

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING JULY 18, 2023**

A regular meeting of the Planning Board of the Borough of Madison was held on the 18th day of July 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. Mr. Harrington 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, Mayor Conley, Eric Range, Peter Flemming, Carmela Vitale, Ann Huber, Melissa Honohan, George Limbach

Excused:

Absent: None

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

The Board welcomed Mr. John Morris as a regular member to fill an unexpired term through December 31, 2026. Mr. Loughlin then proceeded to swear in Mr. Morris as a Class IV Regular member of the Planning Board.

Chair Baillie announced that with the stepping down of Mr. Forte as a Board member and vice chair, nominations were needed for a new vice chair. Mr. Limbach nominated Mr. Flemming. The nomination was seconded by Mrs. Vitale. No other nominations were made. A voice vote was made with all members voting aye.

Approval of Minutes:

The Minutes of the Regular Meetings held on June 6, 2023, and June 20, 2023 were distributed to all Board members prior to the meeting.

The minutes of June 6 were approved with one edit. The minutes of June 20 were approved as presented.

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 –

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

The adoption of this resolution was carried to the meeting of August 1, 2023.

OLD BUSINESS –

NEW BUSINESS –

CASE NO. P 22-004

Preliminary and Final Site Plan with Variances

Ledan Holdings, LLC

5 Central Avenue

Block: 1802, Lot: 3

At the request of the applicant's attorney, this application will be carried to the August 1, 2023, Planning Board agenda.

CASE NO. P

CASE NO. P 22-006

Minor Subdivision with Variances

H Bros, LLC

133 Green Village Road

Block: 3404, Lot: 28

This application will be carried to the August 1, 2023, Planning Board agenda.

Presentation - Madison Environmental Commission

Ms. Claire Whitcomb, MEC Chair gave a presentation on the Buried Valley Aquifer and the importance of aquifer recharge, the role of trees in the water cycle.

CASE NO. P 22-008

Preliminary and Final Site Plan with Variances

15 Prospect, LLC

13 and 15 Prospect Street

Block: 2702, Lots: 19 & 20

The applicant's attorney Luke Pontier of the firm of Day Pitney was introduced and gave an opening statement and witnesses to be presenting testimony.

Mr. Pontier listed the memoranda from Board professionals and agencies have provided regarding the application.

Mr. Pontier called his first witness Eric Keller, P.E. who was sworn in.

Mr. Keller was accepted as an expert in Civil Engineering and Traffic Engineering.

Mr. Keller began his presentation by sharing his screen and presented exhibits A-1, an aerial view of the site; A-2, an enlarged aerial view, and A-3, a rendering of the site plan. Mr. Keller reviewed the existing conditions and proposed improvements. He indicated the existing buildings to be demolished will be documented by an historical architect.

He then reviewed the requested variances and waivers.

Mr. Keller testified on the stormwater management system, and stated the project does not qualify as a major project under NJ DEP regulations. A underground system will be provided under the garage floor which will attenuate flows and provide some ground water recharge. He reviewed sheet 5 of the site plans and discussed parking and driveway access. A total of 5 EV parking spaces will be provided.

There was discussion on tree removal and the existing street trees and the requested waiver for planting of street trees. Dr. Blickstein requested the existing tree wells be enlarged. The applicant agreed, and also agreed to replace any trees which die during construction.

Mr. Keller reviewed the utility services to the building, and will coordinate with the Borough Utility departments. He also discussed pedestrian safety and coordination with Borough Police and Engineering Departments.

Mr. Maltz, the Board's traffic engineering consultant discussed the driveway access and grading and recommended the applicant modify the ramp design to include a breakover grade to make the transition smoother. Mr. Keller agreed.

Access to the site was discussed. Mr. Range questioned the use of the existing driveway which serves Romanelli's. Mr. Keller indicated that the owner was not interested in a shared driveway.

Ms. Honohan questioned sidewalk improvements, recycling and trash service.

Mrs. Vitale questions the existing drainage patterns and impact of this project. Mr. Harrington indicated this project will have a modest positive impact with the reduction in peak flow and infiltration.

Chair Ballie opened the meeting up to the public for questions for this witness.

Ms. Clarie Whitcomb questioned whether the building will be solar ready and prepared to be 100% electric.

Mr. Keller stated that question is better answered by the architect.

Mr. Harrington questioned whether there is an opportunity to keep pedestrians further from the building as they pass in front of the garage opening. Mr. Keller explained how the existing pedestrian flow does keep them away from the building. There was discussion on the design of the sidewalk area along Prospect Street.

A break in testimony was taken from 9:33 to 9:38.

The meeting resumed and Chair Baillie asked Mr. Pontier to call his next witness.

Mr. Pontier called Mr. Raker, AIA, of the firm Minno Wasko.

Mr. Raker was introduced and sworn in by Board Attorney Loughlin. Chair Ballie requested Mr. Raker's qualifications. Mr. Raker provided and was accepted as an expert in architecture.

Mr. Raker shared his screen and reviewed the architectural plans. He provided additional testimony on the driveway grade to the lower level parking, and that the grade was acceptable. He also provided additional testimony on the garage door operation and functionality. He then provided testimony on the trash and recycling removal.

Mr. Raker reviewed the proposed signage and indicated it would comply with the Borough Code.

Dr. Blickstein request more detail be provided for the signage.

Mr. Raker introduced and reviewed a revised sheet A-04 which was marked as exhibit A-4. Mr. Raker reviewed the architectural plans as submitted with the application.

A discussion was held on building signage. Dr. Blickstein requested a Master Signage Plan.

Mr. Raker continued his testimony and discussed "green elements" of the proposed building.

Mr. Harrington asked if they were seeking "LEED" certification. Mr. Raker replied no.

Mr. Pontier stated they will install conduit for future solar roof panels.

Mr. Raker presented additional street view renderings of the building.

Dr. Blickstein asked several questions of the witness. Questions included detail of the Prospect Street façade, unit with dens, garage door opening speed, retail window transparency. Mr. Raker provided responses to the questions which satisfied Dr. Blickstein.

Mr. Range asked about heat pump systems. Mr. Raker stated they have considered but not viable at this time. Mr. Range also questioned the appearance of the Prospect Street façade and it's utilitarian appearance. Mr. Raker disagreed and felt there was a lot of detail and not so utilitarian in appearance. Chair Ballie concurred with Mr. Range's concerns.

Mr. Range also commented on the size of the affordable units and if there was an opportunity to increase the affordable unit size.

Mayor Conley commented on the appearance of the Prospect Street appearance. He also questioned the sidewalk alignment across the garage entrance and at curb cut at the driveway. It was confirmed the sidewalk will continue across the driveway and conform with ADA requirements.

Mr. Flemming questions trash removal and whether it will be private or municipal. Mr. Raker confirmed it will be private and managed by on-site management personnel.

A discussion was held on the continuance of this application. It was agreed the hearing will be continued to the August 1 hearing, without additional notice.

PLANNING DISCUSSION – None

CORRESPONDENCE –

Since there was no further business to come before the Board, Ms. Baillie asked for a

motion to adjourn the meeting at 10:50 pm.; this motion was moved by Mayor Conley, seconded by Mr. Limbach. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,
Dennis Harrington, Acting Board Secretary