

**MINUTES OF THE  
COMBINED CONFERENCE AND REGULAR MEETING  
May 20, 2021**

The Livingston Planning Board met for a Combined Conference and 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 current state of emergency.

At 7:30 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent: Barry Lewis
	Richard Dinar, Vice Chairman	Jill Wishnew
	Rudy Fernandez	
	Martin Kalishman	
	Nathan Kiracofe (Joined at 7:32 P.M.)	
	Sanjay Nambiar	
	Samuel Ratner	
	Michael Rieber	
	Stephen Santola (Joined the Meeting at 7:56 P.M.)	
	Jackie Coombs-Hollis, Secretary	
	Catherine Maddrey, Assistant Secretary	
	Richard Vallario, Board Attorney	
	Rocco Marucci, Assistant Engineer	
	Andrew Janiw, Planning Consultant	

1. Minutes. The Minutes of May 4, 2021 were accepted as presented.
2. Old Business.
  - a. Livingston Builders, LLC - Application No. 2020-34-PFSPV(Amendment) – Consideration of Memorializing Resolution – Members Fernandez, Kalishman, Kiracofe, Ratner, Rieber, Alternate No. 1 Nambiar, and Klein, being all of the Members present who participated in the decision, having read the Resolution, having no comments or questions, and feeling that the Resolution was ready for a vote, unanimously adopted the Resolution.
  - b. Santandar Bank, N.A. - Application No. 2020-62-PSFPV - Consideration of Memorializing Resolution - Members Dinar, Fernandez, Kalishman, Kiracofe,

Ratner, Rieber, Alternate No. 1 Nambiar, and Klein being all of the Members present who participated in the decision, having read the Resolution, having no comments or questions, and feeling that the Resolution was ready for a vote, unanimously adopted the Resolution.

3. New Business

- a. Ordinance No. 10-2021 Establishing the R-50 Residence Overlay District Referred From Township Council After First Reading – After reference to the Land Use Plan Element and the Housing Element and Fair Share Plan it was, on motion by Member Ratner and second by Member Dinar, by the votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Ratner, Rieber, Santola, Alternate No. 1 Nambiar (in place and stead of Member Lewis) and Klein unanimously:

Resolved, that Ordinance No. 10-2021 is in substantial consistency with the Master Plan; with the Board’s recommendation that in the first line of D.(1) on page 2 of the Ordinance the text “, six (6)” be replaced by “of the”.

- b. Minor Subdivision with Variances Zone: R-2  
Block: 6001; Lots: 51 & 52  
27/29 Tower Road  
**Albert Celoliaj and Rejendra Shah**

The Applicants propose to transfer 6,188.72 square feet from Lot 52 (29 Tower Road) to Lot 51 (27 Tower Road); resulting in variance requests of 5,942 square feet for Lot 51, and 7,389 square feet for Lot 52, from the required minimum lot area.

Appearing for Applicants: James Polles, Esq., of Schenck Price

Witness for Applicants: John E. Hansen, P.E.

No Members of the Public had questions or offered sworn statements.

After waiving of a closing statement by Attorney Polles and closing of the evidentiary record, upon motion by Member Dinar with second by Alternate No. 1 Nambiar (in place and stead of Member Lewis) and after discussion, it was resolved to grant the Application with conditions and variances as justified on the record, subject to a memorializing resolution, by the unanimous votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Ratner, Rieber, Santola, Alternate No. 1 Nambiar (in place and stead of Member Lewis) and Klein; they being all of the Members present.

- c. Preliminary & Final Site Plan with Variances Zone: R-L2  
Block: 107; Lot: 16  
310 Eisenhower Parkway  
Application No. 2018-39-PFSPV (Amendment)  
**JSDD Foundation, Inc.**

The Applicant proposes to create a sub-surface underground pipe network stormwater detention basin in lieu of the surface detention basin and seeks necessary variances to permit a total of 5 signs on the building.

Appearing for Applicant: Jay J. Rice, Esq., of Nagel Rice, LLP

Witnesses for Applicant: Michael Lanzafama, P.P. & P.E.  
Linda Press, Executive Director of Applicant  
Stephen W. Schwartz, Architect/an owner of Lot 16

There were no members of the public with questions or sworn statements.

After a closing statement by Attorney Rice and closing of the evidentiary record, upon motion by Member Dinar with second by Member Ratner and after discussion, it was resolved to grant the Application with conditions and variances as justified on the record, subject to a memorializing resolution, by the unanimous votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Ratner, Rieber, Santola, Alternate No. 1 Nambiar (in place and stead of Member Lewis) and Klein; they being all of the Members present.

4. Adjournment. There being on other business, the Meeting adjourned at 8:57 P.M.

Respectfully submitted,

Jackie Coombs-Hollis.