

Township of Livingston
Planning Department
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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:

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

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

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

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

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

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

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

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

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

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

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

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

[JMZ Preliminary Subdivision Plat Details Checklist 09-26-2018](#)

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

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

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

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

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

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

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

[Township LEC Site Plan Review](#)

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

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

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 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 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](#)
[Township Engineering Review 09-25-2019](#)
[Township Engineering Review 04-04-2019](#)
[Township Planning Review 09-27-2019](#)

APPLICANT'S EXHIBITS

[Exhibit 1A](#)
[Exhibit 1B](#)
[Exhibit 1C](#)
[Exhibit 1D](#)

OBJECTOR'S EXHIBITS

[Exhibit O1A](#)
[Exhibit O1B](#)
[Exhibit O1C](#)
[Exhibit O1D](#)

TRANSCRIPTS

[03-03-2020 PB Transcript - JMZ-Green Terrace Condensed](#)
[03-03-2020 PB Transcript - JMZ-Green Terrace Full](#)
[01-21-2020 PB Transcript - JMZ-Green Terrace Condensed](#)
[01-21-2020 PB Transcript - JMZ-Green Terrace Full](#)
[12-03-2019 PB Transcript - JMZ Green Terrace Adjourned Condensed](#)
[12-03-2019 PB Transcript - JMZ Green Terrace Adjourned Full](#)
[10-03-2019 PB Transcript - JMZ JMZ Green Terrace Condensed](#)
[10-03-2019 PB Transcript - JMZ Scott Terrace Full](#)
[08-08-2019 PB Transcript - JMZ Green Terrace Full](#)
[06-18-2019 PB Transcript - JMZ Green Terrace Condensed](#)
[06-18-2019 PB Transcript - JMZ Green Terrace Full](#)
[05-21-2019 PB Transcript - JMZ Green Terrace Condensed](#)
[05-21-2019 PB Transcript - JMZ Green Terrace Full](#)

11. Adjournment

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81946856365?pwd=aUJVM3J4WFE2alp0M1ZOGdGYURPZz09>

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