

**MINUTES OF THE  
SPECIAL MEETING  
April 15, 2021**

The Livingston Planning Board met for a Special 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 7:30 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:
	Richard Dinar, Vice Chairman	
	Rudy Fernandez	
	Martin Kalishman	
	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	
	Rocco Marucci, Assistant Engineer	

(Preliminary & Final Site Plan with Variances

Block 100; Lot 2

644 Route 10

Application No. 2020-36-PFSPV

InSite Development Partners LLC

CI Zone 644 NJSH Route 10 Overlay District

Applicant proposes to redevelop the property to accommodate a 3- story, approx. 125,550 sq. ft. self-storage facility, rear outdoor storage for 95 recreational vehicles, 26 staff/customer vehicle parking spaces, with related improvements. Variances are requested as to signs.

Appearing for Applicant: Bob Smith, Esq.  
Witnesses for Applicant: Thomas J. Muller, P.E, Dynamic Engineering Consultants  
Paul Brown, InSite Development Partners  
Corey Chase, P.E., Dynamic Traffic  
Richard Bencivenga, Architect, TAO Architecture & Design  
Beth McManus, PP, AICP, Kyle & McManus

No members of the public had questions or offered sworn statements.

After a closing statement by Attorney Smith and the closing of the evidentiary record, upon discussion and a motion by Member Lewis with second by Member Kalishman, the Application as orally amended in the course of the hearing and with deviations and conditions identified on the record was approved, subject to a memorializing resolution, by the unanimous votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Santola and Klein; they being all of the Members present and qualified to vote.

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

Respectfully submitted,

Jackie Coombs-Hollis  
Secretary