

Township of Livingston
Planning Department
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PLANNING BOARD COMBINED CONFERENCE & REGULAR MEETING

April 7, 2020 at 7:30 PM

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes: Minutes of March 3, 2020
5. Old Business:
 - a. Jay Green – Application No. 2017-61-MSUBV (Amendment) – Consideration of Memorializing Resolution
 - b. JMZ Enterprises, LLC - Application No.2018-72-MSUB & Green Terrace Homes, LLC – Application No. 2003-93-PSPV (Amendment) – Consideration of Requests for Continuance to June 2, 2020
6. New Business: Discussion of how to proceed with future meetings
7. Adjournment

Draft JMZ/Green Terrace Resolution

Minor Subdivision with Variances (Continued from March 3, 2020)

Block: 1900; Lot: 21

Corner of East McClellan Ave & Scott Terrace

Application No. 2018-72-MSUB

JMZ Enterprises, LLC

R-4 Zone

Applicant seeks to subdivide Lot 21 to create four (4) new lots designated as proposed lots 21.01, 21.02, 21.03, and 21.04 that measure approximately 14,484 square feet, 10,691 square feet, 11,171 square feet, and 18,616 square feet, respectively. Increase the footprint size & storage volume of the new surface detention basin to incorporate the original Scott Terrace Subdivision (Block 1900 – Lots 19 & 20), Green Terrace Homes, LLC, (formerly Kantanas, and Application No. 2003-93-PSPV). This will eliminate the previously approved underground detention basin from beneath the roadway

and

Preliminary Site Plan and Major Subdivision with Variances (Continued from March 3, 2020)

Block: 1900; Lots: 19 & 20

20 Scott Terrace

Application No. 2003-93-PSPV (Amendment)

Green Terrace Homes, LLC

R-4 Zone

Applicant seeks to maintain the original subdivision approvals with same lot sizes, configurations, etc. Maintain the original approvals of the roadway network design, grading, location, etc. Eliminate the previously approved underground detention basin from beneath the roadway and work together with the adjacent minor subdivision development, JMZ Enterprises, LLC (Block 1900 – Lot 21), Application No. 2018-72-MSUB, to incorporate one (1) shared new surface infiltration detention basin.

WHEREAS, the Applicants having made a written request for a further continuance of their hearing until June 2, 2020 due to the COVID-19 Pandemic, and having agreed to extend the Board's time to decide whether to grant or deny their applications to July 31, 2020; and good cause to grant the continuance having been shown;

NOW, THEREFORE, IT IS RESOLVED that each of the Applicants is hereby granted a further continuance to the Board's Regular Meeting at 8:00 P.M. on June 2, 2020 with no further notice by the Applicants being required.

RESOLUTION
PLANNING BOARD
TOWNSHIP OF LIVINGSTON, NEW JERSEY

Decided: March 3, 2020
Memorialized: April 7, 2020

Re: Application No. 2017-61-MSUBV (Amendment)
Applicant: Jay Green
Premises: 27 Spring Road
Block: 4008; Lot: 15
Zone: R-4

WHEREAS, the Board memorialized a Resolution in the above matter on March 20, 2018 approving the Application for a minor subdivision with variances; and

WHEREAS, the Applicant has requested an Amendment to said Resolution; specifically deleting paragraph 3.D of the “Conclusions of the Board” that granted a temporary variance conditioned upon specific actions to be completed and prohibiting the filing of a Subdivision Deed for recording “until both the issuance of a Temporary Certificate of Occupancy for the new residence and removal of the addition on the right side of the existing home”; and

WHEREAS, the Applicant has completed removal of the addition to the existing home on approved Lot 15.02, which removes the non-conforming side yard setback violation; and

WHEREAS, the Applicant has, pursuant to permit, completed installation of the foundation for a new residence on approved Lot 15.01; but has not yet completed further construction that could lead to a temporary certificate of occupancy; and

WHEREAS, the approval of the requested Amendment will remove the necessity for the conditional temporary variance allowing 2 homes on one lot granted by paragraph 3.D of “Conclusions of the Board”; and for good cause being shown;

NOW THEREFORE, for the reasons stated herein and as stated on the record by the Members of the Planning Board of the Township of Livingston, the prior Resolution memorialized on March 20, 2018 is hereby amended to remove in its entirety paragraph 3.D of “Conclusions of the Board” on page 7 thereof, and the Applicant is hereby authorized to file a Subdivision Deed consistent with the terms of the subdivision approval granted by the Board in the Resolution of March 20, 2018; and

All remaining conclusions, findings, and conditions of the aforesaid Resolution memorialized March 20, 2018 are hereby continued in full force and effect.

Peter M. Klein, Chairman

I hereby certify that this Resolution is a memorialization of the decision of the Township of Livingston Planning Board made on March 3, 2020, wherein Board Members Dinar, Lewis, Kiracofe, Ratner, Rieber, Fernandez, Alternate No. 1 Nambiar (for absent Member Santola), and Klein voted in accordance with the action memorialized herein; they being all of the Members then present.

Jackie Coombs-Hollis, Secretary