

**MINUTES OF THE  
CONFERENCE MEETING  
August 5, 2021**

The Livingston Planning Board met for a Conference 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 7:31 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman Rudy Fernandez Nathan Kiracofe Barry Lewis Samuel Ratner Michael Rieber Stephen Santola Jill Wishnew Jackie Coombs-Hollis, Secretary Richard Vallario, Board Attorney	Absent:	Richard Dinar, Vice Chairman Sanjay Nambiar Catherine Maddrey, Assistant Secretary
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1. Minutes. The Minutes of July 6, 2021 were accepted as presented.
2. Old Business. Consideration of Memorializing Resolution –Livingston Corporate Park Associates, LLC – 220 South Orange Avenue – Application No. 2020-57-PFSP Carried to August 17, 2021.
3. New Business. (a) Ordinance No. 12-2021 – Establishing R-5P Residence Overlay District – Review after First Reading - An Ordinance of this Number having been found by the Board to be in substantial compliance with the Master Plan on June 2nd, and the Council having revised and reintroduced the Ordinance, and the Board having further considered the Land Use Plan Element and the Housing Element and Fair Share Plan, it was upon motion by Member Lewis and second by Member Rieber unanimously (with Alternate No. 2 Wishnew acting in place and stead of Member Dinar):

Resolved, that Ordinance No. 12-2021 as revised is in substantial compliance with the Master Plan

- (b) Ordinance No. 17-2021 – Amending Chapter 170 provisions re Habitable Floor Area & Habitable Floor Area Ratio - Review after First Reading – The Ordinance would amend the “McMansion” provisions established in 2006 and amended as recently as 2014. Finding that nothing in the proposed amendment would in any way undermine the Master Plan, upon motion by Member Santola and second by Member Rieber it was unanimously (with Alternate No. 2 Wishnew acting in place and stead of Member Dinar):

Resolved, that that Ordinance No. 17-2021 is in substantial compliance with the Master Plan.

In discussion, Members informally raised some questions related to the topic covered by the Ordinance. Members Councilman Fernandez and Manager Lewis agreed to advise the Council of those questions.

- (c) Ordinance No. 24-2021 – Amending § 170-109.1 BN Neighborhood Business District – Review after First Reading – Member Fernandez, being disqualified from participating on this matter, temporarily left the Meeting.

Being advised that the Ordinance was amended orally at first reading to add a prohibition of drive-in, drive-up and drive-through facilities and finding that nothing in the Ordinance would in any way undermine the Master Plan, upon motion by Member Ratner and second by Member Kiracofe it was upon unanimous vote of Members Lewis, Ratner, Rieber, Santola, Alternate No. 2 Wishnew (acting in place and stead of Member Dinar) and Klein:

Resolved, that Ordinance No. 24-2021 is in substantial compliance with the Master Plan.

Member Fernandez rejoined the Meeting.

(d) Discussion - Land Use Code Definitions – Possible Amendments –

The Members had a preliminary discussion of the following terms:

Canopy

Portico

Multifamily Dwelling

Parking Space

Sign, Condition of Use

Overlay Zone

Townhouse, Stacked

It was agreed that the draft definitions discussed should be provided to the Township's Planning Consultant for review and recommendations.

4. Adjournment. The Meeting adjourned at 8:39 P.M.

Respectfully submitted,

Jackie Coombs-Hollis  
Secretary