

**PLANNING BOARD
MINUTES OF THE MEETING
March 5, 2019**

The Livingston Planning Board met for a Conference Meeting at 7:00 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/Workshop Meeting:

At 7:00 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

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

*Joined the Meeting at 7:38 P.M.

1. Minutes. The Minutes of February 19, 2019 were accepted as presented.
2. Old Business. Consideration of Memorializing Resolution – Pulte Homes of NJ Limited Partnership, Application No. 2018-76-V amending Applications Nos. 2014-76-PFSPV and 2014-75-MSUBV - All Members present and eligible to vote having acknowledged that they had read the Resolution, had no questions, and felt that it was ready for a vote; upon motion made and seconded, the Resolution was adopted by the unanimous votes of Members Kalishman, Kiracofe, Lewis, Ratner, and Klein.
3. New Business.
 - a. Allwood Associates c/o Eastman Management – Application No. 2018-87-PFSPV – Upon motion made and seconded, the Board granted the requested check list waivers.
 - b. Review of Ordinance No. 5-2019 on Referral after First Reading - Having noted that the specific relevant Recommendation in the Master Plan is quoted in full in the ordinance, upon motion made and seconded it was determined that the ordinance is in compliance with the Master Plan by the unanimous votes of Members Dinar, Kalishman, Kiracofe, Lewis, Ratner, Alternate No. 1 Nambiar (in

place and spread of Member Fernandez), and Klein. (Member Rieber not yet being present.)

- c. Request for Special Meeting - Pulte Homes of NJ, Limited Partnership – Applications Nos. 2014-75 MSUBV & 2014-76-PFSPV (Amendments) and Joseph Kushner Hebrew Academy – Application No. 2016-10-PFSPV (Amendment) - Grant of Special Meeting at 8:00 P.M. on March 19, 2019 confirmed.

4. Adjournment. The Conference Meeting adjourned at 7:40 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	Absent:	Rudy Fernandez
	Richard Dinar, Vice Chairman		Steven Santola
	Martin Kalishman		Jill Wishnew
	Nathan Kiracofe		
	Barry Lewis		
	Sanjay Nambiar		
	Samuel Ratner		
	Michael Rieber		
	Jackie Coombs-Hollis, Secretary		
	Rocco Marucci, Assistant Township Engineer		
	Richard Vallario, Attorney		
	Michael Pessolano, Planning Consultant		
	Lee Klein, Traffic Consultant		

- 1. Preliminary & Final Site Plan with Variances
Block: 106; Lot: 11
354 Eisenhower Parkway
Application No. 2018-87-PFSPV
Allwood Associates c/o Eastman Management R-L2 Zone

Applicant proposes to install a V-shaped ground-lit monument sign having two sides to be viewable from the north and south directions. The proposed sign would be in the southwestern corner of the site, near the signalized intersection of Eisenhower Parkway and Dorsa Ave.

The Chairman announced that by agreement with the Applicant this matter is adjourned to the Board's Regular Meeting at 8:00 P.M. on April 2, 2019 with no further notice required.

- 2. Minor Subdivision and Preliminary & Final Site Plan with Variances
(Continued from 1/8/19)
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 Raghav Varma: Richard Sasso, Esq.

Witnesses for the Applicant: Michael Lanzafama, P.P., P.E., Surveyor
Lizanne Kile, Starbucks Sr. Store Development Manager
Gary Dean, P.P. & P.E., Traffic

Members of the public with questions for witnesses:

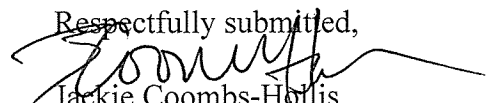
Barry Bambo, 32 Wilson Terrace
Elaine Denton, 17 Oak Street
Robert Denton, 17 Oak Street
Ila Press, 38 Ridge Road
Jan Press, 38 Ridge Road

The Board was in recess from 9:47 P.M. to 9:54 P.M. Attorney Sasso announced that he has no objection to witnesses not yet called by the Applicant, but that he was leaving the hearing.

At 11 02 P.M., upon request by the Applicant the Board granted a Special Meeting at 7:30 P.M. on Thursday April 11, 2019 for continuation of the hearing with no further notice by the Applicant required.

3. Adjournment. The Regular Meeting was adjourned at 11:04 P.M.

Respectfully submitted,



Jackie Coombs-Hollis
Secretary