

*Updated 6/30/2022*

PLANNING BOARD CONFERENCE & REGULAR MEETING

**July 5, 2022 at 7:30 PM**

**Conference & Regular Meeting Agenda**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – Minutes of June 14, 2022
5. Communications
6. Old Business
  - (a) Consideration of Memorializing Resolutions:
    - (i) Solar Landscape, LLC – Application No. 2018-69-PFSPV-Amendment
    - (ii) Spectrum360 - Application No. 2022-9-PFSP
    - (iii) CBMC – Application No. 2019-49-PFSP (Amendment)
7. New Business
  - (a) Consideration of whether the draft “East Northfield and South Livingston Avenue Redevelopment Area Assessment, Livingston Township, New Jersey” is ready for a public hearing and, if so, setting 7:30 P.M., Thursday, August 4, 2022 as the hearing time and date.
  - (b) Pursuant to direction received in Council Resolution 22-182, implementation of Preliminary Investigation of Whether a Study Area Consisting of Lots 1, 2, 20, 21, 22, 23, 24 and 25 in Block 4804 is a Non-Condemnation Area in Need of Redevelopment.
  - (c) Engagement of experts in Traffic, Water & Sewer – Executive West, LLC (Mosaic at Livingston) 136 & 140 Passaic Avenue  
Application No. 2022-39-PFSPV

- (d) Preliminary & Final Site Plan (Amended)  
650 South Orange Avenue  
Block: 7001; Lots: 1.01 & 1.02  
Application No. 2011-58-PFSP (Amendment-3)  
Application No. 2017-1-MSV (Amendment-2) R5-F Zone  
18 Corp. d/b/a Ahavat Torah

Applicant requests elimination of the requirement for the installation of a board-on-board fence as set forth in Paragraph 19 in the April 4, 2017 Resolution.

Application Documents: [App Forms, Checklists, EIS Waiver, Plans](#)

- (e) Preliminary & Final Site Plan with Variance  
567 South Livingston Avenue  
Block: 4803; Lot: 1  
Application No. 2022-42-PFSPV B- Zone  
Seymour's Deli

Applicant seeks approval of a 10'10" x 13' pre-fab gazebo on the patio to for outdoor seating.

Application Documents: [App Forms, Checklists, EIS Waiver, Survey, Plans](#)

- (f) Preliminary & Final Site Plan with Variances  
599 West Mount Pleasant Avenue B-2 Zone  
Block 6001; Lot 12  
Application No. 2022-25-PFSPV  
Lidl U.S. Operations, LLC

Applicant proposes to install 2 illuminated wall signs and a freestanding sign. Variances are requested as to the dimensions of the wall signs and for both to be illuminated. Applicant also seeks variances as to the location and dimensions of the freestanding sign.

Application Documents: [App Forms, Checklists, EIS Waiver, Photos; Survey; Site Plan](#)

Township Reports: [Planning](#)

8. Executive Session – Litigation (If Needed)

9. Adjournment

## Accessing the Meeting

### Online

Click on or copy and paste this URL to your browser to join the meeting:

<https://us02web.zoom.us/j/82812640760?pwd=ZnhzSVlKdjFKdVFVODFpd2hTdUkzZz09>

Passcode: 236050

### Join by Phone

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 828 1264 0760

Passcode: 236050

International numbers available: <https://us02web.zoom.us/u/kbmSXfiniQ>

**View on Facebook:** The meeting will be live-streamed to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ)