

**PLANNING BOARD  
MINUTES OF THE MEETING  
July 9, 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. Assistant Secretary Catherine Maddrey announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Rudy Fernandez
	Richard Dinar, Vice Chairman		Nathan Kiracofe
	Barry Lewis		Sanjay Nambiar
	Samuel Ratner		Steven Santola
	Michael Rieber		Jackie Coombs-Hollis
	Jill Wishnew		Secretary
	Catherine Maddrey, Assistant Secretary		
	Richard Vallario, Attorney		
	Donna Holmqvist, Planning Consultant		

Minutes. The Minutes of June 18, 2019 were accepted as presented.

- Old Business.
- a. Consideration of Memorializing Resolution: Pulte Homes of NJ, Limited Partnership - Applications Nos. 2014-75-MSUBV (Amendment) & 2014-76-PFSPV (Amendment) – - All Members present and eligible to vote having acknowledged that they had read and understood the Resolution, had no questions, and felt that it was ready for a vote; upon motion made and seconded, the Memorializing Resolution was adopted by the unanimous votes of Members Dinar, Ratner, Rieber and Klein; they being all of the Members present and eligible to vote.
  - b. Request for Further Adjournment - JMZ Enterprises, LLC, Application No. 2018-72-MSUBV, and Green Terrace Homes, LLC, Application No. 2003-93-PSPV (Amendment) The request of both Applicants for a further adjournment and continuance to the Board’s Regular Meeting on August 8, 2019 was unanimously granted.
  - c. Request for Adjournment - CP Management II, LLC, Application No. 2017-83-PFSPV – The Applicant’s request for an adjournment to the Board’s Regular Meeting on August 8, 2019 was unanimously granted.

New Business. a. KRG-USCRF Retail Portfolio, Application No. 2019-25-PFSPV –

The Applicant's request for waiver of numerous Preliminary and Final Check Lists items was unanimously granted.

- b. July 30, 2019 Workshop. With no matters anticipated for the session, the workshop and preceding Conference Meeting were unanimously cancelled.

Adjournment. The Conference Meeting was adjourned at 7:37 P.M.

**Regular Meeting:**

At 8:00 P.M. Assistant Secretary Catherine Maddrey announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman Richard Dinar, Vice Chairman Nathan Kiracofe Barry Lewis Sanjay Nambiar Samuel Ratner Michael Rieber Steven Santola Jill Wishnew Catherine Maddrey, Assistant Secretary Richard Vallario, Attorney Donna Holmqvist, Planning Consultant	Absent:	Rudy Fernandez Jackie Coombs-Hollis Secretary
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- 1. Preliminary & Final Site Plan with Variances (*Continued from June 18, 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 Chairman announced that, at the request of the Applicant, this matter is further adjourned to the Board's Regular Meeting on August 8, 2019.

Without objection, the Chairman then departed from the order of the agenda.

- 2. Minor Subdivision with Variances Block: 1900; Lot: 21  
Corner of East McClellan Ave & Scott Terrace  
Application No. 2018-72-MSUB  
**JMZ Enterprises, LLC** R-4 Zone

and

Preliminary Site Plan and Major Subdivision with Variance  
Block: 1900; Lots: 19 & 20  
20 Scott Terrace  
Application No. 2003-93-PSPV (Amendment)  
**Green Terrace Homes, LLC**

R-4 Zone

The Chairman announced that, at the request of the Applicants, both matters are further adjourned and continued to the Board's Regular Meeting at 8:00 P.M. on August 8, 2019.

3. Preliminary & Final Site Plan with Variances (Amendment)  
Block: 100; Lots: 17 & 18  
530 West Mount Pleasant Avenue  
Application No. 2010-25-PFSPV (Amendment)  
**KRG-USCRF Retail Portfolio**

CI Zone

The Applicant proposes (1) to install two new wall signs, of 41.46 square feet and 19.8 square feet respectively, on the screen wall facing W. Mount Pleasant Avenue for two additional tenants; (2) to replace the existing double-sided with internal illumination freestanding monument sign in the front yard with a larger one; and (3) to add a 28 square feet directional sign on Daven Avenue. The new monument sign would be 18'2" high with a sign area of 236.16 sf.

Appearing for the Applicant: Nicole B. Dory, Esq., of Connell Foley, LLP.

Witnesses for the Applicant:

Tony Halsey, Sr. Project Manager, Development, Kite Realty Group  
Brian Travers, Butler Sign Co.

There were no questions or statements from members of the public.

Upon motion by Member Santola and second by Member Lewis and opportunity for discussion, with conditions and consistent with the record and subject to a memorializing resolution, the two additional signs on the screen wall and the new free-standing monument sign in the Route 10 front yard were approved with necessary variances, and variances for a free-standing directory sign of smaller dimensions and content than proposed was approved; all by the unanimous votes of Members Dinar, Kiracofe, Lewis, Ratner, Rieber, Santola, Alternate No. 1 Nambiar (in place and stead of Member Fernandez) and Member Klein.

4. Adjournment. The Regular Meeting adjourned at 9:00 P.M.

Respectfully submitted,



Catherine Maddrey,  
Assistant Secretary