

**PLANNING BOARD
MINUTES OF THE MEETING
JANUARY 8, 2019**

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 both Meetings had been published as required by law and posted on the Municipal and Police Building Bulletin Board.

Conference Meeting:

At 7:30 P.M. Secretary Jackie Coombs-Hollis announced that proper notice has been given and called the Roll:

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

1. Reorganization Matters.

a. Oaths. Board Attorney Vallario administered the oaths of office to the following reappointed Board Members:

Barry Lewis, Class I
Nathan Kiracofe, Class II
Rudy Fernandez, Class III
Richard Dinar, Class IV
Martin Kalishman, Class IV
Samuel Ratner, Class IV
Sanjay Nambiar, Alternate No. 1

b. Other Organizational Actions. Upon motions made and seconded, and on the unanimous votes of the Members present, the following actions were taken:

- Election of Klein as Chairman to serve until January 7, 2020.
- Election of Dinar as Vice Chairman to serve until January 7, 2020.

- Re-appointment of Jackie Coombs-Hollis as Board Secretary and Catherine Maddrey as Assistant Secretary, each to serve until January 7, 2020.
- Acknowledgement of Richard Vallario, Esq. as Board Attorney, to serve at the pleasure of the Board for a term expiring on January 7, 2020.
- Designated Dinar, as Chairman, and Klein, Lewis and Ratner to serve as the Minor Subdivision/Site Plan Committee, and Nambiar and Wishnew to serve as alternate members of that committee, all until the earlier of January 7, 2020 or the expiration of their respective service on this Board.
- Designated Dinar to serve as Chairman of the Technical Review Advisory Committee (TRAC) until the earlier of the January 7, 2020 or the expiration of his service on this Board.
- Designated Klein as liaison to the Livingston Community Partnership Corporation (the BID) until the earlier of January 7, 2020 or the expiration of his service on this Board.
- Recognition of Ratner as the Member also serving on the Livingston Environmental Commission as provided in Code § 170-4.D and N.J.S.A. 40:56A-1 and who shall, as provided in Township Code § 170-5.B, serve until completion of his term on this Board or until completion of his term as a member of the Environmental Commission, whichever occurs first.
- Designated Rieber as the Member also serving as a member of the Open Space Trust Committee until the earlier of December 31, 2021 or the expiration of his service on this Board.

c. Schedules of Meetings. The following schedules of Board and TRAC meetings for 2019 were unanimously ratified:

2019 PLANNING BOARD SCHEDULE

7:30 PM – Conference Meeting

8:00 PM – Regular Meeting

Regular Meetings and any Special Meetings will commence at 8:00 PM

All such Meetings and Workshop Meetings will be preceded by a

Conference Meeting beginning at 7:30 PM

Formal Action may be taken at any Meeting

All Meetings will be at the Livingston Municipal & Police Building

357 South Livingston Avenue, Livingston, New Jersey

REGULAR MEETING DATES

TUESDAY, JANUARY 8, 2019 *
 TUESDAY, FEBRUARY 5, 2019
 TUESDAY, MARCH 5, 2019
 TUESDAY, APRIL 2, 2019
 TUESDAY, MAY 7, 2019

WORKSHOP MEETING DATES

TUESDAY, JANUARY 15, 2019
 TUESDAY, FEBRUARY 19, 2019
 TUESDAY, MARCH 19, 2019
 TUESDAY, APRIL 16, 2019
 TUESDAY, MAY 21, 2019

TUESDAY, JUNE 4, 2019	TUESDAY, JUNE 19, 2019
TUESDAY, JULY 9, 2019	TUESDAY, JULY 30, 2019
THURSDAY AUGUST 8, 2019	TUESDAY, AUGUST 20, 2019
THURSDAY SEPTEMBER 5, 2019	TUESDAY, SEPTEMBER 17, 2019
THURSDAY, OCTOBER 3, 2019	THURSDAY, OCTOBER 17, 2019
THURSDAY, NOVEMBER 7, 2019	THURSDAY, NOVEMBER 14, 2019
TUESDAY, DECEMBER 3, 2019	TUESDAY, DECEMBER 17, 2019

* TUESDAY, JANUARY 7, 2020 (RE-ORG)

**TECHNICAL REVIEW ADVISORY COMMITTEE
(TRAC) MEETINGS SCHEDULE 2019
9:00 AM**

WEDNESDAY, JANUARY 9, 2019
WEDNESDAY, FEBRUARY 13, 2019
WEDNESDAY, MARCH 13, 2019
WEDNESDAY, APRIL 10, 2019
WEDNESDAY, MAY 15, 2019
WEDNESDAY, JUNE 12, 2019
WEDNESDAY, JULY 17, 2019
WEDNESDAY, AUGUST 14, 2019
WEDNESDAY, SEPTEMBER 11, 2019
WEDNESDAY, OCTOBER 16, 2019
WEDNESDAY, NOVEMBER 13, 2019
WEDNESDAY, DECEMBER 11, 2019

3. Minutes. The Minutes of December 4, 2018 were accepted as presented.
4. Old Business. Consideration of Memorializing Resolutions.
 - a. Pulte Homes of N.J. Limited Partnership – Application No. 2018-76-V amending Applications Nos. 2014-76-PFSPV and 2014-75-MSUBV. - By email received by the Secretary today, the Applicant requested that the Resolution not be acted upon tonight and be placed on the agenda of the next Regular Meeting so that the Applicant has time to consider how it wishes to proceed. The Applicant waived any time limitations for adoption of the Resolution.
 - b. 100 Hillside Avenue Realty LLC – Application No. 2018-18-MSUBV - Members Dinar, Kalishman, Kiracofe, Fernandez, Ratner, Alternate No. 1 Nambiar (in place and stead of Member Santola), and Member Klein, being all of the Members who had participated in the decision, having

acknowledged that they had read the Resolution, had no questions or comments, and felt that the Resolution was ready for a vote, unanimously adopted the Resolution.

5. New Business.

a. TRAC Resolution Update – After discussion and upon motion made and seconded, the following resolution was unanimously adopted:

1. As of this date, the Technical Review Advisory Committee (“TRAC”) shall consist of three Class IV Members of the Planning Board and the Class I Member. At the Board’s annual Reorganization Meeting, one Class IV Member shall be appointed as the Chair of the TRAC. Participation of other Class IV Members shall be on a rotating basis.

2. Prior to a determination of whether an application for Preliminary Site Plan, Final Site Plan, or Major Subdivision approval is complete, the Planning Administrator shall refer the application to the TRAC for review.

3. The Township’s Engineer and the Township’s Planner or Planning Consultant shall provide technical support and advice to the TRAC. In advance of the TRAC meeting, they shall submit to the TRAC a report of their recommendations on the applications to be reviewed.

4. The Planning Administrator shall coordinate the calendar and work of the TRAC.

5. The Livingston Community Partnership Management Corporation (“B.I.D.”), the Livingston Environmental Commission (“L. E. C.”), the Fire Department and the Police Department shall each designate a liaison to the TRAC. The Engineer, Construction Official and the Water Superintendent (or their designees) shall also be liaisons. At the meeting, liaisons may offer suggestions to the Applicant in regard to the application under review.

6. The TRAC will meet once in each month in which there is at least one application to be reviewed. The meetings shall be during normal business hours.

7. TRAC meetings shall be noticed and open to the public. The Applicant, and the Applicant’s representatives, shall attend and participate; but there shall be no public participation.

8. Recommendations shall be made to the Applicant as to clarifications, changes, or issues that may be of particular concern to the Board that will hear the application, so that the Applicant can be prepared to address them to facilitate speedy and efficient review of the application by the Board.

9. No recommendations or actions of the TRAC shall be binding

upon the Applicant, the Planning Board or the Zoning Board of Adjustment.

10. When the appropriate and proper official deems the application to be complete, the Planning Administrator shall forward the application to the Board with jurisdiction.

11. In the absence of, or inability to act by, the Planning Administrator, the Planning Assistant shall perform the functions assigned to the Planning Administrator under this resolution.

b. Minor Site Plan Definition - The draft will be acted upon at the January 15th Conference/Workshop.

6. Adjournment. The Conference Meeting was adjourned at 7:58 P.M.

Regular Meeting:

At 8:02 P.M. Secretary Jackie Coombs-Hollis announced that proper notice has been given and called the Roll:

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

1. Minor Subdivision with Variances
Block: 5500; Lot: 3
Application No. 2017-75-MSUBV
Peter & Rita Furdyna R-3 Zone

Applicant proposes to subdivide Lot 3 to create two new lots designated as proposed Lots 3.01 and 3.02, and roadway improvements on Relkin Road due to the inadequate widths of the existing unimproved roadway in this area. The proposed lots differ in size, and would be approximately 191'x80' and 176'x120', measuring approximately 16,545 square feet and 22,267 square feet, respectively.

The Chairman announced that, as indicated on the agenda for this Meeting, the hearing on

Minor Site Plan with Variances, Application No. 2017-75-MSUBV filed by Peter & Rita Furdyna, re Lot 3 in Block 5500, at 1 Relkin Road, will now be heard at the Board's February 5th 2019 8:00 P.M. Regular Meeting with no further notice required.

2. Minor Subdivision and Preliminary & Final Site Plan with Variances

(Adjourned from 11/8/18)

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 Geffner, Esq.

Appearance for Objector: Richard Sasso, Esq.

Witnesses for the Applicant: Justin A. Mihalik, AIA
Eric Suissa

Members of the public with questions for witnesses:

Elaine Denton, 17 Oak Street

Ila Press, 38 Ridge Road

Lauro Rocha, 28 Wilson Terrace

Raymond Siegel, 4 Garnet Terrace

The Board was in recess from 9:08 P.M. to 9:18 P.M.

At 10:13 P.M., The Applicant concluding that there was insufficient time for additional witnesses to be heard, it was agreed that the hearing was continued to the Regular Meeting at 8:00 P.M. March 5, 2019 with no further notice required.

Adjournment. The Regular Meeting was adjourned at 10:18 P.M.

Respectfully submitted,

Jackie Coombs-Hollis
Secretary