

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING APRIL 20 2021**

A regular meeting of the Planning Board of the Borough of Madison was held on the 20th day of April 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, George Limbach, and Steve Tombalakian,

Excused: Tom Harris

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 February 16, 2021 Regular meeting was 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

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 without further notice to the May 4, 2021 agenda of the Planning Board.

OLD BUSINESS –

PLANNING DISCUSSION – Zoning Changes

A memorandum from Dr. Susan Blickstein, dated April 2, 2021 was distributed to all Board members and professionals prior to this meeting.

Dr. Blickstein provided a brief summary of the recommendations that were discussed with the Madison Land Use subcommittee and the minor amendments to the Madison zoning code for consideration by Mayor and Council. The memorandum specifically addresses removing the floor area ratio requirement in the Community Commercial Zone, as well as clarifying the definition of mixed-use in the Central Business District Zones.

After some discussion, the Board advised Dr. Blickstein to proceed with making these recommendations to Mayor and Council.

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 all members present. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary