

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING FEBRUARY 15, 2022**

A regular meeting of the Planning Board of the Borough of Madison was held on the 15th day of February 2022 at 7:30 P.M., via a Zoom electronic meeting.

The meeting was called to order by Planning Board Vice Chairman, Mr. John Forte. Mr. Forte 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 19, 2022, 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 who arrived at 7:40pm, George Limbach, and Tom Harris

Excused: Steve Tombalakian

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 Regular Meeting held on February 1, 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. Flemming. A voice vote of “Aye” was heard by all eligible voting members and recorded.

Comments by the Public:

Mr. Forte 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

The draft resolution was sent to the applicant's attorney, Mr. Steven Azzolini, Esq., as well as the Board members and Professionals. Several comments were received and incorporated into the final resolution.

Mr. Forte asked the Board if they had any further comments or questions concerning the resolution. Mr. Forte asked for a motion to approve the resolution this evening, a motion was made by Mr. Flemming seconded by Ms. Baillie.

A voice vote of "Aye" was heard by all eligible voting members and recorded.

OLD BUSINESS – None

NEW BUSINESS –

CASE NO. P 21-007

**Preliminary & Final Site Plan with Variances
RPM Development, LLC
28 Walnut Street & Community Place
Block: 1601, Lots: 42 and 1.01**

A transcript of this evening's meeting is being prepared by Laura Carucci of Hall of Fame Deposition Services, Inc. and presented as minutes from this meeting.

PLANNING DISCUSSION –

CORRESPONDENCE –

Since there was no further business to come before the Board, Mr. Forte asked for a motion to adjourn the meeting at 10:35pm.; seconded by Mr. Range. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary