

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING MAY 16, 2023**

A regular meeting of the Planning Board of the Borough of Madison was held on the 16th day of May 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](http://www.rosenet.org/1273/Virtual-Meetings).

With the resignation of Mr. Harris, the Board welcomed Mrs. Carmela Vitale to fulfill his unexpired term. Mr. Loughlin then proceeded to swear in Mrs. Vitale as a Class IV Regular member of the Planning Board.

The following roll call was recorded:

Present: Astri Baillie, Peter Flemming, Carmela Vitale, Ann Huber, Melissa Honohan, and
George Limbach

Excused: Eric Range, and Mayor Conley

Absent: None

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

Approval of Minutes:

The Minutes of the Regular Meetings held on March 21, 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. Limbach. 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 –

REVIEW AND RECOMMENDATION ITEMS:

On referral from the Governing Body: Ordinance 28-2023 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195-29.1 of THE BOROUGH OF MADISON CODE ENTITLED “ZONING MAP” TO ADJUST THE CBD-1/CBD-2 ZONE LINE FOR BLOCK: 1802, LOT: 11

Dr. Blickstein presented an overview of proposed Ordinance 28-2023. Dr. Blickstein stated that this Ordinance is consistent with the Master Plan.

On the motion of Mrs. Vitale seconded by Mr. Flemming, the following roll call was recorded as follows:

- “Ayes” – Baillie, Flemming, Huber, Honohan, Limbach and Vitale
- “Nays” – None
- “Excused” – Range and Conley

A resolution prepared by Mr. Loughlin was memorialized confirming review and recommendation to Mayor and Council and recorded as follows:

- “Ayes” – Baillie, Flemming, Huber, Honohan, Limbach and Vitale
- “Nays” – None
- “Excused” – Range and Conley

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 June 6, 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

PLANNING DISCUSSION – 2022 Zoning Board of Adjustment Annual Report

Mr. Joe Santoro, Zoning Board Chairman, Dr. Roger Paetzell, Vice Chairman and Mr. Gary Hall, Esq., Zoning Board Attorney were present to discuss the 2022 Zoning Board of Adjustment Annual Report.

Highlights of the annual report were discussed including storm-water management. Mr. Santoro stated that the Zoning Board would like to institute several changes. The proposed changes were discussed at length. Mr. Harrington stated that soils differ greatly throughout town. It was determined that this needed additional discussion by the Planning Board and that Mr. Harrington and Dr. Blickstein would discuss further and provide a draft for codification.

Another topic discussed was the Historic Preservation Commission Ordinance. Ms. Baillie stated that Ms. Janine Bauer, Esq. was working on an update.

The Borough Sign Ordinance and Tree Ordinance were discussed at length. Mr. Hall stated that the Zoning map needs to be updated. Mr. Santoro stated that there is an abundance of zoning violations throughout the Gateway Zone and that great compliance needs to be emphasized in that section of town.

CORRESPONDENCE –

Since there was no further business to come before the Board, Ms. Baillie asked for a motion to adjourn the meeting at 9:15pm.; this motion was moved by Mr. Limbach, seconded by Ms. Huber. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary