



357 South Livingston Avenue • Livingston, New Jersey 07039  
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## PLANNING BOARD CONFERENCE & REGULAR MEETINGS

**March 7, 2017**

Conference Meeting – 7:30 p.m.  
Regular Meeting – 8:00 p.m.

### **Conference Meeting Agenda**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – Minutes of February 7, 2017
5. Communications
6. Old Business – Draft Ordinance - R-5K Residence District
7. New Business – a. Memorializing Resolution – Joseph Kushner Hebrew Academy, Inc.  
Application Nos. 2016-9-MSV & 2016-10-PFSPV  
b. TMB Partners, LLC / 18 Corp. (Ahavat Torah)  
Application No. 2017-1-MS & Amendment to App. No. 2011-58-PFSP  
Waiver Requests – Environmental Impact Statement & Recycling Plan
8. Executive Session – Litigation (If Needed)
9. Adjournment

### **Regular Meeting Agenda**

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call

4. Minor Subdivision & Amendment to Preliminary & Final Site Plan  
Block: 7001; Lot: 1.01  
650 South Orange Avenue  
Application No. 2017-1-MS  
Amendment to Application No. 2011-58-PFSP  
TMB Partners, LLC / 18 Corp. (Ahavat Torah)

R-5F Zone

Applicant proposes to subdivide an existing lot 1.01 to 1.01 and 1.02. The proposed Lot 1.01 would measure 2.06 acres while, proposed Lot 1.02 would measure 2.21 acres.

***Proposed Lot 1.01***

- Remodel the existing Tutor-time, one-story building to a Chabad, a house of worship.
- Repave the existing parking area to include 100 parking spaces, of which 5 will be handicap accessible.
- Construct a 5-foot wide concrete sidewalk along South Orange Avenue and White Oaks Road.
- Install a pump station and generator pad in the front yard along South Orange Avenue.

***Proposed Lot 1.02***

- Construct a three-story, residential building containing 12 affordable housing units per the initial Mount Laurel Agreement.
- Construct 25 parking spaces.
- There will be 3, one and three-bedroom units and 6, two-bedroom units.
- Construct a retaining wall with a maximum height of 3 feet and with a 4' high fence over it.

5. Adjournment