

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

April 14, 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 7:45 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll.

Present:	Peter Klein, Chairman	Absent:	Richard Dinar, Vice Chairman
	Rudy Fernandez		Ann Cucci
	Martin Kalishman		Sanjay Nambiar
	Barry Lewis		Samuel Ratner
	Stephen Santola		Michael Rieber
	Jackie Coombs-Hollis, Secretary		Jill Wishnew
	Jeannette Harduby, Township Engineer		
	Richard Vallario, Board Attorney		
	Barbara Ehlen, Planning Consultant		
	Lee Klein, Planning Consultant.		

The Chairman announced that due to the delayed start while a quorum was assembled, the Board would proceed directly to New Business.

New Business

Preliminary & Final Minor Subdivision
Preliminary & Final Site Plan
630 NJSH Route 10 (W. Mt. Pleasant Ave.) CI Zone 630 Rt. 10 Overlay District
Block: 100; Lot 3
Applications Nos. 2022-3-MSUB & 2022-2-PFSP
Okner Parkway Development Partners Urban Renewal, LLC

The Applicant proposes to subdivide Lot 3 into two parcels and to construct on proposed Lot 6.02 a 4-story, 300 unit, multi-family residential building, 49.12 feet in height with associated multi-level garage structure.

Appearing for Applicant: Bob Smith, Esq., of Bob Smith & Associates

Witnesses for Applicant: Kevin Cody, a Principal of Applicant
Thomas J. Muller, P.E., P.P., of Dynamic Engineering
Consultants, PC
Justin Taylor, P.E., of Dynamic Traffic, LLC
James Ribaud. Landscape Architect, of Arterial, LLC
Luz Del Mar Rosado, Architect, of Lessard Design

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

After consideration of the testimony and exhibits in regard to Application No. 2020-3-MSUB, upon motion by Member Lewis and second by Member Kalishman and opportunity for discussion, the subdivision was unanimously approved and granted, subject to a memorializing resolution, by the votes of Members Lewis, Kalishman, Fernandez, Santola and Klein; they being all of the Members present.

At 8:01 P.M. the Applicant and the Board then proceeded with Application No. 2022-20-PFSP with the same attorney and witnesses for the Applicant.

Recess The Board was in recess from 8:49 P.M. to 8:55 P.M.

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

At 10:20 P.M., after a closing statement by Attorney Smith the evidentiary record was closed. Upon motion by Member Santola, second by Member Lewis and discussion, the Application for Preliminary and Final Site Plan approval was unanimously approved and granted with terms and conditions, subject to a memorializing resolution, by the votes of Members Santola, Lewis, Fernandez, Kalishman and Klein; they being all of the Members present.

Old Business

Consideration of Adoption of New Model Conditions of Approval - There being acknowledgement that the document presented was a clean draft, incorporating changes agreed to at previous meetings, to supersede the February 13, 2013 Model Conditions of

Approval; the new Model Conditions of Approval were approved and accepted with effect as of this April 14, 2022 upon motion by Member Lewis and second by Member

Fernandez by the unanimous votes of Members Lewis, Fernandez, Kalishman, Santola and Klein; they being all of the Members present..

Adjournment The Meeting adjourned at 10:26 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary