

**Planning Board  
Minutes of the Meeting  
August 17, 2010**

The Livingston Planning Board met for a Conference Meeting at 7:30 PM in Craft Room No. 2 in the Livingston Senior-Community Center at 204 N. Hillside Ave., with a Special Meeting scheduled to follow in Room Tahaney 2 at 8 PM. Notice of both Meetings was published in the West Essex Tribune and posted in the Livingston Senior-Community Center. However, the Conference Meeting had been noticed for Craft Room No. 1 and corrections were posted on the building bulletin board and at the entrances to both Craft Room No. 1 and Craft Room No. 2.

**Conference Meeting:**

At 7:30 PM, Secretary Jackie Coombs-Hollis announced that proper notice has been given and call the Roll:

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

\* Member Meade joined the Meeting at 7:32 PM.

1. Minutes. The Minutes and Supplemental Minutes of August 3, 2010 were accepted as presented.
2. Old Business.
  - a. Memorializing Resolution – JP Morgan Chase Bank, N.A., (Successor to Daibes Gas 18, LLC) Application No. 2007-11-PFSPV. Upon motion made and seconded, a Resolution memorializing action taken by the Board on August 3, 2010 further amending approvals previously granted was adopted by the votes of Members Venza, Fernandez, O'Neill, Meade, Leopold, Kimmel and Klein; they being all of the Members both present and eligible to vote.

- b. Alternative Energy. Vice Chairman Venza reported that the committee will have a report and recommendations for the Board at the September 21 meeting.
- c. LEC Committee Recommendations re Trees Ordinance. Chairman Klein distributed copies of the August 5 draft prepared by the LEC's committee and requested that Members advise him, in the next two weeks, of any concepts that they think go too far or don't go far enough, or ought to be added.
- d. Split Zone Lots and Transition Zoning . The Chairman distributed marked copies of the draft ordinance creating the P-B3 district approved by the Board on June 1<sup>st</sup>. He explained that since the ordinance had not yet been introduced by the Township Council, there was opportunity to add other provisions. The suggested additions would bring residence-zoned Lots 14, 15 & 16 in Tax Block 6100 on Route 10, all of which have commercial business uses on them, into conformity by rezoning them from the R-2 Residence District to the neighboring B-2 Business District. Other added provisions would accomplish the 2007 Master Plan recommendation that transition zoning be eliminated.

After review, and upon motion made by Alternate No. 1 Ratner (in place and stead of Member Kalishman) and seconded by Vice Chairman Venza, the Board unanimously directed the Chairman to forward the proposed ordinance as so-revised to the Township Council with the Board's recommendation that it be enacted. Alternate No. 2 Anthony voted in place and stead of Member Dinar.

- 3. Adjournment. There being no other business before the Board, the Conference Meeting adjourned at 7:50 P.M.

**Special Meeting:**

At 8:00 P.M., in Room Tahaney 2, Secretary Jackie Coombs-Hollis announced that proper notice has been given and call the Roll:

<p>Present:</p> <ul style="list-style-type: none"> <li>Peter Klein, Chairman</li> <li>Louis Venza, Vice Chairman</li> <li>Alfred Anthony</li> <li>Rudy Fernandez</li> <li>Bob Leopold</li> <li>Bill Kimmel</li> <li>Michele Meade</li> <li>Kenneth O'Neill</li> <li>Samuel Ratner</li> <li>Jackie Coombs-Hollis, Secretary</li> <li>Richard Vallario, Attorney</li> <li>Richard Calbi, Engineer</li> <li>Janice Talley, Planning Consultant</li> </ul>	<p>Absent:</p> <ul style="list-style-type: none"> <li>Richard Dinar</li> <li>Martin Kalishman</li> </ul>
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1. Preliminary & Final Site Plan with Variances (Continued Hearing)  
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.

Applicant was represented by Carmine D. Campanille, Esq.

Applicant's application was orally amended to change the exterior parking stall width stated on page 2 as 10 feet to 9 feet so as to conform to the site plan.

Witnesses testifying for Applicant:

Danny Ialeggio  
Nicholas Salerno, Architect  
Anthony Marucci, P.E., P.P. and Land Surveyor

No members of the public asked questions of witnesses or offered testimony.

Attorney Campanille made a closing statement and the evidentiary record was then closed. The Board gave non-binding guidance to its Attorney to prepare a resolution of approval with conditions. The resolution will be considered at the Board's September 21, 2010 meeting.

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

C-I Zone

Applicant proposes a 7,150 SF addition to the existing 79,138 SF retail building located in the front of the property and a 17,250 SF addition to the existing 42,500 SF building located in the rear of the property as well as alterations to existing parking.

Kevin J. Coakley, Esq. appeared for Applicant.

Witnesses for Applicant:

Michael T. Lanzafama, P.E., P.P. and Land Surveyor  
Lance Blake, Architect  
Harold K. Maltz, Traffic Engineer

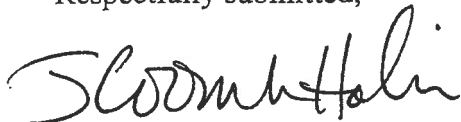
Members of the public with questions for witnesses:

Marjorie Larsen, 20 Baker Road  
Judy Kulick, 25 Walnut Street.

At 10:55 P.M., the hearing was adjourned to October 5, 2010.

3. Adjournment. The Meeting adjourned at 10:56 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jackie Coombs-Hollis".

Jackie Coombs-Hollis  
Secretary