

RESOLUTION
PLANNING BOARD
TOWNSHIP OF LIVINGSTON, NEW JERSEY

Decided: October 17, 2017
Memorialized: November 9, 2017

Re: Application No. 2003-93-PSPV
Applicant: Nick Kantanas
Premises: Scott Terrace & McClellan Avenue
Block: 1900; Lots: 19 & 20
Zone: R-4

WHEREAS, the Applicant, by Resolution dated July 11, 2006, was granted Preliminary Site Plan and Major Subdivision approval to permit subdivision of the subject premises into 6 residential lots, and for variances to allow a 30-foot front yard setback for 5 of the lots, for purposes of constructing single-family residential homes on each of the aforesaid 5 lots; and

WHEREAS, the Applicant has had the benefit of the Permit Extension Act and extensions of time granted by this Board; and

WHEREAS, the Applicant has now applied for Final Major Subdivision approval consistent with a Final Plat with final revision date of 5-28-14 and site plans bearing final revision date of 3-23-12; and

WHEREAS, the Board has heard the testimony of Michael Lanzafama, admitted as an expert in surveying and engineering, who prepared the aforesaid Plat and Plans reflecting changes as follows:

A: Incorporated into the Plans were Conditions of Approval set forth in the Resolution of July 11, 2006; and

B: Due to storm damage to a large tree, changes were made for the drainage piping to be installed by an open trench procedure rather than by tunneling; and

C: Additional landscaping has been added at the request of adjoining neighbors.

The Applicant has agreed to comply with the comments of the Township Planner and Engineers set forth in their letter bearing revision date of October 10, 2017, and also to enter into a Developer's Agreement with the Township.

Members of the public, Lawrence Cooper and Seth Levine, appeared and posed questions to Mr. Lanzafama as to aspects of the Application. No members of the public offered testimony in support of or in opposition to the Application.

NOW, THEREFORE, BE IT RESOLVED for the reasons set forth herein, and as stated on the record by the Members of the Planning Board of the Township of Livingston, that:

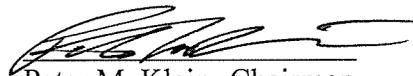
1. The Application is in conformance with the requirements of the Township Code regarding Final Major Subdivision approval and the changes shown on the Final Subdivision Plat and Plans are in compliance with Conditions of Approval in the Preliminary approval or are not substantial.

2. Final Major Subdivision approval is hereby granted incorporating all of the findings and conditions set forth in the Resolution adopted by the Board in this matter on July 11, 2006, and is further subject to the following additional Conditions:

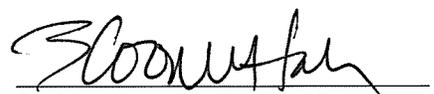
A: The Applicant shall comply with the comments in the Township Planner and Engineers letter of October 10, 2017; and

B: Prior to issuance of any permit for site preparation or construction, the Applicant shall have entered into a Developer's Agreement negotiated with the Township Attorney in conjunction with the Township Engineer.

C: A copy of this Resolution shall be attached to, and recorded with, each individual subdivision deed and also filed with the Final Plat.


Peter M. Klein, Chairman

I hereby certify that this Resolution, adopted on November 9, 2017, is a memorialization of the decision of the Planning Board of the Township of Livingston made on October 17, 2017 wherein Board Members Dinar, Ratner, Santola, Alternate No. 1 Rieber (in place of absent Member Silverman), and Klein voted to approve the Application in accordance with the action memorialized herein, they being all of the Members present and eligible to vote.


Jackie Coombs-Hollis, Secretary