

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING OCTOBER 5, 2021**

A regular meeting of the Planning Board of the Borough of Madison was held on the 5th day of October 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. 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 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, Peter Flemming, John Forte, Alfredo Garibay, Tom Harris, Ann Huber, George Limbach, and Steve Tombalakian,

Excused: None

Absent: None

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

Approval of Minutes:

Copies of the Minutes of the September 21, 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 Mr. Forte. 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 – None

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 Carucci, Huseby Global Litigation

This is the continued hearing from the September 21, 2021 Planning Board meeting.

Both Mr. Turteltaub and Mr. Simon presented their summation of case and closing arguments this evening.

Mr. Simon argued that there are major concerns with the application and that it is not variance free. He started that the application before the Board will have a substantial deterrent to the neighborhood and the public good.

A five-minute break was taken at 8:40pm. The meeting reconvened at 8:52pm with all members present.

Mr. Turteltaub began his summation of case stating that the application before the board is a simple application with all standards having been met. He stated that a House of Worship is a legally permitted use in the zone. The applicant is willing to reduce the minaret to 70 feet to make this a better application for the neighbors. The applicant is willing to work with the Borough Professionals to figure out a way to make this application better for the neighborhood. This application will be aesthetically pleasing, having minimal impact to the neighborhood and stressed that this is a permitted use in the Zone. This is a fully confirming application and the applicants just want to be treated fairly.

Dr. Blickstein provided an overview for the Board before they began their deliberation. She stated that the application for a House of Worship is inherently beneficial, and that no parking variances were noted by Borough Professionals. She stressed that the focus should be on the mitigating factors of the case.

Mr. Loughlin provided context on bifurcating this application.

The Board began their deliberation. Mr. Loughlin provided a list of conditions that would be included in the resolution.

Motion to approve the Preliminary and Final Site Plan was made by Ms. Huber with the incorporation of the recommendations as stated by Mr. Loughlin, seconded by Ms. Baillie; the following roll call was recorded:

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

“Nays” – None

“Abstain” – None

A five-minute break was taken at 10:10pm. The meeting reconvened at 10:15pm with all members present.

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

Mr. Justin Calta, Esq. provided a brief background for the Board on the amended application before them this evening. The applicant is looking to modify Condition 9 in the prior resolution of approval granted in November 2020. The applicant has had good faith discussions with the neighboring property owner regarding the storm-water management aspects of the proposed development. The applicant has agreed to remove two trees near the property line and install a trench, drain and popup emitter along the property line to further bolster the proposed storm water management measures.

Mr. Andrew Clark, 466 Southern Blvd, Chatham was sworn in to testify. Mr. Clark provided a summary of the proposed storm-water management drywell in the front yard of proposed lot 15.01 as well as the infiltration drainage along the existing driveway edge. Mr. Harrington suggested that the infiltration drain tie into the drywell.

Mr. Webber, Esq. representing the neighbors consents to the application as amended here this evening.

Mr. Tombalakian asked the Board if they had any questions for Mr. Clark, seeing none he opened the hearing to the public. There being no questions or comments from the public Mr. Tombalakian closed that portion of the hearing.

Mr. Calta provided a brief closing statement to the Board. The Board began their deliberation. Mr. Loughlin provided the conditions that would be placed in the resolution.

Motion to approve the Amended Minor Subdivision with Variances was made by Mayor Conley with the incorporation of the recommendations as stated by Mr. Loughlin, seconded by Mr. Forte; the following roll call was recorded:

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

“Nays” – None

“Abstain” – None

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 10:50pm.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary