

MINUTES OF THE
CONFERENCE AND REGULAR MEETINGS

April 4, 2023

The Livingston Planning Board met for a Conference Meeting at 7:30 P.M. in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue, with a Regular Meeting scheduled to follow in Chambers. Notices of both Meetings was published as required by Law and posted on the Municipal and Police Building as required by law.

At 7:34 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Steven Santola, Vice Chairman	Absent:	Rudy Fernandez, Chairman
	Rosy Bagolie		
	Ann Cucci		
	Richard Dinar		
	Peter Klein		
	Barry Lewis		
	Samuel Ratner		
	Michael Rieber		
	Jill Wishnew		
	Jackie Coombs, Hollis, Secretary		
	Catherine Maddrey, Assistant Secretary		
	Richard Vallario, Board Attorney		
	Rocco Marucci, Township Assistant Engineer		
	Barbara Ehlen, Planning Consultant		
	Lee Klein, Traffic Consultant		

Vice Chairman assumed the Chair.

1. Minutes. The Minutes of March 21, 2023 were accepted as presented.
2. New Business.
 - a. Ordinance No. 07-2023 Adopting Amended Zoning Map to Eliminate Split Lot Zoning on Block 4301; Lot 10 and on Block 4801; Lot 9 - Review upon referral after First Reading - Upon motion by Member Klein and second by Member Dinar, the Board unanimously found the Ordinance to be substantially consistent with the Land Use Plan Element of the Master Plan.
 - b. Ordinance No. 08-2023 Amending Chapter 170 Section 90 Signs of the Code of the Township of Livingston – Review upon referral after first reading – After lengthy

discussion of the scope and potential impact of the proposed ordinance, Member Lewis agreed to recommend, as Township Manger, that the Council not proceed to Second Reading and to conduct further study of the issues raised.

3. Adjournment. The Conference Meeting was adjourned at 7:42 P.M.

Regular Meeting

At 8:00 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Steven Santola, Vice Chairman	Absent:	Rudy Fernandez,
	Rosy Bagolie		Chairman
	Ann Cucci		Michael Rieber
	Richard Dinar		
	Peter Klein		
	Barry Lewis		
	Samuel Ratner		
	Jill Wishnew		
	Jackie Coombs, Hollis, Secretary		
	Catherine Maddrey, Assistant Secretary		
	Richard Vallario, Board Attorney		
	Rocco Marucci, Township Assistant Engineer		
	Barbara Ehlen, Planning Consultant		
	Lee Klein, Traffic Consultant		

1. Preliminary & Final Site Plan with Variances 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 sees site plan approval to permit the construction of 254 multi-family residential units in three (3) buildings, a clubhouse, and related site improvements.

The Chair announced that Member Rieber is absent because disqualified, and that Alternate No. 2 Wishnew will act in his stead.

Appearing for the Applicant: Peter M. Flannery, Esq., of Bisgaier Hoff LLC.

Witnesses for the Applicant: Michael Lanzafama, P.E., P.L.S., P.P.; of Casey & Keller

Brian S. Conway, Licensed Landscape Architect; of
Casey & Keller
Laurance D. Appel, R.A.; of Appel Design Group

Members of the public with questions for witnesses:

Rabbi E. Samuel Kibanoff of Congregation Etz Chaim;
1 Lafayette Drive
Hrishikesh Pippadipally, 18 Force Hill Road

At 10:29 P.M. the hearing was continued to 7:30P.M., Tuesday, April 18, 2023 with no further notice by the Applicant required.

2. Adjournment. The Meeting was adjourned at 10:32 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary