

MINUTES OF THE
CONFERENCE AND REGULAR MEETINGS

August 3, 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. Notice of both Meetings was published as required by Law and posted on the Municipal and Police Building as required by law.

Conference Meeting

At 7:31 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Rudy Fernandez, Chairman	Absent:	Barry Lewis
	Steven Santola, Vice Chairman		Jill Wishnew
	Rosy Bagolie		
	Richard Dinar		
	Ann Cucci		
	Peter Klein		
	Samuel Ratner		
	Michael Rieber		
	Jackie Coombs-Hollis, Secretary		
	Catherine Maddrey, Asst. Secretary		
	Richard Vallario, Board Attorney		

1. Minutes. The Minutes of July 18, 2023 were accepted as presented.
2. Request for Extension of Period of Protection – Livingston Corporate Park - 100 Eisenhower Parkway -Application No. 2020-57-PFSP. The Board having granted Preliminary & Final Site Plan approval on June 1, 2021(memorialized on August 17, 2021) and having granted amended approval on May 2, 2023 (memorialized on June 6, 2023) and the Applicant having requested a one-year extension of the two-year period of protection running from the original Board approval; upon motion by Member Santola, second by Member Cucci and opportunity for discussion, a one-year extension of the period of protection pursuant to N.J.S.A. 40:55D-52.a was unanimously granted.
3. New Business – Consideration of Retaining Experts – Application No. 2023-37-PFSPV. Brightview Senior Living Development, LLC – Engagement of Experts in Traffic and Water & Sewer - Upon motion by Member Klein, second by Member Cucci and opportunity for discussion, it was unanimously

RESOLVED, that the Planning Board of the Township of Livingston hereby finds that the technical review services of an expert in traffic, as well as an expert in water and sewage capacity, each to render advice to the Board, is required for proper consideration of issues that have arisen in connection with Application No. 2023-37-PFSPV (Brightview Senior Living Development, LLC); and it is

FURTHER RESOLVED, that the Board engage the services of an expert in traffic, as well as an expert in water and sewer capacity, each to conduct a technical review of the plans and the issues that have arisen in respect thereto and to provide expert advice and opinion to the Board; and it is

FURTHER RESOLVED, that, pursuant to Section 170-52.B of the Code of the Township of Livingston, Applicant Brightview Senior Living Development, LLC is hereby required to file with the administrative officer an escrow deposit fee of adequate funds to cover the costs that may be incurred by the Board for such technical review.

4. Adjournment The Conference Meeting adjourned at 7:37 P.M.

Regular Meeting Agenda

At 7:41 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Rudy Fernandez, Chairman	Absent:	Barry Lewis
	Steven Santola, Vice Chairman		Jill Wishnew
	Rosy Bagolie		
	Richard Dinar		
	Ann Cucci		
	Peter Klein		
	Samuel Ratner		
	Michael Rieber		
	Jackie Coombs-Hollis, Secretary		
	Catherine Maddrey, Asst. Secretary		
	Richard Vallario, Board Attorney		

Without objection, the Chairman departed from the order of the Agenda.

1. Lot Line Adjustment with Variance R-3 Zone
25 Wychwood Road – Block 5100; Lot 24
8 Rosewood Court – Block 5100; Lot 32.08
Application No.2023-19-LLAV
Marc and Stacy Hirschberg

Applicants are seeking approval to adjust the rear boundary line between two existing single-family residential lots. The proposed lot line adjustment will provide additional rear yard to Lot 24 thereby correcting a fence encroachment.

Appearing for the Applicant: Elizabeth M. Durkin, Esq. of the Durkin Firm, LLC.

Witness for the Applicant: Marc Hirschberg

No Members of the Public had questions or offered statements in support of or opposition to the Application.

After discussion and upon motion by Member Dinar and second by Member Klein, the Lot Line Adjustment was approved with a variance of 6.4 feet to permit the rear yard setback of Lot 32.08 to be reduced to 33.6 feet from the 40 feet required by Township Code §170-98.C.(4), subject to a memorializing resolution, by the unanimous votes of Members Dinar, Klein, Ratner, Rieber, Cucci, Bagolie, Santola, and Fernandez; they being all of the Members present.

2. Continued Hearing – (Continued from 7/18/2023)

Minor Subdivision with Variances
33 Sycamore Avenue
Block: 2602; Lot: 29 & 30
Application No. 2023-14-MSUBV
Steven Barckley

R-3 Zone

The hearing was continued to 7:30 P.M. on October 3, 2023 with no further notice by the Applicant required.

3. Adjournment. There being no other business, the Meeting adjourned at 8:09 P.M.

Respectfully submitted,

Jackie Coombs-Hollis,
Secretary