

**MINUTES  
PLANNING BOARD OF THE BOROUGH OF MADISON  
SPECIAL MEETING DECEMBER 15, 2020**

A special meeting of the Planning Board of the Borough of Madison was held on the 15th day of December 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”.

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 advertising of this change and indicating that the procedures and requirements for monitoring such meetings and for 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](http://www.rosenet.org/1273/Virtual-Meetings).

The following roll call was recorded:

Present: Astri Baillie, Mayor Conley, John Forte, Peter Flemming, Alfredo Garibay, Ann Huber, Tom Harris, George Limbach, and Steve Tombalakian,

Excused: None

Absent: None

Also Present: Vince Loughlin, Planning Board Attorney  
Susan Blickstein, Board Planner  
Dennis Harrington, Board Engineer  
Frances Boardman, Board Secretary

**Approval of Minutes:**

Copies of the Transcript of the November 17, 2020 regular meeting were distributed to all Board members for their review prior to this meeting. A motion to approve the transcript as the minutes of the meeting was made by Mr. Forte, seconded by Mr. Flemming. 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 that was not on this evening’s agenda. Seeing none, that portion of the meeting was closed.

**RESOLUTIONS FOR MEMORIALIZATION – None**

## **NEW BUSINESS –**

### **Master Plan - Public Hearing**

Dr. Susan Blickstein and Ms. Liz Ward were sworn in to begin the testimony for this evening's hearing.

Dr. Blickstein thanked the Master Plan Committee that worked so hard on the finished product. A copy of the draft Master Plan was sent to all Board members and Professionals prior to this evening's meeting.

Ms. Ward began her presentation. She stated that the last Master Plan for the Borough of Madison was completed in 1992, but over the years, several amendments have been made.

The Vision Statement of the Master Plan envisions Madison as a welcoming community with a vibrant downtown, strong businesses, valued cultural institutions and historic resources, and engaging public spaces. We will strive to be a sustainable community where development and preservation opportunities are balanced and enhance the quality of life for those who live, work, and play in Madison.

The goals of the Master Plan were reviewed and discussed.

Mr. Tombalakian asked the Board members and its Professionals if they had any questions for Ms. Ward or Dr. Blickstein, seeing none he opened the meeting to public questions.

Lisa Jordan, 36 Loantaka Way inquired about the four pieces of property currently owned by Drew University they are selling off. Dr. Blickstein stated that Drew University had not shared this information with the Borough, and that these properties would have more bearing on Affordable Housing, which is a separate issue.

Mr. Tombalakian asked if there were any further questions from the public, seeing none he opened the meeting to public comment.

Mary Ellen Lenahan, Vice Chair of the Historic Preservation Commission commented on the Drew Alumni House, located on Madison Avenue, which was recently sold by Drew University. She stated that this property is a part of the historic streetscape of Madison Avenue. In addition, this property should be preserved.

Mr. Tom Lewis, a member of the Master Plan Committee commented on how hard the committee had worked. The group discussed and listened to the Community and each other.

Mr. John Solu, Historic Preservation Commission member, thanked the Committee on a very comprehensive document; however, there is a rapid loss of properties in Madison that should be preserved.

Councilwoman Baillie stated that the Master Plan was a very comprehensive report and will focus on making Madison a better place.

Mayor Conley thanked the Master Plan Committee for their time and effort in the Master Plan report.

Mr. Tombalakian asked if there were any further comments, seeing none that portion of the meeting was closed.

Prior to the meeting Mr. Vince Loughlin, Esq had prepared a resolution and distributed to all Board members prior to this evening.

Mr. Tombalakian asked for a motion to approve and adopt the Borough of Madison Master Plan, motion was made by Ms. Baillie, seconded by Mr. Forte. The following roll was recorded:

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

“Nays” - None

“Abstain” – None

## **AREA IN NEED OF REDEVELOPMENT – Public Hearing**

### **Preliminary Investigation Report**

**Block: 1601, Lot: 1.01**

### **Community Place**

Dr. Blickstein remaining under oath began her presentation of the preliminary investigation report of the area in need of redevelopment on Block: 1601, Lot: 1.01

Earlier this year this parcel was subdivide off from property owned by Madison Board of Education. This property is now owned by the Borough. This parcel is a key piece in addressing the court-approved settlement for the Borough of Madison.

Dr. Blickstein showed the site on her screen and provided the specific criteria in which the investigation used to complete the report. Both Criteria C and Criteria H, as outlined in the New Jersey Local Redevelopment and Housing Law were discussed with the Board.

This site is walking distance to transit and the downtown; this site will expand affordable housing opportunities in the Borough.

A redevelopment provides the Borough the ability to select a developer to develop the site specifically. The Planning Board will make a recommendation to Mayor and Council and once the process is complete, a site plan application will come before the Planning Board.

Ms. Huber asked if consideration was made to zero-energy housing on the site. Dr. Blickstein stated that zero energy housing was not relevant to the redevelopment but could be a consideration in the RFQ. The Mayor stated that the RFQ could include language regarding zero energy.

Mr. Harris inquired as to the number of units proposed. Dr. Blickstein stated that the property would house 14 units.

Mr. Tombalakian asked if the Board or Professionals had any further questions, seeing none he opened the meeting to the public.

Mr. Jeff Gertler stated that a net zero home is more expensive for the builder; Dr. Blickstein stated that a sustainable design would be part of the process.

Mr. John Solu inquired if consideration was made regarding open space for this site. Dr. Blickstein stated that there is a significant amount of open space in the Borough of Madison and this site backs up to the Central Avenue School playground.

Mary Ellen Lenahan asked if beyond the ½ acre which was subdivided and sold by the Board of Education to the Borough was any other land available. Dr. Blickstein stated that there was not.

Melissa Elias, 40 Green Village Road, asked if the proposed site would be developed as a mixed-use building. Dr. Blickstein replied that the site would be developed as 14 residential units not mixed-use.

Mr. Tombalakian opened the meeting to any comments on the Redevelopment presentation this evening.

Mr. Jeff Gertler stated that a passive house design that is 80 to 90 % sustainable is beneficial for the town as well as the developer.

Prior to the meeting Mr. Vince Loughlin, Esq had prepared a resolution and distributed to all Board members prior to this evening.

Mr. Tombalakian asked for a motion to approve and adopt the Area in Need of Redevelopment Preliminary Investigation, motion was made by Ms. Huber seconded by Mr. Flemming. The following roll was recorded:

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

“Nays” - None

“Abstain” – None

#### **OLD BUSINESS –**

#### **PLANNING DISCUSSION –**

Mr. Tombalakian remembered Mrs. Judy Mullins, past Board member whom had recently passed. Board members shared their stories of Mrs. Mullins who was remembered fondly by this Board.

Mayor Conley Introduced Mr. Dennis Harrington as the new Assistant Borough Engineer and Board Engineer taking over for Mr. Frank Russo who is now the Borough Engineer in Pequannock.

#### **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 9:10 pm.; seconded by Mr. Flemming. A voice vote of “aye” was heard by all members present and carried.

Respectfully submitted,  
Fran Boardman, Board Secretary