

TUESDAY, April 13, 2021
APPLICATION SUMMARY

THOSE PRESENT AT ZOOM MEETING:

Vince Loughlin, Esq. Board Attorney	Frances Boardman, Board Secretary
Susan Blickstein, Board Planner	Dennis Harrington, Asst. Borough Engineer
James Turteltaub Esq., Applicant's Attorney	Waseem Chaudhary, Applicant
Joseph Ari, Applicant's Architect	J A Palus, Applicant's Engineer
John McDonough, Planner	Nick Verderese, Traffic Engineer
James Henry, Civil Engineer	Saif Agha, Esq
Peter Flemming, Planning Board Representative	Claire Whitcomb, Environmental Representative
Lisa Ellis, DDC Representative	Janet Foster, Historic Preservation Representative
Allison Canfield, Millburn HPC Chair	

CASE NO. P 21-002

APPLICATION: Preliminary & Final Site Plan

NAME OF APPLICANT: Waseem Chaudhary

LOCATION OF PROPERTY: 120 Madison Avenue

BLOCK: 3101 LOT: 21

DATE OF COMMITTEE MEETING: April 13, 2021

Summary: The applicant proposes to demolish the Drew Alumni House and to construct a +/- 14,300 square foot mosque at 120 Madison Avenue, at the corner of Vinal Place. The proposed mosque has a +/-5,180 square foot footprint and contains a basement level and two stories. It is situated approximately 60 feet closer to Madison Avenue than the existing Alumni House and maintains a 60 foot setback along Vinal Place, comparable to the existing condition. Landscaping, parking, lighting and drainage improvements are also proposed, including the use of brick pavers in sand for approximately 1/3 acre, thereby lowering the impervious coverage compared to existing conditions. Two full-movement driveways are proposed, one off of each frontage street.

Preliminary and final site plan approval are required, along with variances based on the current submission. The property is located in the R-3 District, where institutional uses are conditional uses. The application meets the conditional use standards and thus can be reviewed by the Planning Board.

A memorandum dated April 6, 2021 from Susan Blickstein, Planning Board Planner, was presented to the applicant prior to the hearing. A memorandum dated April 8, 2021 from Dennis Harrington, Assistant Borough Engineer was also received and provided to the applicant prior to the hearing. A Traffic Report was received from Hamal Associates, dated April 9, 2021 and provided to the applicant.

Application material issues were discussed with the applicant's professionals including but not limited to:

- Draft Public Notice – Received prior to this meeting
- Parking issues & Site Access
- Storm-water Management
- Minaret Height
- Bicycle Racks
- Electric Car Charging Stations
- Lighting patterns and Lighting details
- Refreshment Area details

A memorandum was received from The Madison Environmental Commission dated April 7, 2021, and sent to the applicant and TCC Committee members prior to this meeting. Reports were also received from the Shade Tree Management Commission, dated April 12, 2021 and the Madison Historic Commission, dated April 9, 2021 and distributed accordingly

The application is conditionally complete, at this time. Revised plans will be submitted to this office for re-review by the Borough Professionals and Mr. Turteltaub will be advised if a secondary TCC meeting will be necessary.

Once this application has been deemed complete a full application package, to include 14 sets including all Borough reports and Applicants professionals reports will need to be provided to the Land Use office for distribution to the Planning Board; along with any additional variance/escrow fees prior to placement on the next available Planning Board agenda.