

April 07 2021

The regular meeting of the Livingston Planning Board was held April 07 2021 and opened at 7:00.

In attendance were Chairman Phil Schmidt, Robert Bellinger, Chip Keil, Bernie Stickles, Martin Nayowith, John Ross, Stephen Thibault and Brian Molinski.

Engineer Michelle Mormile.

Attorney Ted Hilscher.

Absent: NONE:

Correspondence: NONE.

A motion to accept the minutes of the March 03 2021 meeting was made by Martin Nayowith and 2nd by Robert Bellinger. All voted AYE. Motion passed unanimously.

OLD BUSINESS:

Juanita and Gary Bryant (J&G Bryant LLC) Site Plan and Special Use application. Property located 3326 Route 9. A letter of denial was received from Sam Harkins. Per Table 3.2-1 Schedule of permitted Uses. No building shall be erected or altered in any district, except for uses designated for the district in the following schedule. To be able to convert existing commercial building from a restaurant to (2) office spaces and one ice cream business. Needs a new site plan. Return to the May meeting.

David Weiss Oak Meadows a subdivision application to rearranging 2 tax lots to 5 tax lots. Property located 5265 Route 9G. No show.

Sarah Weiham representing Lydon Harris a Use Variance to be able to build a (1,143 sf) guest house on 12.75 acres. A denied letter was received from CEO Harkins. An accessory apartment new structure larger than allowed. Property

located 198 Walkers Mill Road. Fee Paid. They also have an Area Variance before the ZBA. The Board will hear the application after the applicant finishes with the ZBA. Return to the May meeting.

Mark Fredette a Site Plan Application to occupy and use the existing structure at 3521 Route 9 for Chop House a restaurant. That will be a casual dining, café seating and a full service bar with a patio in the rear. Also planned is selling ice cream and keeping the playground. Farm to table lunch and dinner served Tuesday to Saturday. A denied letter was received from CEO Harkins a restaurant is permitted use in the C-1 District as per 3.2 Schedule of Permitted Uses. Section 6.7 a Site Plan is required. Fee paid. To return to the May meeting.

Kelly Mc Donald 530 Church Road a Site Plan application. Received a denied building permit to build a garage with an accessory apartment. Per Table 3.2 schedule of Permitted uses, #1. All accessory apartments in the LDR-2 district require a site plan review. Fee paid.

The new garage (24 x 26 feet) will be converted to a living space. The Board reviewed the site plan application and deemed it complete no problems.

Attorney Ted Hilscher completed the Short Form EAF.

A motion to approve the EAF with negative declaration was made by Bernie Stickles and 2nd by Martin Nayowith. All present voted AYE.
Motion passed unanimously

A motion to approve the Kelly Mc Donald site plan as presented was made by Robert Bellinger and 2nd by Chip Keil. All present voted AYE.
Motion passed unanimously.

A motion to close the meeting was made by Stephen Thibault and 2nd by Chip Keil. All present voted AYE. Motion passed.

Next scheduled meeting will be held May 05 2021.
Meeting closed at 7:24.

Respectfully submitted,

Eileen Yandik
Secretary Livingston Planning Board.