

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING JUNE 7, 2022**

A regular meeting of the Planning Board of the Borough of Madison was held on the 7th day of June 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, Peter Flemming, George Limbach, and Tom Harris (due to Internet issues Mr. Harris left the meeting at 8:45pm)

Excused: John Forte, Ann Huber

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney
Susan Blickstein, Board Planner
Dennis Harrington, Board Engineer
Frances Boardman, Board Secretary
Harold Maltz, Borough Traffic Expert

Approval of Minutes:

The Minutes of the Regular Meetings held on May 17, 2022, were not ready at this time and have been deferred to the meeting of June 21, 2022 for approval.

Comments by the Public:

Mr. Tombalakian 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.

OLD BUSINESS –

CASE NO. P 21-005

**Minor Subdivision with Variances
132 Ridgedale Avenue, LLC
132 Ridgedale Avenue
Block: 601, Lot: 7**

At the request of the applicant's attorney this application will be carried to the June 21, 2022 meeting of the Planning Board.

NEW BUSINESS –

CASE NO. P 22-001

**Preliminary & Final Site Plan with Variances
Madison Mall Apartments
286-294 Main Street
Block: 2208, Lot: 26**

Mr. Jason Tuvel, Esq provided the Board with the names of the witnesses prepared to testify this evening. They include Mr. John McDonough, Mr. William Feinberg, Mr. Adolf Montana and if necessary Mr. Pat Downing.

Mr. Tuvel delivered an overview of the application before the Board this evening for the preliminary and final site plan approval with variances to add 40 new apartments along Main Street in the foreground of an existing 64-unit apartment complex for a total of 104 units. The subject lot is located in the CC-AFH Zoning District and was included in the Borough's Settlement Agreement as a site for inclusionary development with a total of 10 affordable units. Two three-bedroom affordable units are proposed in the new building, as required by the ordinance, with the balance of eight two-bedroom affordable units integrated in the existing building(s).

Mr. Tuvel stated that the applicant would agree to all comments that were provided in the reports by Borough professionals as a condition of any approval granted this evening.

Mr. Adolf Montana, PS&S, 3 Mountainview Road, Warren, NJ was sworn in to testify. Mr. Montana provided his qualifications and was accepted as an expert witness.

The following exhibit was marked into evidence this evening:

A-1 – Colorized Site Plan Rendering

Mr. Montana shared his screen and began his testimony. He stated that the applicant is looking to construct a four story multi-family residential building along Main Street, the proposed building will have 40 units. The building will consist of six one-bedroom units, 32 two-bedroom units and two three bedroom units which will be designated as affordable.

The improvements along Main Street require a major highway permit from NJDOT. A pre-application meeting was held with DOT, they did not have any substantial concerns or issues with the application.

The proposed conditions were discussed in depth, which included discussion on parking, EV charging stations, bike racks; garage and guest parking and the Courtyard specifications. Mr. Tuvel stated that the site triangle would be provided on the site plan as requested by Mr. Harrington.

The building elevations were discussed along with the Slope Analysis and the amounts of disturbance that will affect the site. Mr. Montana stated that there would be no negative impact to the neighboring property. The next topic discussed was drainage, sewer and water as well as underground gas and electric utilities.

The landscape plan and design was discussed and deciduous trees along with evergreen trees and shrubs will be used.

The Lighting plan on sheet C-7 was shown. LED pole and building mounted lighting is proposed. There will be eight LED bollards placed in the courtyard and the lighting plan as submitted meets all Borough Ordinance requirements.

Mr. Montana stated that the Borough Fire Truck could safely maneuver on site. Mr. Tuvel again stated that all review comments on the Borough professionals memorandums would be complied with if the Board voted in favor of the application.

Mr. Limbach requested that a Seedless Sweet Gum be considered for the proposed landscape planting. He inquired as to the type of plantings that will be used in the Courtyard and rooftop. Mr. Montana replied that all planting materials can be found on sheet 17. Mr. Limbach asked if there would be an irrigation system and Mr. Montana replied "yes". Mr. Limbach applauded the landscape plan provided for this application.

Mr. Harrington asked if Mr. Montana had received any comments from the Borough of Madison Fire Chief or the Borough of Madison electric Department regarding this application, Mr. Montana responded that he had not received any comments from either department, but would coordinate with them.

Mr. Harold Maltz stated that he was satisfied with the traffic report that was prepared by Mr. Patrick Downey of Dynamic Traffic, dated January 4, 2022.

Dr. Blickstein asked what the square footage was of the proposed courtyard, it was determined that the courtyard is 3,400 square feet. She then inquired about assigned parking spaces; Mr. Montana stated that the spaces in the garage would be assigned to the building tenants only.

Mr. Flemming inquired about the bicycle and pedestrian circulation pattern, Mr. Montana stated that there is a combined circulation pattern. Mr. Flemming asked if there would be an access sidewalk to either the Honda dealership or Staples Plaza from the site. Mr. Montana stated that the only way to access either site would be from the sidewalk along Main Street.

Mr. Montana concluded his testimony and the next witness was called.

Mr. William Feinberg, 1010 Haddenfield Road, Voorhees was sworn in; he provided his qualifications and was accepted as an expert witness.

Mr. Feinberg shared his screen and began his testimony. He began by discussing the floor plans and underground parking garage. The first floor will consist of 12 residential apartments and will include the two three-bedroom affordable units. The first floor will also house a leasing office and a coffee bar/lounge.

The below grade parking was discussed showing the mailroom, bicycle storage room and tenant storage area. This is an upscale rental community and the garage area will be gated with access to tenants only thru a key fob. He stated that the parking spaces will be assigned, and have a controlled climate. The drive aisle widths were discussed.

Mr. Feinberg showed the second and third floor residential unit plans. These floors are identical and will contain 14 apartments on each. There is limited rooftop equipment and these mechanicals will not be seen from the street. A trash room and recycle area will be found on each floor.

The front and rear elevations were shown and discussed, building materials were described and discussed at length. Low flow amenities will be used in each unit along with LED fixtures. All units will be ADA compatible and have a washer and dryer. Move in and move out will be controlled by management.

After review Dr. Blickstein suggested adding more space to the affordable units by reducing the space in the coffee bar and leasing office. She also suggested that the courtyard be revisited and that the design be a more active space along Main Street.

Mr. Limbach asked how much sun would be obtainable in the courtyard. Mr. Feinberg stated that he would work with the Borough professionals on this. Mr. Feinberg was asked to clarify the materials that were to be used on the project.

Mr. Maltz asked about the noise that would be generated by the aluminum overhead door to the garage. Mr. Feinberg stated that the door is independent and not connected to the building floor or wall so that noise from the garage door would not be an issue to the apartment above.

Mayor Conley asked what the leasing office would become if no longer needed. Mr. Feinberg stated that it could become a gym or an additional lounge and would be worked out by the design team.

Mr. Feinberg had no further testimony at this time. Mr. Tuvel called Mr. McDonough as his next witness this evening.

Mr. John McDonough, 101 Gibraltar Drive, Parsippany was sworn in to testify. Mr. McDonough has testified before this Board previously and was accepted as an expert witness.

Mr. McDonough provided an overview of the zoning perspective on this application. The following exhibit was marked into evidence:

A-2 Aerial Photos taken on June 7, 2022 consisting of four sheets.

Mr. McDonough provided the proofs for the application and presented the positive and negative criteria, he stated that the application is an efficient use of the land and the benefits of the project outweigh the detriments. The variance that is being requested for steep slope is minor and will benefit the perimeter of the site. 104 total units will occupy the site with 10 units being affordable meeting the Fair Share plan requirements. A Developers Agreement will be executed for this project. The aesthetics will create a beautiful streetscape along Main Street.

Mr. McDonough ended his testimony; Mr. Tombalakian asked the Board and its Professionals if they had any questions for Mr. McDonough. Seeing none, he opened the meeting to the public for questions of any of the professionals and their testimony this evening. Seeing none, that portion of the meeting was closed. He then opened the meeting to comments from the public, seeing none that portion of the meeting

was closed. Mr. Tuvel provided a summary of the application and wrapped up his presentation. The Board began its deliberation. Mr. Loughlin provided a list of conditions that will be included in the resolution as discussed this evening. Mr. Tombalakian asked for a motion to approve the application with the conditions outlined this evening. This motion was made by Mr. Flemming, seconded by Mayor Conley.

The following roll call was recorded:

“Ayes” – Mayor Conley, Mr. Range, Ms. Baillie, Mr. Flemming, Mr. Limbach and Mr. Tombalakian

“Nays” - 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 10:35pm.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary