

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

A regular meeting of the Planning Board of the Borough of Madison was held on the 21st day of March 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 was 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, Eric Range, Tom Harris Ann Huber, Melissa Honohan, and
George Limbach

Excused: John Forte, Peter Flemming, Mayor Conley, and Susan Blickstein, Board Planner

Absent: None

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

Approval of Minutes:

The Minutes of the Regular Meetings held on March 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 Ms. Honohan seconded by Mr. Range. 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 –

CASE NO. P 08-012A

Amended Preliminary and Final Site Plan with Variances

J & R Rentals, LLC

25 Green Village Road

Block: 3001, Lot: 22

CASE NO. P 22-001

Amended Preliminary & Final Site Plan with Variances to J & R Rentals, LLC on property located at 25 Green Village Road commonly known on the Borough of Madison Tax Map as Block: 3001, Lot: 22 was adopted.

The draft resolution was sent to the applicant’s attorney, Mr. Steven Greenberg, Esq., as well as the Board members and Professionals.

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

The following roll call was recorded:

“Ayes” – Ms. Baillie, Mr. Range and Ms. Honohan

“Nays” – None

“Abstain” – Ms. Huber, Mr. Limbach, and Mr. Harris

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 April 18, 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 is being carried to the Planning Board meeting to be held on Tuesday, April 18, 2023.

PLANNING DISCUSSION –

It was announced that the Planning Board meeting of April 4, 2023 was cancelled and the next meeting would be held on Tuesday, April 18, 2023.

Mr. Harrington told the Chairwoman and the Board that the 2022 Annual Zoning Report would be coming to the Board for review. He stated that the Zoning Board is taking a hard look at storm-water management and that Mr. Santoro; Zoning Board Chair would present the report to the Planning Board at a future meeting.

Mr. Limbach asked if revised plans for 66 Main Street would be coming to the Board for review prior to the April 18, 2023 meeting. Mr. Loughlin stated that he had spoken to Mr. Azzolini, the applicant's attorney and reiterated the fact that all Professional memorandum comments should be addressed prior to their appearance at the April 18, 2023 meeting. He also stated that all revisions to plans must be provided to the Board office ten days prior to the meeting.

CORRESPONDENCE –

Since there was no further business to come before the Board, Ms. Baillie asked for a motion to adjourn the meeting at 7:42pm.; this motion was moved by Mr. Range, seconded by Mr. Limbach. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary