

**Planning Board  
Minutes of the Meeting  
March 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 in Chambers at 8:00 P.M. Notice of the Meetings was published in the West Essex Tribune and posted on the Municipal and Police Building bulletin board.

**Conference Meeting**

At 7:35 P.M. Secretary Jackie Coombs-Hollis, noting that proper notice had been given, called the Roll:

Present:	Peter Klein, Chairman Nathan Kiracofe Barry Lewis, Jr. Sanjay Nambiar Samuel Ratner Michael Rieber Stephen Santola *	Absent:	Richard Dinar, Vice Chairman Rudy Fernandez Martin Kalishman Jill Wishnew
	Jackie Coombs-Hollis, Secretary Richard Vallario, Attorney Veena Sawant, Planner Rocco Marucci, Assistant Engineer		

\*Left the Meeting at 7:42 P.M. to go to the airport

1. Oath of Office Barry R. Lewis, Jr. as Class I Member
2. Minutes The Minutes of February 20, 2018 were accepted as presented.
3. Special Meeting The Special Meeting on February 20<sup>th</sup> will not include a public hearing on the Master Plan. It was agreed that the public hearing on the Master Plan will be on April 12<sup>th</sup> at a Special Meeting to be noticed for that date.
4. Closed Session On a motion made and seconded, the Board went into closed session at 7:43 P.M. to discuss both In re Application of the Township (Docket No. ESX-L-004849-15) and the Miller case (Docket No. ESX-L-007590-16). The Board returned to open session at 7:59 P.M.
5. Adjournment The Conference Meeting adjourned at 8:00 P.M.

## Regular Meeting

At 8:10 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman Nathan Kiracofe Barry Lewis, Jr. Sanjay Nambiar Samuel Ratner Michael Rieber Jackie Coombs-Hollis, Secretary Richard Vallario, Attorney Veena Sawant, Planner Rocco Marucci, Assistant Engineer	Absent:	Richard Dinar, Vice Chairman Rudy Fernandez Martin Kalishman Jill Wishnew
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1. Preliminary & Final Site Plan with Variances  
Block: 102; Lot: 13  
19 Microlab Road  
Application No. 2017-66-PFSPV  
19 Lab Associates

CI Zone

Applicant proposes to re-stripe parking area for the creation of 52 parking stalls, construct a handicap accessible ramp, and construct a refuse area.

The Chairman announced that, at the request of the Applicant, the matter is adjourned to 8:00 P.M. on April 3, 2018 with no further notice by the Applicant required.

2. Minor Subdivision with Variance  
Block: 5500; Lot: 3  
Application No. 2017-75-MSUBV  
Peter & Rita Furdyna

R-3 Zone

Applicants propose a two-lot subdivision and roadway improvements along Relkin Road.

The Chairman announced that, at the request of the Applicants, the matter is adjourned to 8:00 P.M. on April 3, 2018 with no further notice by the Applicants required.

3. Minor Subdivision with Variances  
27 Spring Road  
Block: 4008; Lot: 15  
Application No. 2017-61-MSUBV  
Jay Green

R-4 Zone

On December 5, 2017 the Board granted subdivision approval, with variances, subject to a memorializing resolution. The Applicant subsequently requested re-opening the hearing to permit additional testimony to temporarily allow two houses on a single lot and delay both subdivision and reduction in size of the existing house until a proposed new house on the proposed new lot has received a certificate of occupancy.

Stephen A. Geffner, Esq. appeared for the Applicant.

Witnesses for the Applicant:

Jay Green  
Richard Keller, P.E. and P.P.

No members of the public had questions for the witnesses or offered sworn statements.

After closing of the evidentiary record and opportunity for discussion, the previous approvals were, upon motion by Member Rieber and second by Member Ratner, confirmed with the addition of a temporary conditional variance, all subject to a memorializing resolution, by the unanimous votes of Members Kiracofe, Klein, Lewis, Ratner, Rieber, and Alternate No. 1 Nambiar (originally acting in place and stead of then Member Silverman and now acting in place and stead of Member Santola); they being all of the Members present.

4. Minor Subdivision with Variances  
Block: 2100; Lots: 38 & 39.13  
Application No. 2017-77-MSUBV  
Force Hill, LLC

R-1 Zone

Applicant proposes to subdivide and reconfigure Lot 38 and transfer 2,847 sq. ft. of its area to neighboring Lot 39.13

Attorney for the Applicant: Stephen A. Geffner, Esq.

Witness for the Applicant: Paul W. Anderson, P.E.

No members of the public had questions for the witness or offered sworn statements.

The Applicant amended the Application by withdrawing the requests for front yard and rear yard setback variances, and presented testimony as to only the remaining requested

variance of 5,085 sq. ft. from the required Lot 38 minimum lot area, under Township Code §170-96.C.(5), of 35,250 sq. ft. within 235 feet of the front street right-of-way line.

After closing of the evidentiary record and opportunity for discussion, upon motion by Member Ratner and second by Member Rieber, and subject to a memorializing resolution, the amended Application with the single variance was approved by the unanimous votes of Members Kiracofe, Klein, Lewis, Ratner, Rieber, and Alternate No. 1 Nambiar (in place and stead of Member Santola); they being all of the Members present.

5. Adjournment. The Regular Meeting adjourned at 8:35 P.M.

Respectfully submitted,

Jackie Coombs-Hollis  
Secretary