

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING JUNE 20, 2023**

A regular meeting of the Planning Board of the Borough of Madison was held on the 20th 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 June 6, 2023, were not ready for distribution to all Board members prior to the meeting.

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 –

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

Ms. Baillie asked Mr. Azzolini if he had any further testimony with regards to this application. Mr. Azzolini stated that he had no further testimony and the Board could proceed to comments from the public. Ms. Baillie opened the meeting up to comments from the public.

Janet Foster, 11 Maple Avenue, Madison. Mrs. Foster stated that she felt that the building in question should be restored and that the character of the downtown should be preserved.

Theresa Bocchino, 31 Sherwood Avenue, Madison. Mrs. Bocchino stated that this development will be an enhancement to the downtown.

Tony Morales, 2 Overhill Drive, Madison. Mr. Morales stated that he believes that this will be a great addition to the town.

Jill Rhodes, 78 Ridgedale Avenue, Chairwoman of the Historic Preservation Commission. Mrs. Rhodes stated that she believes that this area should be preserved and that the original building should be kept. These buildings in the heart of downtown should be kept and is what keeps Madison unique. Once these buildings are gone, they are gone for good.

Mohamed Seyam, 36 Central Avenue, Madison. Mr. Seyam stated that restoring this building would be a terrible idea. This new mixed-use building will connect Central Avenue into the downtown.

Ms. Baillie asked if there were any further comments from the public, seeing none that portion of the meeting was closed.

Mr. Azzolini began his summation of the application. He stated that this has been a long road for his client and believes that this building will be a benefit to the town. This application will move Madison forward and not create a deterrent to the goal of the Master Plan. There is no negative impact and numerous changes were made to the plan to accommodate the suggestions from the Board and Professionals.

A recap of the proposed conditions agreed upon for the resolution were discussed at length by Mr. Loughlin, Mr. Harrington, and Dr. Blickstein.

The Board began their deliberation. Ms. Baillie asked for a motion regarding the application. Mayor Conley made a motion for approval with the conditions outlined this evening. Seconded by Mr. Range.

The following roll call was recorded:

“Ayes” – Mayor Conley, Mr. Range, Ms. Honohan, and Mrs. Vitale

“Nays” – Ms. Baillie and Mr. Limbach

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 9:25pm.; this motion was moved by Mr. Range, seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary