

**RESOLUTION  
SUBDIVISION/SITE PLAN COMMITTEE  
PLANNING BOARD  
TOWNSHIP OF LIVINGSTON, NEW JERSEY**

Dated: April 3, 2018

Re: Application No. 2018-19 MSP  
Applicant MARSAG, LP  
Premises: Block: 100; Lot: 43  
277 Eisenhower Parkway  
Zone: D-S2

**WHEREAS**, the Planning Board (“Board”) has established a Subdivision/Site Plan Committee (“Committee”) with authority, pursuant to § 170-3 of the Code of the Township of Livingston (“Code”), to determine whether an Application meets the definition of “minor” and, if so, to take final action of approval or disapproval of such Application; and

**WHEREAS**, it appearing that the jurisdiction and powers of the Board and the Committee have been properly invoked and exercised, that the Application is in compliance with all statutory requirements, and proof has been submitted that there are no taxes due or delinquent with respect to the Site; and

**WHEREAS**, the Committee has determined that the Application is an Application for Minor Site Plan approval and that notice by the Applicant and public hearing are not required; although public notice of the Meeting of the Committee and its agenda have been provided; and

**WHEREAS**, Stephen A. Geffner, Esq. appeared for the Applicant, and the Committee considered the testimony of the Applicant’s witnesses Michael T. Lanzafama, P.P. P.E. & Land Surveyor, Peter Schofel, a principal of the Applicant, and Bill Turner, Construction Manager of ALDI Inc; and the Committee considered the following:

1. Land Title Survey prepared by Mr. Lanzafama with original date of 12-14-12 revised through 4-4-17.
2. Aldi Inc Exterior Elevations Drawing No. A-201 and Operations Plan Drawing No. 131, both dated 05/02/17 and prepared by Gaspare Accordo, AIA.
3. The March 23, 2018 report from Township Planner Veena Sawant and Township Engineer Rocco Marucci; and

**WHEREAS,** ALDI Inc is a prospective supermarket major tenant in Applicant's shopping center, would replace a prior supermarket, and would replace a previously approved wall sign of the prior market with its own sign; and

**WHEREAS,** Township Planner Sawant and Township Zoning Officer Chiarolanzio have determined that the proposed 35-foot height of the façade, and the 27 feet and 3.5 inch average height for the entire building, would not exceed the height limits established in Township Code §170-114.D.(1); and

**WHEREAS,** Mr. Turner testified that the greatest height and width of the proposed sign would be 12 feet and 10 feet, respectively, with the sign having only internal illumination; and

**WHEREAS,** Mr. Lanzafama testified that the 120 square foot area of the sign would not exceed the Township Code limit of 15% of the ALDI façade, and that the aggregate area of the ALDI sign and all other wall signs on that façade of the shopping center would not exceed 15% of the aggregate façade area;

**NOW, THEREFORE,** the Committee finds that the proposed increase in façade height, and the ALDI sign proposed, are consistent with the zone plan and are approved.

  
Richard H. Dinar, Chairperson  
Subdivision/Site Plan Committee

  
Peter M. Klein  
Planning Board Chairman

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Subdivision/Site Plan Committee of the Planning Board of the Township of Livingston on April 3, 2018 by the unanimous affirmative votes of Richard Dinar, Peter Klein and Alternate No. 2 Jill Wishnew (in place and stead of Member Ratner); they being all of the Members of the Committee.

  
Jackie Coombs-Hollis  
Planning Board Secretary