

**PLANNING BOARD
MINUTES OF THE MEETINGS
July 11, 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 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 Meeting:

At 7:39 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 Martin Kalishman Bob Leopold Samuel Ratner Michael Rieber Stephen Santola Jackie Coombs-Hollis, Secretary Veena Sawant, Planner Richard Vallario, Attorney Rocco Marucci, Assistant Township Engineer	Absent;	Michael Silverman
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1. Minutes. The Minutes of June 6, 2017 were accepted as presented.
2. Communications.
 - (a) Details of the scope of work under a contract awarded by the BID to Michael J. Tobia, PP to study parking requirements applicable to commercial uses and to make recommendations to the Planning Board were distributed for the Board's awareness.
 - (b) Two Ordinances have been received, for review tonight, after First Reading by the Township Council.
3. Ordinance Review.
 - (a) Ordinance No. 16-2017 would rezone five lots that are occupied by a strip mall and its off-street parking areas. The lots containing the building are in two districts. The zone line separating the B-1 and R-4 districts runs through one wing of the building. The other lots are in the R-4 district.

The present occupancy of the lots is by virtue of a use variance.

The Master Plan recommends that district boundary lines be adjusted to reduce or eliminate split lots.

The Master Plan also recommends that discrete areas with significant disparities between permitted uses and actual uses, due to variances or non-conforming uses, should be re-zoned to bring the actual use to permitted status when consistent with good planning.

On motion made and seconded, and after discussion, the Board found Ordinance No. 16-2017 to be in substantial compliance with the Master Plan.

- (b) Ordinance No. 17-2017. An Application being pending before the Board in regard to the R-5J Residence District property that would be affected, and the Chairman and Members Dinar and Kalishman all being disqualified in regard to such Application, Member Santola took the chair as Chairman Pro Tempore.

The R-5J Residence District was established in implementation of a recommendation in the Housing Element & Fair Share Plan of the Master Plan that the property covered by the proposed amendatory ordinance be developed as inclusionary with 12 affordable units.

Upon motion made and seconded, and after discussion, the Board found that nothing in Ord. No. 17-2017 is inconsistent with that recommendation, and that the proposed Ordinance is substantially consistent with the Master Plan.

Members Dinar, Kalishman and Klein rejoined and Chairman Klein resumed the chair.

4. New Business.

- (a) Planner Sawant presented her recommendation that Lots 25 and 26 in Tax Block 3700 should be zoned in the B-1 General Business District. Lot 25 is in the R-4 Residence District, Lot 26 is partially in that district and partially in the B-1 district. Both lots are used as the off-street parking area of the Valley National Bank building on Lot 27 that is in the B-1 district. Upon motion made and seconded, the Chairman was directed to submit to the Township Council the form of proposed ordinance to accomplish that re-zoning.

- (b) Planner Sawant presented her recommendation that Lots 38 and 39 in Block 700 be zoned in the R-2 Residence District. Lot 38 contains St. Mary's Armenian Church and its parsonage. Lot 39 contains a single-family house and a barn converted to a garage.

Each lot is partially in the R-2 Residence District and partially in the R-4 Residence District. Each lot is substantially larger-than R-4 lots. Upon motion made and seconded, and after discussion, the Chairman was directed to submit to the Township Council the form of proposed ordinance to accomplish that re-zoning.

- (c) The following was adopted upon motion made and seconded, and after discussion:

Whereas, the Open Space Trust Committee and The Land Conservancy of New Jersey have collaborated on the preparation of the Open Space and Recreation Plan Update 2017 Final Draft of May 11, 2017, and the Board has reviewed such draft; it is hereby

Resolved, that a public hearing on adoption of such draft as an Interim Element of the 2017 Master Plan pending completion of the full Master Plan Reexamination shall be held at the Board's Regular Meeting on August 8, 2017 upon issuance of appropriate public notice.

- 5. Adjournment. The Conference Meeting was adjourned at 8:11 P.M.

Regular Meeting:

At 8:16 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 Martin Kalishman Bob Leopold Samuel Ratner Michael Rieber Stephen Santola Jackie Coombs-Hollis, Secretary Richard Vallario, Attorney	Absent;	Michael Silverman Veena Sawant, Planner Rocco Marucci, Assistant Township Engineer
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1. Consideration of Resolution
Block: 102, Lot: 14
15-17 Microlab Road 2
Application No. 2017-17-PFSPV
Universal Microlab, LLC

CI Zone

Members Dinar, Klein, Leopold, Ratner, Alternate No. 1 Rieber (in place and stead of Member Kalishman), Santola, and Alternate No. 2 Wishnew (in place and stead of Member Silverman), all otherwise eligible to vote, were determined to have read and understood the Resolution, to have no questions and to consider the Resolution ready for a vote.

On motion by Member Dinar and second by Member Ratner, the eligible Members unanimously waived reading aloud of the Resolution.

On motion by Member Dinar and second by Member Santola, the Resolution was adopted by the unanimous vote of the eligible Members.

2. Minor Subdivision with Variances
Block: 2100; Lots: 29, 30, 31, & 34
20 Force Hill
Application No. 2017-MSUBV
Force Hill, LLC

R-1 Zone

Applicant proposes to consolidate four lots and subdivide to create three new lots. Variances needed for lot area and lot width.

The Chairman announced that due to a technical deficiency in notice by mail given by the Applicant, the hearing on this Application is rescheduled to the Board's Regular Meeting at 8:00 P.M. on September 12, 2018 without any further published notice by the Applicant required.

3. Adjournment. The Regular Meeting was adjourned at 8:23 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary