

**Planning Board  
Minutes of the Meeting  
June 28, 2018**

The Livingston Planning Board met for a Conference 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 at 8:00 P.M. in Chambers. Notice of the Meetings was published in accordance with law and posted on the Municipal and Police Building bulletin board.

**Conference Meeting:**

At 7:32 P.M. Secretary Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Richard Dinar, Vice Chairman
	Rudy Fernandez		Martin Kalishman
	Nathan Kiracofe *		Barry Lewis, Jr.
	Sanjay Nambiar		Samuel Ratner
	Stephen Santola		Michael Rieber
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Attorney		
	Jeannette Harduby, Engineer		
	Catherine Maddrey, Administrative Assistant		

Joined the Meeting at 7:38 P.M.

1. Minutes. The Minutes of June 19, 2018 were accepted as presented.
2. New Business. a. CP Management Groui II, LLC – Applications Nos.2017-73-MSUB & 2017-74-PFSPV – Expert Witness Resolution –  
Upon motion made by Member Fernandez and second by Member Santola, and after discussion, the following resolution was adopted by the unanimous votes of Members Fernandez, Santola, Klein, Alternate No. 1 Nambiar (in place and stead of Member Dinar) and Alternate No. 1 Wishnew (in place and stead of Member Kalishman); they being all of the Members then present.

RESOLVED, that the Planning Board of the Township of Livingston hereby finds that in addition to the expert needs covered by the resolution adopted in this matter on January 16, 2018, the technical review services of an expert in planning to render advice to the Board, is required for proper consideration of issues that have arisen in connection with Applications Nos. 2017-

73-MSUB and 2017-74-PFSPV (Lightbridge Academy/Starbucks); and it is

FURTHER RESOLVED, that, pursuant to Section 170-52.B of the Code of the Township of Livingston, Applicant CP Management Group II, LLC is hereby required to file with the administrative officer an escrow deposit fee of adequate funds to cover the costs that may be incurred by the Board for such technical review.

- b. Review of Proposed Ordinance No. 8-2018 on Referral after First Reading – The Members having received copies of the Ordinance in advance of the Meeting and also having requirements of N.J.S. 40:55D-62a and 40:55D-26a before them, the Board discussed whether the Ordinance was substantially consistent with or designed to effectuate the Township’s Master Plan as required by law.

By the unanimous votes of Members Fernandez, Santola, Kiracofe, Klein, Alternate No. 1 Nambiar (in place and stead of Member Dinar) and Alternate No. 1 Wishnew (in place and stead of Member Kalishman) they being all of the Members present, the Chairman was directed to report to the Township Council that with consideration of Master Plan Objectives numbered 2 and 5 as they relate to the Master Plan’s Land Use Plan Element and Housing Plan & Fair Share Element, the Board found the Ordinance to be in substantial compliance with, and intended to effectuate, the Master Plan.

Understanding that the Ordinance is intended to have effect in all zoning districts in which retail and service uses are permitted, the Board recommended that the Council take action to provide that the scope of coverage include the CI and D-S2 Districts.

- 3. Adjournment. The Conference Meeting adjourned at 7:50 P.M.

**Special Meeting:**

At 8:04 P.M. Secretary Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Stephen Santola, Chairman Pro Tempore Rudy Fernandez Nathan Kiracofe Barry Lewis, Jr.	Absent:	Peter Klein, Chairman Richard Dinar, Vice Chairman Martin Kalishman Samuel Ratner Michael Rieber
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Sanjay Nambiar  
Jill Wishnew  
Jackie Coombs-Hollis, Secretary  
Richard Vallario, Attorney  
Jeannette Harduby, Engineer  
Catherine Maddrey, Administrative Assistant

1. Preliminary & Final Site Plan with Variances (Amendment)  
Block 7300; Lots 4.01, 5, & 6  
94 Old Short Hills Road  
Application No. 2012-30-PFSPV (Amendment)  
Saint Barnabas Medical Center

HH Zone

Applicant proposes to reconfigure the parking in front of the entrance of the Radiation and Oncology Dept. and to build a handicap accessible ramp, and; re-stripe existing parking area to create six parking spaces; add a 1,200 square feet addition to the Emergency Dept., and 2,090 square feet of connecting corridor space to the east building; and modification of the Emergency Department building façade with proposed screen wall signage.

Appearance for the Applicant: Peter J. Carton, Esq.

Witnesses for the Applicant:

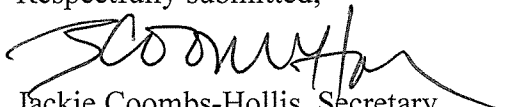
Stephen Zieniewicz, President and CEO  
Christopher M. Cirrotti, P.E. of Dewberry Engineers, Inc.  
Paul Ricci, P.P. of Ricci Planning  
Kelly Miller, Architect, of Francis Cauffman

Member of the public with questions and a statement:  
Robert Rashkes, 35 Oak Crest Road, West Orange

After closing of the evidentiary record and opportunity for discussion, upon motion by Alternate No. 1 (in place and stead of Member Dinar) and second by Member Lewis, it was unanimously resolved, subject to a memorializing resolution, to approve the application with conditions.

2. Adjournment. The Special Meeting was adjourned at 9:11 P.M.

Respectfully submitted,

  
Jackie Coombs-Hollis, Secretary