

Township of Livingston
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PLANNING BOARD CONFERENCE & REGULAR MEETINGS

July 9, 2019

Conference Meeting – **7:30pm**

Regular Meeting – **8:00pm**

Conference Meeting Agenda:

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – June 18, 2019
5. Communications
6. Old Business:
 - a. Consideration of Memorializing Resolution-

Pulte Homes of NJ, Limited Partnership – Application Nos.
2014-75-MSUBV (Amendment) & 2014-76-PFSPV (Amendment)
 - b. Request for Further Adjournment - By letter dated May 20, 2019 Mathew P. Posada, Esq., as attorney for the Applicant in JMZ Enterprises, LLC – Application No. 2018-72-MSUBV, and for the Applicant in Green Terrace Homes, LLC, Application No. 2003-93-PSPV Amendment), has requested a further adjournment and continuance of both Applications from the Regular Meeting on July 9, 2019 to the Board’s Regular Meeting on August 8, 2019.
 - c. Request for Further Adjournment – CP Management II, LLC, Application No. 2017-83-PFSPV, has requested a further adjournment and continuance to August 8, 2019.

7. New Business: KRG-USCRF Retail Portfolio, Application No. 2010-25-PFSPV, request for Check Lists waivers.
8. Executive Session (If required)
9. Adjournment

Regular Meeting Agenda:

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Preliminary & Final Site Plan with Variances (*Continued from June 18, 2019*)
(TO BE ADJOURNED TO 8/8/19)

Block: 3803; Lot: 3
 92 South Livingston Avenue
 Application No. 2017-83-PFSPV
CP Management Group II LLC
Lightbridge Academy and Starbucks

B-1 Zone

The Board, having adopted memorializing resolutions approving subdivision of Lot 3 and site plan approval of Lot 3.02 for Lightbridge Academy, will consider and vote on a resolution prepared by the Board Attorney in response to non-binding guidance given in respect of the Starbucks proposed to be constructed on Lot 3.01.

5. Preliminary & Final Site Plan with Variances (Amendment)
 Block: 100; Lots: 17 & 18
 530 West Mount Pleasant Avenue
 Application No. 2010-25-PFSPV (Amendment)
KRG-USCRF Retail Portfolio

CI Zone

The Applicant proposes (1) to install two new wall signs, of 41.46 square feet and 19.8 square feet respectively, on the screen wall facing W. Mount Pleasant Avenue for two additional tenants; (2) to replace the existing double-sided with internal illumination freestanding monument sign in the front yard with a larger one; and (3) to add a 28 square feet directional sign on Daven Avenue. The new monument sign would be 18'2" high with a sign area of 236.16 sf.

6. Minor Subdivision with Variances (***TO BE ADJOURNED to 8/8/19***)
 Block: 1900; Lot: 21
 Corner of East McClellan Ave & Scott Terrace
 Application No. 2018-72-MSUB
JMZ Enterprises, LLC

R-4 Zone

Applicant seeks to subdivide Lot 21 to create four (4) new lots designated as proposed lots 21.01, 21.02, 21.03, and 21.04 that measure approximately 14,484 square feet, 10,691 square feet, 11,171 square feet, and 18,616 square feet, respectively. Increase the footprint size & storage volume of the new surface detention basin to incorporate the original Scott Terrace Subdivision (Block 1900 – Lots 19 & 20), Green Terrace Homes, LLC, (formerly Kantanas, and Application No. 2003-93-PSPV). This will eliminate the previously approved underground detention basin from beneath the roadway

7. Preliminary Site Plan and Major Subdivision with Variances (*TO BE ADJOURNED to 8/8/19*)
Block: 1900; Lots: 19 & 20
20 Scott Terrace
Application No. 2003-93-PSPV (Amendment)
Green Terrace Homes, LLC R-4 Zone

Applicant seeks to maintain the original subdivision approvals with same lot sizes, configurations, etc. Maintain the original approvals of the roadway network design, grading, location, etc. Eliminate the previously approved underground detention basin from beneath the roadway and work together with the adjacent minor subdivision development, JMZ Enterprises, LLC (Block 1900 – Lot 21), Application No. 2018-72-MSUB, to incorporate one (1) shared new surface infiltration detention basin.

8. Adjournment