

**RESOLUTION
SUBDIVISION/SITE PLAN COMMITTEE
PLANNING BOARD
TOWNSHIP OF LIVINGSTON, NEW JERSEY**

Decided: December 3, 2013

Re: Application No. 2013-49-MS
Applicant: Murray Halpern
Premises: Block: 2400; Lots: 75 & 80
6 Thames Drive & 32 Chelsea Drive
Zone: R-2

WHEREAS, application has been made to the Planning Board of the Township of Livingston (“Board”) by Murray Halpern (“Applicant”), represented by Stephen A. Geffner, Esq., and owner of both the premises known as 6 Thames Drive and the premises known as 31 Chelsea Drive, respectively Lots 75 and 80 in Tax Block 2400, for a subdivision to reduce the size of Lot 75 and thus increase the size of Lot 80; and

WHEREAS, the Board has a Subdivision/Site Plan Committee (“Committee”), pursuant to Section 170-3 of the Code of the Township of Livingston (“Code”), with jurisdiction to determine whether an Application meets the definition of “minor” and, if so, to take final action of approval or disapproval of such Application; and

WHEREAS, the Committee has on this date determined that the Application is an application for minor subdivision approval; that a completed Application has been filed; and, it otherwise appearing that the jurisdiction and powers of the Board and the Committee have been properly invoked and exercised, the Application is in compliance with all statutory requirements, and proof has been submitted that there are no taxes due or delinquent with respect to the premises; and

WHEREAS, the Committee has reviewed and considered: the Application; the Minor Subdivision Lot Line Adjustment Plat dated September 23, 2013, revised 11/11/13 and prepared and signed by Carl M. Herrman, Professional Land Surveyor; and, the October 28, 2013 report of Assistant Township Engineer, Jeanette Harduby.

NOW, THEREFORE, the Committee does make the following findings of fact and conclusions of law with respect to the Application:

1. The premises are each in the R-2 Residence District in a development utilizing the Township’s residential cluster development option.

2. Lot 75 has a present gross area of 44,594 square feet, and is proposed to be reduced to 33,496 square feet; with 11,098 square feet to be transferred to adjacent Lot 80.
3. Lot 80 has a present gross area of 49,306 square feet, and is proposed to be increased to 60,404 square feet by the transfer of 11,098 square feet from Lot 75.
4. Lots 75 and 80 abut each other, and the changes would be effected by adjustment of the common rear lot line.
5. Both Lot 75 and Lot 80 presently meet the setback requirements for the zone and will continue to do so.
6. The habitable floor area ratio for Lot 75 will increase and that for Lot 80 will decrease; but, each will still be in compliance with the requirement for the zone.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the Subdivision/Site Plan Committee, that the Application for Minor Subdivision as depicted on the Lot Line Adjustment Plat revised through 11/11/13 is approved subject to the following conditions agreed to by the Applicant:

- a. All deeds, easements or dedications shall be filed for recordation and copies of such documents with proof of recordation shall be submitted by the Applicant to the Planning Board Secretary.
- b. Applicant shall take such actions as may be required by Township Code in respect of surface drainage.

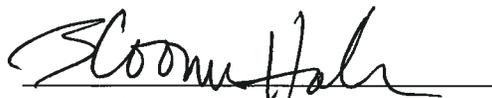


Richard Dinar, Chairperson
Subdivision/Site Plan Committee



Peter M. Klein,
Planning Board Chairman

I certify this to be a true and accurate copy of the Resolution adopted by the Subdivision/Site Plan Committee of the Planning Board of the Township of Livingston on December 3, 2013 by the affirmative votes of Members Dinar, Klein, Ratner; and Alternate No. 2 Wishnew (in place and stead of Member Meade) they being all of the Members of the Committee present.



Jackie Coombs-Hollis
Planning Board Secretary