

**PLANNING BOARD
MINUTES OF THE MEETING
March 19, 2019**

The Livingston Planning Board met for a Conference/Workshop 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/Workshop Meeting:

At 7:30 P.M. Assistant Secretary Catherine Maddrey announced that proper notice had been given and called the Roll:

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| Present: | Peter Klein, Chairman | Absent: | Nathan Kiracofe |
| | Richard Dinar, Vice Chairman | | Sanjay Nambiar |
| | Rudy Fernandez | | Samuel Ratner |
| | Martin Kalishman | | Jackie Coombs-Hollis, |
| | Barry Lewis | | Secretary |
| | Steven Santola | | |
| | Michael Rieber | | |
| | Jill Wishnew | | |
| | Rocco Marucci, Assistant Township Engineer | | |
| | Richard Vallario, Attorney | | |
| | Catherine Maddrey, Assistant Secretary | | |
| | Donna Holmqvist, Planning Consultant | | |

1. Minutes The Minutes of March 5, 2019 were accepted as presented.
2. Old Business It was agreed that that the parking study should be projected for completion by year-end.
3. New Business Ordinances Reviewed upon Referral by the Township Council.
 - a. Ordinance No. 6-2019 – Definition of Minor Site Plan - Upon motion by Member Dinar and second by Member Santola, after discussion it was unanimously resolved that the ordinance does not contain any provisions inconsistent with the Master Plan and would be substantially consistent with the Master Plan.

- b. Ordinance No. 7-2019 – Amending Zoning Map – Upon motion by Member Dinar and second by Member Fernandez, after discussion it was unanimously resolved that this ordinance would adjust the boundaries of the R-L Research Laboratory District and the R-5G Residence District to further compliance with the Master Plan and the construction of affordable housing pursuant to the judgment and final order entered in the Superior Court of New Jersey in the matter entitled “Joseph Kushner Hebrew Academy, Inc. v. Township of Livingston, et al” under Docket Number ESX-L-9126-07, and is consistent with objectives of the Master Plan.

4. Adjournment The Conference/Workshop Meeting was adjourned at 7:43 P.M.

Special Meeting:

At 8:00 P.M. Assistant Secretary Catherine Maddrey announced that proper notice had been given and called the Roll:

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| <p>Present:</p> <ul style="list-style-type: none"> Peter Klein, Chairman Richard Dinar, Vice Chairman Rudy Fernandez Martin Kalishman Barry Lewis Steven Santola Michael Rieber Jill Wishnew Rocco Marucci, Assistant Township Engineer Richard Vallario, Attorney Catherine Maddrey, Assistant Secretary Donna Holmqvist, Planning Consultant | <p>Absent:</p> <ul style="list-style-type: none"> Nathan Kiracofe Sanjay Nambiar Samuel Ratner Jackie Coombs-Hollis, Secretary |
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- 1. Preliminary & Final Site Plan with Variances
 Block: 6100; Lot: 30.01
 110 South Orange Avenue
 Applications No. 2016-1 0-PFSPV (Amendment)
Joseph Kushner Hebrew Academy, Inc. R-L Zone

Applicant proposes to re-grade the portion of the site that lies generally to the east of the existing school building, install a new track/circular path around track/soccer field facility with amphitheater-style spectator seating, 3 new basketball courts, two new tennis courts, and a new one-story bathroom/storage building. Create a fenced-in lawn area/multi-purpose play field at the northeast section of the property. Remove a parking area from the western side of the northern parking field and replace with 7 new ADA parking

spaces and 28 standard spaces. Remove 337 existing trees and replace with 152 new trees on-site. Install ancillary sidewalks and ADA accessible route improvements and fencing. In conjunction with the Application of Pulte Homes of NJ, Limited Partnership, Applications Nos. 2014-75MSUBV and 2014-76- PFSPV, 0.2155 acres of Lot 30.01 would be transferred to Lot 30.03.

Appearance for the Applicant: Ronald L. Shimanowitz, Esq.

Witnesses for the Applicant: Howard Plotzker, Associate Principal
Eric L. Keller, P.E. of Bowman Consulting
Robert S. Larson, Architect & P.P. of CPL Partnership

There were no questions or statements by members of the public.

Attorney Shimanowitz waived a closing statement and the evidentiary record was closed.

The Members of the Board gave non-binding guidance to the Board Attorney to prepare a resolution of approval with conditions.

The matter was continued to the Regular Meeting at 8:00 P.M. on May 7, 2019 with no further notice by the Applicant required.

2. Recess. The Board was in recess from 9:05v P.M. until 9:13 P.M., during which time Member Santola left the building.

3. Minor Subdivision with Variances &
Preliminary & Final Site Plan with Variances
110 South Orange Ave & Peach Tree Hill Road
Block: 6100; Lots: 30.01, 30.02 & 30.03
Application Nos. 2014-75-MSUBV (Amendment) & 2014-76-PFSPV (Amendment)
Pulte Homes of NJ, Limited Partnership R5-G Zone

Applicant seeks amended minor subdivision approval to: decrease the size of Lot 30.01 (JKHA School Site) from 20.9684 acres to 20.7429 acres: to increase the size of Lot 30.02 (Livingston Square-Pulte Townhouse Site) from 10.3762 acres to 10.5459 acres; to increase the size of Lot 30.03 (Affordable Housing Site) from 1.2714 acres to 1.4610 acres; to annex a portion of the Eisenhower Parkway right-of-way acquired from Essex County so as to add 0.0016 acres of such land to Lot 30.02 and 0.1338 acres to Lot 30.03; and, to establish an access easement across a portion of Lot 30.01 for the benefit of Lot 30.03 for vehicle and pedestrian access. Applicant also seeks Amended Preliminary and Final Site Plan approval for Lots 30.02 and 30.03.

Appearance for the Applicant: Ronald L. Shimanowitz, Esq.

Witnesses for the Applicant: Eric L. Keller, P.E. of Bowman Consulting
Robert S. Larson, Architect & P.P. of CPL Partnership

There were no questions or statements from members of the public.

At 10:30 P.M. it was agreed that the hearing was continued to the Board's Regular Meeting at 8:00 P.M. on May 7, 2019 with no further notice by the Applicant required.

4. Adjournment The Meeting was adjourned at 10:31 P.M.

Respectfully submitted,

Catherine Maddrey,
Assistant Secretary