

**MINUTES
PLANNING BOARD OF THE BOROUGH OF MADISON
REGULAR VIRTUAL MEETING AUGUST 16, 2022**

A regular meeting of the Planning Board of the Borough of Madison was held on the 16th day of August 2022, 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. Mr. Harrington 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 18, 2022, the Board by Resolution adopted a schedule of meetings. On January 19, 2022, 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: Mayor Conley, Astri Baillie, Peter Flemming, John Forte, Ann Huber, Eric Range, Steve Tombalakian, George Limbach, and Tom Harris

Excused: Frances Boardman, Board Secretary

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney

Susan Blickstein, Board Planner

Dennis Harrington, Board Engineer

Approval of Minutes:

The Minutes of the Regular Meetings held on June 21, 2022 were distributed to all Board members prior to the meeting.

A motion to approve the minutes as submitted 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. Tombalakian 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 –

CASE NO. P 22-005

Minor Subdivision with Variances to 132 Ridgedale Avenue, LLC on property located at 132 Ridgedale Avenue commonly known on the Borough of Madison Tax Map as Block: 601, Lot: 7 was adopted.

The draft resolution was sent to the applicant’s attorney, Ms. Rosemary Stone-Dougherty, Esq., as well as the Board members and Professionals.

Mr. Tombalakian asked the Board if they had any further comments or questions concerning the resolution. Mr. Tombalakian asked for a motion to approve the resolution this evening, a motion was made by Mr. Range, seconded by Mayor Conley.

The following roll call was recorded:

“Ayes” – Mayor Conley, Mr. Harris, Ms. Huber, Mr. Forte, Mr. Limbach, Mr. Range and Mr. Tombalakian

“Nays” – None

“Abstain” – Ms. Baillie and Mr. Flemming

CASE NO. P 22-002

Administrative Dismissal/Denial for Preliminary and Final Site Plan with Variances to SL 98 Main Street, LLC on property located at 98 Main Street commonly known on the Borough of Madison Tax Map as Block: 1802, Lot: 11 was adopted.

The following roll call was recorded:

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

“Nays” – None

“Abstain” – None

OLD BUSINESS –

NEW BUSINESS –

CASE NO. P 22-005

Courtesy Review

Madison Board of Education

Central Avenue School and Kings Road School

50 Central Avenue & 215 Kings Road

Blocks: 1602 & 3901, Lots: 1 & 12

The recorded meeting minutes are provided for the August 16, 2022 minutes.

The Board began its deliberation. Mr. Loughlin provided a resolution supporting the application as discussed this evening. Mr. Tombalakian asked for a motion to approve the application with the conditions outlined this evening. A motion was made by Mr. Range seconded by Mayor Conley.

The following roll call was recorded:

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

“Nays” - None

PLANNING DISCUSSION –

CORRESPONDENCE –

Since there was no further business to come before the Board, Mr. Tombalakian asked for a motion to adjourn the meeting at 8:25pm.; seconded by Mayor Conley. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,
Fran Boardman, Board Secretary