

**MINUTES OF THE
COMBINED CONFERENCE AND REGULAR MEETINGS
February 1, 2022**

The Livingston Planning Board met for a Combined Conference and Regular 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 state of emergency.

At 7:34 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Richard Dinar,
	Ann Cucci		Vice Chairman
	Rudy Fernandez		
	Martin Kalishman		
	Barry Lewis		
	Sanjay Nambiar		
	Samuel Ratner		
	Michael Rieber (Joined the Meeting at 7:53 PM)		
	Stephen Santola		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Board Attorney		

1. Minutes The Minutes of January 18, 2022 were accepted as presented.

2. New Business Without objection, the Chairman departed from the order of the Agenda.
 - a. Remarkable Foods Inc. - Application No. 2021-70-PFSP - The Applicant has requested an adjournment to a Special Meeting on Tuesday, March 15, 2022. Absent objection, that request was granted without further notice by the Applicant required; assuming that there are no substantial changes made to the Application.

In order to allow timely determination of whether there will have been substantial changes in the Application before that Special Meeting, any new

submissions should be delivered to the Board Secretary not less than 10 days before March 15th.

If there are changes meeting the test of substantiality, new notices by mail and newspaper will have to be given by the Applicant.

- b. Amending Township Code to Permit Cottage Food Operators – The State has established regulations for a new type of residence-based business permitted throughout the State. It is not presently included among residence-based businesses authorized by Livingston’s Land Use Code.

A Cottage Food Operator functions under a New Jersey Cottage Food Operator Permit for home kitchen production, distribution and/or sale of limited food products at the home for off-premises consumption by the purchaser. Also, delivery can be made to the consumer’s home and sales can take place at events such as school fairs. The State regulations authorize the Township’s health authorities to make inspection visits to premises used by the Cottage Food Operator.

The Board discussed a possible ordinance to amend the residence-based business provisions of the Township Code. After identification of a number of issues that should be considered before adoption of an ordinance, it was, upon motion by Member Ratner and second by Member Kalishman, unanimously resolved to submit the draft ordinance to the Township Council with identification of issues to be considered.

- c. Review of the Board’s Model Conditions of Approval - The Chairman advised that he had already received some comments on the draft changes distributed to the Board. He requested that each Member take time to review the draft, and to then provide suggestions to him or the Secretary by February 10th; so that a single document can be prepared for further discussion. He explained that the Engineering and Building departments will continue to have a key role in the review.
- d. The Chairman and Secretary advised the Board of the matters that will be on the agendas for February 15th and into April; with the Secretary cautioning that there may be need for a third meeting in April because of the number of pending applications.

3. Adjournment Upon motion by Member Rieber, having arrived during advice about the future meetings, and there being no other business, the Meeting was adjourned at 7:55 P.M .

Respectfully submitted,

Jackie Coombs-Hollis
Secretary

