

Planning Board
Minutes of the Meeting
July 6, 2010

The Livingston Planning Board met for a Conference Meeting in Craft Room No. 1 in the Livingston Senior-Community Center at 204 Hillside Avenue with a Regular Meeting following at 8:00 p.m in Room Tahaney 2. Public notice of the meetings was published in the West Essex Tribune and posted in the Livingston Senior-Community Center.

Conference Meeting:

At 7:00 p.m. Secretary Jackie Coombs-Hollis announced that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Louis Venza, Vice Chairman
	Alfred Anthony		Bill Kimmel
	Richard Dinar		Janice Talley, Planning
	Rudy Fernandez		Consultant
	Martin Kalishman		Debra Coonce, Recording
	Robert Leopold		Secretary
	Michele Meade		
	Kenneth O'Neill		
	Samuel Ratner		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Attorney		
	Richard Calbi, Engineer		

1. Minutes. The minutes of the last meeting, June 1, 2010, were accepted as presented.
2. Communications. The Chairman advised that Mark Teitlebaum has requested that the Board hold a Special Meeting on July 20th, in lieu of its Conference, so that he can seek a further change to his approved application. Board Attorney Vallario advised that he will not be available that evening. The Board unanimously denied the request.
3. Minor Subdivision- 278 W. Hobart Gap Rd. – Application No. 2020-27-MSP – William Graulich, III. The Minor Subdivision/Site Plan Committee reported that there were questions about the suitability of the property for subdivision and recommended that the Applicant offer testimony. It also appears that the plat and plan are not correct. Stephen A. Geffner, Esq., attorney for the Applicant agreed to provide information so that the issues can be addressed on August 3rd.
4. Chase Bank Application. The Board unanimously agreed to grant the request of Applicant that the hearing on a proposed amendment to approval of Application No. 2007-11-PFGPV be adjourned to August 3rd.
5. Waiver Requests.
 - a. The Dorsa Group – Application No. 2010-16-PFSPV. The Board unanimously agreed that waivers of checklist requirements for an EIS, Recycling Plan and Landscaping Plan should be denied.
 - b. G&S Livingston Realty, Inc. – Application No. 2010-25-PFSPV. The Board unanimously agreed that Applicant's requests for waiver of the checklist requirement for an EIS and for

deferral of submission of a recycling plan until tenants have been identified should be granted.

6. Adjournment. The Conference Meeting adjourned at 7:52 p.m.

Regular Meeting:

At 8:00 p.m. Secretary Jackie Coombs-Hollis that proper notice had been given and called the Roll:

Present:	Peter Klein, Chairman	Absent:	Louis Venza, Vice Chairman
	Alfred Anthony		Bill Kimmel
	Richard Dinar		Debra Coonce, Recording
	Rudy Fernandez		Secretary
	Martin Kalishman		
	Robert Leopold		
	Michele Meade		
	Kenneth O'Neill		
	Samuel Ratner		
	Jackie Coombs-Hollis, Secretary		
	Richard Vallario, Attorney		
	Richard Calbi, Engineer		
	Janice Talley, Planning Consultant		

1. Amendment to Preliminary & Final Site Plan with Variances
Block: 1408; Lot: 19
56 West Mount Pleasant Avenue
Application No. 2007-11-PFSPV
JP Morgan Chase Bank, N.A.

B-1 Zone

Applicant seeks to amend the prior site plan approval (granted to Daibes Gas 18, LLC, Application No. 2007-11-PFSPV) to permit the installation of mechanized shades/blinds on the interior of the windows.

The Chairman announced that, at the request of the Applicant, the hearing is adjourned to August 3, 2010 with no further notice required.

2. Preliminary & Final Site Plan with Variances
Block: 103; Lot: 5
Application No. 2010-16-PFSPV
The Dorsa Group, LLC

I Zone

Applicant proposes a one (1) story addition to existing structure. The proposed addition will be approximately 8,100 SF for storage of vintage automobiles.

Carmine D. Campanile, Esq., appeared for Applicant and made an opening statement. The Board denied the Applicant's request for waivers of checklist requirements for filing of an Environmental Impact Statement, a Recycling Plan and a Landscaping Plan.

Mr. Danny Ialeggio, Manager of Applicant, testified as to the intended nature of the business.

Nicolas Salerno, Licensed Architect, testified as an expert in architecture.

Many deficiencies in Applicant's exhibits and testimony were pointed out by the Board, and Applicant's attorney acknowledged the need to correct them.

The Board went into recess at 8:45 p.m. so that Attorney Campanile could consult with his client as to whether to adjourn to September 21 or to request a Special Meeting.

The hearing resumed at 8:53. Attorney Campanile agreed to continue without objection to the fact that Members Dinar and Kalishman and Alternate No. 1 Ratner had not yet returned to their seats. Applicant requested a Special Meeting and the Board agreed to hold such a meeting on August 17, 2010 with no further notice required.

Recess. The Board was in recess from 8:55 p.m. 9:03 p.m.

3. Preliminary & Final Site Plan with Variances
Block: 100; Lots: 17 & 18
530 West Mount Pleasant Avenue
Application No. 2010-25-PFSPV
G&S Livingston Realty, Inc.

C-I Zone

Kevin J. Coakley, Esq. appeared for Applicant and made an opening statement. The Board granted Applicant's request for a waiver of the filing of an Environmental Impact Statement and then granted a waiver of submitting a Recycling Plan conditioned upon future submission of a plan, if the application is approved, once tenants are known.

Larry Traub, of G & S Investors, testified as to the development plans for the site.

Michael Lanzafama testified as an expert in planning and engineering.

Applicant requested that the hearing continue at the August 17th Special Meeting and the Board agreed. The hearing was adjourned to August 17, 2010 with no further notice required.

There being no further business, the Meeting adjourned at 10:25 p.m.

Respectfully submitted,



Jackie Coombs-Hollis
Secretary