

Planning Department  
Township of Livingston  
  
Livingston Town Hall  
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## PLANNING BOARD CONFERENCE & SPECIAL MEETING

**June 20, 2023 at 7:30 PM**

### **Conference Meeting Agenda**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – Minutes June 6, 2023
5. Communications
6. Old Business                      Consideration of Memorializing Resolution  
Newark Academy – Application No. 2009-49-PFSPV (Amendment-3)
7. New Business
8. Executive Session – Litigation (If Needed)
9. Adjournment

### **Special Meeting Agenda**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Continued Hearing  
Preliminary & Final Site Plan with Variances (*Continued from 6/06/2023*)                      RIAO Zone  
389-405 East Mount Pleasant Avenue  
Block: 2100; Lots: 22-25, 35.01, 35.02, 35.03  
Application No. 2022-65-PFSPV  
**Mount Pleasant Partners LLC**

Applicant seeks site plan approval to permit the construction of 254 multi-family residential units in three (3) buildings, a clubhouse, and related site improvements. (*The Board gave non-binding guidance on 4/18/2023 for the attorney to prepare a Resolution.*)

Application Documents: [Application Forms, Checklists, Recycling Plan](#); [Ord 6-2021](#); [EIS](#); [Traffic Report](#); [Stormwater](#); [Stormwater Manual](#); [Site Plans](#); [Architectural Plans](#); [Truck Turning \(Fire\)](#); [Truck Turning \(Refuse\)](#)

Exhibits: [Site Plan North](#); [Landscape Plan](#); [Site Plan Overall](#); [Site Plan South](#); [Additional Planting](#); [Truck Turning \(Fire\)](#); [Truck Turning \(Refuse\)](#); [Site Sections A&B](#); [Site Sections C&D](#); [Site Sections E&F](#); [Rendering 1](#); [Rendering 1A](#); [Rendering 2B](#); [Rendering 3A](#); [Rendering 4A](#); [Updated Parking Table \(New\)](#); [Loading & Parking \(New\)](#)

Township Reviews: [Planning \(3/23/2023\)](#); [Planning \(11/22/2022\) with applicant responses](#); [Engineering \(3/28/2023\)](#); [Engineering \(1/6/2023 with applicant responses\)](#); [Traffic](#) (with applicant responses); [LEC](#) (with applicant responses)

5. Preliminary & Final Site Plan R-5F Zone  
650 South Orange Avenue  
Block: 7001; Lot: 1.01  
Application No. 2011-58-PFSP (Amendment-2)  
**18 Corp. d/b/a Ahavat Torah**

Applicant is seeking to amend the previously approved application to include signage on the façade of the building and a monument sign.

[Application Form, Checklists, Survey, Plans](#)

Township Reviews: [Planning](#)

6. Preliminary & Final Site Plan with Variances (*Re-opened Hearing*) B-1 Zone  
212-214-222 North Livingston Avenue  
Block: 1706; Lots: 1, 2, & 55  
Application No. 2013-22-PFSPV (Amendment)  
**Om Divya Realty LLC**

Applicant is seeking to amend the previously approved application to include a shed in the rear of the building, maximize the current seating of 120 with 60 indoor and 60 outdoor combined as one indoor and outdoor limit, replace spotlights behind the store with down lighting on sidewalk, and reconfigure allocation of parking signs. (*The Board gave non-binding guidance on 2/7/2023 for the attorney to prepare a Resolution. On 4/18/2023 Applicant requested the Board re-open the hearing to provide additional testimony prior to the adoption of the Resolution*)

Application Documents:

[Application for Site Plan, Checklists, EIS Waiver, Prior Resolutions](#); [Plans](#)

Exhibits: [A-1](#), [A-2](#), [A-3](#), [A-4](#), [A-5](#), [A-6](#), [A-7](#)

Township Reviews: [Planning](#)

7. Adjournment