

**MINUTES OF THE  
SPECIAL MEETING  
June 25, 2020**

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., to present, and hear public comments on, two studies of whether identified areas are in need of non-condemnation redevelopment. Notices of the Meeting were published and mailed 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 7:33 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Sanjay Nambiar
	Richard Dinar, Vice Chairman		Michael Rieber
	Rudy Fernandez		
	Martin Kalishman		
	Nathan Kiracofe		
	Barry Lewis		
	Samuel Ratner		
	Stephen Santola		
	Jackie Coombs-Hollis, Secretary		
	Catherine Maddrey, Assistant Secretary		
	Jeanette Harduby, Township Engineer		
	Richard Vallario, Board Attorney		

Chairman Klein invited all participants to briefly clap their hands so as to participate in the 7:30 P.M. town-wide “Clap Out” in honor of the High School Class of 2020.

He then provided an extensive explanation of the purpose and procedures for tonight’s hearings, and noted that the both hearing notices had advised that the Reports of the Planners would be available on the Township’s website starting on June 12<sup>th</sup>; and that they have been.

**1. Report of Beacon Planning and Consulting Services, LLC re Block 6100, Lots 12 & 13 known as 8 Peach Tree Hill Road.**

The Chairman announced that a letter from James L. Lott, Jr., Esq., representing Formosa Plastics, would be included in the record.

Barbara J. Ehlen, PP, AICP, of Beacon Planning and Consulting Services, LLC and a signatory on the Report, presented the conclusions and recommendations in the Report and responded to questions from Attorney Lott.

There were no other persons with questions or comments.

At the request of Attorney Lott that he be allowed opportunity to have a planner offer comments, the hearing was unanimously continued to 8:00 P.M. on Tuesday, July 7, 2020; with the Board to publish notice with the links for attending and participating in the hearing by electronic communications means; no notices by mail required.

At 8:07 P.M., the hearing was continued to 7:30 P.M., July 7, 2020.

**2. Report of Preferred Planning Group, LLC re Block 3700, Lots 1-8, 24, 25 & 27-30 fronting on E. Mt. Pleasant Ave., S. Livingston Ave. and Arden Rd.**

The Chairman announced that written comments from the following members of the public would be included in the record:

Cindy Cohrs-Brandt - 34 Sherbrook Parkway

Daniel Dervizus – 22 Arden Road

Diane Infante – 47 Sherbrook Parkway

Steven & Sharon Jones – 18 Arden Road

Rachel Kornbluth – 43 Sherbrook Parkway

Anthony & Michele Violette – 22 Arden Road

Donna Holmqvist, AICP/PP, of Preferred Planning Group, LLC and signatory on the Report, presented the methodology, conclusions and recommendations of the Report, which she explained represented the first phase of a broader study. She responded to questions from members of the public.

Members of the public with questions or comments:

Howard Agriss - 42 Sherbrook Parkway

Justin Alpert - 56 Amherst Place

Cindy Coors-Brandt - 34 Sherbrook Parkway

James Devlin - 41 Sherbrook Parkway

Virginia Doroshuk - 37 Sherbrook Parkway

Keith Hines - 156 E. Cedar Street

Diane Infante - 47 Sherbrook Parkway

Michael Infante - 47 Sherbrook Parkway

Cathy Leone - 43 Hazel Avenue

Anna Scalore - 42 Sherbrook Parkway

Bernard Searle - 14 Washington Court

Anthony Violette - 21 Arden Road

Jonathan Wickner - 32 Hemlock Drive

Cherylynn Walters, Esq. then requested that action on the Report be delayed and that her client's properties, Lots 3.01 & 3.02 in Block 3803, to the south on the and on the westerly side of S. Livingston Avenue, be added to the study before the Report is accepted.

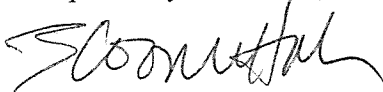
It was the sense of the Board that her client is not the only owner of property in that tax block interested in possible redevelopment, and that the Board would consider including the Block in a priority Phase 2 study covering that portion of the broader study area.

Upon motion by Member Lewis, second by Member Kalishman, and discussion acknowledging that the study of Tax Block 3700 had been conducted pursuant to the Township Council's Resolution R-18-164 and the law, on findings contained in the 5/19/20 draft Report of Planner Donna Holmqvist, AICP, PP, of Preferred Planning Group LLC, and giving due consideration to questions and comments of members of the public, it was by the unanimous votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Santola, Alternate No. 2 Wishnew (in place and stead of Member Rieber) and Klein:

**Resolved**, that the Board hereby adopts the 5/19/20 draft Report of Planner Donna Holmqvist, AICP, PP, of Preferred Planning Group LLC, and submits it to the Township Council as the Board's findings and recommendation that Lots 1, 2, 3, 4, 5, 6, 7, 8, 24, 25, 27, 28, 29, and 30 in Tax Block 3700 meet the statutory requirements for designation as an area in need of redevelopment as a "Non-Condensation Redevelopment Area" under criteria established by N.J.S.A. 40A:12A-5.

3. Adjournment. The Meeting was adjourned at 9:31 P.M.

Respectfully submitted,



Jackie Coombs-Hollis, Secretary