



Planning Board Agenda

Wednesday, September 14, 2016

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 - August 9, 2016

II. Public Hearings

2016-042 Boni Main Street Subdivision

Applicant proposes to subdivide the parcel into two lots. Lot 21A will be 28,178 +/- sf with existing house, water and sewer connections. Lot 21B will be 26,569 +/- sf situated along Prospect Point Lane for construction of a single family house with new water and sewer connections, 859 Main St, Zoned: B-3, Status: PB Prelim Review w/ Possible Determination SBL: 265.5-2-20

III. Old Business

2016-005 RT 9 and Fire Rd Office Building – Site Plan

Applicant is proposing to construct a 57,000 sf four story office building and a 3,600 Sf Bank on a 5.50 acre parcel with 200 +/- parking spaces. The project includes access drives on Fire Road, Northside Drive and Route 9. Parcel Id's also include 272.9-1-21.1; 272.10-2-18 and 272.10-2-20, 32 Old Rt 146, Zoned: B-4, Status: PB Prelim Review w/ Possible Determination SBL: 272.9-1-10

2015-039 Vistas West (aka Levy) Subdivision and Special Use Permit (SUP)

Applicant is proposing a subdivision with (22) duplex units extending from Vista Court and (1) single family residence on Tanner Road. Public water and sewer, Route 146 and Tanner Rd, Zoned: CR Status: PB Preliminary SBL: 270.-2-3.2

2016-032 Northway Church – Site Plan

Applicant is proposing a new church and associated parking on a 6.83 acre lot at the southwest corner of Ushers Road and Pierce Road, Pierce Rd, Zoned: L 1, Status: PB Prelim Review w/Possible Determination SBL: 259.-2-85.3

2016-025 Mazzone - Pierce Road (743) Flex Space – Site Plan

Applicant is proposing construction of an additional building behind existing building as well as a 3,010 sf addition to existing warehouse on the 4.92 acre site. Proposed building will be approx. 6960 sf of office space and 10,176 sf of warehouse space. The new construction will result in 74 additional parking spaces for a total of 114 spaces. Parcel will achieve 40.1% green space. 743 Pierce Rd, Zoned: L 1

Status: PB Preliminary Review w/possible Review

SBL: 259.-2-49.2

2015-042 Village Plaza Mixed Use Development – Site Plan

Applicant is proposing a mixed use redevelopment with retail on first level and residential above per Town Center zoning. Possible referral to TAC, 19 Clifton Country Rd, Zoned: TC5

Status: PB Prelim Review w/ Possible Determination

SBL: 272.-1-44

IV. New Business

2016-047 Monast 3 Lot Subdivision

Applicant is proposing subdividing 8.51+/- acres into 3 lots. Lot 1 will be approximately 6.34 acres with an existing single family residence. Lot 2 will be approximately 1.62 acres and lot 3 will be approximately .55 acres to be used for single family homes, 691 Mac Elroy Rd, Zoned: CR, Status: PB Concept Review

SBL: 258.-2-44

2016-045 Packard Carlton Rd 2 Family Res Special Use Permit (SUP)

Applicant is requesting a Special Use Permit to construct an addition to serve as an In-Law apartment to the existing residence. The current home is on 1.24 acres in a R-1 zone, 744 Carlton Rd, Zoned: R1

Status: PB Concept Review

SBL: 265.-1-5.14

2016-043 Boni Grooms Rd 2 Family Special Use Permit (SUP)

Applicant is requesting a Special Use Permit per section 208-10B(9)(a)[7] and 208-79 for a 2 family home on a .98+/- acre lot. Property would have public water and sewer connections. Property is known as Lot 59 on an approved subdivision map entitled "Final Plan Zamora Court - Clifton Knolls Section14A" dated March 25,1988, Grooms Rd, Zoned: R-1, Status: PB Concept Review

SBL: 277.14-1-31

V. Discussion Items - none

Next meeting Date: Tuesday, September 27, 2016