




Borough of Madison
Hartley Dodge Memorial
50 Kings Road
Madison, NJ 07940

MEMORANDUM

To: Planning Board -TCC

From: Dennis J. Harrington, P.E. 
Planning Board Engineer

Re: Application No. P-15-006A – Amended Site Plan w/ Variance
Madison Market, LLC
17 Greenwood Avenue
Technical Review for TCC
Block 1803, Lot 12; CBD-1 Zone

Date: June 30, 2021

CC: Vince Loughlin, Esq
Dr. Susan G. Blickstein, AICP/ PP, PhD
Robert A. Vogel, PE, CME
Steven Azzolini, Esq., Applicant's Attorney
Peter Korzen, P.E., Applicant's Engineer

The Borough has received an application for Amended Preliminary and Final Site Plan approval for the referenced site. The following documents have been submitted for the purposes of an engineering review for the Technical Coordinating Committee:

1. The application and supporting checklists, certifications, and attachments. Submission deemed complete for review by the TCC by Board Planner Dr. Susan Blickstein.
2. A ten (10) sheet set of site plans entitled "Amended Preliminary and Final Major Site Plan for 9-19 Greenwood Avenue Madison" prepared by Korzen Engineering, LLC, dated January 7, 2015, last revised May 14, 2021.
3. A single sheet landscaping plan prepared by Bertin Engineering dated May 19, 2015, last revised March 27, 2017. (appended to site plans)
4. A single sheet architectural plan entitled "Interior Alterations @ The Madison Market, 9-19 Greenwood street, Madison, NJ" prepared by Edward Matthew O'Brien, Architect, dated May 6, 2021, revised June 2, 2021.

Based on a review of the submitted documents, I offer the following comments for the TCC's consideration:

1. The site plans utilized in this application are from the previously approved application, however they are not clearly revised to show the proposed work. Many of the improvements constructed following the prior approval are shown as "proposed." It is our understanding the only proposed work to the exterior of the building is additional signage. The site plans should be revised to clearly depict the existing improvements and the proposed work.
2. The Zoning table on the cover sheet of the site plans should be revised to clearly indicate the current proposed changes to the site, including revised parking demand and changes to signage.
3. The addendum to the application indicates the number of employees will increase from 14 to 16.
4. The addendum indicates the existing on-site parking is sufficient to accommodate the nominal increase in parking demand. The existing site includes 155 spaces where 153 were required for the previous site plan. The Applicant indicates the proposed plan increases the demand by 2 spaces, therefore, the site meets the proposed parking demand. The zoning table uses a requirement of 1 space per 180 sf (-20%) or 1 per 2.5 seats (whichever is greater) to calculate the parking requirement. The Borough code also has a requirement for bar use of 1 space per 3 occupants at capacity. The Applicant should recalculate the parking demand base on the applicable requirement.
5. The addendum also proposes an increase in the hours of operation. Currently, the Market is permitted to remain open until 11 pm Sunday through Thursday and until midnight on Friday and Saturday. The Applicant is proposing to remain open until 1 am Monday through Thursday, 2 am Friday and Saturday, and midnight on Sunday.
6. The addendum indicates there will be little change to the refuse generation or possibly a modest reduction, and an increase in recycling. A dedicated container is proposed for the recycling. The Applicant should demonstrate where this container will be placed.
7. The Applicant should provide calculations on the projected increase in water and wastewater demand.
8. The Applicant should provide testimony and exhibits on how the proposed wine bar will be accessed after the market is closed.
9. The Applicant is requesting waivers from various checklist requirements, traffic study, environmental checklist and assessment, and stormwater management.
10. Any revised plans should be submitted as a single document with the current application number, **P-15-006A**, depicted on the cover sheet.

Please contact me at 973-408-8791 or at harringtond@rosenet.org if you have any questions or would like to discuss this report prior to the TCC meeting.