

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR MEETING APRIL 2, 2019**

A regular meeting of the Planning Board of the Borough of Madison was held on the 2nd day of April 2019 at 7:30 P.M., in the Court Room, Hartley Dodge Memorial, 50 Kings Road, Madison, NJ.

The meeting was called to order by Planning Board Chairman, 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 15, 2019, the Board by Resolution adopted a schedule of meetings.

On January 16, 2019, 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: George Limbach, Tom Lewis, Steve Tombalakian, Astri Baillie, Ann Huber, Mayor Conley,

Rachel Ehrlich, and John Forte

Excused: Peter Flemming, Frank Russo, Assistant Borough Engineer and Susan Blickstein, Board Planner

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney

Frances Boardman, Board Secretary

Approval of Minutes:

Copies of the minutes of the March 19, 2019 regular meeting were distributed to all Board members for their review prior to this meeting. Minor corrections were noted on the regular minutes of March 19, 2019 by Ms. Huber be sent to Ms. Boardman via email. A motion to approve the regular minutes as presented with these corrections 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 not on this evening’s agenda. Seeing none that portion of the meeting was closed.

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RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. P 18-007 Resolution granting the Minor Subdivision with Variances to Amalgamated & Consolidated, LLC on property located at 49 Park Avenue commonly known on the Borough of Madison Tax Map as Block: 1101, Lot: 7 for adoption.

The draft resolution was sent to the applicant’s Attorney, Mr. Frederick Zelle, Esq. as well as the Planning Board members and its Professionals for review prior to this evening’s meeting. After review, several matters were raised by Mr. Zelle and a redline version of the resolution was distributed. Borough Professionals had no issues with the items addressed in Mr. Zelle’s comments.

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 this evening, a motion was made by Mayor Conley, seconded by Ms. Ehrlich; the following roll call was recorded:

“Ayes” – Ms. Ehrlich, Ms. Huber, Mr. Limbach, Mr. Lewis, Mr. Tombalakian, Mayor Conley and Ms. Baillie

“Nays” – None

“Abstain” –Mr. Forte

“Excused” –Mr. Flemming

CASE NO. P 18-003 A Resolution granting the Preliminary and Final Site Plan with Variance to Fairleigh Dickinson University on property located at 285 Madison Avenue commonly known on the Borough of Madison Tax Map as Block: 101, Lot: 6 for adoption.

The adoption of this resolution will be carried and will be adopted at the next meeting of the Planning Board to be held on Tuesday, April 16, 2019.

NEW BUSINESS –

CASE NO. P 19-002
Courtesy Review
Madison Board of Education
170 Ridgedale Avenue
Block: 601, Lot: 1

Mr. Martin Newmark, Esq. introduced himself and introduced his first witness.

Mr. Patrick Seiwel, Design Resources Group Architects, 200 Franklin Square Drive, Somerset, NJ was sworn in. Mr. Seiwel presented his credentials to the Board and was accepted as an expert witness.

All exhibits used this evening during testimony have been included in the Board member’s application packages and distributed prior to the meeting.

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Mr. Seiwel stated that the Madison Board of Education is seeking a 1500 square foot addition to an existing structure to expand upon the fitness center at Madison High School. This expansion will create a new fitness room, as well as much needed new physical education space and trainers room space.

The elevations of the new project were discussed and Mr. Seiwel pointed out that the roof line of the new addition will be lower than what actually exists. He also stated that the bricks that will be used are a match to what is on the building and the addition will be seamless.

Mr. Tombalakian asked the Board if they had any further questions of Mr. Seiwel. Seeing none he opened the floor to the public for questions seeing none that portion of the hearing was closed.

Mr. Newmark stated that he had the Engineer in attendance this evening to testify if the Chairman thought it was necessary. Mr. Tombalakian did not feel that was necessary.

Mr. Tombalakian asked for a motion to approve the request for review and Resolution granting the Consistency with the Municipal Master Plan and as to Appropriateness for Construction of Improvement Pursuant to Educational Facilities Construction and Financing Act to Madison High School, motion was made by Mayor Conley, seconded by Mr. Lewis a voice vote of "Aye" was heard by all members present and recorded.

CASE NO. P 18-009
Minor Subdivision
The Trademark Company, LLC
36 Lathrop Avenue
Block: 4309, Lot: 2

Due to insufficient noticing this application will be carried to the April 16, 2019 agenda of the Planning Board.

OLD BUSINESS – None

PLANNING DISCUSSION – None

CORRESPONDENCE –

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the Regular meeting at 7:45pm.; seconded by Mayor Conley. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,

Frances Boardman
Board Secretary