

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
SPECIAL VIRTUAL MEETING NOVEMBER 2, 2021**

A special meeting of the Planning Board of the Borough of Madison was held on the 2nd day of November 2021 at 6:00 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: Frances Boardman, Board Secretary

Absent: None

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

Approval of Minutes:

The minutes for approval from the October 5, 2021 Planning Board meeting were carried to the next meeting of the Planning Board scheduled for November 16, 2021

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 19-008A

Resolution granting the Amended Application of Minor Subdivision with Variances to Meredith Felice & Michael Coviello, on property located at 44 Brooklake Road, commonly known on the Borough of Madison Tax Map as Block: 2304 Lot: 15 for adoption. This resolution was carried, and will be memorialized at the November 16, 2021 Planning Board meeting.

CASE NO. P 21-002

Resolution granting the Preliminary & Final Site Plan to Waseem Chaudhary on property located at 120 Madison Avenue commonly known on the Borough of Madison Tax Map as Block: 3101, Lot: 21 for adoption. This resolution was carried and will be memorialized at the November 16, 2021 Planning Board meeting.

REVIEW AND RECOMMENDATION ITEMS

On referral from the Governing Body: Ordinance 42-2021 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195 ARTICLE V OF THE MADISON BOROUGH CODE TO ESTABLISH STANDARDS FOR ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT AND MAKE-READY PARKING SPACES”.

Dr. Blickstein gave an overview of the electric vehicle supply service equipment and make ready parking spaces that has been dictated by legislation. Dr. Blickstein stated that this Ordinance is consistent with the Master Plan and the sustainability goals of the Master Plan as well.

Mr. Forte asked if there are any special considerations relative to the downtown. Dr. Blickstein stated that there are not, however; in general, the only uses that generate parking requirements are residential uses.

On the motion of Mayor Conly, seconded by Mr. Forte a voice vote of “Aye” was heard by all Board members and a resolution prepared by Mr. Loughlin was memorialized confirming review and recommendation to Mayor and Council.

OLD BUSINESS –

NEW BUSINESS –

PLANNING DISCUSSION – Draft PCD-O

Dr. Blickstein provided a brief synopsis of the future of Giralda Farms; she along with a subcommittee of the Planning Board discussed the range of permitted uses that the Master Plan recommends for the PCD-O zone. The subcommittee has been working on a draft ordinance with new options to be considered.

A draft of the proposed changes, discussed at length this evening were distributed to all Board members and Professionals.

After continued discussion it was determined that the topic would be discussed again at the November 16, 2021 Planning Board meeting.

CORRESPONDENCE –

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the meeting at 7:10pm.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary