



Planning Board Agenda **October 27, 2015**

NOTE: During a Public Hearing, each speaker shall state his name and address prior to addressing the Board, and shall be granted the floor for up to five minutes. In addition, the Board will accept project-relevant comments or questions from any audience member who raises his/her hand after the presentation of each agenda item. The Board will complete its deliberation of the project under review at midnight. All remaining items will be placed first on the next agenda.

I. Minutes Approval – October 14, 2015

II. Public Hearings - NONE

2015-046 Emma Lane

Proposed (6) lot commercial subdivision within the Verbeck Frank PUD, 2-9 Emma Ln (Pvt), Zoned: PUD (comm), Status: Preliminary public hearing possible subdivision determination.
SBL: 271.-2-22.111

III. Old Business

2014-054 Caruso Home Builders

Proposed 2 lot subdivision, 701 Riverview Road, Zoned: CR, Resolution to Approve
SBL: 276.-1-44

2004-047 Kain Preserve

AMENDMENT for 5 DHARA CT, proposed fence in the Land Preservation Area, Longkill Rd, Zoned: R-1, Status: Final & Stamped, Certificate of Occupancy issued
SBL: 250.-1-10.11

IV. New Business

2015-051 Riverview Subdivision

Proposed 10-lot single family residences on a cul-de-sac off of Riverview Road, Riverview Rd, Zoned: CR, Status: PB Concept Review
SBL: 288.-1-35

V. Discussion Items

2015-052 Residential Community

Sketch Plan submitted of proposed 50 duplex units and 52 SF residential community within the B-5 Corporate Commerce Zone. Seeking recommendation from Planning Board for ZBA use variance application. , Rt 146, Zoned: B-5, Status: PB – Discussion SBL: 270.-2-3.11.

Next Submittal Date: November 2, 2015

Next Meeting: November 10, 2015