

**PLANNING BOARD
MINUTES OF THE MEETING
October 24, 2019**

The Livingston Planning Board met for a Conference Meeting at 7:15 P.M. in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue, with a Special Meeting scheduled to follow in Chambers at 7:30 P.M. Notice of both Meetings had been published as required by law and posted on the Municipal and Police Building bulletin board.

Conference Meeting:

At 7:16 P.M. Secretary Jackie Combs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Richard Dinar, Vice
	Rudy Fernandez *		Chairman
	Martin Kalishman		Nathan Kiracofe
	Barry Lewis		Sanjay Nambiar
	Samuel Ratner		Michael Rieber
	Stephen Santola		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Rocco Marucci, Asst. Engineer		
	Donna Holmqvist, Planning Consultant		
	Gary Hall, Acting Board Attorney		

*Joined the Meeting at 7:24 P.M.

1. Minutes. The Minutes of October 17, 2019 were accepted as presented.
2. Old Business. Saint Barnabas Medical Center – Application No. 2019-44-PFSP - The Secretary having advised that it appears that a quorum of qualified Members will be available on December 3, 2019, it was unanimously agreed to grant the intended further continuance to that date with the possibility of a further continuance to a Special Meeting on December 17, 2019 if required because of lack of a quorum.
3. New Business. Master Plan Land Use Plan Element – Before the arrival of Member Fernandez, the Members having received in advance of the Meeting the draft proposed Addendum prepared by Planning Consultant Holmqvist, and having identified typographic errors, the draft was, with such correction, unanimously found by those Members present to be ready for a public hearing at a Special Meeting on Thursday, November 14, 2019.
4. Adjournment. The Conference Meeting adjourned at 7:28 P.M.

Special Meeting:

At 7:32 P.M. Secretary Jackie Combs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman Rudy Fernandez Martin Kalishman Barry Lewis Samuel Ratner Michael Rieber * Stephen Santola Jill Wishnew Jackie Coombs-Hullis, Secretary Rocco Marucci, Asst. Engineer Donna Holmqvist, Planning Consultant Gary Hall, Acting Board Attorney Lee Klein, Traffic Consultant	Absent:	Richard Dinar, Vice Chairman Nathan Kiracofe Sanjay Nambiar
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*Joined the Meeting at 7:41 P.M. before any witnesses were heard or evidence offered.

1. Preliminary Final Site Plan - Continued from 10/17/19
Block: 7300; Lots 4.01, 5, 6
94 Old Short Hills Road
Application No. 2019-44-PFSP
Saint Barnabas Medical Center

HH & R-5D Zones

The Applicant proposes to construct a 2.5-megawatt Combined Heat and Power Plant on a new steel platform above the existing boiler room in the rear of the main medical building on the health campus. The plan calls for replacement of an existing substation and a new power monitoring system, heat recovery systems and chiller. The medical campus occupies three tax parcels but the area of this project is confined to Lot 6, adjoining the rear of the main medical center building, in the central portion of the campus.

The Chairman announced that due to disqualifications and other absences of Members there was not a quorum for this Application to be heard on October 17th and it was not then possible to set a firm new date. For those reasons, the Board granted a continuance to this Special Meeting at which the Board would provide a further continuance to a new hearing date that potentially could be December 3, 2019. It now having been determined that there is likely to be a quorum available on that date, a further continuance to the Board's Regular Meeting on December 3, 2019 has been granted. No notice by the Applicant of the continuance is required.

2. Preliminary & Final Site Plan with Variances
Block: 6001; Lot: 12
599 West Mount Pleasant Avenue
Application No. 2019-54-PFSPV
Drop Fitness, Inc.

B-2 Zone

The Applicant proposes to renovate and occupy the existing structure as a fitness center; saw-cut/reconstruct portions of the existing parking lot and pedestrian walkway areas; upgrade and install a pad-mounted electric transformer for building service upgrades; install new associated signage, including a freestanding sign, for the proposed fitness center; install new LED site lights for parking lot illumination; install new site landscaping within the parking lot areas.

Appearing for the Applicant: Mark J. Semeraro, Esq., of Kaufman, Semeraro & Liebman, L.L.P.

Witnesses for the Applicant: Nathan Bright, Architect
Jeb Balise, Applicant's CEO
James Thaon, P.E.
John R. Harter, P.E.
John McDonough, P.P.

Public Questioners: Wendy Weiss, 20 Tower Road

Public Statements: None

After closing statement for the Applicant and closing of the evidentiary record, upon motion by Member Lewis, second by Member Rieber and discussion, with conditions and subject to a memorializing resolution, variances for the wall and freestanding ground signs, parking area signs without house shields, and number of parking spaces were granted and the Application, consistent with the record, was approved by the unanimous votes of Members Fernandez, Kalishman, Lewis, Ratner, Rieber, Santola, Alternate No. 2 Wishnew (in place and stead of Member Dinar), and Klein; they being all of the Members present.

3. Adjournment. The Special Meeting adjourned at 10:00 P.M.

Respectfully submitted,


Jackie Coombs-Hollis
Secretary