

**MINUTES OF THE
COMBINED CONFERENCE AND REGULAR MEETING
August 6, 2020**

The Livingston Planning Board met for a Combined Conference and Regular Meeting, by means of Zoom Webinar and a link to Facebook Live, called for 7:30 P.M. Notices of the Meeting were published pursuant to the Open Public Meetings Act and guidance provided by the State’s Division of Local Government Services for meetings during the current state of emergency.

At 7:32 P.M. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

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|----------|----------------------------------|---------|-----------------|
| Present: | Peter Klein, Chairman | Absent: | Barry Lewis |
| | Richard Dinar, Vice Chairman | | Sanjay Nambiar |
| | Rudy Fernandez | | Stephen Santola |
| | Martin Kalishman | | Jill Wishnew |
| | Nathan Kiracofe | | |
| | Samuel Ratner | | |
| | Michael Rieber * | | |
| | Jackie Coombs-Hollis, Secretary | | |
| | Richard Vallario, Board Attorney | | |

* Joined the Meeting at 7:58 P.M.

1. Minutes. The Minutes of July 21, 2020 were accepted as presented.

2. Old Business. Minor Subdivision with Variances (*Continued*)
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)

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.

Consideration of Resolution based on non-binding guidance.

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

Attorney for the Objectors: Robert F. Simon, Esq.
of Herald Law

Member Kalishman, having been disqualified and not in attendance at all prior sessions of the hearings on these Applications, temporarily left the Meeting by muting his microphone and removing himself from the range of his video camera.

Members Dinar, Ratner and Klein were present for all sessions of the hearings on the Applications. Members Fernandez and Kircofe had provided written confirmation that they had read the transcript and reviewed the exhibits of the sessions from which they had been absent.

Upon motion by Member Dinar, second by Member Ratner and opportunity for discussion, those 5 Members unanimously voted to waive reading of the Resolutions into the record.

Members Dinar, Fernandez, Kiracofe, Ratner and Klein having received the Resolutions in advance of the Meeting and having read them, including proposed changes made in the course of the

day, having no questions or comments, felt that the Resolutions were both ready for a vote.

Upon motion by Member Dinar, second by Member Ratner and opportunity for discussion, the Application of Green Terrace Homes, LLC, Application No. 2002-93-PSPC (Amendment) was approved with terms and conditions by the unanimous votes of Members Dinar, Fernandez, Kiracofe, Ratner and Klein.

Upon motion by Member Fernandez, second by Member Dinar and opportunity for discussion, the Application of JMZ Enterprises, LLC, Application No.2018-72-MSUB was approved with terms and conditions by the unanimous votes of Members Dinar, Fernandez, Kiracofe, Ratner and Klein.

Member Kalishman rejoined the Meeting.

Member Rieber joined the Meeting.

3. New Business. Business Improvement District – Consideration of Request – Recommendations received from the Board of the Business Improvement District that the Planning Board consider a number of changes to the Code that could facilitate more rapid and less costly processing of land use applications were discussed. Members Dinar and Fernandez and Attorney Vallario were designated as the Board’s representatives to meet with BID representatives in an effort to arrive at common conclusions that could be presented to this Board not later than September 1st.
4. Adjournment. There being no further business, the Combined Meeting was adjourned at 8:13 P.M.

Respectfully, submitted,

Jackie Coombs-Hollis, Secretary