

**PLANNING BOARD
MINUTES OF THE MEETING
March 7, 2023**

The Livingston Planning Board met for a Conference Meeting at 7:30 P.M. in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue, with a Regular Meeting scheduled to follow in Chambers at 8:00 P.M. Notice of both Meetings had been published as required by law and posted on the Municipal and Police Building Bulletin Board.

Conference Meeting:

At 7:30 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll.

Present:	Rudy Fernandez, Chairman	Absent:	Stephen Santola
	Rosy Bagolie		Vice Chairman
	Ann Cucci		
	Peter Klein		
	Barry Lewis		
	Sam Ratner		
	Michael Rieber		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Esq.		
	Rocco Marucci, Assistant Township Engineer		

1. Minutes. The Minutes of February 21, 2023 were accepted as presented.
2. Old Business. Review of Board's Rules of Procedure Upon motion by Member Rieber and second by Member Cucci, after discussion it was unanimously decided that Section 1:3-1(b) is hereby amended by deleting "at 8:00 P.M." and inserting instead "thereafter.". The result is that Conference Meetings will start at 7:30 P.M. and the Regular and Special Meetings will immediately follow the Conference Meeting. The Board's 2023 Calendar was also amended to effectuate that change with a motion by Member Klein and second by Member Lewis, and the unanimous vote of the members present.
3. Adjournment The Conference Meeting was adjourned at 7:49 P.M.

Regular Meeting Agenda

At 8:00 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Rudy Fernandez, Chairman	Absent:	Stephen Santola
	Rosy Bagolie		Vice Chairman
	Ann Cucci		
	Peter Klein		
	Barry Lewis		
	Sam Ratner		
	Michael Rieber		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Esq.		
	Rocco Marucci, Assistant Township Engineer		

1. Minor Subdivision with Variances R-4 Zone
23 Harvest Lane
Block: 4001; Lot: 15
Application No. 2023-1-MSUBV
John W. Stewart

Applicant proposes a minor subdivision to create proposed lots 15.01 and 15.02. Existing improvements will be removed in anticipation of two single-family dwellings.

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

Public questions and statements by:
Skip Mofsenson – 9 N. Cedar Parkway
Philip Edelstein – 27 Harvest Lane
Joel Lightner – 12 N. Cedar Parkway

After closing of the evidentiary record it was, upon motion by Member Dinar second by Member Klein and discussion, resolved to grant the application for minor subdivision, with conditions agreed to on the record and subject to a memorializing resolution, by the unanimous votes of Members Dinar, Klein, Ratner, Rieber, Lewis, Cucci, Bagolie, Alternate No. 2 Wishnew (in place and stead of Member Santola), and Fernandez; they being all of the Members present.

Adjournment. There being no further business, the Meeting adjourned at 9:06 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary