

**Planning Board  
Minutes of the Meetings  
May 2, 2017**

The Livingston Planning Board met for a Conference Meeting at 7:30 P.M. in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue, with a Regular Meeting scheduled to follow at 8:00 P.M. in Chambers. Notice of both Meetings was published in the West Essex Tribune and posted on the Municipal and Police Building bulletin board.

**Conference Meeting:**

At 7:31 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 * Bob Leopold Samuel Ratner Michael Rieber Stephen Santola Michael Silverman Jill Wishnew Jackie Coombs-Hollis, Secretary Richard Vallario, Attorney Veena Sawant, Planner	Absent:	Martin Kalishman
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\* Joined the Meeting at 8:00 P.M.

1. Minutes. The Minutes and Supplemental Minutes of April 4, 2017 and the Minutes of April 18, 2017 were accepted as presented.
2. Concept Site Plan Review – Cider Mill Partners, LLC – Old Short Hills Road. - The Board heard a concept presented for development of Lots 7, 8 & 16 in Block 7600. The Board noted a number of proposed deviations from requirements in the R-5J Residence District established in 2016 and codified at Township Code §170-104.5. The potential burdens of persuasion that the developer would face at a hearing were explained.
3. Checklists Waivers – Universal Microlab, LLC Application No. 2017-17-PFSPV. The requested waiver of 17 Preliminary Site Plan Checklist items and 7 Final Site Plan Checklist items was unanimously granted.
4. Request for Special Meeting – Saber Livingston, LLC - The request for a Special Meeting on May 16, 2017 for proposed signage was unanimously granted.

5. Review of Ordinance No. 11-2017 (R-5K Residence District) - The Board reviewed the proposed ordinance referred by the Township Council after First Reading. The Board unanimously found that the proposed new residential district would not be substantially consistent with the Master Plan because there is no provision in the Master Plan providing for establishment of such a district.

However, the Board unanimously agreed that the Council be given the Board's recommendation that the proposed ordinance be enacted nevertheless because:

- (a) The fact that the Housing Element & Fair Share Plan (adopted and endorsed in January of 2016) has a provision, at page 46, that Township-owned lots be made available for construction of affordable single-family and two-family homes recognizes that two-family homes are not themselves inherently inconsistent with the Master Plan; and
  - (b) The re-zoning reduces lots sizes and required setbacks, and provides an increase in permitted density that improves the economic viability of providing affordable units; and
  - (c) Providing inclusionary single-family and two-family affordable housing at this location in other than a large multi-family residential development can serve market demand and is consistent with promotion of the general welfare.
6. Adjournment. Because of the late hour, discussion of Split Zone Properties and Master Plan Review were deferred to a date to be determined by the Chair, and the Conference Meeting was adjourned at 8:31 P.M.

**Regular Meeting.**

At 8:37 P.M. the Chairman apologized to the public for the delay in start of the hearing. 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 Bob Leopold Samuel Ratner Michael Rieber Stephen Santola Michael Silverman Jill Wishnew Jackie Coombs-Hollis, Secretary Richard Vallario, Attorney Veena Sawant, Planner	Absent:	Martin Kalishman
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1. Preliminary & Final Site Plan with Variances  
Block: 102; Lot: 14  
15-17 Microlab Road  
Application No. 2017-17-PFSPV  
Universal Microlab, LLC CI Zone

Applicant proposes to expand into vacant tenant space, which requires a parking variance.

Robert A. Gaccione, Esq., appeared for the Applicant.

Witnesses for the Applicant:

Lisa Lasso, Vice President and Chief Financial Officer

Gerald J. Novak, Architect

From 9:02 P.M. to 9:13 P.M. the hearing was in recess to allow Applicant's attorney to consult with his client on inconsistencies between witness testimony and the site plan. Then, at the request of the Applicant, the hearing was continued to the Board's Regular Meeting at 8:00 P.M. on June 6, 2017 with no further notice by the Applicant required.

2. Adjournment. The Regular Meeting was adjourned at 9:14 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary