

**MINUTES OF THE
COMBINED CONFERENCE AND REGULAR MEETING
June 15, 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 7:32 P.M. Assistant Secretary Catherine Maddrey announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent: Jackie Coombs-
	Richard Dinar, Vice Chairman	Hollis, Secretary
	Rudy Fernandez	
	Nathan Kiracofe	
	Barry Lewis	
	Sanjay Nambiar	
	Samuel Ratner	
	Michael Rieber	
	Stephen Santola	
	Jill Wishnew	
	Catherine Maddrey, Assistant Secretary	
	Richard Vallario, Board Attorney	
	Barbara Ehlen, Planning Consultant	

1. Minutes. The Minutes of June 1, 2021 were accepted as presented.

2. New Business.
 - a. Ordinance No. 16-2021 – Establishing the MU-2 Mixed Use Overlay District – Review after First Reading - After reference to Master Plan Objective 1, the Land Use Plan Element, the Housing Element and Fair Share Plan and the Fair Share Housing Settlement Agreement; upon Motion by Member Ratner and Second by Member Kiracofe and the unanimous votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Santola, and Klein it was:

Resolved, that Ordinance No. 16-2021 is substantially consistent with the Master Plan.

- b. Ordinance No. 17-2021 – Amending § 170-3 and § 170 87.E and § 170-96 (Re HFA and HFAR) - After reference to the Land Use Plan Element recommendation that there be periodic review of the McMansions ordinance to determine the need for fact-based amendments; upon Motion by Member Dinar and Second by Member Santola and the unanimous votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Santola, and Klein it was:

Resolved, that Ordinance No. 17-2021 is substantially consistent with the Master Plan.

- c. Preliminary & Final Site Plan with Variances
Block: 4701; Lot: 55
2 West Northfield Road
Application No. 2021-18-PFSPV
Roosevelt Realty Associates, LLC

The Applicant is proposing to utilize 1,223 square feet within the existing building's first floor level for use as a nail salon. 169 parking spaces are required where 134 spaces exist and are proposed. Approval of a 35 space parking deficiency is requested.

The Chairman announced that, without objection, the hearing is continued to the Board's Thursday, July 6, 2021 Regular Meeting at 7:30 P.M. without further notice by the Applicant required.

Recusals

The Chairman announced that he and Members Dinar, Kalishman, Ratner and Rieber are, for various reasons, disqualified from participating in the hearing on the next matter and are leaving the Meeting. At 7:41 P.M. Member Santola took the Chair as Chairman pro Tempore.

- d. Preliminary & Final Site Plan with Variances Zone: HH & R5D
Block: 7300; Lots: 4.01, 5, 6
94 Old Short Hills Road
Application No. 2012-30-PFSPV (Amendment)
St. Barnabas Medical Center

The Applicant seeks approval to increase the height of the previously approved screen wall on the roof of the Emergency Department from 12' in height to 20' in height and to relocate other approved signage to a higher location.

Appearing for Applicant: Jacob J. Franchino, Esq.

Witnesses for Applicant: Steven Joufles, Architect
Peter McCabe, P.E.

No members of the public had questions for the witnesses or offered sworn statements.

After closing of the evidentiary record and opportunity for discussion, upon motion by Member Lewis and second by Member Fernandez, the Application was approved, subject to a memorializing resolution, by the unanimous votes of Members Lewis, Fernandez, Kiracofe, Alternate No. 1 Nambiar, Alternate No. 2 Wishnew and Member Santola; they being all of the Members of the Board present.

3. Adjournment. The Meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Catherine Maddrey,
Assistant Secretary