

**MINUTES OF THE COMBINED
CONFERENCE AND REGULAR MEETING
July 7, 2020**

The Livingston Planning Board met for a combined Conference and Regular Meeting, by means of Zoom Webinar telecommunications and a link to Facebook Live, opening at 7:32 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.

Assistant Secretary Catherine Maddrey announced that proper notice had been given and called the Roll:

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

1. Minutes. The Minutes of June 16, 2020 and June 25, 2020 were accepted as presented.

- 2, Report of Beacon Planning and Consulting Services, LLC re Block 6100, Lots 12 & 13 known as 8 Peach Tree Hill Road. (Continued from June 25, 2020)

Admitted from the Zoom Waiting Room:

Joseph Bauman, Jr., Esq. & Alaina Patzke, Esq.
Township Special Redevelopment Attorneys
James L. Lott, Jr., Esq., representing Formosa Plastics
Allyson Kasetta, Esq., representing the owners of Lots 12 and 13
Andrew W. Janiw, PP, AICP
Barbara J. Ehlen, PP, AICP
John McDonough, PP, AICP

A July 6 report by Mr. McDonough was accepted as part of the record. Messrs. Janiw and McDonough were heard under oath, and questions from the Board and attorneys Lott and Kasetta were responded to. No other persons joined the hearing to offer comments or ask questions

Upon motion by Member Dinar and second by Member Lewis, discussion acknowledging that the study of Lots 12 & 13 in Tax Block 6100 had been conducted by Beacon Planning and Consulting Services, LLC (“Beacon”) pursuant to the Township Council’s Resolution R-20-93 and the applicable law, on findings contained in Beacon’s Report signed and sealed by Andrew W. Janiw, PP, AICP and Barbara J. Ehlen, PP, AICP,, and giving due consideration to the comments and questions of the planners who were heard, the documents presented and the arguments by attorneys, it was by the unanimous votes of Members, Dinar, Lewis, Kalishman, Ratner, Kiracofe, Santola , Fernandez, Rieber and Klein:

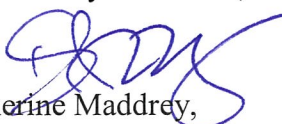
Resolved, that the Board hereby adopts the Report of Beacon Planning and Consulting Services, LLC entitled “8 Beach Tree Hill Road Redevelopment Area Assessment Livingston Township, New Jersey” Beacon File: A20060 May 2020 as the Board’s findings and recommendation that Lots 12 and 13 in Tax Block 6100 meet the statutory requirement for designation as an area in need of redevelopment as a “Non-Condensation Redevelopment Area” under criteria established by N.J.S.A. 40A:12A-5.

3. Consideration of establishing Phase 2 of preliminary investigation, pursuant to Resolution R-18-164, of whether a designated study area meets requirements for designation as an area in need of redevelopment without condemnation.

The Board unanimously concluded that the Phase 2 Study Area will be Lots 3 through 11 in Tax Block 3808 and Lots 14, 15, and 16 in Tax Block 3809; all as designated in Township Council Resolution R-18-164.

4. Adjournment. The Combined Meeting was adjourned at 9:00 P.M.

Respectfully submitted,


Catherine Maddrey,
Assistant Secretary