

**Planning Board
Minutes of the Meetings
January 19, 2017**

The Livingston Planning Board met for a Conference & Workshop Meeting at 7:30 P.M. in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue. Notice of the Meeting was published in the West Essex Tribune and posted on the Municipal and Police Building bulletin board.

At 7:30 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman Richard Dinar, Vice Chairman Alfred Anthony (Joined the meeting at 7:32 P.M.) Martin Kalishman Robert Leopold Samuel Ratner Michael Rieber Stephen Santola (Joined the meeting at 7:33 P.M.) Jill Wishnew Jackie Coombs-Hollis, Secretary Richard Vallario, Attorney	Absent: Michael Silverman
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1. Minutes. The Minutes and Supplemental Minutes of January 10, 2017 were accepted as presented.

2. Walkable Community Workshop Report. The draft report dated 11/30/16 has been received from the BID. Members noted that although Members Kalishman and Santola had been designated as the Planning Board's participants in the study, they had not been informed of any meetings or the site visit or follow-up discussions and had no input. It was the sense of the Board that the report's recommendations as to pedestrian safety and off-street parking access should be evaluated for inclusion in the Master Plan Review.

3. Master Plan Review. The Chairman reported that earlier this week he, Ms. Hollis and Ms. Sawant had a discussion that led to the conclusion that draft elements being prepared thus far are too extensive and potentially could unnecessarily constitute a completely new master plan. Copies of N.J.S.A. 40:55D-89 (a copy of which is attached to and incorporated into the original of these minutes) on the scope of a periodic reexamination of Master Plans were distributed. It was agreed that the scope of necessary work will be reevaluated.

4. Overlay Zoning Concepts. It was agreed that any overlay zoning to achieve mixed use development must be financially viable and that such viability may be dependent upon

scale and the size of the overlay zone. Member Santola will work with Planner Sawant on evaluation of practicality and viability of concepts under consideration.

5. Consideration of draft ordinance – R-5K Residence District. Member Kalishman, who lives within 200 feet of property that would be subject to the proposed ordinance, left the Meeting before discussion began. At the May 17, 2016 Conference & Workshop Meeting the Board (less Member Kalishman) was advised of a property owner's concept for re-zoning of property on the paper street Scott Terrace to permit two-family homes, with an affordable component. That property is on the westerly side of the street. It was the sense of the Board that Planner Sawant work with the owner's planner to refine the proposed ordinance and to cover the easterly side of the paper street as well. At the Board's request, Ms. Sawant encouraged the other planner to bring the owner of the other property into the discussions; however, that participation has not been accomplished.

The draft ordinance, distributed for this meeting and discussed, covers both sides of the street and would permit both single-family and two-family residences with an over-all affordable component. It was agreed that the Secretary will provide a copy of the draft ordinance to the attorney for the other property owner. The Board requested that further attention be given to permitted building heights and how those heights would be calculated; and that architectural elevations of the proposed buildings be provided to the Board.

6. Adjournment. There being no other business, the Meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary