

**MINUTES OF THE
COMBINED CONFERENCE AND REGULAR MEETING
February 2, 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 7:31 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Martin Kalishman
	Richard Dinar, Vice Chairman		
	Rudy Fernandez		
	Nathan Kiracofe		
	Barry Lewis		
	Sanjay Nambiar		
	Samuel Ratner		
	Michael Rieber		
	Stephen Santola		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Catherine Maddrey, Assistant Secretary		
	Richard Vallario, Board Attorney		
	Alaina K. Patzke, Redevelopment Counsel		

1. Minutes. The Minutes of January 21, 2021 were accepted as presented.

2. Old Business. (a) Request for Extension of Period of Protection – Application No. 2017-74-MAJSUBV – Kenny Pravel – 284 West Hobart Gap Road – Block: 5301; Lot 15 - Applicant Pavel was admitted from the Waiting Room. The Applicant has made a written request for extension of the period of protection applicable to the major subdivision approval granted by the Board in March of 2018. In advance of this Meeting, the Board received a draft Resolution finding that grant of the request is not necessary because the Applicant has the protections of the Permit Extension Act of 2020.

All Members having read the Resolution, none having questions and all indicating that it was ready for a vote, the Resolution was

adopted unanimously upon motion by Member Dinar and second by Member Fernandez and after opportunity for discussion. Mr. Pravel left the Meeting.

- (b) Preliminary & Final Site Plan with Variances (Continued from January 21, 2021)
301 South Livingston Avenue
Application No. 2020-61-PFSPV
Santander Bank, N.A.

The Applicant proposes the following:

- Replace existing wall signs (name and logo)
- Add three logos to the drive thru canopy
- Add two signs for dedicated Drive Thru Teller and ATM Lanes

At the request of the Applicant, the hearing was continued to the Board's Regular Meeting at 7:30 P.M. on March 2, 2021 with no further notice by the Applicant required.

New Business.

Township Council Resolution No. 21-84 – Redevelopment Plan Statutory Review – Township Council Res. 21-83 engaged Beacon Planning and Consulting Services, LLC (Planner) to prepare redevelopment plans, as directed, for properties within the CI District's Rehabilitation Area. By Res. 21-84 the Board was directed to review and comment on Planner's "644 NJSH Route 10 Overlay District Redevelopment Plan" (Plan).

Ordinance No. 3-2021, with the Plan appended thereto, had First Reading by the Council on January 25, 2021.

Upon motion by Member Ratner and second by Member Rieber, and after discussion, the document before the Board was found to be in substantial compliance with the Master Plan.

Adjournment.

The Meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Jackie Coombs-Hollis
Secretary