

**LIVINGSTON PLANNING BOARD
RULES OF PROCEDURE**

**As Amended and Revised April 4, 2006
Effective April 24, 2006**

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PART 1
GENERAL RULES

1:1 *Organization.*

1:1-1 Reorganization Meeting. The Board's first meeting following January 1st of each year shall be the Reorganization Meeting.

1:1-2 Elections and Appointments. At the Reorganization Meeting the following elections and appointments shall take place:

- (a) Chairman and Vice-Chairman. The Board shall elect, from its Class IV Members, a Chairperson and a Vice-Chairperson to serve until their successors have been elected at the next Reorganization Meeting. Hereinafter, the Chairman and Vice-Chairman are, respectively, referred to as the Chairperson and the Vice-Chairperson.
- (b) Secretary. The Land Use Administrator shall serve as Secretary and as Administrative Officer.
- (c) Recording Secretary. A Recording Secretary may be appointed. The Recording Secretary shall receive remuneration agreeable to the Board and such person and as authorized by the Township Council. The Recording Secretary shall serve until the next Reorganization Meeting or until a successor has been appointed.
- (d) Board Attorney. A Board Attorney shall be appointed to serve until a successor has been appointed at the next Reorganization Meeting. Such attorney, who shall be a member of the New Jersey Bar familiar with the law of local governments, zoning and planning, shall receive remuneration agreeable to the Board and such person and as authorized by the Township Council.
- (e) Other Appointees. The Board may also appoint such other officers or assistants, or employ such staff or experts, as it may deem necessary. The Board may pay any such person such remuneration as agreeable to the Board and such a person; subject always to the available lawful funding. The Recording Secretary, the Board Attorney, and any such other appointees or employees shall serve at the pleasure of the Board.
- (f) Chairperson Pro Tempore. In the event that the Chairperson and the Vice-Chairperson each shall be absent or disqualified at a hearing or in regard to a matter, the Board shall designate another of its Class IV Members as Chairperson Pro Tempore.

1:1-3 Alternate Members. The two Alternate Members, designated as Alternate No. 1 and Alternate No. 2, respectively, are appointed by the Township Council. Those designations are effective for each individual's entire term of appointment. Each Alternate Member shall participate in the business and affairs of the Board subject to the following provisions:

- (a) An Alternate Member may sit with the Board and participate in any hearing or business conducted by the Board; except that an Alternate Member may not vote in any matter or on any question or issue other than in the place and stead of a Regular Member who is absent or disqualified.
- (b) No vote by the Board shall be delayed for the purpose of enabling an absent Regular Member to appear and vote if an Alternate Member is available and otherwise eligible to vote in that person's place and stead.
- (c) In the event that both Alternate Members are present but only one Regular Member is absent or disqualified, Alternate No. 1 shall vote.
- (d) Except as to the restrictions upon voting by an Alternate Member, each Alternate Member shall have all of the rights and privileges, and shall be subject to all of the duties and disabilities, pertaining to Regular Members other than the right to serve as Chairperson, Vice-Chairperson, or Chairperson Pro Tempore.

1:1-4 Committees. At its Reorganization Meeting, the Board shall appoint a Subdivision Committee to serve until the next Reorganization Meeting. At any time, the Board may appoint such other committees, as it deems necessary or appropriate, to serve until the next Reorganization Meeting or for a shorter period determined by the Board. No committee shall have authority to bind the Board. The membership of a committee shall always be less than a quorum of the Board and may include one Alternate.

1:2. *Duties.*

1:2-1 Chairperson. The Chairperson shall preside at all meetings and hearings of the Board, rule upon all points of order and matters of procedure arising in regard to such meetings or hearings, and perform all of the duties normally appertaining to such office; all as required by or consistent with law, ordinance, these Rules, or prevailing parliamentary practice.

1:2-1 Vice-Chairperson. The Vice-Chairperson shall act in place and stead of the Chairperson in that individual's absence or disqualification.

1:2-3 Secretary. The Secretary shall, under the direction of the Chairperson, generally perform all of the work appertaining to the office of secretary, as well as that appertaining to an administrative officer; including, but not limited to:

- (a) Conduct official correspondence; compile the required records; keep and maintain in proper order the necessary files and indices with respect to the business and affairs of the Board; give all notices required to be given under the Open Public Meetings Act, the Municipal Land Use Law or any other applicable law or ordinance or these Rules; maintain a directory of Board Members.
- (b) Provide all Board Members with timely notice of, and all necessary backup information regarding, all applications which will come before the Board. Unless prevented by unexpected circumstances, such information shall be sent not less than five (5) business days before the Board meets.

- (c) Attend all meetings of the Board and its standing committees; have custody and care of all records, documents, exhibits, maps, plans and papers of or in the possession of the Board for which no other provision is made by statute or ordinance; take attendance; take roll call votes, and note the yeas and nays and abstentions thereon as each Member votes - the presiding officer being the last to vote.
- (d) Cause a voice recording to be made of the proceedings of each hearing conducted by the Board.
- (e) Cause the Recording Secretary to make and submit minutes of the proceedings of each Board Meeting, including conference and workshop meetings, which report the business before the Board and the actions taken.
 - (1) All minutes shall show the time and place of the meeting, compliance with notice requirements, the Members present, the subjects or matters considered, the actions taken, the vote of each Member, and any other information required to be shown in minutes by law.
 - (2) The minutes of every Regular or Special Meeting shall include the names of the persons appearing and addressing the Board and of the persons appearing by attorney, the actions taken by the Board, the findings, if any, made by the Board and the reasons therefore.
 - (3) All minutes shall be presented to the Board, for review, no more than forty-five (45) days after the meeting to which the minutes pertain, and shall be acted upon by the Board no more than sixty (60) days after such meeting. Thereafter, the minutes shall be available for public inspection, at the office of the Secretary, during normal business hours.
- (f) Maintain a file and index of all resolutions adopted by the Board.

1:2-4 Recording Secretary. The Recording Secretary shall prepare reasonably comprehensible minutes, in sufficient time for Rule 1:2-3(e)(3) to be satisfied, of all meetings of the Board which, after acceptance by the Board, shall be maintained by the Secretary and made available to the Public to the extent that making matters therein public shall not be inconsistent with Section 7 of the Open Public Meetings Act.

1:3 *Meetings.*

1:3-1 Location and Time. Unless otherwise determined by the Board and stated in a proper notice:

- (a) Meetings of the Board shall be held at the Township Hall on such Tuesdays of each month as shall be determined at the annual Reorganization Meeting. Within seven (7) days after the Reorganization Meeting, the schedule of such meetings and their locations shall be posted, and thereafter maintained in the Township Hall, and shall be published in the local newspaper of record.

- (b) Any Conference Meeting or Workshop Meeting shall start at 7:30 P.M., and any Regular Meeting or Special Meeting shall start at 8:00 P.M., unless the Board determines otherwise. Each Regular Meeting will ordinarily be preceded by a Conference Meeting. Other meetings may be preceded by a Conference Meeting.
- (c) All Regular Meetings and Special Meetings of the Board shall be held in the Chambers of the Township Council unless the Board determines otherwise.
- (d) All, or a portion, of a Conference Meeting may be used as a Workshop Meeting, or the Board may schedule a Workshop Meeting in lieu of a Regular Meeting. Workshop Meetings shall be for the purpose of discussing and studying applications or other matters coming before the Board and shall not be for the purpose of holding hearings or taking formal or official action in connection with an application for development. Workshop activities shall not be considered a “hearing” as described in N.J.S.A. 40:55D-10.

1:3-2 Cancellation. In the event that there shall be no matters for consideration by the Board at a scheduled meeting other than the Reorganization Meeting, the Chairperson may exercise discretion to cancel the meeting upon forty-eight (48) hours advance notice to the Members and to the Public.

1:3-3 Special Meetings. Special Meetings, as permitted by law, may be called by the Chairperson, or by the Vice-Chairperson in the absence of the Chairperson, at any time and shall be called upon the written request of any two Regular Members; provided always, that public notice of every such meeting shall be given as required by law and that all Members shall be given notice not less than forty-eight (48) hours in advance of the meeting. An applicant may request, but shall not be entitled to, a Special Meeting. The Board may grant such a request if the public interest is fairly and reasonably served. The Applicant shall bear all costs of the Board and its staff, including without limitation the Board Attorney and the Recording Secretary, related to such meeting. As permitted by law, the Board may annually establish a flat fee per Special Meeting to cover such fees and costs.

1:3-4 Quorum. Five (5) Members shall constitute a quorum for all meetings, including hearings or other proceedings, of the Board.

- (a) If there are not five (5) Regular Members present, one or both of the Alternate Members may be counted in the quorum as required.
- (b) In the absence of a quorum, the Members present shall adjourn the meeting, and any matter(s) on the agenda, to another date. If, in the course of any meeting which opened with a quorum, the absence of a quorum is noted, the presiding officer shall immediately adjourn the meeting.
- (d) If it is determined that, by reason of disqualification or extended absence, there will not be sufficient qualified Regular or Alternate Members to act upon a matter to be heard by the Board, regular members of the Zoning Board of Adjustment shall be called upon to serve, for that matter only, as temporary members of the Board, in order of seniority of continuous service to the Board of Adjustment and subject to availability, until there are the minimum number of members to constitute a quorum of people without disqualification. If a choice has to be made

between regular members of the Board of Adjustment with equal seniority, the Chairman of that board shall make the choice.

1:3-5 Voting. The following shall apply in any meeting at which a quorum is present, and failure to meet such requirements shall constitute defeat of the motion or denial of the application:

- (a) In all matters not covered by (b) or (c) below; the affirmative vote of a simple majority vote of the Members present, and eligible to vote, shall adopt the motion or approve the application.
- (b) On a motion to approve an application to permit a building or structure in the bed of any street, or in any public drainage way, or in any flood control basin, or in any area reserved as a public area on an official map, the affirmative vote of a number of Members present and eligible to vote equal to not less than a majority of all the Regular Members of the Board shall be required.
- (c) A resolution of memorialization of action previously taken shall require the affirmative vote of a majority of the Members present who voted in favor of that previous action. However, if only one such member is present the resolution of memorialization may be adopted by the voice vote of that member. No Member who was not a voter in favor at the time of the previous action may vote upon such a resolution.
- (d) If any motion to approve an application fails to receive the number of required affirmative votes set forth in this Rule 1:3-5, such failure shall constitute final action denying the application.
- (e) The Chairperson shall vote last on all motions.
- (f) The vote of each Member shall be recorded by the Secretary.

1:3-6 Member's Right to Vote Although Absent During Hearing. When any hearing before the Board shall carry over to one or more additional meetings, a member who was absent for one or more of the meetings or was not a Member at the time of meetings on the matter prior to the vote, shall, notwithstanding such circumstances, be eligible to vote on the matter upon which the hearing is conducted; provided that such Member certifies to the Board, in writing, to having read the transcript or listened to the recording of all of the hearings from which absent or not a Member. This rule shall not be construed as authorizing any hearing to be held when less than a quorum is present.

1:3-7 Order of Business. Unless the Board shall determine otherwise, the order of business shall be:

(a) For a Conference Meeting –

- (1) Call to Order
- (2) Statement of Compliance with Open Public Meetings Act
- (3) Roll Call
- (4) Approval of Minutes of Previous Meetings (of any type)
- (5) Communications
- (6) Approval of Resolutions
- (7) Old Business and Continued Matters
- (8) New Business
- (9) Adjournment.

(b) For a Workshop Meeting –

- (1) Call to Order
- (2) Statement of compliance with Open Public Meetings Act
- (3) Roll Call
- (4) Old Business and Continued Matters
- (5) New Matters
- (6) Adjournment.

(c) For a Regular Meeting –

- (1) Call to Order
- (2) Statement of Compliance with Open Public Meetings Act
- (3) Roll Call
- (4) Communications or Announcements
- (5) Continued Matters
- (6) New Matters
- (7) Adjournment.

(d) For a Special Meeting –

- (1) Call to Order
- (2) Statement of Compliance with Open Public Meetings Act
- (3) Roll Call
- (4) Communications or Announcements
- (5) Continued Matters
- (6) New Matters
- (7) Adjournment.

1:3-8 Open and Closed Meetings.

(a) All meetings, hearings and any other proceedings of the Board shall be open to the Public except for executive sessions pursuant to statute. Nothing herein shall

be construed to limit the discretion of the Board to permit, prohibit or regulate the active participation of the Public at any meeting.

- (b) Unless invited by the Board, comments or questions from members of the Public shall not be received at a Conference Meeting or at a Workshop Meeting.

1:3-9 Oaths and Subpoenas.

- (a) The Chairperson, or the Board Attorney, or a designee of the Chairperson, shall, in the absence of a stenographer or certified court reporter authorized to administer oaths, swear or take the affirmation of all persons giving testimony before the Board. Such persons shall testify subject to penalty for perjury.
- (b) The Chairperson, or the Board Attorney, shall issue subpoenas required to compel the attendance of witnesses and the production of relevant evidence as permitted by law. The Board may apply to a court of appropriate jurisdiction for enforcement of subpoenas not complied with.

1:3-10 Time Limitations. The Board shall not be under any obligation to remain in session beyond 11:00 P.M.

PART 2
APPLICATIONS & HEARINGS

2:1 *Minor Subdivision.* Minor Subdivision applications are reviewed by the Subdivision Committee, which makes its recommendations to the Board. The Applicant or the Applicant's counsel, or both as appropriate, may be present at the time of the committee report. Any questions which the Board has regarding the application shall be resolved before the Board votes upon the application. No hearing is mandated. The Board may, in its discretion, hold a hearing.

2:2 *Concept Plan.* No hearing is required. The presentation of a concept plan is an informal matter presented at an open Conference Meeting. Neither the Board nor the presenters shall be bound by the proceeding.

2:3 *Attorneys for Parties.* Every corporation or other artificial person shall be represented by an attorney at law admitted to practice in the State of New Jersey. A natural person may appear on his or her own behalf or may be represented by an attorney at law admitted to practice in the State of New Jersey.

2:4 *Testimony Under Oath.* Every person giving testimony or presenting evidence in regard to an application shall first be sworn or give an affirmation as provided in 1:3-9(a) above.

2:5 *Appearances.*

- 2:5-1 Applicant. The Applicant enters an appearance. Attorneys representing Applicants shall identify themselves, their firms and their clients.
- 2:5-2 Opposing Parties. Any parties opposing an application enter their appearances. Attorneys representing opposing parties identify themselves, their firms and their clients.
- 2:5-3 Groups or Organizations.
- (a) If a group or organization, whether incorporated or not, appears or otherwise presents its views or expresses its questions in regard to an application or in any other hearing, it shall be represented by one of its members as sole spokesperson and the members of the group or organization shall participate only through such spokesperson. However, if the group or organization is represented by an attorney (whether by choice or as required by 2:3 above), such attorney shall be the sole spokesperson. In each instance, the spokesperson shall first present to the Board a list of all the members of the group or organization.
 - (b) All provisions of these Rules regarding participation by members of the Public shall be subject to (a) above.

2:6 *Presentations.*

- 2:6-1 Applicant.
- (a) The Applicant, or the Applicant's attorney, as appropriate, shall inform the Board whether all jurisdictional requirements, including publication and service of notice, payment of fees and satisfaction of tax obligations, have been met.
 - (b) The Applicant or the Applicant's attorney, as appropriate, shall make an opening statement of the action sought and the testimony and evidence to be presented in support of the application.
 - (c) The Applicant or the Applicant's attorney through witnesses, as appropriate, shall then present the testimony of the Applicant and any supporting witnesses, together with such documentary or other evidence or exhibits upon which Applicant will rely.
 - (d) Members and the Board Attorney may question the Applicant or any other witness in the course of testimony as well as at the completion of any witness' testimony.
 - (e) Other Parties or their attorneys, as appropriate, who have entered appearances may, when recognized by the Chairperson, then engage in reasonable cross-examination of the witness.
 - (f) Thereafter, members of the Public or their attorneys, as appropriate, recognized by the Chairperson may, upon stating their names and addresses, ask questions of the witness as to the witness' testimony.

2:6-2 Opposing Parties.

- (a) Upon completion of the Applicant's presentation of its testimony and evidence, any Party having entered an appearance in opposition to the application and desiring to be heard shall inform the Chairperson. Such opposing parties shall be heard in sequence as determined by the Chairperson.
- (b) When heard, each opposing Party shall in person, or by its attorney as appropriate, make an opening statement and call such witnesses and offer such documentary or other evidence or exhibits upon which such Party will rely.
- (c) Questions by the Members of the Board, the Board Attorney, other Parties or their attorneys, attorneys representing non-party groups of organizations, or members of the Public not represented by counsel, shall be permitted in regard to testimony of witnesses of opposing parties as permitted in regard to testimony of witnesses for the Applicant.

2:6-3 The Public.

- (a) After all Parties have completed their presentations in support of, or opposition to, the Application, the Chairman shall afford opportunity to the Public to testify under oath as witnesses in support of, or in opposition to, the relief sought by the Applicant. Such testimony may be accompanied by documentary or other evidence or exhibits offered by the witness.
- (b) Members of the Public so testifying shall be subject to questioning by Members of the Board and the Board Attorney in the course of such testimony, and may be cross-examined by a Party, or the Party's attorney as appropriate, as provided in regard to witnesses for a Party.

2:6-4 Rebuttal Testimony. Thereafter, rebuttal testimony or evidence in regard to any presentation shall be heard in such order as the Chairperson shall determine.

2:6-5 Witnesses to Remain Available. All witnesses are subject to cross-examination. The Party calling the witness shall have the witness available, or subject to recall, for questioning until excused by the Board.

2:6-6 Board Members Submitting Evidence. At any time, for purposes of amplifying the record, any Member may place evidence before the Board as to any relevant matter as to which the Member has personal or official knowledge, including facts ascertained from a viewing of the properties in question and the general area.

2:6-7 Judicial Notice. The Board may take judicial notice of matters of law and fact.

2:7 Rules of Evidence.

- 2:7-1 Formal Rules Not Applicable. Formal rules of evidence for judicial proceedings do not apply. The Chairperson may limit irrelevant, immaterial, redundant, or unduly repetitive testimony.
- 2:7-2 Authentication of Evidence. No documents or exhibits in regard to an application shall be received into evidence unless marked and authenticated to the reasonable satisfaction of the Board. After the Board has rendered its decision in the matter and the time for appeal has expired, the Secretary may return any such item of evidence to the offering Party upon the written request of such Party. No petitions or like documents shall be accepted or considered by the Board in any matter. In regard to an Application, no other communications, statements, documents or exhibits shall be accepted or considered by the Board unless presented at the hearing with each maker or signer present and subject to questioning by the Board, any Party or the Public.
- 2:7-3 Objections. Only relevant objections shall be considered by the Board. The Chairman may rule unreasonable, repetitive, disorderly or indecorous objections out of order.
- 2:7-4 Experts. Expert witnesses shall be qualified to the satisfaction of the Board.

2:8 Burden of Proof.

- 2:8-1 Entitlement to Relief. The burden of proof is upon the Applicant; who has the responsibility of presenting competent and credible evidence that the Applicant is, pursuant to law, entitled to the action or relief.
- 2:8-2 Nature of Relief / Variances and Conditional Uses. The Applicant must establish, to the reasonable satisfaction of the Board, the nature and degree of action to be taken or relief to be granted and that relief in the nature of a variance or conditional use approval, if granted, will not adversely affect the zoning plan and scheme and will not be inconsistent with the purposes of the Zoning Ordinance.

2:9 Reports from Officers, Boards or Agencies.

- 2:9-1 Requesting Reports. The Board may, at any time, request a written report, on an application, or on any particular question or matter relevant to an application, from any officer, official, board, agency, body, organization, or Township committee. Upon receipt, the Secretary shall provide a copy of such report to each Member of the Board. The reporting entity or the Secretary shall make a copy of any such report available to the Applicant and any other Party to the proceeding.
- 2:9-2 Examination of Person Making Report. The Board shall cause any such report received to be marked into evidence and accepted on the record without authentication by the maker or any witness. The Board may, in its discretion, call the person preparing the report as a witness.

2:9-3 Referrals. The Board may also refer any application, or matter or issued presented therein, to any appropriate non-Township agency, governmental department or body, for its review and report or recommendations; provided, however, that the Applicant and any other Parties be notified of the referral and opportunity to attend any meetings of the agency, department or body. No request for such a review and report or recommendation shall extend the period of time in which the Board is required to act upon the application except as provided by law or by consent of the Applicant.

2:10 *Board Experts.* The Board may, upon its own motion, engage its own experts, and take the testimony of such experts as witnesses. All costs of utilizing and presenting such experts incurred by the Board shall be borne by the Applicant in accordance with the applicable Township ordinance.

2:11 *Continuances.*

2:11-1 Continuance on Motion of the Board. After the Applicant and all other interested persons have had reasonable opportunity to be heard, but before the record has been closed, the Board may in open meeting and on its own motion, when it deems such action to be in the public interest in order to assist the Board in rendering a just decision, continue the hearing to a day certain in order that the Board may receive the testimony or other evidence of any municipal, county or state official or employee or of any other person. If such continuance is to a Regular Meeting, no further notice is required. If the continuance is to a Special Meeting, notice of the continuance shall be given in accordance with the Open Public Meetings Act.

2:11-2 Continuance on Request of Any Interested Person. Before the record has been closed, the Applicant or any other interested person may request a continuance for the purpose of presenting further relevant evidence. The Board, acting in its sound discretion, may grant or deny such request. Notice requirements shall be as for a continuance upon the Board's own motion.

2:11-3 Length of Continuance.

- (a) In determining whether or not to order a continuance, the Board shall take into consideration the time limits for rendering a decision on the application before it.
- (b) Where an Applicant has taken a substantial period of time to present the Applicant's case and then refuses to consent to a continuance to enable objectors to be heard or to afford the Board sufficient opportunity to consider the application, the Board may deem such refusal to be arbitrary and unreasonable. Such a refusal shall place the Applicant at risk that the Board will deny the application for failure to sustain the burden of proof and failure to afford the Board an opportunity to reach an informed decision.

2:12 *Closing the Record and Hearing.*

2:12-1 Chairperson's Statement. When the Chairperson believes that the Applicant, all interested persons, and the Board Members have had reasonable opportunity to be heard and that the record of the hearing ought to be closed, a statement to that effect shall be made by the Chairperson.

2:12-2 Closing the Record. Having made such statement, the Chairperson shall then, in the absence of any motion or request pursuant to 2:11, declare the record and hearing to be closed. No motion or vote is required for that purpose.

2:12-3 Effect of Closing the Record and Hearing. After the closing of the record and hearing, no further testimony or evidence shall be heard on the matter unless the matter is re-opened in accordance with Rule 3:2-3.

2:13 *Communications to the Board.*

2:13-1 Permitted Communications. All communications and submissions to the Board permitted by these Rules shall be delivered to the Secretary for distribution to the Board.

2:13-2 Other Communications. All other communications or submissions shall be returned to the originator with written advice from the Secretary that the submission cannot be considered unless the originator is present at the hearing, in person or by counsel, to offer the communication or submission with each maker or signatory subject to oral examination.

2:13-3 Submissions After The Hearing Has Commenced. If, after a hearing has commenced, original or amended plans, drawings, or reports, or written opinions, or other exhibits, are offered without prior availability to the Board so that the Board shall have had opportunity to review them prior to the session; they shall not be considered by the Board, and testimony in regard to them shall not be heard, until the next session so that the Members and the Public shall have had reasonable opportunity to review them and be able to ask informed questions. Should delay for such opportunity for review of a submission by or for an Applicant result in the statutory time for Board action on the application being exceeded, the Applicant shall be deemed to have consented to an extension of time by its actions. Submission to the Secretary ten (10) days prior to the session at which the item will be offered shall be deemed to constitute reasonable opportunity for review by the Public and sufficient availability to the Board.

2:14 *Dismissal Without Prejudice.*

- (a) Any application may be dismissed without prejudice:
- (1) By voluntary withdrawal by the Applicant before commencement of the hearing.
 - (2) By the Board, if neither the Applicant nor anyone on the Applicant's behalf, appears at a time set for a hearing on the matter.

- (3) By the Board, for failure of the application or Applicant to comply with applicable provisions of any appropriate ordinance, these Rules or any instruction of the Planning Board.
 - (4) By the Board, for lack of prosecution or loss of standing by the Applicant.
 - (5) By the Board, when in the course of the hearing it becomes apparent that the action or relief being sought by the Applicant has become so substantially different from that described in the Applicant's notice to the Public that a new notice is required in the interest of justice.
- (b) The Board may impose reasonable terms and conditions on the dismissal of any application.

2:15 Court Reporter.

- (a) The Applicant shall, at the Applicant's expense, provide (i) the services of a certified court reporter to prepare a stenographic transcript, and, (ii) a number of hard copies of that transcript sufficient so that each Member of the Board who was not present (or not yet a Member) at any hearing session and the Board Attorney and the Secretary shall receive a copy of the transcript pertaining to that session, and (iii) a copy by e-mail or on computer disk to the Secretary. This requirement applies to every application for any of the following:
 - a. Major subdivision;
 - b. Preliminary and/or Final Site Plan;
 - c. Variance; and
 - d. Conditional use.
- (b) Transcripts shall be delivered to the Secretary not later than 3 business days before the next session of the hearing.
- (c) Any interested party may obtain a copy for the transcript from the Secretary, at such party's expense. The charge for such a copy shall not exceed that established law.
- (d) If, for good reason, a court reporter is not present when a hearing is to commence, the Board may in its sole discretion, and absent objection from the Applicant and any Opposing Party, permit the hearing to proceed with reliance upon the voice recording system in the hearing room provided that all interested parties agree that if there is any deficiency in such recording and there is an appeal or further review the parties will all agree to a statement of facts.
- (e) If the Board does not find good reason for the absence of a court reporter, it shall deny the Application unless the Applicant gives written consent to extension of the time in which the Board is required by law to act.

2:16 Conditions. The Board has plenary power and discretion to impose conditions upon the approval of an application when the conditions do not offend against any provision of the

Land Use Ordinance, are in the public interest, are reasonably calculated to achieve a legitimate objective of the ordinance, and are not unnecessarily burdensome on the Applicant or property owner. The Applicant, and owner as appropriate, may agree to other conditions. Conditions:

- (a) Shall be development specific.
- (b) Shall be a part of the record.
- (c) Shall not be deemed exclusive and excusing application of otherwise applicable requirements, terms or conditions uniformly applied to every development project by operation of ordinance or law.
- (d) May include a requirement that the condition be fulfilled within a stated period of time or prior to or upon the happening of a specific event or circumstance.
- (e) May include a requirement that some or all conditions, or the Board's resolution itself, be recorded with the County Clerk along with any deeds or maps for filing.

2:17 Amended Applications.

- (a) An Applicant may amend the application as of right after notice of the hearing has been given but prior to commencement of the hearing, but shall give new notice as in the case of the original application if the application is substantially different.
- (b) After commencement of a hearing an application may be amended only with leave of the Board. If such amendment is for any purpose other than reducing the nature or extent of a variance sought, new notice shall be given as in the case of the original application, if the application is substantially different.

PART 3
DECISION MAKING

3:1 *Approval or Disapproval of Application.*

3:1-1 Resolution Required. Every decision of the Board which either approves or denies an application shall be taken in the form of a motion and shall include findings of fact based upon the record, or judicial notice, and conclusions based thereon.

3:1-2 Adoption of Resolution.

(a) When Adopted. The text of the resolution shall be adopted either:

(1) At a meeting held within the time period provided by law for the Board to render a decision, or such later date as the Applicant shall consent to in writing or on the record; or

(2) By a memorializing resolution, adopted within forty-five (45) days after the meeting at which the Board voted on its decision.

(b) Voting. Actions on resolutions shall be determined by the voting rules set forth in Rule 1:3-5.

(c) Contents. Every resolution granting or denying action or relief sought by an Applicant shall include a statement of the Board's findings of fact and its conclusions, any conditions imposed, and other provisions as the Board may deem appropriate and necessary; and shall set forth, with appropriate specificity, the action or relief granted to the Applicant.

(d) Relief Differing from Request. So long as the Parties and the Public shall have received reasonable notice of the possibility, the Board may take such action or grant such relief as it deems appropriate and in keeping with the intent and purpose of the appropriate ordinance even if the action or relief may be different in kind or degree from that requested in the application.

(e) Retention of Jurisdiction. When the Board deems it necessary in the public interest, the resolution may provide for retention of jurisdiction for a specified period of time; or, for the happening of a certain event; or, over specific subject matter. Nothing contained herein, or in any adopted resolution, shall be construed so as to limit the Board's inherent power to modify a decision for good cause shown.

(f) Directions to Board Attorney. Action of the Board merely directing the Board Attorney to draft a proposed resolution for consideration at a future date shall not be construed as the making of a decision, but shall only be an indication of intention to act in a certain manner and shall not be binding upon the Board.

3:1-3 Effective Date of Board Action. The date of Board action shall be deemed to have been the date of the meeting at which the Board either adopted a resolution under 3:1-

2(a)(1) or determined to utilize a memorializing resolution to reflect determinations made on that day. However, if the adoption is by memorializing resolution the date of the vote upon the text of such resolution shall be the date of decision for purposes of mailing notice of the decision or publishing the decision as required by law.

3:1-4 Failure of Board to Reach Timely Decision. Should the Board fail to render a decision, or adopt a memorializing resolution, within the applicable time required by law, or within such greater time as the Applicant may have consented to in writing, or on the record at a hearing, or by application of these Rules, the Applicant or any other Party may seek the remedies provided by the applicable ordinance or statute.

3:1-5 Additional Actions or Filings. Once the Board's action shall have become effective as provided in this Rule 3:1, it shall be the responsibility of the Applicant to effect any actions or filings required to be made before or with other officials, bodies, agencies or departments at any level of government.

3:1-6 Variances/Directions. In any matter in which the Board has acted upon a variance or direction as within its ancillary powers, such action shall be valid and subsisting under the Land Use Ordinance as if the action had been by the Zoning Board of Adjustment.

3:2 *Rehearing, Vacation or Modification.*

3:2-1 Rehearing. Within 45 days after a decision by the Board, the Applicant or any other Party may file with the Secretary a letter request for rehearing reopening the decided matter. Such letter shall contain a statement of the grounds relied upon.

3:2-2 Vacation or Modification. An Applicant, or successor in interest, may, at any time, make application to the Board for an order vacating or modifying all or any portion of a prior grant of approval. Such application shall be by letter and shall set forth the reasons for the request and the grounds relied upon.

3:2-3 Discretion of the Board. The grant or denial of any request for rehearing, vacation or modification shall be at the discretion of the Board. The Board may, upon its own motion, reopen any matter for just cause.

3:2-4 Notice and Hearing. If a matter is reopened upon request or upon the Board's own motion, the Board shall set a hearing date and proper notice shall be provided in the same manner as for any original application to the Board.

PART 4
MISCELLANEOUS

4:1 *Fees and Costs.*

4:1-1 Fees at Filing. At the time of filing of an application the Applicant shall pay, in advance, all applicable fees set by ordinance. If the application includes a request for a variance within the powers of the Board, the Applicant shall request the variance in the form required by the Zoning Board of Adjustment for applications made to it and the Applicant shall pay a fee equal to the statutory fee which would be applicable if the variance were sought from the Zoning Board of Adjustment.

4:1-2 Costs of Special Meetings. Should an Applicant request, and the Board agree, that an application be heard at other than a Regular Meeting; the Applicant shall bear the costs of any Special Meeting as provided in 1:3-3.

4:1-3 Copy of Voice Recording. Upon request of an Interested Party, the Secretary shall provide a true copy of the voice recording made pursuant to 1:2-3(d) above to such Party, provided that:

- (a) The Interested Party shall bear all costs of preparation of such copy;
- (b) The person preparing the copy shall certify as to the accuracy of the copy;
- (c) The request for a copy shall be accompanied by a deposit equal to the Secretary's estimate of the cost of preparing the copy; and
- (d) At the time of delivery of the copy, the Interested Party shall either pay any costs in excess of the deposit or receive an appropriate refund if the deposit exceeded the cost. However, in no case shall the charge to the requesting party exceed the maximum amount permitted under the applicable State statute. [N.J.S.A. 2A:11-15]

4.1-4 Escrow Deposit. Whenever these rules, or an applicable law or ordinance, provide that the Applicant or some other interested party will be responsible for fees or costs, the Board, the Secretary, or the Administrative Officer may require an escrow deposit not inconsistent with law or ordinance.

4:2 *Transfer Between Boards.*

4:2-1 From time to time matters may be transferred to or from the Board from or to the Zoning Board of Adjustment.

- (a) Whenever an application which has been filed with the Board is determined to properly be within the subject matter jurisdiction of the Zoning Board of Adjustment only, the Board may, upon its own motion or the motion of an Interested Party, transfer the matter to that other board rather than dismiss it.

- (b) Whenever an application has been transferred to the Board, if the Secretary finds the application to be complete, the Board shall accept the matter by resolution and then proceed if the application had been filed with the Board in the first instance but as of the date of such acceptance.

4:3 [Reserved]

4:4 [Reserved]

4:5 *Conflicts and Amendments.*

4:5-1 Conflicts With Ordinance or Statute. If any Rule contained herein contains a conflict with an applicable provision of the Code of the Township of Livingston, or with N.J.S.A. 40:55D-1 et. seq., then such Rule shall be null and void only to the extent that it is in conflict with such provision, and all the rest of these Rules of Procedure shall continue in full force and effect.

4:5-2 Effective Date. When effective, these amended and revised Livingston Planning Board Rules of Procedure shall supersede and replace the “Livingston Planning Board Rules of Procedure” adopted on May 21, 2002. These Rules shall become effective ten (10) days after notice of their adoption shall have been published in the West Essex Tribune. However, to the extent of conflict between these Rules and the superseded rules which would result in surprise, hardship or injustice to the Applicant or any other interested person in any application or matter as to which the hearing is already underway on the effective date, the superseded rules shall continue to apply.

4:5-3 Amendments. These Rules may be amended, in whole or in part, by majority vote of the full Board; provided:

- (a) Notice of the proposed amendment shall have been given, in writing, to each Member at least five (5) days prior to the meeting at which the amendment will be voted upon.
- (b) No amendment shall be applicable to any application or matter as to which the hearing was already underway at the time of adoption if such applicability would result in surprise, hardship or injustice to the Applicant of any other interested person.

Adopted: April 4, 2006

Peter M. Klein, Chairperson

Jackie Hollis, Secretary