

**MINUTES OF THE  
COMBINED CONFERENCE AND SPECIAL MEETING**

**May 17, 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 7:31 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll.

Present:	Peter Klein, Chairman	Absent:	Rudy Fernandez
	Richard Dinar, Vice Chairman		Samuel Ratner
	Ann Cucci		Michael Rieber
	Martin Kalishman		Jill Wishnew
	Barry Lewis		
	Sanjay Nambiar *		
	Stephen Santola *		
	Jackie Coombs-Hollis, Secretary		
	Catherine Maddrey, Assistant Secretary		
	Richard Vallario, Attorney		
	Jeannette Harduby, Engineer		
	Andrew Janiw, Planning Consultant		
	Lee Klein, Traffic Consultant		

\*Joined the Meeting at 7:36 P.M.

- Old Business
- a. Consideration of Memorializing Resolution – Remarkable Foods, Inc. - Application No. 2021-7-PFSP - Members Cucci, Kalishman, Lewis and Klein, having participated in the decision, having read the Resolution, having no comments or questions, and feeling that the Resolution is ready for a vote, unanimously adopted the Resolution on motion by Member Lewis and second by Member Cucci.
  
  - b. Consideration of Memorializing Resolution - Metropolitan YMCA of the Oranges – Application No. 2021-80-PFSP – Members Cucci, Dinar, Kalishman, Lewis and Klein, having participated in the decision, having read the Resolution, having no comments or questions, and feeling that the

Resolution is ready for a vote, unanimously adopted the Resolution on motion by Member Kalishman and second by Member Dinar.

Recusal. Member Santola announced that he had just received a text from which he learned that the attorney for the Applicant in the hearing about to be called also represents the company of which Member Santola is an officer. Member Santola recognized that as a basis for disqualification and immediately left the Meeting.

New Business. a. Preliminary & Final Site Plan 630 NJSH Route 10 Overlay District  
630 Route 10  
Block: 100; Lot: 3  
Application No. 2022-9-PFSP  
Spectrum 360, LLC  
Applicant proposes to convert an existing building into a school Facility as well as construct a 3,000 sq. ft. building addition and related site improvements of newly configured Lot A.

The Chairman announced the Alternate No. 1 Nambiar would be acting in place and stead of absent Member Ratner.

Attorney for Applicant: John P. Inglesino, Esq., of Inglesino, Webster, Wyciskala & Taylor, LLC  
Witnesses for Applicant: Ken Berger, executive director and ceo of Applicant  
Brian Conway, P.P. & Landscape Architect, of Casey & Keller  
Craig Peregoy, P.E.  
Gregory Somjen, Architect  
Kevin Codey, Okner Parkway Development Partners Urban Renewal, LLC

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

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

Upon motion by Member Dinar and second by Member Lewis and opportunity for discussion, the Application was approved with the grant of a waiver as to EIFS and subject to Conditions identified on the record, all subject to a memorializing resolution, by the unanimous votes of Members Dinar, Lewis, Cucci, Kalishman, Alternate No. 1 Nambiar (in place and stead of Member Ratner) and Klein; they being all of the Members present.

- b. Metropolitan YMCA of the Oranges – Application No. 2012-80-PFSP - The Secretary advised that she has received an email from the Attorney for the Applicant requesting changes in the Memorializing Resolution adopted earlier in the evening. It was the sense of the Board that change of the first name of a witness can be accomplished as correction of a typographic error; but, that any other changes should be considered at the June 2, 2002 Conference Meeting.

Adjournment.           The Meeting adjourned at 9:57. P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary