

**MINUTES  
PLANNING BOARD OF THE BOROUGH OF MADISON  
REGULAR SCHEDULED MEETING FEBRUARY 18, 2020**

A regular meeting of the Planning Board of the Borough of Madison was held on the 18th day of February 2020 at 7:30 P.M., in the Court Room, Hartley Dodge Memorial, 50 Kings Road, Madison, NJ.

The meeting was called to order by Mayor Robert Conley.

Mayor Conley 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, Ann Huber Tom Lewis, Alfredo Garibay, George Limbach

Excused: Astri Baillie, John Forte, Steve Tombalakian, Peter Flemming, and Frank Russo,  
Assistant Borough Engineer

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney

Susan Blickstein, Board Planner

Frances Boardman, Board Secretary

**Approval of Minutes:**

Copies of the minutes of the February 4, 2020 Executive and Regular meetings were distributed to all Board members for their review prior to this meeting. A motion to approve the minutes as they were presented was made by Mr. Lewis, seconded by Mr. Limbach. A voice vote of “Aye” was heard by all eligible voting members and recorded.

**Comments by the Public:**

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

**RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. P 19-009** Resolution granting the Minor Subdivision to Borough of Madison, located at 50 Central Avenue, commonly known on the Borough Tax Map as Block: 1601, Lot: 1.

The draft resolution was sent to the applicant’s attorney, Mr. Salvatore Alfieri, Esq., as well as the Board members and Professionals.

Planning Board  
February 18, 2020

Mayor Conley asked the Board if they had any further comments or questions concerning the resolution. Mayor Conley asked for a motion to approve the resolution this evening, a motion was made by Mr. Lewis, seconded by Mr. Limbach. A voice vote of “Aye” was heard by all eligible voting members and recorded.

**NEW BUSINESS** –

Public Hearing and Presentation of the Open Space and Recreation Plan for Green Acres

Melissa Honohan, Chair of the Open Space, Recreation and Historic Preservation Advisory Committee began the presentation with a welcome and introductions.

A power point presentation followed presented by Ms. Barbara Haskin Davis of The Land Conservancy of New Jersey.

Highlights of the presentation included plan goals and maps. Comments had come in prior to this evening’s presentation and incorporated into the plan.

Mayor Conley opened the floor to the Board for comments and questions. Mr. Lewis inquired about the safety between bikers and walkers and how this can be addressed. He stated that there are various locations where this is a concern. He also asked about the Borough’s aquifer and how it is measured. Ms. Davis stated that the aquifer is a concern of the Environmental Commission and not Open Space. The subject of Solar and Wind Farms was raised. Ms. Davis stated that Open Space funds could not be used to support this type of infrastructure.

Mayor Conley opened the floor to the public.

Kathleen Caccavale of the Sustainable Advisory Committee proceed to give comments on the inconsistency in the plan as to the MRC (Madison Recreation Complex). Parking issues were discussed as well as conservation easements and priority areas not listed on the maps. Mrs. Caccavale provided her comments to Ms. Davis.

Ms. Claire Whitcomb, Environmental Commission was the next to speak. She voiced concerns with the artificial turf at the MRC, not having enough water filling stations at the fields and parks. She would like to see native plants and shrubs increased. She also had concerns with lighting.

Mrs. Janet Foster, Historic Preservation Commission inquired as to the Borough’s ability to acquire any property as was done in 2004 with the Luke Miller Property.

There were no further comments from the board or the public.

Mayor Conley made a motion to approve the Open Space and Recreation Element of the Borough’s Master Plan with the incorporation of the recommendations as stated, seconded by Mr. Lewis; the following roll call was recorded:

“Ayes” – Mayor Conley, Mr. Garibay, Ms. Huber, Mr. Lewis and Mr. Limbach

“Nays” – None

“Abstain” – None

A resolution for adoption will be presented at the next regular meeting of the Planning Board.

Planning Board  
February 18, 2020

**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, Mr. Steve Azzolini, this application will be carried to the March 17, 2020 Planning Board meeting. No further noticing will be provided. Mr. Azzolini granted the Board an Extension of time on this application.

**PLANNING DISCUSSION –**

**Solar Ordinance –**

Dr. Blickstein gave an overview of the draft Solar Ordinance that was sent to all Board members and Professionals. This draft was dated January 30, 2020.

Mr. Lewis and Ms. Huber stated that they fully support this proposed ordinance. It was determined by a voice vote of "Aye" that a copy of this proposed ordinance be referred to Mayor and Council for the next council meeting.

**Master Plan –**

Dr. Blickstein informed the Board that the first meeting of the Master Plan Committee was very productive and that a public meeting has been scheduled for Tuesday, March 31, 2020. Dr. Blickstein also stated that a survey has been circulated and that the Board members share this correspondence with all members of the community.

**CORRESPONDENCE – None**

Since there was no further business to come before the Board, Mayor Conley asked for a motion to adjourn the regular meeting at 8:28 pm.; seconded by Ms. Huber. A voice vote of "aye" was heard by all members present and carried.

Respectfully submitted,

Frances Boardman  
Board Secretary