

**MINUTES  
PLANNING BOARD OF THE BOROUGH OF MADISON  
REGULAR VIRTUAL MEETING FEBRUARY 16, 2021**

A regular meeting of the Planning Board of the Borough of Madison was held on the 16th day of February 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 left meeting at 7:35 pm and returned at 8:00pm, 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 January 19, 2021 Re-organization and Regular meetings 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 Mayor Conley. 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 6-2021 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195-27 OF THE MADISON BOROUGH CODE ENTITLED “LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF MADISON” REGARDING CHANGES IN ELEVATION”**

Dennis Harrington provided a brief overview of the Ordinance to the Board. He stated that the Ordinance is consistent with the Master Plan.

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

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

“Nays” - None

“Abstain” – None

### **On referral from the Governing Body: Ordinance 9-2021 “ORDINANCE OF THE BOROUGH OF MADISON REPEALING SCHEDULE II OF CHAPTER 195-49 “LAND DEVELOPMENT ORDINANCE FOR THE BOROUGH OF MADISON”**

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

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

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

“Nays” - None

“Abstain” – None

### **On referral from the Governing Body: Ordinance 10– 2021 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING OF CHAPTER 195-32.5 OF THE MADISON BOROUGH CODE ENTITLED “LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF MADISON TO ADD PROVISION G (6) PROHIBITED USES.**

Dr. Blickstein provided a summary of this Ordinance to the Board. She stated that the Ordinance is consistent with the Borough Master Plan.

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

“Ayes” – Mayor Conley, Ms. Baillie, Mr. Flemming, Mr. Forte, Mr. Garibay, Ms. Huber, Mr. Harris, 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 March 2, 2021 Planning Board Agenda. No further noticing will be required.**

**OLD BUSINESS –**

**PLANNING DISCUSSION –**

A Planning Board subcommittee was formed to assist Dr. Blickstein with several planning issues that will be coming up within the next few months. The subcommittee will consist of Mr. Tombalakian, Mayor Conley, Mr. Flemming and Mr. Garibay. Dr. Blickstein will send out an invite within the next few weeks to those Planning Board members that volunteered to be on the committee.

**CORRESPONDENCE –**

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the regular meeting at 8:00 pm.; seconded by Mr. Limbach. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,  
Fran Boardman, Board Secretary