

**Planning Board  
Minutes of the Meeting  
September 21, 2010**

The Livingston Planning Board met for a Conference Meeting at 7:30 PM in the Conference Room of the Municipal and Police Building, 357 S. Livingston Avenue, with a Regular Meeting to follow in the Courtroom/Council Chambers. Notice of the Meetings was published in the West Essex Tribute and posted on the bulletin boards of the building and of the Livingston Senior-Community Center.

**Conference Meeting:**

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

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

1. Minutes. The Minutes of August 17, 2010 were accepted as presented.
2. Communications. The Chairman reported that Janice Talley has submitted her resignation as Planning Consultant, effective October 11, 2010. She has accepted the position of Planner for Maplewood. Member Meade advised that the Township Council has not yet determined who will provide planning services.
3. Old Business.
  - a. Member Meade reported that Ms. Talley is working on a draft ordinance for the proposed hospital zone and that it should be ready for review by the Board next month.
  - b. Chairman Klein reported that the LEC committee drafting a new trees ordinance has made its report to the full LEC. He expects that review by the LEC will be completed next month. The draft intentionally goes as far as such ordinances can go, with the understanding that reviews may modify some of the provisions. He

anticipates that the draft will be ready for Board review in late October or in November.

- c. Member Leopold reported that the alternative energy committee has almost completed its work and will be submitting its recommendations at the October workshop meeting. At Member Kalishman's recommendation, the text will be distributed in advance.
- d. Member Meade confirmed that the Council still has the proposed ordinance on the PB-3 zone and elimination of split zone lots under consideration prior to introduction.
- e. The Chairman reported that the B.I.D. Architectural Review Committee is scheduled to prepare comments and recommendations in regard to the proposed new ordinances on façades and outdoor seating this Thursday. At the same session, they will meet with G. & S. and A Clean City.

4. Adjournment Requests.

- a. Mark Teitlebaum request for adjournment. The Applicant has requested an adjournment of tonight's subdivision hearing to October 5, 2010 due to the unavailability of a witness. The Board unanimously granted the adjournment.
- b. Mary Walsh request for adjournment. The Applicant has requested an adjournment of tonight's subdivision hearing to November 2, 2010. The Board unanimously granted the adjournment.

5. Subdivision/Site Plan Committee. The Board unanimously appointed Member Klein as the fourth member of the committee.

6. Adjournment. There being no further business to discuss, the Conference Committee was adjourned at 7:47 PM.

**Regular Meeting.**

At 8 PM, in Chambers, Secretary Jackie Coombs-Hollis announced that proper notice has been given and called Roll:

Present: Peter Klein, Chairman  
Alfred Anthony  
Martin Kalishman  
Bob Leopold

Absent: Rudy Fernandez  
Louis Venza

Bill Kimmel  
Michele Meade  
Kenneth O'Neill  
Samuel Ratner  
Jackie Coombs-Hollis, Secretary  
Richard Vallario, Attorney  
Richard Calbi, Engineer  
Janice Talley, Planning Consultant

1. Preliminary & Final Site Plan with Variances (Consideration of Resolution)  
Block: 103; Lot: 5  
Application No. New 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. Campanilla, Esq. appeared for Applicant.

Mr. Campanilla and all Members of the Board having received copies all the proposed resolution in advance, upon motion made by Member Dinar and seconded by Member Kimmel the Board unanimously waved reading of the Resolution. Upon motion made by Alternate No. 1 Ratner (in place and stead of Member Kalishman) and seconded by Member Kimmel, the Board unanimously approved the Resolution by the votes of Members Kimmel, Klein, Leopold, Meade, Alternate No. 1 Ratner (in place and stead of Member Kalishman), and Alternate No. 2 Anthony (in place and stead of Member Dinar); they being all of the Members present and eligible to vote.

2. Amendment to Minor Subdivision Variances. (Continued Hearing from 8/3/10)  
Block: 7500; Lots: 38 & 39  
25 & 29 Chestnut Street  
Application No. 2008-60-MSV  
Mark Teitlebaum R-1 Zone

Applicant proposes a lot merger and amendment to previous subdivision approvals.

The Chairman announced that, at the request of Applicant, the Board has adjourned this matter to October 5, 2010.

3. Minor Subdivision with Variances  
Block: 5500; Lots: 27 & 28  
236 Hillside Avenue  
Application No. 2010-37-MSV  
Joan Walsh R-3 Zone

Applicant proposes a lot line adjustment for two existing properties.

The Chairman announced that, at the request of the Applicant, the Board has adjourned this matter to November 2, 2010.

4. Adjournment. There being no further business, the Meeting was adjourned at 8:07 PM.

Respectfully submitted,



Jackie Coombs-Hollis, Secretary