

MINUTES OF THE  
COMBINED CONFERENCE AND SPECIAL MEETING

July 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 7:30 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll.

Present:	Peter Klein, Chairman	Absent:
	Richardt Dinar, Vice Chairman	
	Ann Cucci	
	Rudy Fernandez	
	Martin Kalishman	
	Barry Lewis	
	Sanjay Nambiar	
	Steven Santola +	
	Samuel Ratner	
	Michael Rieber *	
	Jill Wishnew	
	Jackie Coombs-Hollis, Secretary	
	Rocco Marucci, Assistant Engineer	
	Richard Vallario, Board Attorney	
	Barbara Ehlen, Planning Consultant	

+ Joined the Meeting at 7:32 P.M.

\* Joined the Meeting at 7:45 P.M.

Minutes. The Minutes of July 5, 2022 were accepted as presented.

Old Business. Consideration of Memorializing Resolution – Livingston ALF AMPROP, LLC – Application No. 2014-46-PFPSV (#2 Amendment) – Members Cucci, Fernandez, Lewis and Alternate No.1 Nambiar (in place and stead of Member Dinar), having participated in the decision, having read the Resolution, having no comments or questions, and feeling that the Resolution was ready for a vote, unanimously adopted the Resolution upon motion by Member Fernandez and second by Member Cucci.

New Business.

1. Minor Subdivision with Variances

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.

Attorney for Applicant: William J. Rush, Esq.

Witness for Applicant: Justin Russo, Applicant

No members of the public had questions for the witness or offered statements.

Prior to a vote on the merits it was agreed that the Applicant would be granted a continuance to allow the presentation of expert testimony. The Applicant was then granted a continuance to a date to be determined in consultation by the Applicant's attorney with the Secretary, and with the requirement that the Applicant serve and publish new notices when the date has been determined.

2. Minor Subdivision with Variances

170 Beaufort Avenue

Block: 500; Lots: 11 & 12

Application No. 2022-26-MSUBV

R-4 Zone

170 Beaufort Avenue, LLC

Applicant proposes a lot line adjustment, demolish structures on proposed Lot 11, maintain the single-family dwelling and add a one-car detached garage on Lot 12.

Attorney for Applicant: Matthew Posada, Esq., of Sills  
Cummis & Gross, P.C.

Witness for the Applicant: Michael Lanzafama, P.P., P.E. &  
Land Surveyor, of Casey & Keller

In the course of the hearing the Applicant amended the Application and the Plat to provide that the garage on Lot 12 will be for two cars with room in the driveway for cars to turn so as not to have to back out into the roadway.

No members of the public had questions for the witness or offered statements.

Upon motion by Member Lewis and second by Member Ratner, the Board unanimously approved the Application, with Conditions agreed to on the record, subject a memorializing resolution. The Alternate Members did not participate in the decision and vote.

Adjournment. The Meeting adjourned at 8:33 P.M.

Respectfully submitted,

Jackie Coombs-Hollis  
Secretary