MINUTES OF THE

COMBINED CONFERENCE AND SPECIAL MEETING

May 12, 2022

The Livingston Planning Board met for a Combined Conference and Special Meeting by means of Zoom Webinar and a link to Facebook Live. The Meeting was called for 7:30 P.M. Notices were published pursuant to the Open Public Meetings Act and guidance provided by the State's Division of Local Government Services for meetings during the state of emergency.

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

Present: Peter Klein, Chairman

Richard Dinar, Vice Chairman

Ann Cucci Sanjay Nambiar Michael Rieber * Stephen Santola **

Jill Wishnew

a.

Jackie Coombs-Hollis, Secretary

Richard Vallario, Attorney

Andrew Janiw, Planning Consultant

*Joined the Meeting at 7:48 P.M.

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

New Business

Ordinance No. 12-2022 – Amending § 170-106.1 RIAO
Inclusionary Adult Residential Overlay District – Review upon
referral after First Reading – Noting that § 170-106.1 was enacted
last year after the Board's finding substantial compliance, that the
proposed amendment would permit up to 40 of the residential
units to be townhouses rather than apartments, without any
increase in density, it was upon motion by Member Dinar, second
by Alternate No. 1 Nambiar (in place and stead of Member Lewis),
and discussion it was by the unanimous vote of Dinar, Alternate
No. 1 Nambiar, Cucci, Alternate No. 2 Wishnew (in place and
stead of Member Kalishman), and Klein, it was

Absent:

Rudy Fernandez

Barry Lewis

Samuel Ratner

Martin Kalishman

Resolved, that Ordinance No. 12-2022 is substantially consistent with the Master Plan Land Use Element and the Housing Element and Fair Share Plan.

Members Santola and Rieber having joined the Meeting, the next matter was called.

b. Preliminary & Final Site Plan with Variances

D-S2 Zone

277 Eisenhower Parkway

Block: 100; Lot: 43

Application No. 2020-21-PFSPV (Amendment-1)

Marsag LP

Applicant proposes to convert a former Olive Garden into a restaurant identified as the Blu Ale House; the conversion of existing parking areas into outdoor seating in connection with the southernmost tenant of the main building; improvement of other outdoor seating; associated site improvements consisting primarily of restriping/reconfiguring parking in order to accommodate these changes.

Attorney for Applicant: Matthew Posada, Esq., of Sills

Cummis & Gross P.C.

Witnesses for Applicant: Michael Lanzafama, P.E., P.P. &

Surveyor

Tomasz Bona, Architect

Richard Shababb, Executive of

Blu Ale House

No members of the public had questions for witnesses or offered statements in support of, or objection to, the Application.

After a closing statement by Attorney Posada the evidentiary record was closed.

Upon motion by Member Santola, second by Member Rieber and opportunity for discussion, the Application with variances and conditions on the record and subject to a memorializing resolution was approved by the unanimous votes of Members Santola,

Rieber, Cucci, Dinar, Alternate No. 1 Nambiar (in place and stead of Member Fernandez), Alternate No. 2 Wishnew (in place and stead of Member Kalishman), and Klein; they being all of the Members present.

c. Adjournment. There being no other business, the Meeting was adjourned at 9:31P.M.

Respectfully submitted,

Jackie Coombs-Hollis Secretary