

**PLANNING BOARD
MINUTES OF THE COMBINED
CONFERENCE AND REGULAR MEETING
June 2, 2020**

The Livingston Planning Board met for a combined Conference Meeting and Regular Meeting, by means of Zoom Webinar telecommunications and a link to Facebook Live, at 7:34 P.M. Notice of the Meeting had been published pursuant to the Open Public Meetings Act and guidance provided by the State's Division of Local Government Services.

Chairman Klein announced that proper notice had been given and Assistant Secretary Catherine Maddrey called the Roll:

Present:	Peter Klein, Chairman	Absent:	Sanjay Nambiar
	Richard Dinar, Vice Chairman		Stephen Santola
	Rudy Fernandez		
	Martin Kalishman		
	Nathan Kiracofe		
	Barry Lewis		
	Samuel Ratner		
	Michael Rieber		
	Jackie Coombs-Hollis, Secretary		
	Catherine Maddrey, Assistant Secretary		
	Rocco Marucci, Township Assistant Engineer		
	Richard Vallario, Board Attorney		
	Donna Holmqvist, Planning Consultant		

1. Minutes. The Minutes of May 21, 2020 were accepted as presented.
2. Old Business. Without objection there was a departure from the order of business on the Agenda and the Chairman presented a report in regard to Item 8 **CP Management Group II, LLC:**

The Board, beginning on August 8, 2019, granted a series of requests that the evidentiary record be kept open so that the Applicant could submit new plans. The last grant expires on June 30th. The original

grant provided that when a hearing date is known the Applicant would have to provide new public notice and the record would remain open to the new hearing date.

Last week the Applicant submitted new plans and requested a Special Meeting to be held on July 21, 2020. Pursuant to Board Rule 1:3-2, I have granted the request. The July 21st Conference/Workshop Meeting will be followed by the Special Meeting and the evidentiary record will remain open as provided in the Board's August 8, 2019 Resolution.

3. New Business. Reports of Investigation of whether there are Areas in Need of Redevelopment

The Board has received two reports from professional planners regarding whether areas are in need of redevelopment without condemnation. The Chairman explained that the reports are the first step in a process, and that at this meeting it is not the Board's role to decide whether or not they agree with the reports. The responsibility now is to determine whether the reports are ready to be made available to the public so that members of the public can offer their views to the Board at a public hearing.

Only after such a hearing would the Board decide whether to accept, or modify, and then forward the reports to the Township Council as the Board's recommendations.

Upon motion by Member Lewis and second by Member Dinar, by the votes of Members Dinar, Fernandez, Kalishman, Kiracofe, Lewis, Ratner, Rieber, Alternate No. 2 Wishnew (in place and stead of Member Santola) and Klein (they being all of the Members present) it was resolved that a public hearing be held at 7:30 P.M. on Thursday, June 25, 2020 on both

The Report of Beacon Planning and Consulting Services LLC re Block 6100, Lots 12 &13 known as 8 Peach Tree Hill Rd.

and

The Report of Preferred Planning Group LLC re Block 3700, Lots 1-8, 24, 25 &27-30 fronting on E. Mt. Pleasant Ave, S. Livingston Ave. & Arden Road.

Member Kalishman then left the Meeting.

4. 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.

Mathew P. Posada, Esq., of Schenck Price, appeared for the Applicants.

Robert F. Simon, Esq., of Herold Law, P.A., appeared for the Objectors.

Witness for the Applicants: Michael T. Lanzafama, P.E. and Land Surveyor, who acknowledged that he remained under oath.

Members of the public with questions for the witness:

Howard Kastner, 18 Trombley Drive
Merle Kalishman, 8 Trombley Drive
Amy Schonhaut, 6 Trombley Drive
Mark Schonwetter, 5 Trombley Drive
Kershu Tan, 9 Trombley Drive

The Board was in recess from 9:33 P.M. to 9:38 P.M.

Statements by members of the public:

Michael Boxer, 6 Trombley Drive
Amy Schonhaut, 6 Trombley Drive
Merle Kalishman, 8 Trombley Drive
Howard Kastner, 18 Trombley Drive

Attorney Posada and Attorney Simon each offered a closing statement, and the evidentiary record was then closed.

The Board then gave non-binding guidance to the Board Attorney to prepare a resolution of approval with conditions.

The hearing was continued to a Special Meeting on July 21, 2020 commencing at 7:30 P.M. with a Conference/Workshop, and with no further notice by the Applicants required.

5. Adjournment. The Meeting was adjourned at 10:39 P.M.

Respectfully submitted,

Jackie Coombs-Hollis
Secretary