

MINUTES OF THE
CONFERENCE AND SPECIAL MEETINGS

July 18, 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 Special Meeting scheduled to follow in Chambers. Notices of both Meetings were published as required by Law and posted on the Municipal and Police Building as required by law.

Conference Meeting

At 7:31 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Rudy Fernandez, Chairman	Absent: None
	Stephen Santola, Vice Chairman	
	Richard Dinar	
	Ann Cucci	
	Peter Klein	
	Barry Lewis	
	Samuel Ratner	
	Michael Rieber *	
	Jill Wishnew	
	Jackie Coombs-Hollis, Secretary	
	Catherine Maddrey, Asst. Secretary	
	Richard Vallario, Board Attorney	

*Joined the Meeting at 7:35P.M.

1. Minutes. The Minutes of June 20, 2023 were accepted as presented.

Old Business Consideration of Memorializing Resolution – Om Divya Realty LLC – Application No. 2013-22-PFSP (Amendment). All Members present and eligible to vote, having acknowledged that they had read the Resolution, a Member having offered a number of corrections that were accepted, and all having then felt that it was ready for a vote; upon motion made and seconded, the Resolution was adopted by the unanimous votes of Members Bagolie, Klein, Ratner, Rieber, Lewis, Fernandez and Alternate No. 2 Wishnew (in place of Member Dinar).

New Business

- (a) The Board reviewed and discussed the 2022 Zoning Board of Adjustment Annual Report as required by N.J.S. 40:55D-70.1. The report had also been sent directly to the Town Council.
- (b) Review of Proposed Ordinance 19-2023 on Referral after First Reading The Members having received copies of the Ordinance in advance of the Meeting, upon motion by Member Bagolie, and second by Member Rieber, the Ordinance was found to be substantially consistent with the Land Use Element of the Master Plan. A minority position of a single Member was expressed for the Town Council to reduce the density, consider the height of any proposed building and conduct a traffic study.
- (c) The Board received, and granted the request to waive the Board Rules 10-day submission requirement for the revised monument sign exhibit for 18 Corp d/b/a Ahavat Torah Application No. 2011-58-PFSP (Amendment-2)

With no further business to discuss, the Conference Meeting was adjourned at 8:02 P.M.

Special Meeting Agenda

At 8:08 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Rudy Fernandez, Chairman Stephen Santola, Vice Chairman Richard Dinar Ann Cucci Peter Klein Barry Lewis Samuel Ratner Michael Rieber Jill Wishnew Jackie Coombs-Hollis, Secretary Catherine Maddrey, Asst. Secretary	Absent: None
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- 1. Preliminary & Final Site Plan R-5F Zone
 650 South Orange Avenue
 Block: 7001; Lots: 1.01 & 1.02
 Application No. 2011-58-PFSP (Amendment-3)
 Application No. 2017-1-MSV (Amendment-2)
18 Corp. D/B/A Ahavat Torah

Applicant is seeking to amend the previously approved application to allow a second sign on the facade of the building and a monument sign. The application was previously heard on 6/20/2023.

Appearing for Applicant: Carly M. Clinton, Esq., of Schenck Price Smith & King, LLP

Witness for Applicant: Richard Keller, P.P., P.E. of Casey & Keller

No members of the public had questions for the witness or offered statements in support of, or opposition to, the Application.

After a closing statement by Attorney Clinton the evidentiary record was closed.

Upon motion by Member Lewis second by Member Rieber and discussion, resolved to approve the application, and subject to a memorializing resolution, by the votes of Members Lewis, Rieber, Klein, Ratner, Bagolie, Alternate No. 2 Wishnew (in place of Member Dinar), and Member Fernandez; they being all of the Members eligible to vote.

2. Minor Subdivision with Variances R-3 Zone
33 Sycamore Avenue
Block: 2602; Lot: 29 & 30
Application No. 2023-14-MSUBV
Steven Barckley

Applicant is seeking approval to subdivide the property into 2 parcels.

Appearing for Applicant: Brian Romanowsky, Esq of Romanowsky Law

Witness for Applicant: Richard Keller, P.P., P.E. of Casey & Keller

Members of the Public with questions and making sworn statements:

Alan Pearlson, 5 Bear Back Court

Yanzhong Niu, 6 Arlington Drive

Sean Moronski, P.P. of Langan Engineering

The hearing was continued to the Board's Regular Meeting at 7:30 P.M. on Thursday, August 3, 2023 with no further notice by the Applicant required.

3. Adjournment. There being no other business, the Special Meeting adjourned at 10:50 P.M.

Respectfully submitted,

Jackie Coombs-Hollis,
Secretary