

## PLANNING BOARD COMBINED CONFERENCE & SPECIAL MEETING AGENDA

July 21, 2020 at 7:30 PM

### **Meeting Agenda:**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes: Minutes of July 7, 2020
5. Communications:
6. Old Business:
  - a. Mango Tree Real Estate Holdings (NJ), LLC - Application No. 2020-6-MSUBV - Consideration of Memorializing Resolution.
  - b. Eugene Taylo, Jr., - Application No. 2020-10-MSUBV – Consideration of Memorializing Resolution.
  - c. Minor Subdivision with Variances  
(Continued from June 2, 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.

and

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.

Consideration of Resolution based non-binding guidance

7. New Business:

- a. **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. and Arden Rd.** – Consideration of Reopening Investigation of whether Lots 1, 2, 3, 4, 5, 6, 7, 8, 24, 25, 27, 28, 29, and 30 in Tax Block 3700 meet the statutory requirements for designation as an area in need of redevelopment as a “Non-Condensation Redevelopment Area” under criteria established by N.J.S.A. 40A:12A-5.
  
- b. Preliminary Final Site Plan with Variances  
Block 3808; Lot 3.01  
90 South Livingston Avenue  
Application No. 2017-83-PFSPV (Amendment)  
**CP Management Group II, LLC** B-1 Zone

The Applicant proposes the following:

- Remove existing pavements, utilities, trees, etc. and re-grade portions of the site;
- Construct a new building, with two (2) retail/service tenants, totaling approximately 4,200± SF;
- Include an outdoor patio area form one of the tenant spaces;
- Construct sidewalks, parking areas, and associated driveway from South Livingston Avenue and re-utilize the Oak Street driveway.
- Construct a loading zone, trash and recycling enclosure;
- Construct a monument sign,, landscaping improvements, lighting, etc.

**Applicant Submission Documents:**

[Review Response Letter 06-25-2020](#)

[Drainage Report](#)

[Amended Site Plans](#)  
[E2- 1 Truck \(SU-30\)](#)  
[Preliminary Water-Sewer - Demand Calculations 06-2020](#)  
[Architectural Plans - LR 7-6-20](#)  
[E1- Truck Fire and Passenger](#)  
[Preliminary Site Plan Checklist](#)  
[Environmental Impact Statement Waiver Application](#)  
[Final Site Plan Checklist](#)  
[Recycling Plan](#)

**Applicant Exhibits:**

[Exhibit A-1 - Exhibit List](#)  
[Exhibit A-2 - Aerial Image](#)  
[Exhibit A-3 - Site Plan Rendering](#)  
[Exhibit A-4 - Landscape Rendering](#)  
[Exhibit A-5 - Residential View Renderings](#)  
[Exhibit A-6 - Architectural Drawings](#)  
[Exhibit A-7 - Building Renderings](#)  
[Exhibit A-8 - Conceptual Floor Plan](#)  
[Exhibit A-9 - Truck Turning Templates](#)

**Township Reports:**

[Engineering Review 07-16-2020](#)  
[Traffic Review 07-16-2020](#)  
[Engineering Review 06-11-2020](#)  
[Planning Review 06-15-2020](#)  
[Planning Review 06-12-2020](#)  
[Traffic Review 06-11-2020](#)  
[LEC Comments](#)  
[BID Comments](#)

8. Adjournment

## Accessing the Meeting

### Online

Click on or copy and paste this URL to your browser to join the meeting:

<https://us02web.zoom.us/j/81987351060?pwd=aVE3RHUwWnBTMVFM0XY4UndGR2ZRQT09>

Password: 977590

### Join by Phone

Dial (for higher quality, dial a number based on your current location):US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 819 8735 1060

Password: 977590

International numbers available: <https://us02web.zoom.us/j/81987351060?pwd=aVE3RHUwWnBTMVFM0XY4UndGR2ZRQT09>

### View on Facebook

The meeting will be live-streamed to on the Township's Facebook page: [facebook.com/LivingstonTownshipNJ](https://www.facebook.com/LivingstonTownshipNJ)