

## PLANNING BOARD CONFERENCE & SPECIAL MEETING

**September 20, 2022 at 7:30 PM**

### **Conference & Special Meeting Agenda**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call

### **Conference Portion**

- a. Approval of Minutes – Minutes of September 8, 2022
- b. Communications
- c. Old Business
  - (1) Consideration of Memorializing Resolution:  
Equitable Property Ventures, LLC - Application No. 2022-29-PFSP
  - (2) Consideration of Resolution:  
Marsag L - Application No. 2020-21-PFSPV (Amendment -2)  
To be continued to 7:30 P.M. Thursday, October 6, 2022.
- d. New Business Review and Comment upon the “321 South Livingston Avenue District Redevelopment Plan” referred by Township Council Resolution 22-231 of September 6, 2022 and proposed to be adopted by Ordinance No. 29-2022.

### **Special Meeting Portion**

1. *Continued from September 8, 2022*

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;](#)

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

3. Preliminary & Final Site Plan with Variances B-1 Zone  
212-214-222 North Livingston Avenue  
Block: 1706; Lots: 1, 2, & 5  
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.

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](#)

Township Reviews:

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/82638488263?pwd=bEFTZHNJV3J4bUxENzBqUjhCYUVCZz09>

Passcode: 420154

**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: 826 3848 8263

Passcode: 420154

International numbers available: <https://us02web.zoom.us/j/82638488263>

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