

MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING February 21, 2023

A regular meeting of the Planning Board of the Borough of Madison was held on the 21st day of February 2023, at 7:30 P.M., via a Zoom electronic meeting.

The meeting was called to order by Planning Board Chairwoman, Ms. Astri Baillie. Ms. Baillie 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 17, 2023, the Board by Resolution adopted a schedule of meetings. On January 18, 2023, 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, Peter Flemming, John Forte, Ann Huber, Tom Harris, Melissa Honohan, George Limbach, and Mayor Conley

Excused: Eric Range

Absent: None

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

Approval of Minutes:

The Minutes of the Executive and Regular Meetings held on February 7, 2023, were distributed to all Board members prior to the meeting.

A motion to approve the minutes as presented this evening was made by Mr. Forte seconded by Ms. Huber. A voice vote of “Aye” was heard by all eligible voting members and recorded.

Comments by the Public:

Ms. Baillie opened the floor to the public for anyone that wishing 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 –

A commemorative resolution for Mr. Steve Tombalakian was read into the record, noting his years of dedicated service to the Planning Board.

REVIEW AND RECOMMENDATION ITEMS:

On referral from the Governing Body: Ordinance 16-2023 “ORDINANCE OF THE BOROUGH OF MADISON ADOPTING AN AMENDED REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 FOR PROPERTY LOCATED AT 33 GREEN VILLAGE ROAD.

An overview of proposed Ordinance 16-2023 was discussed at the last Planning Board meeting.

Dr. Blickstein stated that this Ordinance is consistent with the Master Plan .

On the motion of Mr. Forte seconded by Mayor Conley the following roll call was recorded as follows:

“Ayes” – Conley, Baillie, Flemming, Forte, Harris, Huber, Honohan and Limbach

“Nays” – None

“Excused” - Range

A resolution prepared by Mr. Loughlin was memorialized confirming review and recommendation to Mayor and Council and recorded as follows:

“Ayes” – Conley, Baillie, Flemming, Forte, Harris, Huber, Honohan and Limbach

“Nays” – None

“Excused” - Range

OLD BUSINESS –

CASE NO. P 21-006

Preliminary & Final Site Plan with Variances

66 Main, LLC

66 Main Street and 3 Central Avenue

Block: 1802, Lot: 4

At the request of the applicant’s attorney, this application will be carried to the March 21, 2023, Planning Board agenda.

NEW BUSINESS –

CASE NO. P 22-004

Preliminary and Final Site Plan with Variances

Ledan Holdings, LLC

5 Central Avenue

Block: 1802, Lot: 3

This application was not reached and is being carried to the Planning Board meeting to be held on Tuesday, March 21, 2023.

PLANNING DISCUSSION –

It was determined that an Executive Session of the Board will be necessary at the end of March or the beginning of April.

Dr. Blickstein and Mr. Flemming stated that they are not available for the March 21, 2023 Planning Board meeting. It was also noted that Ms. Huber is not available for the March 7, 2023 Planning Board meeting.

CORRESPONDENCE –

Since there was no further business to come before the Board, Ms. Baillie asked for a motion to adjourn the meeting at 7:45pm.; this motion was moved by Mayor Conley, seconded by Mr. Flemming. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary