

**Planning Board
Minutes of the Meeting
April 3, 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 the Newark Star Ledger, and posted on the Municipal and Police Building bulletin board.

Conference Meeting

At 7:39 P.M. Secretary Jackie Coombs-Hollis, announced that proper notice had been given and called the Roll:

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

1. Minutes. The Minutes of March 20, 2018 were accepted as presented.
2. Master Plan Procedures. Member Santola left the Meeting. The Board briefly reviewed the procedures to be followed at the April 12th Special Meeting re the 2018 Master Plan. Member Santola then rejoined the meeting.
3. Future Matters. Secretary Coombs-Harris advised that:

At the April 17th Conference/Workshop the Business Improvement District's consultant will present a report on parking requirements in other communities.

The May 1st Regular Meeting agenda will include:

- a. St. Barnabas Medical Center Site Plan
- b. 1 Relkin Rd. Subdivision
- c. 19 Microlab Rd. Site Plan

4. Adjournment. The Conference Meeting adjourned at 7:45 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 Rudy Fernandez Martin Kalishman Nathan Kiracofe Barry Lewis, Jr. 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:
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- 1. Consideration of Resolution
 Block: 7600; Lots: 7, 8, 16
 40 Old Short Hills Road
 Applications Nos. 2017-41-LM & 2017-42-PFSP
Cider Mill Partners, LLC R-5J Zone

Applicant proposes to merge existing Lots 7, 8 and 16 to create a single lot for the construction of 56 new stacked townhouses of which 44 would be market rate units and 12 affordable units.

Chairman Klein announced that he, Vice Chairman Dinar and Member Kalishman were disqualified from, and had not participated in, consideration of this Application. They then left the hearing room and Member Santola took the chair as Chairman Pro Tempore.

The Members remaining having confirmed that they had read and understood the draft Resolution of approval with conditions, that they had no questions and that they felt that

the Resolution was ready for a vote; upon motion made by Member Ratner, second by Member Rieber and with opportunity for discussion, the Resolution was adopted by the affirmative votes of Members Fernandez, Kiracofe, Ratner, Rieber, Santola, Alternate No. 1 Nambiar and Alternate No. 2 Wishnew; they being all of the Members present and eligible to vote.

Chairman Klein, Vice Chairman Dinar and Member Kalishman then rejoined the Meeting.

2. Preliminary & Final Site Plan with Variances (Amendment)
Block: 2700; Lots: 42.01 & 42.03
75 East Northfield Road
Application No. 2013-21-PFSPV (Amendment)
Summit Medical Group

B-1 Zone

Applicant seeks to erect a 4'9" x 7'6" monument sign

Lawrence A. Calli, Esq. appeared for the Applicant.

Witnesses for the Applicant:

Brian Natal, Vice President Operations & Security
Michael Tobia, P.P.
David Wisotsky, P.E.

Members of the public with questions for witnesses:

Sam Jain, 11 Schindler Way
Joshua Lipschitz, 1 Schindler Way

Members of the public offering sworn statements:

Syed Hasan, 19 Schindler Way
Sam Jain, 11 Schindler Way
Joshua Lipschitz, 1 Schindler Way

Applicant agreed to a reduction in the size of the sign, limits on the hours during which it would be illuminated, a relocation of the sign in relation to the driveway, and conditions of approval.

The Applicant, the Board and the public having had reasonable opportunity to be heard, upon motion by Member Lewis, second by Member Kalishman, and after discussion, the Board approved with conditions and subject to a Memorializing Resolution a monument sign with a height of 6 feet 6 inches and a width of 3 feet 3 inches. Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber and Klein voted for the motion. The Alternate Members did not participate in the discussion or vote.

3. Announcement. It being apparent that there would not be sufficient time for both of the two remaining Applications on the agenda to be heard during this Meeting, the Chairman announced that, without objection, the hearing on

Minor Subdivision with Variance
Block: 3300; Lot: 58
127 East Cedar Street
Application No. 2018-7-MSUBV
Garden State Property Management IV, LLC

will be at the Board's Regular Meeting at 8:00 P.M. on May 1, 2018 without any further notice by the Applicant required.

4. Minor Subdivision with Variances
Block: 4400; Lot: 39
23 Symington Avenue
Application No. 2017-82-MSUBV
Eatisham Malik

R-4 Zone

Applicant proposes to subdivide Lot 39 to create 2 new Lots designated as proposed Lots 39.01 and 39.02 that would be approximately 7,006 sq. ft. and 7,793 sq. ft. in area respectively.

Barry H. Evenchick, Esq. appeared for the Applicant.

Witness for the Applicant:

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

Member of the public with questions for the witness:

Dung Chun, 19 Symington Avenue

Members of the public offering sworn statements:

Dung Chun, 19 Symington Avenue

Elizabeth Tran, 27 Symington Avenue

Township Code §170-99.C.(5) requires that each lot in the R-4 District have a lot area of 9,375 sq. ft. measured within 125 feet of the front street right-of-way line. Applicant requested a variance of 2,367 sq. ft. for proposed Lot 39.01 and a variance of 1,582 sq. ft. for proposed Lot 39.02.

The proposed lots would each, under the Zoning Table, be required to have a width of 75 ft. and a depth of 125 ft. Applicant requested variances to permit proposed Lot 39.01 to be 67.675 ft. by 103.62 ft. and proposed Lot 39.02 to be 67.657 ft. by 116.16 ft.

Applicant proposes that after subdivision a new, hypothetical, residence would be constructed on each lot. Since those residences are hypothetical, no approvals of variances from setback or other Code requirements other than lot area and lot dimensional requirements were sought.

There presently is an occupied residence on Lot 39. The proposed subdivision would result in one side of that residence, including a chimney, extending approximately 4 feet into new Lot 39.02 until the entire presently existing residence is removed. That would require another variance, and a temporary conditional variance was orally requested.

The Applicant, the Board and the public having had reasonable opportunity to be heard, upon motion by Member Lewis, second by Member Rieber, and after discussion, the Board approved with conditions and subject to a Memorializing Resolution the requested variances as to required lot areas and dimensions. The Board also granted a temporary conditional variance to permit the present residence to intrude into Lot 39.02. Members Dinar, Fernandez, Kalishman Kiracofe, Lewis, Ratner, Rieber and Klein voted for the motion. The Alternate Members did not participate in the discussion or vote.

5. Adjournment. The regular Meeting was adjourned at 10:46 P.M.

Respectfully submitted,

Jackie Coombs-Hollis,
Secretary