

Township of Livingston  
Planning Department  
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## PLANNING BOARD CONFERENCE MEETING

May 21, 2020 at 7:30 PM

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes: Minutes of April 21, 2020
5. Old Business: Review of electronic communications procedures followed April 21 and those being followed this evening.
6. New Business:
  - a) Discussion - Possible Temporary Zoning Regulation Changes Due to Impact of Declared State of Emergency
  - b) Review on Referral - Ordinance No. 7-2020  
Establishing Section 170-107.1 Mixed Use Overlay District
7. Preliminary & Final Site Plan with Variances  
Block: 3808; Lot: 3.01  
92 South Livingston Avenue  
Application No. 2017-83-PFSPV (Bifurcated for Starbucks)  
**CP Management Group II, LLC**

The Board will consider and vote on the Resolution prepared by the Board Attorney in response to non-binding guidance

8. Preliminary & Final Site Plan with Variances (Amendment)

Block: 102; Lot: 214

17 Microlab Road

Application No. 2017-17-PFSPV (Amendment)

**Universal Microlab, LLC**

CI Zone

[Click Here to View Submission Documents](#)

The Applicant proposes the following:

- Expand Universal Rehab into the currently vacant tenant space which was previously occupied by a Ballet School requiring an associated parking variance for deficiency;
- Remove an existing loading dock and door;
- Remove various parking lot areas for installation of new curb landscaped areas;
- Install a new concrete platform and handicap accessible ramp to the rear tenant space.

9. Adjournment

**PLANNING BOARD  
MINUTES OF THE COMBINED  
CONFERENCE AND REGULAR MEETING  
APRIL 21, 2020**

The Livingston Board met for a combined Conference Meeting and Regular Meeting, by means of Zoom telecommunications and a link to Facebook Live, at 7:30 P.M. Notice of the Meeting had been published pursuant to the Open Public Meetings Act and guidance provided by the State's Division of Local Government Services.

Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Martin Kalishman
	Richard Dinar, Vice Chairman		Michael Rieber
	Rudy Fernandez		
	Nathan Kiracofe		
	Barry Lewis		
	Sanjay Nambiar *		
	Samuel Ratner		
	Steven Santola		
	Jackie Coombs-Hollis, Secretary		
	Rocco Marucci, Township Assistant Engineer		
	Richard Vallario, Board Attorney		

\*Joined at 7:35 P.M.

The Chairman explained that the published annual schedule of meetings has conference and workshop meetings scheduled for this date, and that notice of the change to a combined Conference and Regular Meeting by electronic communications means had been provided as required and that in advance of the meeting every Member had received copies of the documents to be acted upon. Members of the public attending via Facebook Live were welcomed.

Minutes. The Regular and Confidential Minutes of March 3, 2020 were accepted as presented. No other Minutes were presented because the meetings scheduled for March 17 and April 7 did not take place.

Old Business.

- a. Jay Green – Application No. 2017-61-MSUBV (Amendment) – On motion made and seconded, a resolution memorializing the decision of the Board reached on March 3, 2020 was adopted by the unanimous votes of Members Dinar, Fernandez, Kiracofe, Lewis, Ratner, Alternate No. 1 Nambiar (in place and stead of Member Santola) and Klein; they being all of the Members present and qualified.
  
- b. JMZ Enterprises, LLC – Application No.2018-73-MSUB - and - Green Terrace Homes, LLC – Application NO. 2003-93-PSPV (Amendment) - Upon motion made and seconded, the Board unanimously, with Alternate No. 1 Nambiar acting in place and stead of absent Member Kalishman and Alternate Number 2 Wishnew acting place and stead of absent Member Rieber, adopted the following:

WHEREAS, the Applicants having made a written request for a further continuance of their hearing until June 2, 2020 due to the COVID-19 Pandemic, and having agreed to extend the Board’s time to decide whether to grant or deny their applications to July 31, 2020; and good cause to grant the continuance having been shown;

NOW, THEREFORE, IT IS RESOLVED that each of the Applicants is hereby granted a further continuance to the Board’s Regular Meeting at 8:00 P.M. on June 2, 2020 with no further notice by the Applicants being required.

All Members voting on the foregoing resolutions had read the resolutions, had no questions, and felt that the resolutions were ready for a vote.

Future Proceedings.

The Chairman and Member Lewis explained to the Board and the public the means by which future meetings and hearings can be conducted by means of communications equipment while meeting requirements of the relevant laws and regulations.

Regular Meeting Adjournment.

The Regular Meeting portion of the session was adjourned at 7:53 P.M.

Other.

- a. The Board agreed that the Scheduled May 21 Conference and Workshop meetings will be changed to Conference and Special meetings for any applicant wishing and prepared for such a meeting.
- b. The Chairman announced thst the next scheduled meetings are a Conference on May 5<sup>th</sup> at 7:30 P.M. and a Regular Meeting at 8:00 P.M.; but if there are no applications to be heard the two meetings will be combined to start at 8:00 P.M.

Adjournment.

The Meeting was adjourned, and telecommunications terminated, at 7:58 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary









Section 4. Except as hereby amended, the Code of the Township of Livingston shall remain in full force and effect.

Section 5. This Ordinance shall take effect upon final passage and publication in accordance with law.

RUFINO FERNANDEZ, JR., Mayor

GLENN R. TURTLETAUB, Township Clerk

Approved as to form:

SHARON L. WEINER, Township Attorney

Introduced:

Adopted: