

MINUTES
BOROUGH OF MADISON ZONING BOARD OF ADJUSTMENT
Special (Zoom) Meeting, July 16, 2020 at 7:30 P.M.,
Hartley Dodge Memorial Building, 50 Kings Road, Madison, New Jersey.

1. CALL TO ORDER BY CHAIRPERSON

2. ANNOUNCEMENT OF NOTICE (STATEMENT OF COMPLIANCE)

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

At the Regular Meeting of the Board held on July 9, 2020, the Board by Oral Approval adopted a special meeting to be held on July 16, 2020

On July 10, 2020, a copy of the this meeting was posted at the bulletin board at the main entrance of the Hartley Dodge Memorial Building, was sent to the Madison Eagle and the Daily Record and filed with the Borough Clerk, all in accordance with the *Open Public Meetings Act*.

3. ROLL CALL

PRESENT: Mr. Santoro, Mr. Fitzsimmons, Mr. DiIunno, Mr. Foster, Ms. Salko and Dr. Paetzell.

EXCUSED: Mrs. DeRosa, Ms. Kaar

RECUSED: Mrs. Driscoll

ALSO PRESENT: Vince Loughlin, Substitute ZBA Attorney
Frances Boardman, Board Secretary

4. PLEDGE OF ALLEGIANCE

5. MINUTES FOR APPROVAL – Regular Meeting of July 9, 2020

Distributed to all Board members for their review were the above referenced minutes. A voice vote of aye was heard from all eligible voting Board members in approval of the minutes.

6. RESOLUTIONS FOR MEMORIALIZATION – None

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD BUSINESS –

9. NEW BUSINESS -

CASE NO. Z 20-012

Borough of Madison

Block: 2207 Lot: 15

Station Road

Applicants are seeking permission to convert (2) four bedroom units into (4) two bedroom units in one of the existing structures, along with associated site improvements in an R-PH (Residential Public Housing) Zone requiring relief from Allowable Number of Units and Required Parking Spaces.

Mr. Vince Loughlin, Esq. began by giving the Zoning Board members a general outline of the application before them. He stated that with a “D” variance five affirmative votes were necessary. He also explained that the positive and negative criteria must be satisfied in this case.

Witnesses for this evening include Mr. Raymond Codey, Borough of Madison Administrator, Mr. Bill Charleroy, Architect and Dr. Susan Blickstein, Planner. The following exhibit was marked:

A – 1 Site Plans and Architectural Plans prepared by Mr. William Charleroy,

Mr. Raymond Codey, Esq. thanked the Board for convening this special meeting this evening stating that time was of the essence with regard to this application as a component of the Borough's Affordable Housing Settlement.

Sworn in to testify this evening was Mr. William Charleroy, 114 Titus Mill Road, Pennington, NJ 08534.

Mr. Charleroy provided his credentials and was accepted as an expert witness. Mr. Charleroy, used Exhibit A-1 during his presentation.

Mr. Charleroy provided an extensive review of the application before the Board. He explained the changes to the existing structure which would allow for a conversion of two four-bedroom units to be renovated to provide four two-bedroom units increasing the number of units from 11 to 13. A modest front extension to the front of the building of 535 sq. ft. and a slight modification to the rear patios to include 2 new concrete patios. These patios will be fenced with a gate for privacy.

Lighting was discussed next. The Board discussed providing additional lighting at the rear, as well as providing Duplex outlets. These changes were discussed at length, and will be reflected in updated drawings to be provided.

Parking concerns were discussed where 26 parking spaces are required and only 19 spaces are proposed. It was determined that off-site parking is available for these units. Additional landscaping in the rear of the property was discussed. After discussion, the Board thought that there was not a large need for additional landscape buffering in the rear of these units.

Mr. Santoro opened the floor to the public for questions of Mr. Charleroy.

Michael & Diana Arena, 39 Station Road, Madison. The Arena's voiced concern over the rear fence and landscaping. Mr. Charleroy provided information regarding the landscaping and the rear fencing issues.

There were no further questions from the public.

Dr. Susan Blickstein was sworn in. Dr. Blickstein provided her qualifications and accepted as an expert witness.

Dr. Blickstein stated that the variances sought on this application could be granted without determinant to the public good. The site can easily accommodate the proposed conversion and interior modifications. The existing Affordable Housing Development is an inherently beneficial use. The site will not be overdeveloped and two units will increase the affordable housing supply. The design is attractive and there are minimal improvements proposed.

Dr. Blickstein discussed the on-site parking stating that 19 spaces are proposed, however; there is significant parking available on John Street after 3:30pm during the week and all day Saturday and Sundays. The walking factor was also discussed, this site is close to many amenities and the Madison Train Station.

Mr. Lou Riccio, Madison Housing Authority Executive Director was sworn in to provide parking testimony. He stated that there are currently six open parking spaces on the site and that the Housing Authority has vehicle restrictions on the property.

Mr. Santoro asked the Board if they had any further questions for Dr. Blickstein or Mr. Ricco before opening the meeting to the public. There were no questions or comments by the Board or any public wishing to ask questions or comment.

There were no further witnesses this evening and Mr. Santoro asked the Board to deliberate. The consensus of the Board was to approve the application this evening. A motion to approve the application with minor amendments as discussed this evening was made by Dr. Paetzell, seconded by Mr. Fitzsimmons. A roll call vote was requested and recorded as follows:

AYES: Mr. DiIonno, Mr. Fitzsimmons, Mr. Foster, Dr. Paetzell, Ms. Salko and Mr. Santoro

A draft resolution was distributed to all Board members and professionals for their review prior to this evenings meeting. A motion to approve the Resolution was made by Dr. Paetzell, seconded by Mr. Fitzsimmons. A roll call vote was requested and recorded as follows:

AYES: Mr. DiIonno, Mr. Fitzsimmons, Mr. Foster, Dr. Paetzell, Ms. Salko and Mr. Santoro

Respectfully submitted,

Frances Boardman
Board Secretary