

MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING February 7, 2023

A regular meeting of the Planning Board of the Borough of Madison was held on the 7th day of February 2023, at 7:45 P.M., via a Zoom electronic meeting.

The meeting was called to order by Planning Board Vice Chairman, Mr. John Forte. Mr. Forte 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 17, 2023, the Board by Resolution adopted a schedule of meetings. On January 18, 2023, 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”.

Beginning in **April 2020**, in response to public safety considerations and legal authorization, the Planning Board began conducting its monthly meetings on the previously noticed dates remotely using the Zoom platform, and subsequently separate notices have been published each month advising of this change and indicating that the procedures and requirements for monitoring such meetings and for making public comment, along with an explanation of the audio muting function of the electronic communications platform being utilized, is provided with detailed information on “How to Use Zoom and Participate” found on the Rosenet Webpage Communications / Virtual Meetings at <HTTP://www.rosenet.org/1273/Virtual-Meetings>.

The following roll call was recorded:

Present: Peter Flemming, John Forte, Ann Huber, Eric Range, Melissa Honohan, George Limbach, and Mayor Conley

Excused: Astri Baillie, and Tom Harris

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney

Susan Blickstein, Board Planner

Dennis Harrington, Board Engineer

Frances Boardman, Board Secretary

Approval of Minutes:

The Minutes of the Re-Organization and Regular Meetings held on January 17, 2023 were distributed to all Board members prior to the meeting.

A motion to approve the minutes with corrections as stated this evening was made by Mr. Range seconded by Mayor Conley. A voice vote of “Aye” was heard by all eligible voting members and recorded.

Comments by the Public:

Mr. Forte opened the floor to the public for anyone that wishing to be heard on any matter that was not on this evening's agenda. Seeing none, that portion of the meeting was closed.

Resolutions for Memorialization – None

OLD BUSINESS –

CASE NO. P 21-006

Preliminary & Final Site Plan with Variances

66 Main, LLC

66 Main Street and 3 Central Avenue

Block: 1802, Lot: 4

At the request of the applicant's attorney, this application will be carried to the February 21, 2023 Planning Board agenda.

NEW BUSINESS –

CASE NO. P 22-004

Preliminary and Final Site Plan with Variances

Ledan Holdings, LLC

5 Central Avenue

Block: 1802, Lot: 3

This application was not reached and carried to the next Planning Board meeting to be held on Tuesday, February 21, 2023.

PLANNING DISCUSSION – Green Village Road Re-Development Plan

Dr. Blickstein provided an overview of the current empty space at KRS. This space has been empty for a few years now and the Borough is recognizing the need for change in the Re-Development plan. She discussed the need to expand the non-residential uses to include but not limited to office use/medical office use.

There was concern with the parking on site and it was stated that the resolution called for a parking report/study to be provided to the Borough.

After some discussion, the Board advised Dr. Blickstein to prepare the amendment as discussed and forward to Mayor and Council.

Mr. Forte requested a role call and the following roll call was recorded:

“Ayes”: Peter Flemming, John Forte, Ann Huber, Eric Range, Melissa Honohan, George Limbach, and Mayor Conley

“Nays”: None

CORRESPONDENCE –

Since there was no further business to come before the Board, Mr. Forte asked for a motion to adjourn the meeting at 8:05pm.; this motion was moved by Mr. Range, seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary