

MINUTES OF THE
COMBINED CONFERENCE AND REGULAR MEETING

April 19, 2022

The Livingston Planning Board met for a Combined Conference and Regular Meeting by means of Zoom Webinar and a link to Facebook Live. The Meeting was called for 7:30 P.M. Notices were published pursuant to the Open Public Meetings Act and guidance provided by the State’s Division of Local Governmental Services for meetings during the Covid-19 state of emergency.

At 7:32 P.M. Assistant Secretary Catherine Maddrey announced that proper notice had been given and called the Roll.

Present:	Peter Klein, Chairman Ann Cucci Martin Kalishman Barry Lewis Samuel Ratner Michael Rieber Stephen Santola Sanjay Nambiar Jill Wishnew Catherin Maddrey, Assistant Secretary Rocco Marucci, Assistant Engineer Richard Vallario, Attorney Barbara Ehlen, Planning Consultant Jay Troutman, Traffic Consultant	Absent:	Richard Dinar, Vice Chairman Rudy Fernandez Jackie Coombs-Hollis Secretary
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1. Minutes. The Minutes of April 5, 2022 were accepted as presented.
2. Old Business. Consideration of Memorializing Resolution – George Reinhardt – 423 South Livingston Avenue – Application No. 2022-4-MSUBV - The Chairman explained that the Resolution was not yet ready, and that the matter would be moved to the May 5, 2022 agenda.

Member Ratner, who was in the Waiting Room, was admitted to the Webinar.

3. New Business. Preliminary & Final Site Plan
576-586 West Mt. Pleasant Avenue
Block: 101; Lots: 3 & 4
Application No. 2021-70-PFSP
Remarkable Foods, Inc. Zone: CI

The Applicant proposes to construct two buildings with associated parking for use as a vehicle hub for customized mobile kitchens providing catered gourmet food delivery services to residences.

Appearing for Applicant: John McKeon, Esq. & James Fant, Esq.,
of Hardin, Kundla, McKeon & Poletto

Witnesses for Applicant: Jason Bothchar, Applicant's Sr. Mgr,
Real Estate Development
Benjamin S. Crowder, P.E., of Bohler
Engineering NJ, LLC
John R. Harter, P.E., of Atlantic Traffic
& Design
William S. Mandara, Architect, of
Mancini:Duffy
Michael Kipfer, Architect, of
Mancini:Duffy
Katherine Sarmad, P.P., of Harbor
Consultants

Questions for witness by member of the public:
David Berger, of 22 Stratford Drive

No members of the public offered statements in support of or opposition to the Application.

After closing argument by Attorney McKeon the evidentiary record was closed.

After discussion and upon motion by Member Kalishman and second by Member Cucci, the Application was approved and granted with terms and conditions specified on the record, subject to a memorializing resolution, by unanimous votes of Members Kalishman, Cucci, Lewis, Ratner, Rieber, Santola, Alternate No. 1 Nambiar (in place and stead of Member Dinar), Alternate No. 2

Wishnew (in place and stead of Member Fernandez), and Klein;
they being all of the Members present.

4. Adjournment. There being no other business, the Meeting was adjourned at 10:04 P.M.

Respectfully submitted,

Catherine Maddrey,
Assistant Secretary