

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR MEETING OCTOBER 16, 2018**

A regular meeting of the Planning Board of the Borough of Madison was held on the 16th day of October 2018 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 16, 2018, the Board by Resolution adopted a schedule of meetings.

On January 17, 2018, 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: Tom Lewis, Peter Flemming, Steve Tombalakian, John Forte, Astri Baillie, Ann Huber, George Limbach and Rachel Ehrlich

Excused: Mayor Conley

Absent: None

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

Approval of Minutes:

Copies of the minutes of the October 2, 2018 regular meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the regular minutes as presented was made by Ms. Baillie, seconded by Mr. Lewis. The following roll call was recorded:

“Ayes” – Ms. Baillie, Mr. Flemming, Mr. Forte, Mr. Lewis and Mr. Tombalakian

“Nays” – None

“Abstain” – Ms. Huber, Ms. Ehrlich, and Mr. Limbach

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.

Mrs. Virginia Hicks, 61 Shadylawn Drive made comments to the Board regarding the University Zone. The University Zone topic listed under Planning Discussion was withdrawn from this evenings meeting agenda.

RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. P 18-006

Minor Subdivision with Variances

Alan Andreas

100 Rosedale Avenue

Block: 904, Lot: 9

Resolution granting the Minor Subdivision with Variances to Alan Andreas on property located at 100 Rosedale Avenue, Madison commonly known on the Borough of Madison Tax Map as Block 904, Lot: 9

The draft resolution was sent to the applicant’s Attorney, Mr. Steven Azzolini, Esq. as well as the Planning Board members and it’s Professionals for review prior to this evening’s meeting. Comments were received from Mr. Frank Russo and Dr. Susan Blickstein. Mr. Loughlin revised the resolution to include these 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 Mr. Forte, seconded by Ms. Baillie; the following roll call was recorded:

“Ayes” –Mr. Forte, Mr. Tombalakian, and Ms. Baillie
“Nays” – None
“Abstain” –Mr. Lewis and Mr. Flemming,
“Excused” – Ms. Erhlich, Ms. Huber and Mr. Limbach

NEW BUSINESS –

CASE NO. P 18-004

**Minor Subdivision with Variances
Estate of Michael Sabarese
16 Maple Avenue
Block: 3702, Lot: 22**

Mr. Nino Coviello, Esq. began by giving a brief background of the application and variances associated with the Minor Subdivision with variances. The applicant proposes to subdivide the existing property at 16 Maple Avenue that contains a single family residence into two lots. The existing home is proposed to remain on a smaller, substandard lot and a new single family home is proposed for the balance of the property that requires several variances. The property is on the east side of Maple Avenue in the R-3 (Single Family Residential) Zone. The existing house is located on 14,902 square feet of property with 110' feet of frontage/lot width on Maple Avenue (75' is required). The proposed subdivision and new home would result in six new variances for the proposed lot (Lot 22.01) with the existing home, including minimum lot size, minimum lot size within 125 feet of ROW, minimum lot width, maximum principal building coverage, minimum side yard setback and maximum impervious lot coverage. The second proposed lot (Lot 22.02) would require five variances, as follows: for minimum lot size, minimum lot size within 125 feet of ROW, minimum lot width, minimum side yard setback and maximum impervious lot coverage.

Mr. Coviello called his first witness. Mr. Andrew Clarke, 466 Southern Boulevard, Chatham was sworn in. Since Mr. Clarke has testified previously before this Board he was accepted as an expert witness.

Mr. Clarke began his testimony by discussing the current site conditions. He reiterated that the applicant is seeking a two lot subdivision in an R-3 (Single-Family Residential) Zone and although an abundance of variances are being requested, the two lots being proposed conform to the neighborhood. Mr. Clarke stated that a drywell system is proposed for each lot in the rear. A detached garage is also proposed for each lot. During his testimony Mr. Clarke referred to his plan dated 05/15/2018 with a revised date of August 28, 2018 that was included in the application package to all Board members.

A memorandum from Mr. Frank Russo dated July 6, 2018 was discussed. The only item from the memorandum discussed was the “private drainage ditch”. Mr. Clarke testified that he has no objection to the memorandum and would comply with all requirements. Mr. Russo stated that the “drainage ditch was a neighborhood drainage feature and maintenance of such should be done by the landowners and not the Borough.

Mr. Clarke had no further testimony. Mr. Tombalakian asked the Board and its Professionals if they had any questions for Mr. Clarke.

Mr. Limbach asked what the soils were like. Mr. Clarke testified that no testing had been done as of yet.

Mr. Forte asked if the proposed garages were consistent with the garages along Maple Avenue. Mr. Clarke stated that there are a variety of garages along Maple Avenue and they proposed garages would fit in nicely.

Dr. Blickstein asked if a shared driveway had been considered. Mr. Clarke stated that a shared driveway had not been evaluated.

There being no further questions from the Board, Mr. Tombalakian opened the floor to the public for questions of Mr. Clarke. Seeing none he closed that portion of the hearing.

Planning Board
October 16, 2018

Ms. Marjorie Roller, ASA Design, 23 Green Village Road, Madison was sworn in to testify. Since Ms. Roller has testified before the Board previously she was accepted as an expert witness.

Ms. Roller began her testimony stating that she had designed the new home being proposed on Lot 22.02. The following exhibit was marked:

Exhibit A-1: Concept Drawing of Proposed Home
Exhibit A-2: Photos of the Existing Homes in the Neighborhood

Ms. Roller explained the style and design of the proposed new home as detailed on Exhibit A-1. She also stated that the home that is to remain will have a new detached garage and deck.

Ms. Roller stated that the new home would have approximately 2,055 square feet of living space which is modest and will fit in nicely with the neighborhood. Ms. Roller then showed photos of the existing homes in the neighborhood showing to the Board that the new home proposed would not impact the area.

Dr. Blickstein asked if any interior work will be done to the existing home. Ms. Roller stated that there is no interior work planned for this home. She explained that if the new owner has any expansion plans it will require a trip to the Zoning Board of Adjustment. Ms. Baillie asked if there was any historic significance to the home. Ms. Roller stated that the home was built in 1890 however; beyond the front of the home nothing is historic. Dr. Blickstein inquired if Ms. Roller had been inside the home; Ms. Roller replied "no".

Mr. Forte simply stated that the proposed new home will contribute to the Maple Avenue streetscape. Ms. Baillie affirmed that the number of variances was a large concern to her. Mr. Forte inquired as to the materials that will be used on the new home. Ms. Roller stated that the materials listed on the site plan would be used in the building of the home. Ms. Erlich questioned the steep gable dormer. Ms. Roller informed the Board that the size of this dormer could be reduced but not removed. This home will be built for the specific customer and the color palette to choose from is unlimited.

Mr. Tombalakian asked the Board if they had any further questions for Ms. Roller, seeing none he opened the floor to the public.

Janet Foster, 11 Maple Avenue, Madison asked the Board in their capacity if the present home could somehow be codified so it could not be razed. Mr. Loughlin replied that it was not possible.

The detached garage styles were questioned. Ms. Roller was asked if it was possible to design each garage differently. Ms. Roller stated that it was possible.

There being no further questions of Ms. Roller, that portion of the hearing was closed.

Mr. Coviello called his next witness. Mr. Paul Ricci, 10 Georgian Drive, Clark, New Jersey was sworn in and accepted as an expert witness.

The following exhibit was marked into evidence:

Exhibit A-3: Arial Photo of Subject Property

Mr. Ricci testified in support of this application using the exhibit to discuss the existing conditions on the property and the variances that are being requested. Mr. Ricci stated that this proposed subdivision application is in line with the character of the neighborhood and there is no detriment to the public good or Zone Plan

Mr. Ricci reviewed the positive and negative criteria for each variance. In his opinion the benefits outweigh the detriments.

Mr. Tombalakian asked the Board and its Professionals if they had any further questions for Mr. Ricci, seeing none he opened the floor to the public. There being no further questions from the public; that portion of the hearing was closed.

Mr. Tombalakian opened the floor for public comment.

Jan Marks, 33 Prospect Street, Madison. Mr. Marks asked if the current barn on the property would be remaining. Mr. Tombalakian told Mr. Marks that the barn will be demolished. Mr. Marks questioned the storm-water impact on his property from this project. Mr. Tombalakian explained to Mr. Marks that the total area of impervious coverage was being decreased by 1,000 square feet which would aid in water impact.

Planning Board
October 16, 2018

Mr. Marks stated that he had no objections to this application.

Janet Foster, 11 Maple Avenue, Madison. Mrs. Foster stated that the subdivision of this property makes sense for the street. It is a viable application and will enhance the development of the street.

Seeing no further public wishing to comment this portion of the hearing was closed.

In closing, a summary of the application was provided by Mr. Coviello. The Board began its deliberation.

Mr. Loughlin reviewed each condition of the resolution with the Board.

Mr. Tombalakian asked for a motion, a motion to approve the application with the conditions as stated by Mr. Loughlin was made by Mr. Lewis seconded by Mr. Forte. The following roll call was recorded:

“Aye” – Mr. Flemming, Mr. Lewis, Ms. Baillie, Mr. Forte, Ms. Ehrlich, Ms. Huber , Mr. Limbach and
Mr. Tombalakian

“Nays” – None

“Abstain” – None

“Excused” – Mayor Conley

OLD BUSINESS – None

PLANNING DISCUSSION –

- University Zone

The Planning Discussion on the University Zone was tabled at this time.

CORRESPONDENCE – None

At five minute break was taken at 9:25pm, at 9:30pm the meeting resumed with all Board members present.

At 9:32pm the Board with all members present went into Executive Session.

Ms. Boardman reminded the Board that the next meeting of the Planning Board is scheduled for Tuesday, November 20, 2018.

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the Executive meeting and the Regular meeting at 10:06pm.; seconded by Mr. Lewis. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,

Frances Boardman
Board Secretary