

**Planning Board  
Minutes of the Meeting  
April 11, 2019**

The Livingston Planning Board met for a Special Conference Meeting at 7:15 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 7:30 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 7:15 P.M. Secretary Jackie Coombs-Hollis, announced that proper notice had been given and called the Roll:

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

1. Members Fernandez and Santola executed sworn statements of having reviewed exhibits and read transcripts of meetings from which they had been absent on the CP Management Group II LLC applications.
2. The Special Conference Meeting adjourned at 7:28 P.M.

**Special Meeting**

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

Present:	Peter Klein, Chairman	Absent:	Barry Lewis, Jr.
	Richard Dinar, Vice Chairman		Jill Wishnew
	Rudy Fernandez		
	Martin Kalishman		
	Nathan Kiracofe		
	Sanjay Nambiar		

Samuel Ratner  
Michael Rieber  
Stephen Santola  
Jackie Coombs-Hollis, Secretary  
Richard Vallario, Attorney  
Rocco Marucci, Assistant Engineer  
Donna Holmqvist, Planning Consultant  
Lee Klein, Traffic Consultant

1. Minor Subdivision and Preliminary & Final Site Plan with Variances (Continued)

Block: 3803; Lot: 3

92 South Livingston Avenue

Applications Nos. 2017-73-MSUB and 2017-83-PFSPV

CP Management Group II LLC

Lightbridge Academy and Starbucks

B-1 Zone

Applicant proposes to subdivide existing Lot 3 to create two new lots. The presently vacant building would be expanded on one of the new lots to be a childcare center. A drive-thru Starbucks is proposed to be constructed on the second new lot.

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

Appearance for Objector Raghav Varma: Richard Sasso, Esq.

Witness for the Applicant: Richard Keller,

Members of the public with questions for witnesses:

Barry Bambo, 32 Wilson Terrace

Susan Bambo, 32 Wilson Terrace

J J Bruno, 50 Virginia Avenue

Elaine Denton, 17 Oak Street

Robert Denton, 17 Oak Street

Richard Edwards, 31 Wilson Terrace

Renee Sachs, 46 Wilson Terrace

The Board was in recess from 9:25 to 9:30 P.M.

Members of the public making sworn statements:

Barry Bambo, 32 Wilson Terrace

Susan Bambo, 32 Wilson Terrace

J J Bruno, 50 Virginia Avenue

Elaine Denton, 17 Oak Street

Robert Denton, 17 Oak Street

Richard Edwards, 31 Wilson Terrace

Thomas Guttman, 32 Virginia Avenue

George Press, 74 S. Livingston, Avenue  
Susan Roselle, 29 Wilson Terrace  
Ming-Chen Shyu, 27 Wilson Terrace  
Debra Weinstein, 23 Wilson Terrace

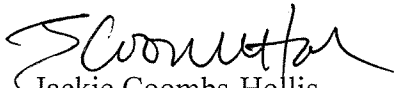
Closing statements were made by Richard Sasso, Esq. and Stephen A. Geffner, Esq.

The evidentiary record was closed.

Considering the multiple hearings on these applications since July of 2018, it was the unanimous sense of the Members present that they have time to review the transcripts and their own notes before discussing outcomes and taking action. Accordingly, the hearing was continued to the Board's Regular Meeting at 8:00 P.M. on May 7, 2019 with no further notice required.

2. Adjournment. The Special Meeting was adjourned at 10:58 P.M.

Respectfully submitted,



Jackie Coombs-Hollis  
Secretary