

**MINUTES OF THE
COMBINED CONFERENCE AND SPECIAL MEETING
February 16, 2021**

The Livingston Planning Board met for a Combined Conference and Special Meeting, by means of Zoom Webinar and a link to Facebook Live, called for 7:30 P.M. Notice of the Meeting was published pursuant to the Open Public Meetings Act and guidance provided by the State's Division of Local Government Services for meetings during the current state of emergency.

At 7:31 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Sanjay Nambiar
	Richard Dinar, Vice Chairman		
	Rudy Fernandez		
	Martin Kalishman		
	Nathan Kiracofe		
	Barry Lewis		
	Samuel Ratner		
	Michael Rieber		
	Stephen Santola		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Catherine Maddrey, Assistant Secretary		
	Richard Vallario, Board Attorney		
	Alaina Patzke, Redevelopment Attorney		
	Barbara J. Ehlen, Planning Consultant		

1. Minutes. The Minutes of February 2, 2021 were accepted as presented.
2. Re-hearing – 10/28/20 Report of Preferred Planning Group LLC “Area in Need of Redevelopment Investigation for Block 3700 Lots 1-8, 24, 24 & 27-30”

The Chairman reviewed the prior proceedings, reported that Planner Donna Holmqvist of Preferred Planning Group had advised, this afternoon, that circumstances preclude her being present; and the Chairman then identified the changes in criteria contained in the report.

Members of the public with questions or comments:

Cindy Coors-Brandt – 34 Sherbrook Parkway

James Fritzky - 30 Sherbrook Parkway

John Muchmore – Owner of Lot 2

Anthony Violette – 21 Arden Road

Ted Wickner – Owner of Lots 4, 5 and 7

No Member of the Board feeling that further analysis or review, other than correction of a typo that was agreed to, was necessary; upon motion by Member Lewis and second by Member Rieber; and opportunity for consideration of the public comments and questions and for discussion; it was by the votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Santola and Klein unanimously

Resolved, that the Board adopts Preferred Planning Group LLC's 10/28/21 Report and hereby submits it to the Township Council as the Board's findings and recommendation that Lots, 1, 2, 3, 4, 5, 6, 7, 24, 25, 27, 28, 29, and 30 in Tax Block 3700 meet the statutory requirements for designation as an area in need of redevelopment as a "Non-Condensation Redevelopment Area" under criteria established by N.J.S.A. 40:12A-5.

3. Hearing – Report of Beacon Planning and Consulting Services, LLC re Block 100, Lots 2 & 3, “630 and 644 Route 10 Redevelopment Area Assessment Livingston Township, New Jersey”

Barbara J. Ehlen, PP, AICP presented an explanation of the document's findings and recommendations.

After the Chairman had explained the process, no members of the public appeared to ask questions or offer comments.

No Member of the Board feeling that further analysis or review was necessary; upon motion by Member Ratner and second by Member Kalishman; and opportunity for discussion; it was by the votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Santola and Klein unanimously

Resolved, that the Board adopts Beacon Planning and Consulting Services, LLC's January 2021, File A20089, “630 and 644 Route 10 Redevelopment Area Assessment Livingston Township, New Jersey” and hereby submits it to the Township Council as the Board's findings and recommendation that Lots 2 and 3 in Tax Block 100 meet the statutory requirements for designation as in need of redevelopment as a “Non-Condensation Redevelopment Area” under criteria established by N.J.S.A 40A:12A-5.

4. Adjournment. There being no other business, the Meeting was adjourned at 8:11 P.M.

Respectfully submitted,

Jackie Coombs-Hollis
Secretary