

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR SCHEDULED MEETING JANUARY 21 2020**

A regular meeting of the Planning Board of the Borough of Madison was held on the 21st day of January 2020 at 7:42 P.M., in the Court Room, Hartley Dodge Memorial, 50 Kings Road, Madison, NJ.

The meeting was called to order by Planning Board Chairman, Mr. 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: Mayor Conley, Astri Baillie, Tom Lewis, Ann Huber, Alfredo Garibay, Peter Flemming, George Limbach and Steve Tombalakian

Excused: John Forte

Absent: None

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

Approval of Minutes:

Copies of the minutes of the December 3, 2019 regular meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes as presented was made by Mr. Lewis, seconded by Ms. Baillie. 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.

RESOLUTIONS FOR MEMORIALIZATION –

There were no resolutions for approval this evening.

NEW BUSINESS –

CASE NO. P 19-008

**Minor Subdivision with Variances
Meredith Felice & Michael Coviello
44 Brooklake Road
Block: 2304, Lot: 15**

Mr. Justin Calta, Esq. began by giving a brief overview of the application before the Board.

The applicant proposes to subdivide the existing 15,000 square foot property at 44 Brooklake Road into two lots for new single-family homes. The existing home is proposed to be demolished and each new home will require five variances. The property is located in the R-3 Zoning District and currently complies with the R-3 requirements. The proposed subdivision and new homes would result in the following five new variances per lot (10 total):

- Minimum Lot size (9,375 sq required vs 7,500 sf proposed)
- Minimum Lot Size within 125 feet of ROW (9,375 sf required vs 6,250 sf proposed)
- Minimum Lot Width (75' required vs 50' proposed)
- Maximum Principal Building Coverage (15% Maximum vs 17% proposed)
- Minimum Side Yard Setback (12' minimum vs 9.8' proposed for both interior side yard setbacks)

Mr. Calta stated that there would be three witnesses testifying this evening, Mr. Alan Andreas, Mr. Andrew Clarke and Mr. Paul Ricci.

Mr. Alan Andreas, 23 Green Village Road, Madison, was sworn in and accepted as an expert witness.

Mr. Andreas began by referencing the Plan sets provided to the Board members in their application package with a date of July 3, 2019 having a last revision date of December 4, 2019.

Mr. Andreas stated that each home would consist of four bedrooms and two baths, each home would have a different roofline to enhance the aesthetics of each home. The floor plans for each home were described in detail to the board.

A discussion regarding the garage entrance orientation took place, however: a Borough Utility pole prevents the garage entrances to differ from what is on the plan. The topic of a detached garage as opposed to the attached garage as shown was discussed at length. It was noted, that a detached garage would decrease the building coverage however; it would increase the impervious lot coverage. The applicant would very much like to utilize as much of the back yard as possible. Dr. Blickstein stated that a detached garage would allow the homeowner to get out of the driveway without backing out thus addressing a major safety concern.

Mr. Nino Coviello was sworn in at this time. He states there is not an issue with backing out on to Brooklake Road and would prefer to keep the design of the home as is with the attached garages.

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Mr. Tombalakian asked if the Board had any further questions for Mr. Andreas, seeing none he opened the floor to the public. Seeing no questions from the public, that portion of the hearing was closed.

Mr. Andrew Clarke, 466 Southern Boulevard, Chatham was sworn in and accepted as an expert witness. Mr. Clark during his testimony would refer to the Minor Subdivision Plan prepared on August 14, 2019, last revised on October 29, 2019.

Mr. Clarke began his testimony. Mr. Clarke stated that each lot would have a drywell placed in the front yard. The drywells will have an open grate and the overflow would be directed toward the street. Mr. Clarke stated that he had no issues with Mr. Frank Russo's memorandum dated November 20, 2019, and would comply with all comments.

Mr. Russo inquired if the driveway portion of Lot 14 was included in the impervious lot coverage calculations. Mr. Clark stated that it was not. It was discussed briefly that the chain link fence in the rear of the property will be removed, and that the area would be landscaped appropriately.

Mr. Tombalakian asked the Board and professionals if they had any further questions for Mr. Clark, seeing none the floor was then opened to the public for questions. Seeing none, that portion of the hearing was closed.

Mr. Paul Ricci, 177 Monmouth Avenue, Atlantic Highlands, NJ was sworn in and accepted as an expert witness. The following exhibit was marked:

Exhibit A-1: Aerial View of Proposed Subdivision and Zoning dated 2015.

Mr. Ricci handed out to the Board an aerial view of the proposed subdivision and the zoning districts surrounding it. Mr. Ricci stated that this aerial is dated 2015 since that is what was available on line at this time.

Mr. Ricci began by showing the proposed subdivision line on the property. He also explained each variance necessary for each proposed lot. Mr. Ricci pointed out that this subdivision creates two lots consistent with the area. The homes that are proposed are in scale with the neighborhood and in rhythm with property frontage. The proposed subdivision and new homes bring balance to the neighborhood and result in good design and arrangement. There is no detriment to the public good or zone plan.

The homes proposed are reasonable in size and in harmony with the area. Mr. Flemming asked if new construction since 2015 was consistent. Mr. Ricci stated that it was. Mr. Garibay inquired if the scale of the houses on similar lots was the same. Mr. Ricci stated that the lots had the same area but he was unaware of the exact home measurements. Mr. Limbach inquired as to the grading of the new homes. Mr. Andreas, still under oath, explained that the homes would be graded along the pavement and look relatively flat.

Dr. Blickstein inquired what the implications on the home would be if it was reduced by 5 feet. Mr. Andreas stated there would be a significant impact to the upstairs bedroom. They applicant would prefer not to reduce the size of the home.

Mr. Garibay asked what the size of the homes were in the neighborhood. Mr. Ricci stated that the neighborhood is comprised of Colonials, Dutch Colonials and Split Level homes and the homes

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proposed would be consistent with the neighborhood. These homes would be modern homes with modern amenities. Each home would have open space in the rear yard. Mr. Limbach stated that after looking at the landscape plan prepared by Caul Design Group he would suggest Green Giant Arborvitaes be substituted for the Boxwoods.

Mr. Tombalakian asked if the Board or Professionals had any further questions for Mr. Ricci, seeing none the floor was then opened for questions from the public. Seeing none that portion of the hearing was closed. Mr. Tombalakian opened the floor to anyone with comments.

Mr. Brian & Cara Dempsey , 46 Brooklake Road asked the Board for an adjournment of the meeting prior to a vote so that they may have time to review the application better. Mr. Tombalakian offered the Dempsey's a fifteen minute recess in order for them to review the plans. Mr. Tombalakian reminded the Dempsey's that the applicant had complied with the MLUL.

A fifteen minute break was taken at 9:00pm. The Board resumed with all members present at 9:15pm.

Mr. Dempsey inquired how the backyard drainage would be handled. Mr. Clark stated that both homes roof runoff would be handled by drywells placed in the front yard of each home. The landscape screening will also help with the water runoff.

There were no further questions or comments from the public. The Board began their deliberations.

Mr. Tombalakian asked for a motion to approve the Minor Subdivision with Variances with conditions in the resolution as narrated by Mr. Loughlin to Meredith Felice and Michael Coviello. Motion to approve was made by Ms. Baillie, seconded by Mayor Conley; the following roll call was recorded:

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

“Nays” – Mr. Garibay

“Abstain” – None

“Excused” Mr. Forte

OLD BUSINESS –

CASE NO. P 19-005

Preliminary and Final Site Plan with Variances

16 Waverly Place, LLC

16 Waverly Place

Block: 2702, Lot: 28

At the request of the applicant's Attorney this Case will be carried to the February 4, 2020 Planning Board meeting. No further noticing will be provided.

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PLANNING DISCUSSION –

Dr. Blickstein stated that an Executive Session will be necessary for the February 4, 2020 Planning Board meeting. It was determined that the Executive session would begin at 6:30pm

CORRESPONDENCE – None

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the regular meeting at 9:35 pm.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,

Frances Boardman
Board Secretary

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