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## PLANNING BOARD CONFERENCE/WORKSHOP & SPECIAL MEETINGS

June 18, 2019

Conference Meeting – **7:30pm**

Special Meeting – **8:00pm**

### **Conference/Workshop Meeting Agenda:**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – June 4, 2019
5. Communications
6. Old Business:
  - a. Consideration of Memorializing Resolution-
    - (i) Gershon Group, LLC – Application No. 2019-20-MSUBV
    - (ii) Emerson Drive Properties, LLC – Application No. 2003-82-PSPV (Final)
    - (iii) CP Management Group II, LLC – Application No. 2017-83-PFSPV (Bifurcated for Lot 3.02, Lightbridge Academy)
  - b. Request for Further Adjournment - By letter dated May 20, 2019 Mathew P. Posada, Esq., as attorney for the Applicant in JMZ Enterprises, LLC, Application No. 2018-72-MSUBV, and for the Applicant in Green Terrace Homes, LLC, Application No. 2003-93-PSPV Amendment), has requested a further adjournment and continuance of both Applications from the Special Meeting on June 18, 2019 to the Board's Regular Meeting on July 9, 2019.

7. New Business:
8. Executive Session – Litigation - (HE&FSP)
9. Adjournment

**Special Meeting Agenda:**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Preliminary & Final Site Plan with Variances (*Continued from June 4, 2019*)  
Block: 3803; Lot: 3  
92 South Livingston Avenue  
Application No. 2017-83-PFSPV  
**CP Management Group II LLC**  
Lightbridge Academy and Starbucks

B-1 Zone

The Board (having taken voice votes, subject to memorializing resolutions, on subdivision of Lot 3 and site plan approval of Lot 3.02 for Lightbridge Academy) has, upon request by CherylLynn Walters, Esq., newly appointed substitute counsel representing Applicant CP Management Group II, LLC, granted reopening of the record for the sole purpose of allowing a further closing statement by Attorney Walters in regard to the site plan application for Lot 3.01 prior to voice vote on non-binding guidance given to the Board Attorney.

5. Minor Subdivision with Variances (*Adjourned to 7/9/19*)  
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

6. Preliminary Site Plan and Major Subdivision with Variances (*Adjourned to 7/9/19*)

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.

7. Adjournment