

**Planning Board
Minutes of the Meetings
February 6, 2018**

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 Regular Meeting scheduled to follow at 8:00 P.M. in Chambers. Notice of both Meetings was published in the West Essex Tribune and posted on the Municipal and Police Building bulletin board.

Conference Meeting:

At 7:32 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	None
	Richard Dinar, Vice Chairman		
	Alfred Anthony		
	Rudy Fernandez		
	Martin Kalishman		
	Nathan Kiracofe		
	Sanjay Nambiar		
	Samuel Ratner		
	Michael Rieber *		
	Stephen Santola		
	Jill Wishnew		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Attorney		
	Veena Sawant, Planner		
	Rocco Marucci, Assistant Engineer		

*Joined the Meeting at 7:35 P.M.

1. Minutes The Minutes of January 16, 2018 were accepted as presented.

2. Old Business a. Consideration of Memorializing Resolution - Jay Green – Application No. 2017-61-MSUBV – The Chairman reported that Stephen A. Geffner, Esq., Applicant’s attorney, has requested that the Board not act on the resolution because he will request that the record be re-opened for additional testimony. The Secretary has advised Mr. Geffner of the need for him to submit the rehearing request letter required by the Board’s Rule3:2-1. The Board unanimously agreed to defer action until the February 20th Conference/Workshop Meeting.

b. Master Plan Discussion.

- (1) The Board gave preliminary approval to a “Statement of Strategy” to be added to the draft Land Use Plan Element in compliance with the newly amended N.J.S.A. 40:55D-28.b.(2).
- (2) March 20th was agreed to be the public hearing date provided that we have all drafts completed by the March 1st Special Conference/Workshop. It was agreed that at the hearing each speaker will be allowed three minutes, with an additional round of three minutes after all who wish to speak initially have been heard.

3. Adjournment The Conference Meeting adjourned at 7:54 P.M.

Regular 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 Alfred Anthony Rudy Fernandez Martin Kalishman Nathan Kiracofe Sanjay Nambiar Samuel Ratner Michael Rieber Stephen Santola Jill Wishnew Jackie Coombs-Hollis, Secretary Richard Vallario, Attorney Veena Sawant, Planner Rocco Marucci, Assistant Engineer	Absent:	None
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1. Minor Subdivision with Variances
Block: 1304; Lot: 28
73 North Livingston Avenue
Application No. 2017-65-MSUBV
George Reinhardt

R-4 Zone

Applicant proposes to subdivide Lot 28 to create 2 new lots designated as proposed Lots 28.01 and 28.02. Lot 28.01 would be about 148.7' x 204', or approximately 29,992 sq. ft. Lot 28.02 would be approximately 50.15' x 203.55', or approximately 10,290 sq. ft. with only 6,307 sq. ft. within 125 ft. of the front street ROW line.

Applicant George Reinhardt, Jr. was sworn, acknowledged that he was appearing without an attorney, and introduced his professional witness.

Witnesses for the Applicant:

Michael T. Lanzafama, P.P., P.E. & Land Surveyor
George Reinhardt, Jr.

Member of the public with questions or statements:

Tina Anapolsky, 64 Hazel Avenue

The Applicant, the public and the Board having had reasonable opportunity to be heard, upon motion by Member Fernandez and second by Member Kalishman and after discussion the Board approved, subject to a memorializing resolution, the Application with grant of a lot area variance of 3,068 sq. ft. for proposed Lot 28.02 and subject to agreed conditions. Members Anthony, Fernandez, Kalishman, Kiracofe, Ratner, Rieber, Santola and Klein voted for the motion and Member Dinar voted against. Alternates Nambiar and Wishnew did not participate in the discussion or vote.

2. Major Subdivision with Variances

Block: 5301; Lot: 15
284 W. Hobart Gap Road
Application No. 2017-74-MAJSUBV
Kenny Praval

R-1 & R-2 Zones

Applicant proposes to subdivide Lot 15 to create 4 new lots designated as proposed Lots 15.01, 15.02, 15.03 and 15.04.

Barry Evenchick, Esq., of Pashman, Stein, Walder, Hayden, PC, appeared for the Applicant.

Witness for the Applicant:

Michael T. Lanzafama, P.P., P.E. & Land Surveyor

Recess: The Board was in recess from 9:35 P.M. to 9:45 P.M.

Members of the Public with questions for the witness:

Larry Moskowitz, 21 Windsor Dr.
Kevin Neary, 15 Windsor Dr.
William Graulich IV, of Pennsylvania, son of William Graulich
of 278 W. Hobart Gap Rd.
Susanne Frees, 6 Drummon Terrace, daughter of William Graulich

Members of the public offering sworn statements:

William Graulich, IV
Susan Frees

The Applicant, the public and the Board having had reasonable opportunity to be heard, the Board gave non-binding guidance to its Attorney to prepare a resolution of approval with conditions.

The hearing was continued to 8:00 P.M. on March 20, 2018 without further notice by the Applicant required.

3. Adjournment The Meeting was adjourned at 10:20 P.M.

Respectfully submitted,

Jackie Coombs-Hollis, Secretary