

**MINUTES OF THE
COMBINED CONFERENCE AND REGULAR MEETING
April 20, 2021**

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 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:	Stephen Santola
	Richard Dinar, Vice Chairman		
	Rudy Fernandez		
	Martin Kalishman		
	Nathan Kiracofe		
	Barry Lewis		
	Sanjay Nambiar		
	Samuel Ratner		
	Michael Rieber		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Catherine Maddrey, Assistant Secretary		
	Richard Vallario, Board Attorney		
	Rocco Marucci, Assistant Engineer		
	Andrew Janiw, Planning Consultant		

1. Minutes. The Minutes of April 6, 2021 were accepted as presented.
2. Communications. Ordinances Referred for Master Plan Compliance Review After First Reading.
 - a. No. 6-2021 creating the RIAO Inclusionary Adult Residential Overlay District for Lots 22-25, 35.01-35.03 in Block 2100.

After reference to the Land Use Element Plan and the HEFSP, it was on motion by Member Kalishman and second by Member Lewis unanimously:

Resolved, that Ordinance No. 6-2021 is in substantial compliance with the Master Plan.

- b. No. 7-2021 creating the R-5L Residence Overlay District for Lots 25 & 26 in Block 6101.

After reference to the Land Use Element Plan and the HEFSP, it was on motion by Member Kiracofe and second by Alternate No. 1 Nambiar (in place of Member Santola) unanimously:

Resolved, that Ordinance No. 7-2021 is in substantial compliance with the Master Plan.

- c. No. 8-2021 creating the R-5M Multi-family Housing Overlay District for Lot 8.011 in Block 107.

After reference to the Land Use Element Plan and the HEFSP, it was on motion by Member Kiracofe and second by Alternate No. 2 Wishnew (in place of Member Santola) unanimously:

Resolved, that Ordinance No. 8-2021 is in substantial compliance with the Master Plan.

Member Santola joined the Meeting.

- 3. Old Business.
 - a. Klein Traffic Consulting, LLC – Final Report – Parking Ordinance Evaluation - The Board having had opportunity to read that report and the April 5, 2021 letter from Livingston Community Partnership Management Corporation (the BID) and engaging in discussion with Consultant Lee Klein, made the following recommendations to the Township Council concerning Code § 170-94 parking space requirements, per square footage or other standard, for specified uses:

	<u>Present</u>	<u>Proposed</u>
• Animal Hospital	1/150	1/300
• Beauty culture/ nails facilities/ hair solons and barber shops /recreation centers/clubs/health and fitness centers	1/75	1/200
• Churches and other houses of worship		add 1/33 NFA if no seating
• Day-care facilities, including		add or 0.34

child- and adult-care centers		per child
• Gymnasium/health and fitness/physical training/exercise		1/200 GFA
• Hotel/motel and lodging facilities	1.5/room.	1.25/room
• Office – medical	1/100	1/200
• Showroom sales	1/400	1/1,000
• Wholesale sales/furniture	1/400	1/1,000

The Board also recommended the addition of a requirement that vehicles be parked only in the clearly marked parking spaces of an off-street parking area.

It was determined that further recommendations in the report and letter require more study and evaluation.

b. Preliminary & Final Site Plan with Variances (*Continued from 1/21/2021*)

Block: 3100; 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.

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

Witness for Applicant: Digia Chen, P.P. of Phillips Preiss Grygiel of Leheny Hughes LLC

In the course of the hearing the Applicant’s attorney announced that his client had concluded that the totality of what is being sought would not be obtained and was withdrawing the Application. The withdrawal was noted on the record.

The Chairman announced that he, Vice Chairman Dinar, and Members Kalishman and Ratner were all disqualified from hearing the next Application and that Member Santola would take the chair. The four disqualified Members then left the webinar Meeting.

4. New Business:

Preliminary & Final Site Plan Amendment
Block: 7300; Lot: 4.02
346 East Cedar Street
Application No. 2014-46-PFSPV Amendment
Health Resources of NJ - Livingston ALF AMPROP, LLC

The Applicant is seeking amended preliminary and final site plan approval to permit an increase from 124 “units/beds” to 145 beds and to modify landscaping, signs, walkways, patios, and walls. No changes are proposed to the approved footprint of the structure.

Attorney for the Applicant: Mathew P. Posada, Esq.

Witness for the Applicant: J. Michael Petry, P.E., P.P.

Member of the public with questions:

Omar Nimrodi, 49 Cornell Drive

After waiver of a closing statement, upon motion by Member Rieber and second by Member Lewis, the Application was unanimously approved subject to a memorializing resolution by the unanimous votes of Members Fernandez, Kiracofe, Lewis, Rieber, Alternate No. 1 Nambiar, Alternate No. 2 Wishnew and Member Santola.

5. Adjournment.

The Meeting was adjourned at 9:45 P.M.

Respectfully submitted

Jackie Coombs-Hollis
Secretary