



DOWNTOWN DEVELOPMENT COMMISSION
Committee Room - Hartley Dodge Memorial Building
 Date: May 19, 2022 Time: 7:15 pm

REGULAR MEETING AGENDA

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL

R. Conley		M. Tomaszewski		P. Woolley		Senior Citizen Rep. TBD	
J. Hoover		P. Flemming		R. Rocco		At Large Member TBD	
J. Hollenbach		S. Tindall		R. Stern		Corporate Rep. TBD	
P. Teshima		J. Morris		S. Whitehorn		M. Pellessier	
C. Kosakowski		D. Starker				L. Ellis	

- 4) **OPEN PUBLIC MEETINGS ACT:** In compliance with the open public meetings act, adequate notice of this meeting of the Downtown Development Commission was provided by distributing the Annual Meeting schedule to the Madison Eagle and Morris County Daily Record, posting a copy on the bulletin board at the main entrance to the Hartley Dodge Memorial Building, posting a copy on the Borough website, and filing a copy with the Borough Clerk, all on or about the first week of January 2022. Copies of said notice were made available to members of the general public.
- 5) **REGULAR MEETING MINUTES OF APRIL 21, 2022**
- 6) **CHAIRMAN/EXECUTIVE BOARD REPORT**
- 7) **TREASURER REPORT**
- 8) **MAYOR REPORT**
- 9) **COUNCIL LIAISON REPORT**
- 10) **PLANNING BOARD REPORT**
- 11) **FOUNDATION REPORT**
- 12) **MADISON AREA CHAMBER OF COMMERCE REPORT**
- 13) **DIRECTOR OF BUSINESS DEVELOPMENT REPORT:** Here are the websites for two organizations to which the Borough belongs. The offer a lot of different resources that I thought you may find of interest:
 - a) **Downtown New Jersey:** <https://www.downtownnj.com/>
 - b) **Main Street America:** <https://www.mainstreet.org/home>
 - c) **Downtown Redevelopment Pipeline:**
 - i) **For your information, all meeting information can be found through these links:**
 - (1) **Zoning Board of Adjustment:** <https://www.rosenet.org/505/Zoning-Board-of-Adjustment>

- (2) **Planning Board:** <https://www.rosenet.org/457/Planning-Board>
- d) **New Business Report:**
 - i) [Commercial Property Worksheet](#)
- e) **New! Madison Marketplace Newsletter, Current Edition:** <https://conta.cc/3ltjE7z>
- f) **Misc.**
 - i) **Cook Avenue Parking Lot Reconstruction**
 - ii) **Waverly Place Reconstruction (Project Webpage):**
<https://www.rosenet.org/1410/Waverly-Place-Reconstruction>

14) **STANDING COMMITTEES:**

- a) **Sign & Façade:** (2022 Membership: Jim Hollenbach, Barry Kroll, John Morris, Karen Giambra, Suzy Whitehorn)
 - i) There have been four applications reviewed and referred to the Borough Zoning Officer since the April DDC meeting.
 - (1) Bagel Nosh, 306 Main Street
 - (2) DAQ Madison, 258 Main Street
 - (3) Madison Plaza Shopping Center, 306 Main Street
 - (4) Herrigel Bolan & Poy, 78 Main Street, Unit 4
- b) **PIC (Public Improvement):** (2022 Membership: Russell Stern, John Morris, John Hoover, Paul Daly Suzy Whitehorn)
 - i) **2022 Potential Goals/Projects:**
 - **METC Park Design**
 - **Adopt A Space Program**
 - ii) **Action Items: TBD**
 - iii) **Meeting – Tuesday, April 19: The Committee met and reviewed the following items:**
 - **METC Park Design – Square Acre Studio Perspective Render Package**
 - **Adopt-A-Space Program**
 - **Trash Cans**
 - **Cook Avenue Alleyway Lighting Replacement**
- c) **Marketing and Economic Development:** (2022 Membership: Michael Pellessier, John Morris, Laura Sokol, Karen Giambra, Russell Stern, Deb Starker, Bob Rocco, Melanie Tomaszewski, Suzy Whitehorn, Christine Kosakowski, Peter Teshima)
 - i) **2022 Potential Goals/Projects:**
 - **Gateway & Wayfinding Signage**
 - **Creation of Marketing Materials**
 - ii) **Action Items: TBD**
 - iii) **Next Meeting – TBD**
- d) **Arts & Events:** (2022 Membership: Barry Kroll, John Morris, Stephen Tindall, Karen Giambra, Deb Starker, John Hoover, Bob Rocco, Melanie Tomaszewski, Suzy Whitehorn, Peter Teshima)
 - i) **2022 Potential Goals/Projects:**
 - **Sidewalk Art Gallery analysis and reinvention**
 - **Support of Madison Community Arts Center programming and fundraising**
 - **Explore public art projects**
 - ii) **Action Items: TBD**
 - iii) **Next Meeting – TBD**
 - iv) **Update from Director of Arts & Events John Pietrowski:**
 - The lighting grid project has been completed, save for some painting touch ups. This includes the installation of black ceiling tiles, and painting of the support rails for those

tiles. Once the touch-ups are completed on Tuesday, May 10, we will be putting up all 45 of our lighting instruments into a repertory plot, which will allow us to quickly accommodate all events with professional lighting.

- We tested out the new grid this past Saturday with a cabaret fundraiser for the Madison-based foundation The Support Network, attended by over 125 people and featuring 20 musicians and actors.
- This coming Wednesday from 7:30-10:00 pm, we will be holding the second of our monthly music open mics, produced by Caroline Romanelli. Last month's performance attracted over 50 people and featured seven performers.
- For those interested, Spotlight Kids will be presenting an original musical this coming weekend, Outside the Box, written by Madison HS Senior Erin Peters. Performances will be at 3 and 7 this Saturday and Sunday, tickets available on the Spotlight Kids website.
- On May 21 and 22, we will be hosting a double-header music showcase event with four acts on Saturday at 7:30 and three on Sunday at 7:00. The Sunday showcase is headlined by Afro-Peruvian Jazz Artist Alejandro Ataucusi. This event is also produced by Caroline Romanelli.
- The Madison Hidden Figures Project will be in residence at the Center from June 1-10. Gallery hours, which will vary, are posted on the Arts Center website, and there will be events associated with the Gallery on Wednesday, June 1, and Friday and Saturday, June 3 and 4. Full details are available on the Hidden Figures website: hiddenfiguresmadison.org

15) AD HOC COMMITTEE AND PROJECT UPDATES: There are no planned reports for these items at this meeting except for those highlighted.

a) **Taste of Madison (April 25, 2022)**

b) **May Day (May 7, 2022)**

c) **Farmers Market (Thursdays, May 19 – November 17, 2021)**

d) **Bottle Hill Day (Saturday, October 1, 2022)**

e) **Downtown Concert Series w/METC (June 24, July 8, July 22, August 5, August 19, September 2)**

i) Volunteers Needed

ii) Concert Lineup

(1) June 24 - Jumping the Gun

(2) July 8 - Zaire

(3) July 22 - Best of Broadway

(4) August 5 - The Thorns

(5) August 19 - Peter and the Master Keys

(6) September 2 - Rosewood

16) OLD BUSINESS

17) IDEA EXCHANGE & NEW BUSINESS

18) INVITATION FOR DISCUSSION FROM THE PUBLIC

19) ADJOURNMENT

NEXT MEETING: Thursday, June 16 at 7:15 pm