

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR SCHEDULED MEETING APRIL 21, 2020**

A regular meeting of the Planning Board of the Borough of Madison was held on the 21st day of April 2020 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 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”.

The following roll call was recorded:

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

Excused: Frank Russo, Assistant Borough Engineer

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney

Susan Blickstein, Board Planner

Frances Boardman, Board Secretary

Approval of Minutes:

Copies of the minutes of the March 3, 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 Ms. Baillie, seconded by Mr. Flemming. 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.

REVIEW AND RECOMMENDATION ITEMS

On referral from the Governing Body: Ordinance 9-2020 “ORDINANCE OF THE
BOROUGH OF MADISON ESTABLISHING CHAPTER 195-36.1 OF THE
MADISON LAND DEVELOPMENT ORDINANCE, ENTITLED SOLAR ENERGY
SYSTEMS.

Ordinance 9-2020 was distributed to all Board members and Professionals for their review prior to this evening’s meeting.

Dr. Blickstein gave a brief overview of the Ordinance with the changes made from the previous recommendation from Mayor and Council before the Board this evening.

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RESOLUTIONS FOR MEMORIALIZATION –

Resolution confirming Review and Recommendation to Mayor and Council regarding Ordinance 9-2020 Establishing Chapter 195-36.1 of the Madison Land Development Ordinance Entitled Solar Energy Systems.

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

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 May 5, 2020 Planning Board meeting. New noticing will need to be provided on this matter if an electronic proceeding is to be held.

PLANNING DISCUSSION –

Mr. Loughlin explained to the Board that an application for Fairleigh Dickinson University would be forth coming and that the Attorney, Mr. Jason Tuvel would like to proceed with a virtual meeting on this case.

Mr. Loughlin has discussed with Mr. Tuvel the need for public access to application documents.

The Board determined that requirements for a virtual hearing need to be outlined and established prior to the case being heard. Mr. Loughlin and Dr. Blickstein will work with Michael Pellessier on these technical issues.

The Board briefly discussed the application of Case No. P 19-005. Mr. Loughlin will reach out to both Mr. Azzolini, Esq. and Mr. DeAngelis, Esq. regarding further proceedings on this application.

Mayor Conley suggested that the Board place a specified time limit on public comment and questions for all Board meetings moving forward.

Dr. Blickstein provided the Board with an update to the Master Plan Survey that has been provided to the Borough residents.

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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