

**MINUTES  
PLANNING BOARD OF THE BOROUGH OF MADISON  
REGULAR VIRTUAL MEETING JUNE 6, 2023**

A regular meeting of the Planning Board of the Borough of Madison was held on the 6th day of June 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).

The following roll call was recorded:

Present: Astri Baillie, Carmela Vitale, Eric Range, Melissa Honohan, Mayor Conley and  
George Limbach

Excused: Peter Flemming, Ann Huber, and John Morris

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 May 16, 2023, were distributed to all Board members prior to the meeting. A motion to approve the minutes as submitted was made by Mrs. Vitale 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 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**

**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**

Mr. Azzolini provided a recap for the Board on the application.

Mr. Richard Keller, 258 Main Street, Millburn, NJ was sworn in. He provided his qualifications and was accepted as an expert witness.

Mr. Keller began his testimony on the streetscape plan. He shared his screen and showed the plan to the Board. Mr. Keller stated that the plan had been updated to show the doorways, streetlights, canopy, and signage. The proposed street furniture was shown as well as the combined trash and recycling bins. Also shown were the inverted bicycle racks. Mr. Keller stated that there would be six bicycle racks in the new building as well. Mr. Keller stated that the sidewalk would be unobstructed for pedestrians.

Landscape modifications were discussed at length. The number of street trees that are required and cannot be met will necessitate a variance.

Ms. Baillie asked what the sidewalk widths are. Mr. Keller stated that the widths vary from 5' 10" to 9' 3". Mrs. Vitale asked what the current width of the sidewalk is. Mr. Keller's answer was 10' 9". He also stated that the sidewalks would match the town pavers. There would be no change to the traffic light or the stop signs at the corner of Central and Main Streets.

Mayor Conley stated that the sidewalks should be printed concrete, and the recycling bins should match those being used in town currently. Mr. Limbach stated that he is fine with the tree spacing.

Dr. Blickstein stated that the street trees should be 3 ½" in diameter at planting.

Ms. Baillie opened the floor to the public for questions, there were no public questions at this time.

Mr. Keller discussed the proposed revised signage plan dated 3/6/2023. The existing signage at 66 Main Street was discussed. The poster art in the five windows facing Central Avenue will remain. Several signs will be removed. A total of 34 signs exists, 12 will be removed. The proposed new building will have four tenant signs as well as the street number on the building resulting in 286.5 square feet of signage where 50 square feet is permitted.

Ms. Baillie asked the Board if they had any questions, seeing none she opened the meeting to the public with questions for Mr. Keller. Seeing none that portion of the meeting was closed.

Mr. Jeff Gertler previously sworn started his testimony.

Marked into evidence was Exhibit A-4: Power Point – 3 Central Avenue, dated June 6, 2023

The changes to the design elements were discussed. The elevator enclosure was discussed as well as the windows. All changes to the revised plan are located on page three of the exhibit. The fence was

discussed next as shown on page five of the exhibit. The fence will be 10' 9" and the metal canopy bar will continue on the building for continuity. The building height was reviewed next.

A five-minute break was taken at 8:25pm, the meeting reconvened at 8:30pm with all members present.

Mr. Gertler provided a recap of his presentation thus far. Fencing and building height were again discussed at length. The façade materials were discussed, as well as an overview of the proposed canopy. The lighting plan was discussed next. Mr. Keller stated that the elevator bulkhead height was 47 feet.

Ms. Baillie inquired about the window design elements, stating there was no depth of character. Mrs. Vitale asked if there was livable space within the gables and why this design as opposed to a flat roof. Mr. Gertler stated that the top floors of these buildings would be superior.

Mr. Gertler stated that this application is not trying to replicate the downtown but combine the old with the new.

Dr. Blickstein asked if the Historic Preservation Commission had seen these changes as presented this evening. Mr. Gertler stated that the changes were seen by HPC except for the new row of windows on Building 4.

Mr. Gertler continued his testimony regarding the changes to the buildings. Dr. Blickstein asked what the floor to ceiling height was. Mr. Gertler answered 9 feet from floor to ceiling.

Ms. Baillie asked the Board and Professionals if they had any further questions, seeing none a five-minute break was taken at 9:45pm. The meeting resumed with all members present at 9:55pm.

Mr. Keller remaining under oath began his planner testimony. He identified the uniqueness of the site along with the positive and negative criteria. He acknowledged the shallow site and discussed the variances. He stated that the proposed application supports the General Welfare of the residents, advances the Master Plan. There is adequate air and open space and creates one affordable unit.

This is an opportunity to improve the block. It will create a rich pedestrian experience with the addition of six residential units. This application will not have a negative impact on the neighborhood and the benefits of the project far outweigh the detriments.

Mr. Keller stated that the proposed project was carefully designed to reinforce the pedestrian experience even though this is a difficult site it is longing for development.

Ms. Baillie asked if there was an exit in the rear of the building, Mr. Keller replied no.

Mr. Azzolini stated that there would be no retail operations in the basement and the applicant would purchase six town parking permits for the tenants. He also stated that the application would comply with all housing requirements.

Mr. Limbach asked where the fire egress was, Mr. Gertler stated that all would exit to Main Street. Mr. Harrington reminded the applicant of the EV requirement and the contribution to the Borough fund.

Ms. Baillie asked the Board and Professionals if they had any further questions, seeing none she opened the meeting to the public.

Ms. Janet Foster, 11 Maple Avenue, Madison asked if the number of variances that are created on this lot is the lot too small for the proposed development. Mr. Keller responded that the lot is perfect for retail with apartments above.

There being no further questions from the public, that portion of the meeting was closed. Mr. Azzolini stated that he had no further witnesses.

It was concluded that Board discussion would proceed at the June 20, 2023, Planning Board meeting.

**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** –

**CORRESPONDENCE** –

Since there was no further business to come before the Board, Ms. Baillie asked for a motion to adjourn the meeting at 11:00pm.; this motion was moved by Mr. Range, seconded by Mrs. Vitale. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,  
Fran Boardman, Board Secretary