

**PLANNING BOARD
MINUTES OF THE MEETING
FEBRUARY 19, 2019**

The Livingston Planning Board met for a Special Conference/Workshop Meeting at 7:00 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 8:15 P.M. Notice of both Meetings had been published as required by law and posted on the Municipal and Police Building Bulletin Board.

Conference/Workshop Meeting:

At 7:00 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		Richard Vallario, Attorney
	Martin Kalishman		
	Nathan Kiracofe*		
	Barry Lewis		
	Sanjay Nambiar		
	Samuel Ratner		
	Michael Rieber**		
	Steven Santola ***		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Rocco Marucci, Assistant Township Engineer		
	Michael Pessolano, Planning Consultant		
	Barry Evenchick, Acting Board Attorney		

*Joined the Meeting at 7:55 P.M.

**Joined the Meeting at 7:03 P.M.

***Joined the Meeting at 7:04 P.M.

1. Attorney. Barry Evenchick, Esq. was accepted as Acting Board Attorney in place of the vacationing Board Attorney.
2. Minutes. The Minutes of January 15, 2019 were accepted as presented.
3. Old Business. (a) Consideration of Memorializing Resolutions

(i) Pulte Homes of NJ Limited Partnership, Application No. 2018-76-V amending Applications Nos. 2014-76-PFSPV and 2014-75-MSUBV - Consideration of the Resolution again postponed at request of Applicant.

(ii) Cryoport Systems, Inc. – Application No. 2018.6-PFSP - All Members present and eligible to vote having acknowledged that they had read the Resolution, had no questions, and felt that it was ready for a vote; upon motion made and seconded, the Resolution was adopted by the unanimous votes of Members Kalishman, Ratner, Rieber, Santola and Klein.

(b) Minor Site Plan Definition - Upon motion made and seconded, the Board unanimously resolved to forward to the Township Council, with recommendation that it be enacted, a fully revised draft ordinance in lieu of the draft approved by the Board on January 15, 2019 but not yet forwarded to the Council.

(c) Business Improvement District Parking Recommendations – BID president Peter Schofel introduced Planner Tobia Michael who explained and elaborated upon the most recent proposals of the BID as presented in the BID’s written communication of February 19th that elaborated upon the suggestions presented last year.

His study demonstrates that certain parking requirements in Livingston are higher than in most nearby communities. The disparities are significant for some uses. A number of recommendations were detailed and evaluated. The Board was responsive to the need for a review and improvement of parking requirements; as was recommended by the Board in the 2018 Master Plan. There was agreement as to further studies and recommendations to be developed by the BID. The Board agreed to focus on its own analysis of need and to set a completion target date in the priorities list that it will be adopting shortly.

BID executive director Beth Lippman and several BID Board members were present, as well as were all current Township Council members.

4. Adjournment. The Workshop/Conference Meeting adjourned at 8:00 P.M.

Special Meeting

At 8:15 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman Rudy Fernandez Martin Kalishman Nathan Kiracofe Barry Lewis Sanjay Nambiar Samuel Ratner Michael Rieber Steven Santola Jill Wishnew Jackie Coombs-Hollis, Secretary Rocco Marucci, Assistant Township Engineer Michael Pessolano, Planning Consultant Barry Evenchick, Acting Board Attorney	Absent:	Richard Dinar, Vice Chairman Richard Vallario, Attorney
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1. Preliminary & Final Site Plan (Amendment)
Block: 7001; Lots: 1.01 & 1.02
650 South Orange Avenue
Application No. 2011-58-PFSP (Amendment)
18 Corp. d/b/a Ahavat Torah R-5F Zone

Applicant proposes a non-illuminated wall sign identifying the Jewish synagogue and community center.

Appearing for the Applicant: Stephen A. Geffner, Esq.

Witness for the Applicant: Michael T. Lanzafama, P.P. & P.E.

The Application number was orally amended by adding the letter V to indicate that a variance would be required, the Application notice having included appropriate language regarding such a variance if required.

There being no questions or sworn statements from members of the public, and a closing statement having been waived by Attorney Geffner, the evidentiary record was closed. Upon motion by Member Santola and second by Member Rieber, and after opportunity for discussion, upon the unanimous vote of Members Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Santola, Alternate No. 1 Nambiar (in place and stead of Member Dinar) and Member Klein the application with variance was approved subject to a Memorializing Resolution. Alternate No. 2 Wishnew did not participate in the vote.

2. Preliminary & Final Site Plan with Variances

Block: 6100; Lot: 29
9 Peach Tree Hill Road
Application No. 2018-69-PFSP-V
Formosa Plastics, Corp., Inc.

R-L Zone

Applicant proposes to retro-fit the existing site with new photovoltaic generating systems. Systems will be roof-mounted on the existing office building and on proposed accessory carports to be installed for this purpose over certain portions of existing paved parking areas.

Appearing for the Applicant: Stephen A. Geffner, Esq.

Witness for the Applicant: Joshua C. Hanrahan, P.E.

No members of the public asked questions or offered sworn statements. The Applicant's attorney having waived a closing statement, the evidentiary record was closed. Upon discussion, by unanimous vote on motion by Alternate No. 1 Nambiar (in place and stead of Member Dinar) and second by Member Rieber, nonbinding guidance to prepare a resolution of approval was given to the Acting Board Attorney upon the unanimous vote of Members Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Santola, Alternate No. 1 Nambiar (in place and stead of Member Dinar) and Member Klein. Alternate No. 2 Wishnew did not participate in the action.

3. Minor Subdivision with Variances (Adjourned From January 8, 2019)

Block: 5500; Lot: 3
1 Relkin Road
Application No. 2017-75-MSUBV
Peter & Rita Furdyna

R-3 Zone

Applicants propose to subdivide Lot 3 to create two new lots designated as proposed Lots 3.01 and 3.02, and to provide roadway improvements on Relkin Road due to the inadequate widths of the existing unimproved roadway in this area. The proposed lots differ in size; and would be approximately 191'x80' and 176'x120', measuring approximately 16,545 square feet and 22,267 square feet, respectively, within 150 feet of the front street right-of-way line.

Appearing for the Applicant: Stephen A. Geffner, Esq.

Witness for the Applicant: Michael T. Lanzafama, P.P. & P.E.

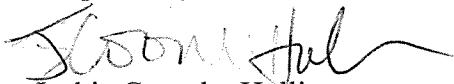
No members of the public had questions for the witness.

Mr. Ralph Gambia, of 25 Relkin Road, made a sworn statement in support of the application.

A closing statement having been waived by Attorney Geffner, the evidentiary record was closed. Upon motion by Member Fernandez and second by Member Rieber, and after opportunity for discussion, upon the unanimous vote of Members Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Santola, Alternate No. 1 Nambiar (in place and stead of Member Dinar) and Member Klein the application with variance was approved subject to a Memorializing Resolution. Alternate No. 2 Wishnew did not participate in the vote.

4. Adjournment. The Special Meeting was adjourned at 9:12 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jackie Coombs-Hollis", written in black ink.

Jackie Coombs-Hollis,
Secretary