

**MINUTES OF THE  
COMBINED CONFERENCE AND SPECIAL MEETING**

**March 15, 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 Government Services for meetings during the state of emergency.

At 7:31 P.M. Assistant Secretary Catherine Maddrey announced that property notice had been given and called the Roll.

Present:	Peter Klein, Chairman Samuel Ratner Michael Rieber Ann Cucci Rudy Fernandez Stephen Santola Martin Kalishman Barry Lewis Sanjay Nambiar Rocco Marucci, Assistant Engineer Richard Vallario, Board Attorney Andrew Janiw, Planning Consultant Catherine Maddrey, Assistant Secretary	Absent:	Richard Dinar, Vice Chairman Jill Wishnew Jackie Coombs-Hollis, Secretary
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Minutes           The Minutes of March 3, 2022 were accepted as presented.

New Business       (a)   Engagement of experts for (1) Traffic and (2) Water & Sewer  
MARSAG – 277 Eisenhower Parkway  
Application No. 2020-21-PFSPV (Amendment)

Upon motion by Member Ratner, second by Member Kalishman and opportunity for discussion, it was unanimously

RESOLVED, that the Planning Board of the Township of Livingston hereby finds that the technical review services of an expert in traffic, as well as an expert in water and sewage capacity, each to render advice to the Board, is required for proper consideration of issues that have arisen in connection with Application No. 2020-21- PFSPV (Amendment) (Marsag LP); and it is

FURTHER RESOLVED, that the Board engage the services of an expert in traffic, as well as an expert in water and sewer capacity, each to conduct a technical review of the plans and the issues that have arisen in respect thereto and to provide expert advice and opinion to the Board; and it is

FURTHER RESOLVED, that, pursuant to Section 170-52.B of the Code of the Township of Livingston, Applicant Marsag LP is hereby required to file with the administrative officer an escrow deposit fee of adequate funds to cover the costs that may be incurred by the Board for such technical review.

- (b) Minor Subdivision with Variances R-4 Zone  
423 South Livingston Avenue  
Block: 2800; Lot 6  
Application No. 2022-4-MSUBV  
George Reinhardt

Applicant proposes a minor subdivision to create proposed Lots 6.01 and 6.02. Existing improvements will be removed in anticipation of two future single-family dwellings.

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

Witness for Applicant: Michael Lanzafama, P.E. & P.P. of Casey & Keller, Inc.

Public questions and statements by:

Mary Ellen Weber – 10 Chesterbrook Road, Chester, N.J.  
Rajesh James – 6 Plymouth Drive  
Rosily Karingen – 6 Plymouth Drive  
Rafael Garrido – 8 Plymouth Drive

After closing of the evidentiary record it was, upon motion by Member Lewis second by Member Kalishman and discussion, resolved to grant the Application, with conditions agreed to on the record and subject to a memorializing resolution, by the unanimous votes of Members Lewis, Kalishman, Rieber, Cucci, Ratner, Santola, Fernandez, Alternate No. 1 Nambiar (in place and stead of Member Dinar), and Klein; they being all of the Members present.

- (c) Preliminary & Final Site Plan (Amendment) R-1 Zone  
Lafayette Drive

Block: 2100; Lot 68.12  
Application No. 2004-91-FS (Amendment)  
Sunset Ridge Developers, LLC

Applicant proposes revised grading and landscaping of an open space area part of the Bel Air Woods subdivision.

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

Witness for Applicant: Paul Anderson, P.E. of ACS, LLC

Public questions and statements by:

Lokesh Seth – 39 Lafayette Drive  
Wilson Nweke – 55 Lafayette Drive  
Mitrajit & Rashmi Mukherjee – 57 Lafayette Drive  
Devang Gandhi – 41 Lafayette Drive  
Sri Myneni – 4 Dartmouth Court  
Muhammad Izhar – 61 Lafayette Drive  
Venkat Chalasani – 42 Lafayette Drive  
Karan Singh – 42 Overlook Road

After hearing the members of the public's concerns and statements, the Board advised the Applicant to meet with neighbors and revise plans. The Board granted an adjournment for a Special Meeting on June 14, 2022 with no further notices by the Applicant required.

Adjournment        There being no further business, the Meeting was adjourned at 10:01 P.M.

Respectfully submitted,

Catherine Maddrey, Assistant Secretary