

**PLANNING BOARD
MINUTES OF THE MEETING
JANUARY 21, 2020**

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 Special Meeting scheduled to follow in Chambers at 8:00 P.M. Notice of both Meetings had been published as required by law and posted on the Municipal and Police Building Bulletin Board.

Conference Meeting:

At 7:33 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Rudy Fernandez
	Richard Dinar, Vice Chairman		Barry Lewis
	Nathan Kiracofe		Steven Santola
	Martin Kalishman		
	Sanjay Nambiar		
	Samuel Ratner		
	Michael Rieber		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Attorney		

1. Oaths. Board Attorney Vallario administered the oaths of office to reappointed Board Members Nathan Kiracofe in Class II and Jill Wishnew, Alternate No. 2.
2. Minutes. The Minutes of January 7, 2019 were accepted as presented.
3. Old Business.
 - a. Joseph Kushner Hebrew Academy, Inc. – Application No. 2016-10-PSFPV (Amendment) - Members Dinar, Kalishman, Ratner and Klein, being the Members present who had participated in the decision, having no questions or comments after having read the Resolution, and feeling that the Resolution was ready for a vote, unanimously adopted the Resolution.
 - b. Requested Resolution Amendment – Jay Green – Application No. 2017-61-MSUBV – Board Attorney Vallario having advised that the request must be heard after public notice, the Secretary will so inform the attorney for the Applicant.
 - c. CP Management Group II, LLC – Application No. 2017-83-PFSPV – In this matter in which the Board granted the Applicant’s request that the evidentiary record remain open, the Applicant has, by its attorney’s letter dated January 10, 2020, extended the Board’s time to decide to February 28, 2020.

4. New Business. Review of Ordinance No. 1-2020 on Referral – The Board having reviewed Ordinance No. 1-2020 referred after First Reading, found it, by the unanimous vote of the Members present, to be in substantial compliance with the Master Plan.
7. Adjournment. The Conference Meeting was adjourned at 7:42 P.M.

Special Meeting:

At 8:00 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman Richard Dinar, Vice Chairman Nathan Kiracofe Samuel Ratner Michael Rieber Jill Wishnew Jackie Coombs-Hollis, Secretary Richard Vallario, Attorney Jeannette Harduby, Township Engineer	Absent:	Rudy Fernandez Martin Kalishman Barry Lewis Sanjay Nambiar Steven Santola
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1. Minor Subdivision with Variances (Continued from December 3, 2019)
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 December 3, 2019)
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.

The Chairman announced that Members Kalishman and Santola were not participating in the hearing because of disqualifications.

Appearing for Applicants JMZ Enterprises, LLC and Green Terrace Homes, LLC:
Mathew P. Posada, Esq., of Schenck Price Smith & King, LLP

Appearing for Thurston Drive Opponents Matt and Ellen Cohen, Jeff and Susan Fass, Michael and Rebecca Zarabi, Seth and Risa Levine, Les and Arden Melnick, and Ron and Lustbader:
Robert F. Simon, Esq., of Harold Law.

Witness for the Applicants: Michael T. Lanzafama, of Casey & Keller, Licensed Land Surveyor and P.E.

The Board was in recess from 9:05 P.M. to 9:11 P.M.

Members of the public with questions for the witness:

Michael Boxer	6 Trombley Dr.
Lawrence Cooper	10 Trombley Dr.
Merle Kalishman	8 Trombley Dr.
Amy Schonhaut	6 Trombley Dr.
Kershu Tan	9 Trombley Dr.

Upon agreement of the parties, the Board continued the hearing to the Regular Meeting at 8:00 P.M. on Tuesday, March 3, 2020 with no further notice required.

2. Adjournment. The Special Meeting was adjourned at 10:56 P.M.

Respectfully submitted,

Jackie Coombs-Hollis,
Secretary