

**PLANNING BOARD
MINUTES OF THE MEETINGS
MAY 16, 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, with a Special Meeting scheduled to follow in Chambers at 8:00 P.M. Notice of both Meetings was published as required by law and posted on the Municipal and Police Building bulletin board.

Conference/Workshop Meeting:

At 7:30 P.M. Assistant Secretary Debra Coonce announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Bob Leopold
	Richard Dinar, Vice Chairman		Stephen Santola
	Alfred Anthony		Michael Silverman
	Martin Kalishman		Jackie Coombs-Hollis
	Samuel Ratner		Secretary
	Michael Rieber		
	Jill Wishnew		
	Debra Coonce, Assistant Secretary		
	Richard Vallario, Attorney		
	Veena Sawant, Planner		

1. Minutes. The Minutes of May 2, 2017 were accepted as presented.
2. New Business.
 - a. Saber Livingston, LLC - Application No. 2017-30-PFSPV. The Application being limited to signage for the approved development under construction, the Board unanimously granted all requested waivers of Preliminary and Final Check Lists items.
 - b. Split-Zoned Properties. After a presentation by Planner Sawant of proposed re-zonings to implement Master Plan recommendations:
 - (1) Upon motion by Vice Chairman Dinar and second by Member Kalishman, and after discussion, the Members present unanimously recommended to the Township Council adoption of a draft ordinance to rezone Lots 16, 17, 18, 19, and 20 in Tax Block 4300 so that all will be entirely in the B-1 General Business District.
 - (2) Upon motion by Member Ratner and second by Member Kalishman, and after discussion, the Members present unanimously recommended to the Township Council adoption of a draft ordinance to rezone Lots 14.01, 14.02 and 15 in Tax Block 5301 (each containing a single-family home) and Lot 16 in that tax block (containing a church and its parking area), each a split-zoned lot, to the R-2 Residence District.

3. Old Business.
 - a. I Limited Industrial District. The Board reviewed the 5/13/17 draft ordinance and agreed that it should be forwarded to the Zoning Officer so that he and Planner Sawant can discuss the draft with owners of properties in the zone.
 - b. Master Plan Review. It was the sense of the Board that all present drafts of element reviews offer opportunity for simplification and reduction in size.
4. Adjournment. The Conference/Workshop Meeting was adjourned at 7:53 P.M.

Special Meeting:

At 8:00 P.M. Assistant Secretary Debra Coonce announced that proper notice had been given and called the Roll:

<p>Present:</p> <p>Peter Klein, Chairman Richard Dinar, Vice Chairman Alfred Anthony Martin Kalishman Samuel Ratner Michael Rieber Stephen Santola Jill Wishnew Debra Coonce, Assistant Secretary Richard Vallario, Attorney Veena Sawant, Planner</p>	<p>Absent:</p> <p>Bob Leopold Michael Silverman Jackie Coombs-Hollis Secretary</p>
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1. Preliminary & Final Site Plan with Variances
Block: 600; Lots: 1, 2.01 & 3.01
372 West Mt. Pleasant Avenue
276-290 Eisenhower Parkway
Application No. 2017-30-PFSPV
Amending Application No. 2015-19-PFSPV
Saber Livingston, LLC

B-1 Zone

Applicant proposes signage for ten (10) tenants that will be located within the three (3) properties.

Appearing for Applicant: Stephen A. Geffner, Esq.

Witnesses for Applicant: Bruce Fish, Owner of Signal Sign Co.
Chris Klency, Starbucks Construction Project Manager,
Mid-Atlantic
Chelsea Dekis, Shake Shack Sr. Construction Manager
Michael Lanzafama, PP & PE

Applicant withdrew: the proposed listing of menu offerings on the Shake Shack signs; the bank occupancy and signage indicated for the building on Lot 3.01; and, the Starbucks sign designated as “C” for the north façade of that building.

Various site plan signage proposals not requiring variances were resolved.

There were no questions or sworn statements from members of the public.

Upon motion made by Vice Chairman Dinar and second by Member Kalishman, and after discussion, the Board: denied variances for the proposed Starbucks wall sign designated as “A” on the north façade of the Building on Lot 3.01 and for the Sprint proposed name and logo sign on the north façade of the building on Lot 2.01; and, granted other variances and site plan amendments requested; all subject to agreed Conditions and subject to a memorializing resolution.

All Members present voted affirmatively on the motion, with Alternate No. 1 Rieber voting in place and stead of Member Silverman and Alternate No. 2 Wishnew voting in place and stead of Member Leopold.

2. Adjournment. The Special Meeting was adjourned at 9:41 P.M.

Respectfully submitted,

Debra Coonce
Assistant Secretary