussed the basic principles behind these guidelines; she stated that these guidelines could be useful to the Planning and Zoning Boards.

She then went into a summary of the Secretary of the Interior's Standards. Ms. Foster then went into the Civic Commercial District and the guidelines for what is encouraged in the district and what is discouraged were discussed. The Bottle Hill District guidelines was discussed next.

In summary, Ms. Foster hopes that the Planning and Zoning Boards will support this Ordinance change.

Mr. Tombalakian asked Dr. Blickstein for an overview on how these guidelines can assist with Board applications. Dr. Blickstein provided her insight on the subject. Mr. Tombalakian asked to Mr. Santoro to weigh in on the subject from the Zoning Board of Adjustment standpoint. Mr. Santoro shared his comments on the design guidelines and stated that he believes that these guidelines will encourage cooperation with applicant's.

CORRESPONDENCE –

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

Respectfully submitted,
Fran Boardman, Board Secretary