

//PLANNING BOARD CONFERENCE & REGULAR MEETING

**September 8, 2022 at 7:30 PM**

**Conference & Regular Meeting Agenda**

*Updated 9/7/2022*

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – Minutes of August 16, 2022
5. Communications
  
6. Old Business (1) Consideration of Memorializing Resolutions:
  - (a) 170 Beaufort Avenue LLC; Application No. 2022-26-MSUBV
  - (b) Equitable Property Ventures, LLC; Application No. 2022-29-PFSP
  
- (2) Minor Subdivision with Variances (*Continued from July 19, 2022*)  
113 Meadowbrook Road  
Block: 4904; Lot: 38  
Application No. 2022-20-MSUBV R-4 Zone  
Justin Russo  
  
Applicant proposes a minor subdivision to create proposed lots 38.01 and 38.02. Existing improvements will be removed in anticipation of two single-family dwellings.  
  
Application Documents: [App Forms](#), [Checklists](#), [EIS Waiver](#), [Plans](#); [Planner's Report](#); [Transcript](#); [Exhibits](#)  
Township Reviews: [Planning](#); [Engineering](#)
  
7. New Business (1) Ordinance No. 27-2022 - Upon referral after First Reading - Updating and replacing Article XIV entitled "Affordable Housing Regulations"
  
- (2) Preliminary & Final Site Plan with Variances R5-L Zone  
136 & 140 Passaic Avenue  
Block: 6101; Lots: 25 & 26  
Application No. 2022-39-PFSPV  
Executive West, LLC

Applicant is seeking preliminary and final site plan approval to permit the construction of 72-residential units within a 4-story building and related site improvements. Units will consist of 58 market rate apartments and 14 affordable apartments. Existing improvements consisting of two (2) single-family homes, a detached garage, and a rear framed building will be removed.

Application Documents:

[Application for Site Plan & to Vary; Checklists, Recycling Plan; Photos; EIS; Traffic Study; Response Memo 7/28/2022; Architectural Plan; Site Plan; Truck Turning Exhibits; Stormwater Report](#)

Exhibits: [Rendering A; Rendering B; Site Section/Elevation; Landscape Plan Rendering; Site Plan Rendering](#)

Township Reviews: [Engineering; Planning; Traffic; Water & Sewer; LEC](#)

8. [Executive Session](#) – Litigation (If Needed)

9. [Adjournment](#)

### Accessing the Meeting

#### Online:

Click on or copy and paste this URL to your browser to join the meeting:

<https://us02web.zoom.us/j/86708704304?pwd=Q2lwQkZHVmpUa1VoUjlYSGpuekFSZz09>

Passcode: 932344

#### Join by Phone:

Dial (for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 867 0870 4304

Passcode: 932344

International numbers available: <https://us02web.zoom.us/u/kcoSJT0y7b>

**View on Facebook:** The meeting will be live-streamed to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ)