

RESOLUTION  
SUBDIVISION/SITE PLAN COMMITTEE  
PLANNING BOARD  
TOWNSHIP OF LIVINGSTON

Decided: November 3, 2015

Re: Application No. 2015- 53-MS  
Applicant: Saint Barnabas Realty Development Corporation  
Premises: 190-200 South Orange Avenue  
Block: 6101; Lot: 48  
Zone: R-L

WHEREAS, application has been made by Saint Barnabas Realty Development Corporation (“Applicant”), represented by its attorney David Mebane, Esq., to the Planning Board of the Township of Livingston (“Board”) for Minor Site Plan approval for installation of a canopy to cover 174 feet of sidewalk so as to improve handicap access from the rear parking lot of the Ambulatory Care Center as shown on Sheet 1 thru 8 of the Site Plan, dated 1/29/2015 and issued for review on 2/03/2015, prepared and signed by Ronald R. Sydoruk, P.E. of Hudson Awning & Sign Company; and

WHEREAS, the Board has a Subdivision/Site Plan Committee (“Committee”) pursuant to § 170-3 of the Code of the Township of Livingston, with jurisdiction to determine whether a site plan Application meets the definition of “minor” and, if so, to take final action of approval or disapproval of such Application; and

WHEREAS, the Committee has determined that because the Application before it is for improvement of barrier free access it is an Application for Minor Site Plan approval and that both Application notice by the Applicant and public hearing are not required; although notice of this Meeting of the Committee and its agenda have been provided; and

WHEREAS, the Application has been amended to clarify that Saint Barnabas Realty Development Corporation is the Applicant and that Eddie Yanga is its authorized agent; and

WHEREAS, the Committee has heard the testimony of Applicant’s expert Ronald R. Sydoruk, P.E. and of Eddie Yanga, Saint Barnabas Medical Center’s Project Manager, and has reviewed:

1. The Application.
2. The site plan signed by witness Sydoruk.
3. The October 27, 2015 report from the Township Planner
4. The Ambulatory Care Center site plan of 1996 prepared and signed by Mary C. Lang, P.E.; and

NOW, THEREFORE, the Committee does make the following findings of fact with respect to this Application:

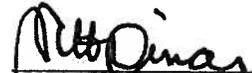
- a. The Ambulatory Care Center is undergoing a major expansion that has a temporary negative impact on normal handicap access.
- b. There is a rear parking area shown on the 1996 site plan as including 8 handicap spaces. The building entrance near this parking area will be used as the temporary primary handicap access during construction. Such use will include drop-off and pick-up of such patients by transportation vehicles.
- c. Eight (8) of the parking spaces shall be properly delineated, dimensioned and signed as handicap spaces. Two (2) of those spaces may be at temporary locations close to the canopy until completion of the Ambulatory Care Center expansion now underway.
- d. The proposed temporary arrangements will not have any negative effect on the over-all required number of parking spaces.
- e. Barrier free access will be improved by installation of 174 feet of permanent canopy from the parking area as shown in the Site Plan prepared by witness Sydoruk.

## CONCLUSIONS

The Minor Site Plan application as orally amended for which approval was requested is hereby approved subject to the following conditions that have been agreed to by the Applicant:

- a. The color of the canopy fabric shall be dark blue.

- b. Eight (8) of the parking spaces shall be properly delineated, dimensioned and signed as handicap spaces. Upon completion of the Ambulatory Care Center major expansion, the two (2) temporarily relocated handicap spaces shall be restriped to where they were originally placed.
- c. At the close of each work day the work area shall be thoroughly cleaned and all construction trash and debris shall be removed from the area or placed in covered dumpsters to be removed when construction of the canopy is completed.
- d. The full text of this Resolution shall be added to the Site Plan. Such revised Site Plan shall be submitted to the Township Engineer, the Township Construction Official and the Essex County Planning Board before any permits are issued by the Township.
- e. Four (4) properly signed and sealed As-built Site Plans in respect of the installations approved herein shall be delivered to the Construction Official.

  
Richard Dinar, Chairperson  
Subdivision/Site Plan Committee

  
Peter M. Klein, Chairman  
Planning Board

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Subdivision/Site Plan Committee of the Planning Board of the Township of Livingston on November 3, 2015 by the affirmative votes of Members Dinar, Ratner and Alternate No. 2 Wishnew (in place and stead of Member Klein) they constituting a quorum and being all of the Members present.

  
Jackie Coombs-Hollis  
Planning Board Secretary