

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

A regular meeting of the Planning Board of the Borough of Madison was held on the 21st day of July 2020 at 7:30 P.M., via a Zoom electronic meeting.

The meeting was called to order by Planning Board Chairman, Mr. Steve Tombalakian. Mr. Tombalakian requested the reading of the Public Meeting Notice. Ms. Blickstein 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 21, 2020, the Board by Resolution adopted a schedule of meetings. On January 22, 2020, 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, Peter Flemming, John Forte, Alfredo Garibay, Ann Huber, Tom Lewis, George Limbach, and Steve Tombalakian

Excused: Frances Boardman, Board Secretary

Absent: None

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

**Approval of Minutes:**

Copies of the minutes of the June 16, 2020 regular meeting were distributed to all Board members for their review prior to this meeting. On the final page, “she” needs to be added to refer to Ms. Blickstein. A motion to approve the minutes as amended by Ms. Baillie, was seconded by Ann Huber. 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** – None

**REVIEW AND RECOMMENDATION ITEMS**

**On referral from the Governing Body: Ordinance 24-2020 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING AND SUPPLEMENTING CERTAIN PROVISIONS OF CHAPTER 195 SECTION 32 OF THE MADISON BOROUGH CODE ENTITLED “LAND DEVELOPMENT ORDINANCE”**

On referral from the Governing Body: Ordinance 25-2020 “ORDINANCE OF THE BOROUGH OF MADISON AMENDING AND SUPPLEMENTING CERTAIN PROVISIONS OF CHAPTER 195 SECTION 32 OF THE MADISON BOROUGH CODE ENTITLED “LAND DEVELOPMENT ORDINANCE”

These Ordinances presented for Review and Recommendation by the Planning Board were tabled at this meeting.

**NEW BUSINESS** – None

**OLD BUSINESS** – None

**PLANNING DISCUSSION** –

**Equity in Planning:**

Dr. Blickstein gave a presentation, ‘Equity/EJ & Planning’, that covered the history of federal policy around environmental justice and NJ’s more recent Executive Order. She also shared EPA’s EJScreen tool as a resource for exploring the outcomes and potential effects of planning and policy decisions on communities. EJScreen uses both demographic and environmental data to support decisions around outreach, permitting, and enforcement. Dr. Blickstein, drawing on Richard Rothsteins book *The Color of Law*, also summarized the history of how federal laws, policies, and practices created and reinforced racial segregation, and how local decisions around school siting, siting of undesirable land uses, and zoning also reinforced patterns of segregation. Dr. Blickstein will share the presentation with Ms. Boardman for distribution to the Planning Board.

**Master Plan Update:**

Dr. Blickstein updated the Planning Board on progress made in the current master planning process, including survey/virtual open house input, stakeholder discussion groups, and input by Master Plan Committee members. Draft vision, guiding principles, goals and objectives have been drafted and a public workshop is scheduled for July 29<sup>th</sup> at 7pm via Zoom.

**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 8:30 pm.; seconded by Mr. Flemming. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,  
Susan G. Blickstein, filling in for Fran Boardman, Board Secretary