

MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING AUGUST 3, 2021

A regular meeting of the Planning Board of the Borough of Madison was held on the 3rd day of August 2021 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. Blickstein 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”.

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 arrived at 8:00pm, Peter Flemming, John Forte, Alfredo Garibay, Tom Harris, Ann Huber, George Limbach, and Steve Tombalakian,

Excused: Frances Boardman, Board Secretary

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney

Susan Blickstein, Board Planner

Dennis Harrington, Board Engineer

Approval of Minutes:

Copies of the Minutes of the July 20, 2021 regular Planning Board meetings were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes as submitted was made by Ms. Baillie, seconded by Ms. Huber. 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 that was not on this evening’s agenda. Seeing none, that portion of the meeting was closed.

RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. P. 15-006A Resolution granting the Amended Application for Site Plan Approval with Variances to Madison Market, LLC on property located at 17 Greenwood Avenue commonly known on the Borough of Madison Tax Map as Block: 1803, Lot: 12 for adoption.

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. 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. A motion to approve was made by Mr. Forte, seconded by Mr. Garibay. The following roll call was recorded:

“Ayes” – Mr. Forte, Mr. Garibay, Mr. Harris, Mr. Limbach, and Mr. Tombalakian

“Nays” – None

“Abstain” – Ms. Baillie

“Recused” – Mr. Flemming

NEW BUSINESS –

CASE NO. P 19-008A

Amended Application of Minor Subdivision with Variances

Meredith Felice & Michael Coviello

44 Brooklake Road

Block: 2304 Lot: 15

At the request of the applicant’s Attorney, this application will be carried to an upcoming agenda of the Planning Board. Notice of this meeting will be provided to the Madison Eagle and all residents within 200 feet of the property.

OLD BUSINESS –

CASE NO. P 21-002

Preliminary and Final Site Plan

Waseem Chaudhary

120 Madison Avenue

Block: 3101, Lot: 21

This application is being transcribed by Laura and Candice Carucci, Huseby Global Litigation

This is the continued hearing from the July 20, 2021 Planning Board meeting.

The Board secretary was not present for this meeting and the transcript of proceeding will be entered into the record as the minutes from that evening.

At this, time Mr. Tombalakian stated that this application would be continued at the regular meeting of the Board scheduled for August 17, 2021 at 7:30pm with no further notice. This meeting will be conducted virtually.

PLANNING DISCUSSION –

CORRESPONDENCE –

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the regular meeting at 11:25pm.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary