

**MINUTES OF THE
COMBINED CONFERENCE & REGULAR MEETING
September 9, 2021**

The Livingston Planning Board met for a Combined Conference & 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 Covid-19 state of emergency.

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

Present:	Peter Klein, Chairman	Absent:	Samuel Ratner
	Richard Dinar, Vice Chairman		Jill Wishnew
	Rudy Fernandez		Jackie Coombs-Hollis
	Martin Kalishman		Secretary
	Nathan Kiracofe **		
	Barry Lewis		
	Sanjay Nambiar *		
	Michael Rieber		
	Stephen Santola		
	Catherine Maddrey, Assistant Secretary		
	Rocco Marucci, Assistant Engineer		
	Richard Vallario, Board Attorney		
	Andrew Janiw, Planning Consultant		

*Joined the Meeting at 7:31 P.M.

** Joined the Meeting at 7:34 P.M.

1. Minutes. The Minutes of August 17, 2021 were accepted as presented.
2. Communications. The Chairman referred to the Census Bureau 2020 Census “QuickFacts” re Livingston, that was in the Board packet, showing the 2010 census reported population of 29,366 while the 2020 census reports a population of 30,303.

The Chairman advised the Board that the 1960 Master Plan predicted, when the population was about 10,000, an even much higher future population than we have reached.

3. New Business. (a) Minor Subdivision Zone: R-4
Block: 4701; Lots: 62, 63
82-86 West Northfield Road
Application No. 2021-44-MSUBV
Cornelius & Kelly Hartnett

The Applicant proposes a lot line adjustment/minor subdivision of the existing parcel. The area within 125 feet of the front street right-of-way line of Lot 62 and of Lot 63 would become 8,491 square feet and 7,304 square feet respectively. 9,375 square feet is required. The plans denote that Lot 62 as proposed would contain the existing house and detached garage. Lot 63 would be a vacant lot for construction of a new single-family home.

Appearing for Applicants: Matthew Posada, Esq. of Sills Cummis

Witness for Applicants: Michael Lanzafama, P.P., & Land
Surveyor of Casey & Keller

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

Upon motion by Member Dinar and second by Member Lewis, and opportunity for discussion, the Application was approved and granted subject to a memorializing resolution with conditions agreed to, and terms consistent with the record, by the unanimous votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Alternate No. I Nambiar (in place and stead of Member Ratner), Rieber, Santola and Klein.

- (b) Minor Subdivision Zone: R-4
Block: 3809; Lot: 39
69 Virginia Avenue
Application No. 2021-35-MSUBV
Nikhil Bhanusali

The Applicant proposes to subdivide Lot 39 to create two (2) new lots designated as proposed Lots 39.01 and 39.02 with areas within 125 feet of the front street right-of-way line that measure 7,015 square feet and 6,830 square feet respectively. 9,375 square feet is required. The existing improvements on site are to be removed in connection with the proposed subdivision, which includes the removal of the existing single-family residential dwelling. Building setback lines and envelopes for two (2) new single-family homes are shown on the Plat.

Applicant Nikhil Bhanusali appeared on his own behalf.

Expert for Applicant: Michael Lanzafama, P.P. and Land Surveyor of
Casey & Keller

No members of the public had questions for the witness or offered statements.

Upon motion by Member Kalishman and second by Alternate No. 1 Nambiar (in place and stead of Member Ratner), and opportunity for discussion, the Application was approved and granted subject to a memorializing resolution with conditions agreed to, and terms consistent with the record, by the unanimous votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Alternate No. I Nambiar (in place and stead of Member Ratner), Rieber, Santola and Klein.

4. Adjournment. The Combined Meeting was adjourned at 8:16 P.M.

Respectfully submitted,

Catherine Maddrey,
Assistant Secretary