

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR SCHEDULED MEETING SEPTEMBER 1, 2020**

A regular meeting of the Planning Board of the Borough of Madison was held on the 1st day of September 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. 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”.

The following roll call was recorded:

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

Excused: Astri Baillie,

Absent: None

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

Approval of Minutes:

Copies of the minutes of the August 18, 2020 regular meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes as presented was made by Mr. Flemming, 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 not on this evening’s agenda. Seeing none, that portion of the meeting was closed.

RESOLUTIONS FOR MEMORIALIZATION – None

NEW BUSINESS –

CASE NO. P 20-001

**Preliminary & Final Site Plan with Variances
Betz’s Auto Repairs, LLC
234 Main Street
Block: 2206, Lot: 1**

Mr. Coviello provided a summary of the application. The subject site, previously Betz's Getty Gas Station, contains a single-story building with approximately 1,547 square feet with three auto repair bays. The applicant is seeking preliminary and final site plan approval with variances for existing on-site signage. A storage shed is also now being proposed to the site as a part of this application. The existing freestanding sign is an improvement relative to the prior Getty Gas Station sign. Variances for the signage include: Sign Area, Freestanding sign height and Freestanding sign setbacks. There is also a side yard setback for the shed.

Mr. Andrew Clarke will be the only witness to testify this evening.

Andrew Clarke, 466 Southern Boulevard, Chatham was sworn in and accepted as an expert witness.

Mr. Clarke shared the site plan dated December 11, 2019, revised March 23, 2020 on the screen. All Board members and professionals had received a hard copy in their application packet.

Mr. Clarke began his testimony providing the Board with the details of the site. Previously removed from the site was gas station portion was along with the signage. New signage was installed on site in which the applicant was unaware that the sign company had not gotten permits for its installation.

Mr. Clarke ran through the variances being requested for the installed sign and discussed the proposed 8' x 12' shed. Mr. Clarke pointed out that there is a natural buffering in the rear of the property. He also stated that landscaping was added along the signage island. The proposed shed on site is to enclose tools that are used on a daily basis and will clean up the unsightly side of the garage.

Mr. Tombalakian inquired about the sight triangle. Mr. Clarke explained that the installed sign has no impact on vehicular traffic or sight distance. He indicated that the current signage is better than the previous signage that was there.

Dr. Blickstein asked Mr. Clarke to discuss the fact that canopy signage is not being requested as a part of this application. Mr. Clarke assured Dr. Blickstein and the Board that the only signage proposed was the monument sign as is currently on site.

Mr. Clarke stated that the proposed shed and its location will not have an impact on the neighbors and it will be an improvement to the aesthetics of the site.

Mr. Forte inquired about the freestanding light poles. Mr. Clarke explained that all freestanding light poles had been removed at the time the gas station was removed. Operation of the repair shop ends at 5:00pm so there is no need for those structures.

Mr. Tombalakian asked if there were any further questions by the Board or Professionals, seeing none he opened the meeting to the public for questions. Seeing none that portion of the meeting was closed. Mr. Tombalakian then inquired if there was any member of the public that wished to comment on this application, seeing none he closed that portion of the hearing. Mr. Coviello had no closing agreement.

The Board began their deliberation. It was determined that revised plans are to be submitted to incorporate all items discussed this evening.

Mr. Tombalakian asked for a motion to approve the application which was made by Mr. Forte with the incorporation of the recommendations as stated, seconded by Ms. Huber; the following roll call was recorded:

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

“Nays” – None

“Abstain” – None

OLD BUSINESS – None

PLANNING DISCUSSION –

Mr. Lewis will be resigning from the Board and moving out of Madison. The Mayor and all Board members thanked him for his service to the Planning Board.

Mr. Russo has resigned as Assistant Borough Engineer but will be staying on as a consultant to the Planning/Zoning Boards.

CORRESPONDENCE – None

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the regular meeting at 8:00 pm.; seconded by Ms. Huber. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary