



**DOWNTOWN DEVELOPMENT COMMISSION**  
**Committee Room - Hartley Dodge Memorial Building**  
 Date: September 15, 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		<a href="#">M. Pellessier</a>	
C. Kosakowski		D. Starker				<a href="#">L. Ellis</a>	

- 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 JULY 21, 2022** (*The August Regular Meeting was cancelled*)
- 6) **CHAIRMAN/EXECUTIVE BOARD REPORT**
- 7) **TREASURER REPORT:** [https://1drv.ms/b/s!AnwS\\_DqnT6nMpGZAmIDUQSHk3Av3?e=ihNxU0](https://1drv.ms/b/s!AnwS_DqnT6nMpGZAmIDUQSHk3Av3?e=ihNxU0)
- 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. They 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 two applications reviewed and referred to the Borough Zoning Officer since the May DDC meeting.
    - (1) Pine Acres, 51 Madison Avenue  
The following Request for Variance was reviewed and will go before the Zoning Board of Adjustment:
    - (1) 21 Cookie Dough, LLC (Bertolo & Warshaw Group), LLC 21 Cook Avenue
- 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:**
    - (1) All arts center programming can be found by following this link:  
<https://www.madisonartsnj.org/mcac/>

- (2) The next phase of improvements to the physical space will be completed by this coming Tuesday. This includes simple wainscoting around the room's perimeter to protect the walls, repairing imperfections in the walls, installing gallery hardware that will allow artwork to be hung easily, and re-painting to a new color scheme. Photos will be posted to the MACA website when the work is complete.
- (3) The Center is beginning the fall with two play reading series. The New Jersey Women Playwrights Series features well-known women writers in the state. The Italian Heritage Playreading Series will feature plays by three New Jersey women writers on themes that depict the lives of Italian immigrants in a non-stereotypical way. One of the plays, *Grace Revisited*, is by Dominique Cieri, who has family that still resides in Madison, and depicts the life of her mother, who used to run a restaurant in Morristown. One of the actresses in the play is Andrea Gallo, who was born and grew up in Madison. MACA has received partial funding from Coccia Foundation and the Dante Alighieri Society for this series.

**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)

**16) OLD BUSINESS**

**17) IDEA EXCHANGE & NEW BUSINESS**

- a) Garden Club Funding Request

**18) INVITATION FOR DISCUSSION FROM THE PUBLIC**

**19) ADJOURNMENT**

**NEXT MEETING: Thursday, October 20 at 7:15 pm.**

