

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR SCHEDULED MEETING JUNE 16, 2020**

A regular meeting of the Planning Board of the Borough of Madison was held on the 16th day of June 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.

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

Excused: None

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney
Susan Blickstein, Board Planner
Frank Russo, Assistant Borough Engineer
Frances Boardman, Board Secretary

Approval of Minutes:

Copies of the minutes of the June 2, 2020 regular meeting were distributed to all Board members for their review prior to this meeting. A small correction was noted by Mr. Flemming. A motion to approve the minutes as corrected was made by Mr. Forte, seconded by Mr. Garibay. 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.

RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. P 20-002 Resolution granting the Preliminary and Final Site Plane with Variances to Fairleigh Dickinson University, located at 285 Madison Avenue, commonly known on the Borough Tax Map as Block: 101, Lot: 6.

The draft resolution was prepared and sent to the applicant’s attorney, Mr. Jason Tuvel, Esq., as well as the Board members and Professionals. Mr. Tuvel sent back several edits that Mr. Loughlin discussed with the Professionals and Board members this evening.

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Mr. Loughlin explained to the Board that the resolution required some additional clarification and elaboration on certain matters. A lengthy discussion ensued on the changes necessary in the resolution including lighting, and scoreboard illumination and sound.

Mr. Tombalakian asked the Board if they had any further comments or questions concerning the resolution. Mr. Tombalakian asked for a motion to approve the resolution as discussed this evening with the changes as noted. A motion to approve was made by Ms. Huber, seconded by Mr. Flemming. The following roll call was recorded:

“Ayes” – Mayor Conley, Ms. Baillie, Mr. Forte, Mr. Garibay, Mr. Lewis, Mr. Limbach,
Ms. Huber, Mr. Flemming and Mr. Tombalakian

“Nays” – None

“Abstain” – None

CASE NO. P 19-005 Resolution granting the Preliminary and Final Site Plane with Variances to 16 Waverly Place, LLC, located at 16 Waverly Place, commonly known on the Borough Tax Map as Block: 2702, Lot: 28.

The draft resolution was prepared and sent to the applicant’s attorney, Mr. Steve Azzolini, Esq., as well as the Board members and Professionals. Mr. Azzolini sent back several edits that Mr. Loughlin discussed with the Professionals and Board members this evening specifically the banked parking and the Fire Department approvals.

Mr. Tombalakian asked the Board if they had any further comments or questions concerning the resolution. Mr. Tombalakian asked for a motion to approve the resolution as discussed this evening with the changes as noted. A motion to approve was made by Ms. Baillie, seconded by Mr. Limbach. The following roll call was recorded:

“Ayes” – Mayor Conley, Ms. Baillie, Mr. Forte, Mr. Garibay, Mr. Lewis, Mr. Limbach,
and Mr. Tombalakian

“Nays” – None

“Abstain” – Ms. Huber, and Mr. Flemming

NEW BUSINESS – None

OLD BUSINESS – None

PLANNING DISCUSSION – Master Plan

Dr. Blickstein provided an update on the Borough Master Plan. She stated that a Public Workshop will take place electronically sometime at the end of July.

Dr. Blickstein stated that she would like to provide a further review and update of the Master Plan to the Planning Board at the July 7, 2020 meeting.

CORRESPONDENCE – None

EXECUTIVE SESSION

**RESOLUTION TO PERMIT EXECUTIVE DISCUSSION OF SUBJECTS IN
CLOSED SESSION:**

Chairperson moved:

BE IT RESOLVED, by the Planning Board of the Borough of Madison, County of Morris, State of New Jersey, as follows:

That pursuant to Sections 7 and 8 of the “Open Public Meetings Act”, NJSA 10:4-12 and 4-13, the following subject are discussed in closed session.

Litigation Matter

BE IT FURTHER RESOLVED, that those portions of the discussion not subject to attorney-client privilege may be disclosed to the public upon completion.

Motion seconded by: John Forte

RECONVENE WITH (ALL) MEMBERS PRESENT

Let the record reflect that the meeting is reconvened with (all) members present at 8:49pm

Ms. Boardman asked the Board members and Professionals if anyone could not attend the July 7, 2020 Planning Board meeting. Ms. Baillie and Mayor Conley have asked to be excused from that meeting. Mayor Conley stated that he would be available if a quorum was necessary.

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the regular meeting at 9:00 pm.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,

Frances Boardman

Board Secretary