

**PLANNING BOARD
MINUTES OF THE MEETING
August 8, 2017**

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 at 8:00 P.M. in Chambers. 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. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman Richard Dinar, Vice Chairman Martin Kalishman Bob Leopold Samuel Ratner Michael Rieber *	Absent:	Alfred Anthony Stephen Santola Michael Silverman
	Jackie Coombs-Hollis, Secretary Veena Sawant, Planner Richard Vallario, Attorney Rocco Marucci, Assistant Township Engineer		

* Joined the Meeting at 7:35 P.M.

1. Minutes. The Minutes of July 11, 2017 and July 20, 2017 were accepted as presented.

2. Communications. Ord. No. 16-2017 re split lots including CVS and Ord. No. 17-2017 regarding the R-5J District were passed on Second Reading. Ord. No. 15-2017 regarding split lots on W. Hobart Gap Rd. was tabled for further review.

3. Old Business. The proposed ordinance re split and non-conforming lots on Arden Rd. has not yet been reviewed by the Council.

1. Public Hearing
Open Space and Recreation Plan Update
Dated: July 20, 2017

The Chairman explained the purpose of the Open Space and Recreation Plan Update, that the draft had been prepared by The Land Conservancy of New Jersey in cooperation with the Township's Open Space Trust Committee, that it is being considered as an interim plan with a final version to be included in the Planning Board's comprehensive report of reexamination of the entire Master Plan later this year.

After opportunity for public questions and comments it was determined that all Members of the Board had read and understood a draft resolution, had no questions about it and felt that it was ready for a vote.

Upon motion by Member Kalishman and second by Member Dinar, and after opportunity for discussion, the following Resolution was unanimously adopted by the vote of all Members present, with Alternate No. 1 Rieber voting in place and stead of Member Anthony and Alternate No. 2 Wishnew voting in place and stead of Member Silverman:

Whereas, the Planning Board is engaged in its comprehensive Master Plan Reexamination; and

Whereas, the Township's Open Space Trust Committee and The Land Conservancy of New Jersey have cooperated in preparation of a draft Open Space and Recreation Plan Update dated July 20, 2017, attached hereto and incorporated herein, that has been reviewed by the Planning Board; and

Whereas, the Planning Board conducted a duly noticed public hearing on August 8, 2017 at which the draft was explained and members of the public were given opportunity to ask questions and offer comments; and

Whereas, the Planning Board finds itself to be in substantial agreement with the draft Open Space and Recreation Plan Update dated July 20, 2017, but the Board finds that it has reservations in that:

- a. A minor number of sites listed as open space or potential open space in Appendix D may no longer be in such categories; and
- b. Some sites listed as historic in Appendix E are sites that the Board has not been able to confirm as meeting the qualifications for such listing; and

Whereas, any such reservations, as well as matters raised by members of the public, can be resolved as the Master Plan Reexamination continues;

NOW, THEREFORE, BE IT:

RESOLVED, that, pending completion of the Master Plan Reexamination and adoption of the report on such reexamination, the Open Space and Recreation Plan Update draft dated July 20, 2017 be, and hereby is, adopted on an interim basis subject to the following exclusions:

a. Excluded from Appendix D:

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Class</u>
Block 100	Lot 8	7-15 INDUSTRIAL PKWY	1
Block 700	Lot 50.2	246 W. MT. PLEASANT AVE	1
Block 701	Lot 15	17 SURREY LANE	1
Block 1703	Lot 6	FRANKLIN AVENUE	1
Block 2100	Lot 29	20 FORCE HILL ROAD	1
Block 2100	Lot 35	FORCE HILL ROAD	1
Block 2100	Lot 37	48 FORCE HILL ROAD	1
Block 2100	Lot 47	339 E MT PLEASANT	2
Block 2104	Lot 43	369 E MT PLEASANT	15D
Block 2402	Lot 5.01	8 WINDEMERE COURT	2
Block 2402	Lot 24	6 WINDEMERE COURT	2
Block 2404	Lot 8	15 HADRIAN DRIVE	2
Block 2404	Lot 55.01	4 ARGYLE COURT	2
Block 5100	Lot 32	200 W HOBART GAP RD	2
Block 5100	Lot 32	32 EAST DR	2
Block 5100	Lot 33	212 W HOBART GAP ROAD	1
Block 5100	Lot 50	31 NORTH DR	2
Block 5301	Lot 14.02	278 W HOBART GAP ROAD	2
Block 5301	Lot 15	284 W HOBART GAP ROAD	2
Block 5400	Lot 12	144 WALNUT STREET	2
Block 5500	Lot 38	5 FOXCROFT DR	2
Block 5900	Lot 37	25 OLD RD	2
Block 6100	Lot 11	2 PEACH TREE HILL ROAD	4A
Block 6100	Lot 12	8 PEACH TREE HILL ROAD	4A
Block 6100	Lot 13	8 PEACH TREE HILL ROAD	4A
Block 6100	Lot 29	9 PEACH TREE HILL ROAD	4A
Block 6101	Lot 39	34 PASSAIC AVENUE	2
Block 6300	Lot 30	290 SO ORANGE AVE	2
Block 6800	Lot 10	365 SOUTH ORANGE	2
Block 6800	Lot 11	325 SO ORANGE AVE	2
Block 7001	Lot 1.01	650 SOUTH ORANGE	4A
Block 7104	Lot 11	6 LOCKHERN COURT	2
Block 7300	Lot 71	1 COLUMBIA ROAD	2
Block 7402	Lot 8	36 ROSS RD	2

b. Excluded from Appendix E:

Block 1304	Lot 28	78 North Livingston Ave.	(DeCamp House)
Block 1409	Lot 7	35 North Livingston Ave.	(Weichert)
Block 1703	Lot 7	117 E. McClellan Ave.	(stone house)
Block 2066	Lot 8	34 Fellswood Drive	(Teed House)
Block 3202	Lot 47	185 South Livingston Ave.	(Former Central School)
Block 3700	Lot 1	2-4 E Mount Pleasant Ave.	(Harrison store)
Block 3700	Lot 2	12 E. Mount Pleasant Ave.	(white house)
Block 3807	Lot 3	17 West Mount Pleasant Ave.	(Samos Tavern)
Block 3807	Lot 6	16-18 South Livingston Ave.	(Panek's garage)
Block 4701	Lot 55	2 West Northfield Road	(Roosevelt Plaza)
Block 5100	Lot 33	212 West Hobart Gap Road	(Red house)
Block 5500	Lot 30	244 Hillside Ave.	(Orchard Hill)
Block 6001	Lot 68.05	28 Walnut Street	(Old Smith House)

FURTHER RESOLVED, that except as the Open Space and Recreation Plan Update dated August 20, 1017 is adopted and approved with such exclusions, the 2007 Master Plan as heretofore amended shall remain in full force and effect; and it is

FURTHER RESOLVED, that the Secretary of the Planning Board is hereby authorized and directed to publish notice of adoption of this Resolution in the West Essex Tribune within 10 days, and to transmit a copy of this Resolution and attachment to the Essex County Planning Board.

2. Preliminary & Final Site Plan with Variances

Block: 4303; Lots: 21
270 South Livingston Avenue
Application No. 2017-39-PFSPV
Columbia Bank

B-1 Zone

Applicant proposes a monument sign, additional site signage, lighting and relocation of previously approved ATM.

Gregory D. Meese, Esq., of Price Meese Schulman & D'Arminio, P.C., appeared for the Applicant.

Mathew Welch, P.P. & P.E., of Stonefield Engineering & Design, was Applicant's expert witness.

No members of the public had questions for the witness or offered sworn statements.

The Board was in recess from 9:10 P.M. to 9:14 P.M. to allow Attorney Meese to consult with his client.

Upon motion by Member Dinar and second by Member Ratner, and opportunity for discussion by the Board; upon the changes in site plan and signage agreed to by the Applicant on the record, the justifications for specific variances testified to by witness Welch, and Conditions agreed to by Applicant, the Members present unanimously voted to approve the Application as so amended and with such variances and Conditions; all subject to a Memorializing Resolution.

3. Adjournment. The Regular Meeting was adjourned at 9:24 P.M.

Respectfully submitted.

Jackie Coombs-Hollis, Secretary