

Township of Livingston
Planning Department
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Livingston, NJ 07039



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PLANNING BOARD CONFERENCE & REGULAR MEETINGS

June 2, 2020 at 7:30 PM

Conference & Regular Meetings Agenda:

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes: Minutes of May 21, 2020
5. Old Business:
6. New Business:
 - Determination of whether Planners' reports in investigations of whether designated study areas are in need of noncondemnation redevelopment are ready for a public hearing, and if so, setting of the hearing date.
 - a. Report of Beacon Planning and Consulting Services, LLC re Block 6100, Lots 12 & 13 known as 8 Peach Tree Hill Rd.
 - b. Report of Preferred Planning Group LLC re Block 3700, Lots 1-8, 24, 25 & 27-30 fronting on E. Mt. Pleasant Ave., S. Livingston Ave. & Arden Rd.
7. Communications:
8. Preliminary & Final Site Plan with Variances
Block: 3808; Lot: 3.01
92 South Livingston Avenue
Application No. 2017-83-PFSPV (Bifurcated for Starbucks)
CP Management Group II, LLC

The Board will consider and vote on the Resolution prepared by the Board Attorney in response to non-binding guidance

9. Minor Subdivision with Variances (*Continued from March 3, 2020*)

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

Links to Submission Documents:

[Plans \(4/30/2020\)](#)

[Resubmission Letter \(5/6/2020\)](#)

[Fantina Engineering Cover Letter \(2/5/2019\)](#)

[Minor Subdivision Plat \(2/5/2019\)](#)

[Plans \(2/5/2019\)](#)

[Plans \(8/27/2019\)](#)

[JMZ Hydrologic-Hydraulic Calcs recd 02-05-19](#)

[JMZ Environmental Impact Statement recd 04-01-19](#)

[JMZ App for Amended Minor Subdivision recd 03-06-19](#)

[JMZ Hydrologic-Hydraulic Calcs recd 02-05-19](#)

[JMZ Hydrologic-Hydraulic Calculations for Stormwater recd 09-26-18](#)

[JMZ Minor Subdivision Plat recd 02-05-19](#)

[JMZ Preliminary Subdivision Plat Details Checklist](#)

[JMZ Proposed Subdivision Plans recd 09-26-18](#)

[JMZ Stormwater Maintenance Plan recd 09-26-18](#)

[JMZ Survey recd 09-26-18](#)

[JMZ PPG Planning Review 1 Sept 27 2019](#)

[JMZ LEC Site Plan Review_190503](#)

[JMZ Eng Review 2019 09.25 - Corner E. McClellan - Scott Terrace](#)

[JMZ Planning Initial Completeness Review 11-05-18](#)

[JMZ Revised Plans recd 08-27-19](#)

[JMZ Response Letter 04-14-2019](#)

[JMZ Hydrologic - Hydraulic Calculations 07-2019](#)

10. Preliminary Site Plan and Major Subdivision with Variances (*Continued from March 3, 2020*)

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.

Links to Submission Documents:

[Green Terrace Homes LLC - Application for a Major Subdivision](#)

[Green Terrace Homes LLC - Cover Letter](#)

[Green Terrace Homes LLC - Environmental Impact Statement Waiver Application](#)

[Green Terrace Homes LLC - Final Subdivision Plat Details Checklist](#)

[Green Terrace Homes -Subdivision Plat recd 03-06-19](#)

[Green Terrace Response Letter 04-04-19](#)

[Green Terrace Full Set 08-14-19](#)

[Green Terrace Scott Terrace Plan Set 10-24-18 Set](#)

[Green Terrace Drainage Area Existing recd 05-08-2020](#)

[Green Terrace Drainage Area Proposed recd 05-08-2020](#)

[Green Terrace Drainage-Downstream Storm Sewer Analysis-extended recd 05-08-2020](#)

[Green Terrace Drainage-Storm Water Management Report recd 05-08-2020](#)

[Green Terrace Stormwater Management Measures Maintenance-Manual recd 05-08-2020](#)

[Green Terrace Plan Set 04-30-2020 recd 05-08-2020](#)

[Green Terrace Resubmission Letter 05-06-2020 recd 05-08-2020](#)

[Green Terrace Extended Drainage Area-Existing recd 05-08-2020](#)

[Green Terrace Township Engineering Review 09-25-2019](#)

[Green Terrace Township Engineering Review 04-04-2019](#)

[Green Terrace Township Planning Review 09-27-2019](#)

11. Adjournment

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81946856365?pwd=aUJVM3J4WFE2alp0M1hZOGdGYURPZz09>

Password: 094052

Or Telephone:

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

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