

MINUTES OF THE  
COMBINED CONFERENCE AND SPECIAL MEETING

August 16, 2022

The Livingston Planning Board met for a Combined Conference and Special 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 7:31 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll.

Present:	Peter Klein, Chairman	Absent:	Ann Cucci
	Richardt Dinar, Vice Chairman		Steven Santola
	Rudy Fernandez		
	Martin Kalishman		
	Barry Lewis		
	Sanjay Nambiar		
	Samuel Ratner		
	Michael Rieber		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Rocco Marucci, Assistant Engineer		
	Richard Vallario, Board Attorney		
	Andrew Janiw, Planning Consultant		
	Lee Klein, Traffic Consultant		
	Alaina Patzke, Redevelopment Counsel		

1. Minutes. The Minutes of August 4, 2022 were accepted as presented.
2. Old Business. 170 Beaufort Avenue Memorializing Resolution – Application No. 2022-26-MSUBV – The Chairman announced that the Resolution not yet being ready, it will be consider at the September 8, 2022 Meeting.
3. New Business.
  - a. Hearing on Investigation of whether Block 2700, Lots 50, 51 and 52 ( 21 & 25 East Northfield, Road and 531 South Livingston Avenue) constitute an Area in Need of Redevelopment as a Noncondemnation Redevelopment Area.



northeastern portion of the site. Associated site improvements consisting primarily of restriping, reconfiguring parking in order to accommodate these changes.

The Hearing was continued from June 2, 2022.

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

Witnesses for the Applicant: Michael T. Lanzafama, PP. PE &  
LLS, of Casey & Keller, Inc.  
Apolinar Chavez, COO, Just Salad  
Matthew Seckler, PE, of Stonefield  
Engineering & Design, LLC  
Peter Schofel, a principal of Marsag

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

After a closing statement by Attorney Posada and discussion by the Board, non-binding guidance was given to the Board Attorney to prepare a Resolution approving the Application with changes and conditions agreed to in the course of the hearing.

4. Adjournment. The Meeting was adjourned at 10:03 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary