

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR SCHEDULED MEETING MARCH 3, 2020**

A regular meeting of the Planning Board of the Borough of Madison was held on the 3rd day of March 2020 at 7:30 P.M., in the Court Room, Hartley Dodge Memorial, 50 Kings Road, Madison, NJ.

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 15, 2019, the Board by Resolution adopted a schedule of meetings.

On January 16, 2019, 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”.

The following roll call was recorded:

Present: Mayor Conley, Astri Baillie, Peter Flemming, Ann Huber, Tom Lewis, George Limbach, and Steve Tombalakian

Excused: John Forte, and Alfredo Garibay

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney
Susan Blickstein, Board Planner
Frank Russo, Assistant Borough Engineer
Frances Boardman, Board Secretary

Approval of Minutes:

Copies of the minutes of the February 18, 2020 regular meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes as presented was made by Mr. Lewis, seconded by Ms. Huber. 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 not on this evening’s agenda. Seeing none, that portion of the meeting was closed.

RESOLUTIONS FOR MEMORIALIZATION –

Resolution granting the Updated Open Space and Recreation Plan for Green Acres as the Open Space and Recreation Element of the Borough’s Master Plan

The draft resolution was sent to the all Board members and Professionals prior to this evenings meeting.

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Mr. Tombalakian asked the Board if they had any further comments or questions concerning the resolution. Mr. Tombalakian asked for a motion to approve the resolution this evening, a motion was made by Mayor Conley, seconded by Mr. Lewis. A voice vote of “Aye” was heard by all eligible voting members and recorded.

REVIEW AND RECOMMENDATION ITEMS

On referral from the Governing Body: Ordinance 6-2020 “ORDINANCE OF THE BOROUGH OF MADISON ESTABLISHING CHAPTER 195-36.1 OF THE MADISON LAND DEVELOPMENT ORDINANCE, ENTITLED SOLAR ENERGY SYSTEMS.

Ordinance 6-2020 was distributed to all Board members and Professionals for their review prior to this evening’s meeting.

The Ordinance as presented on referral by Mayor & Council will be going back to Mayor and Council for reintroduction with several changes. The Planning Board will receive this review and recommendation item at a later date.

EXECUTIVE SESSION

RESOLUTION TO PERMIT EXECUTIVE DISCUSSION OF SUBJECTS IN CLOSED SESSION:

Chairperson moved:

BE IT RESOLVED, by the Planning Board of the Borough of Madison, County of Morris, State of New Jersey, as follows:

That pursuant to Sections 7 and 8 of the “Open Public Meetings Act”, NJSA 10:4-12 and 4-13, the following subject are discussed in closed session.

Litigation Matter

BE IT FURTHER RESOLVED, that those portions of the discussion not subject to attorney-client privilege may be disclosed to the public upon completion.

Motion seconded by:

RECONVENE WITH (ALL) MEMBERS PRESENT

Let the record reflect that the meeting is reconvened with (all) members present

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NEW BUSINESS – None

OLD BUSINESS –

CASE NO. P 19-005

Preliminary and Final Site Plan with Variances

16 Waverly Place, LLC

16 Waverly Place

Block: 2702, Lot: 28

At the request of the applicant's attorney, Mr. Steve Azzolini, this application will be carried to the March 17, 2020 Planning Board meeting. No further noticing will be provided. Mr. Azzolini granted the Board an Extension of time on this application.

PLANNING DISCUSSION – None

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 8:20 pm.; seconded by Mr. Flemming. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,

Frances Boardman
Board Secretary