

**Planning Board
Minutes of the Meeting
March 20, 2018**

The Livingston Planning Board met for a Conference/Workshop Meeting at 7:30 P.M. in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue with a Special Meeting scheduled to follow in Chambers at 8:00 P.M. Notice of the Meetings was published in the West Essex Tribune and the Newark Star Ledger, and posted on the Municipal and Police Building bulletin board.

Conference Meeting

At 7:33 P.M. Secretary Jackie Coombs-Hollis, noting that proper notice had been given, called the Roll:

Present:	Peter Klein, Chairman	Absent:	Nathan Kiracofe
	Richard Dinar, Vice Chairman		Michael Rieber
	Rudy Fernandez		
	Martin Kalishman		
	Barry Lewis, Jr.		
	Sanjay Nambiar		
	Samuel Ratner		
	Stephen Santola		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Attorney		
	Veena Sawant, Planner		

1. Minutes. The Minutes and Supplemental Minutes of March 6, 2018 were accepted as presented.

2. Old Business: a. George C. Reinhardt, Jr. – Application No. 2017-65-MSUBV – Consideration of Memorializing Resolution - All Members present and eligible to vote having confirmed that they had read the Resolution, had no questions about it, and felt that it was ready for a vote; upon motion made and seconded the Resolution was adopted by the votes of Members Fernandez, Kalishman, Ratner, Santola and Klein, with Member Dinar confirming that he had voted in the negative at the hearing.

- b. Jay Green - Application No. 2017-61-MSUBV – Consideration of Memorializing Resolution - All Members present and eligible to vote having confirmed that they had read the Resolution, had no questions about it, and felt that it was ready for a vote; upon motion made and seconded the Resolution was adopted by the unanimous votes of Members Ratner, Klein, and Alternate No. 1 Nambiar (in place and stead of Member Santola).

c. 50 Force Hill Road, LLC – Application No. 2017-77-MSUBV – Consideration of Memorializing Resolution - All Members present and eligible to vote having confirmed that they had read the Resolution, had no questions about it, and felt that it was ready for a vote; upon motion made and seconded the Resolution was adopted by the unanimous votes of Members Lewis, Ratner, Klein and Alternate No. 1 Nambiar (in place and stead of Member Santola).

3. Discussion. There was a discussion of what the Chairman thought were the most interesting recommendations on board member conduct in regard to hearings that were in an article in the Nov/Dec 2017 issue of NJ Planner.
4. Recess. The Conference Meeting was in Recess from 7:57 P.M. until 8:06 P.M.

Special Meeting

At 8:00 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Nathan Kiracofe
	Richard Dinar, Vice Chairman		Barry Lewis, Jr.
	Rudy Fernandez		Sanjay Nambiar
	Martin Kalishman		Michael Rieber
	Samuel Ratner		Jill Wishnew
	Stephen Santola		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Attorney		
	Veena Sawant, Planner		

1. Consideration of Resolution
Major Subdivision with Variances (Continued from February 6, 2016)
Block: 5301; Lot: 15
284 W. Hobart Gap Road
Application No. 2017-74-MAJSUBV
Kenny Praval R-1 & R-2 Zones

Applicant proposes to subdivide Lot 15 to create 4 new lots designated as proposed Lots 15.01, 15.02, 15.03 and 15.04.

Attorney for the Applicant: Barry H. Evenchick, Esq.

The Chairman explained that the Application was heard by the Board on February 9th, and that after the evidentiary record was closed the Board gave non-binding guidance to its Attorney to prepare a resolution of approval with conditions. The Members present, all of whom had participated in the giving of non-binding guidance, confirmed that they had read the proposed Resolution, had no questions about it, and felt that it was ready for a vote. Upon Motion by Member Kalishman and second by Member Ratner, after opportunity for discussion, the Resolution was adopted by the unanimous votes of Members Dinar, Fernandez, Kalishman, Ratner, Santola and Klein.

2. Adjournment. The Special Meeting adjourned at 8:04 P.M.

Conference Meeting Resumed at 8:06 P.M. (With the same attendees as before the Recess)

1. Member Santola explained that, after consultation with the Board Attorney and the Chairman, for the past two months he has been absenting himself from Board meetings, or any discussions, concerning the Master Plan because his company is now in a group exploring activity that could possibly give rise to conflict of interest in regard to Master Plan recommendations. He then left the meeting at 8:07 P.M.

Workshop

1. Master Plan. The Board immediately commenced the workshop final review of the draft Master Plan. The only elements requiring more than clarifying language or correction of typographic errors were:

Utilities Plan in which provisions regarding anticipated 5G wireless installations were added.

Land Use Element in which new provisions were agreed to regarding: The D-S Designed Shopping Center District and the Northfield Center and Livingston Center areas.

2. Hearing Date. Upon motion by Member Dinar and second by Member Ratner, the draft Master Plan with the corrections and changes was unanimously approved as ready for a public hearing, with that hearing scheduled for April 12, 2018 at 7:30 P.M.
3. Procedure. The Board reviewed the requirements for notice, availability of the Plan for public inspection, and the hearings and approval process.
4. Adjournment. The Conference/Workshop Meeting was adjourned at 8:47 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary