

**MINUTES OF THE  
COMBINED CONFERENCE/WORKSHOP AND SPECIAL MEETING  
January 21, 2021**

The Livingston Planning Board met for a Combined Conference/Workshop 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 7:30 P.M. Secretary Jackie 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	
	Sanjay Nambiar	
	Samuel Ratner	
	Michael Rieber *	
	Stephen Santola	
	Jill Wishnew	
	Jackie Coombs-Hollis, Secretary	
	Catherine Maddrey, Assistant Secretary	
	Richard Vallario, Board Attorney	
	Lee Klein, Traffic Consultant	
	Andrew Janiw, Planning Consultant	
	Barbara Ehlen, Planning Consultant	

\*Joined the Meeting at 7:34 P.M.

1. Minutes. The minutes of January 5, 2021 were accepted as presented.
2. Communications.
  - a. Planning Consultant - The Chairman reported that he and the Secretary had been informed that the Township has, after evaluation of proposals received, awarded a contract for 2021 Planning Consultant Services to Beacon Planning and Consulting Services, LLC. Andrew W. Janiw, PP, AICP, and Barbara J. Ehlen, PP, AICP were introduced and welcomed.

- b. Housing Fairness Hearing - The Chairman advised that Special Counsel Gary Hall has reported that the Fairness Hearing held on January 14<sup>th</sup> went very well and the Judge is expected to enter an order approving the Settlement Agreement with Fair Share. The Board will then have 60 days in which to amend the HE&FSP. The Council will then have 60 days in which to enact the ordinances required to implement the HE&FSP.

3. New Business

- a. Beacon Planning and Consulting Services, LLC – 630 and 644 Route 10 Redevelopment Area Assessment – The Board having reviewed Beacon’s January report setting forth findings as to statutory criteria, and recommendations as to outcome, of the investigation into whether the designated properties should be found to be a Non-Condensation Redevelopment Areas; upon motion by Member Lewis and second by Member Ratner and opportunity for discussion in which it was noted that a correction must be made in identification of the Board’s Planning Consultant on page ii, it was unanimously resolved tht the document as so corrected is ready for a public hearing to be held at 7:30 P.M. February 16, 2021. The Alternate Members did not participate in the vote.
- b. Ordinance No. 2-2021 Stormwater Control – Referral - The Board reviewed this Ordinance referred after First Reading. Upon motion by Member Dinar, second by Member Kalishman and opportunity for discussion, it was unanimously resolved that the Ordinance is in substantial compliance with the Master Plan. The Alternate Members did not participate in the vote.

- c. Livingston Corporate Park Associates, LLC – Application No. 2020-57-PFSP – Upon motion by Member Dinar, second by Member Santola and opportunity for discussion it was unanimously:

RESOLVED, that the Planning Board of the Township of Livingston hereby finds that the technical review services of an expert in water and sewage capacity, as well as an expert in traffic, each to render advice to the Board, is required for proper consideration of issues that have arisen in connection with

Application No. 2020-57-PFSP (Livingston Corporate Park Associates, LLC); and it is

FURTHER RESOLVED, that the Board engage the services of an expert in water and sewage capacity, as well as an expert in traffic, each to conduct a technical review of the plans and the issues that have arisen in respect thereto and to provide expert advice and opinion to the Board; and it is

FURTHER RESOLVED, that, pursuant to Section 170-52.B of the Code of the Township of Livingston, Applicant Livingston Corporate Park Associates, 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.

The Alternate Members did not participate in the vote

- d. Parking Ordinance Evaluation Report – Klein Traffic Consulting, LLC - Lee D. Klein, P.E., PTOE summarized, and answered questions regarding, his December 28, 2020 report prepared to address recommendations from the Business Improvement District reflecting their belief that Livingston’s off-street parking requirements are excessive in comparison to those of nearby communities. In response to questions and suggestions, a revised report will be provided to the Board for review at the March 16, 2021 Conference/Workshop Meeting. He left this Meeting at commencement of the Special Meeting portion at 8:14 P.M. The Alternate Members did not participate in the vote.

- e. Preliminary & Final Site Plan with Variances  
Block: 3200; Lot: 58  
301 South Livingston Avenue  
Application No. 2020-61-PFSPV  
Santander Bank, N.A.

PB Zone

The Applicant proposes the following:

- Replace existing wall signs (name and logo)

- Add three logos to the drive thru canopy
- Add two signs for dedicated Drive Thru Teller and ATM Lanes

Attorney for Applicant: Michael D. Malloy, Esq., of  
Finestein & Malloy, LLC

Witnesses for Applicant: Keenan Hughes, PP, of Phillips  
Preiss Grygiel Leheny Hughes LLC  
Michael Kuronen, Applicant's SVP  
Retail Property

No members of the public had questions for the witnesses.

The hearing was continued to 7:30 P.M., February 2, 2021, with no further notice by the Applicant required.

4. Adjournment. The Meeting was adjourned at 9:23 P.M.

Respectfully submitted,

Jackie Coombs-Hollis,  
Secretary