

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING APRIL 19, 2022**

A regular meeting of the Planning Board of the Borough of Madison was held on the 19th day of April 2022 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. 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, Steve Tombalakian, John Forte, Ann Huber, George Limbach, and Tom Harris

Excused: Peter Flemming

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 Meetings held on February 15, 2022, March 1, 2022 and March 15, 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. Forte. 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 –

CASE NO. P 21-007

Resolution granting the Preliminary & Final Site Plan with Variances to RPM Development, LLC on property located at 28 Walnut Street & Community Place commonly known on the Borough of Madison Tax Map as Block: 1601, Lots: 42 and 1.01 was adopted.

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

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 Ms. Baillie, seconded by Mr. Range.

The following roll call was recorded:

“Ayes” – Ms. Baillie, Mayor Conley, Mr. Forte, Mr. Harris, Ms. Huber, Mr. Limbach and Mr. Range

REVIEW AND RECOMMENDATION ITEMS

On referral from the Governing Body: Ordinance 16-2022 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195 OF THE BOROUGH CODE, ENTITLED “LAND DEVELOPMENT” TO REQUIRE PROOF OF PAYMENT OF BOROUGH CHARGES AT TIME OF ZONING PERMIT APPLICATION.

Mayor Conley provided an overview of proposed Ordinance 16-2022 stating that this Ordinance will allow the Borough to be consistent with the permitting process.

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

On the motion of Mr. Tombalakian, seconded by Mr. Forte a voice vote of “Aye” was heard by all Board members and a resolution prepared by Mr. Loughlin was memorialized confirming review and recommendation to Mayor and Council.

On referral from the Governing Body: Ordinance 18-2022 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195 OF THE BOROUGH CODE, ENTITLED “LAND DEVELOPMENT” PERTAINING TO MEDICINAL CANNABIS DISPENSARIES.

Dr. Blickstein provided an overview of Ordinance 18-2022 and the changes that will be included to Chapter 195 stating that there will be no more than two Medical Cannabis Dispensaries in the Community Commercial and Gate Way Zone. She also touched upon other details of the Ordinance including drive-through as prohibited.

This Ordinance is inconsistent with the Master Plan since Medical Cannabis was never contemplated at the time of the Master Plan revision.

Mr. Range stated that this is a thorough ordinance. Dr. Blickstein stated that the Ordinance is found to be inconsistent with the Master Plan the Governing Body's role is to then provide rational as to why it should be adopted.

On the motion of Mr. Forte, seconded by Ms. Baillie a voice vote of "Aye" was heard by all Board members and a resolution prepared by Mr. Loughlin was memorialized confirming review and does not recommend this Ordinance to Mayor and Council.

OLD BUSINESS – None

NEW BUSINESS – None

PLANNING DISCUSSION –

CORRESPONDENCE –

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the meeting at 8:05pm.; seconded by Mr. Harris. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary