



Planning Board Agenda

September 27, 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.

Note: Due to Overflow from the September 14 Meeting, the Public Hearing will be held after the previous agenda items have been heard.

I. Minutes Approval - September 14, 2016

II. Old Business

2016-032 Northway Church – Site Plan – Continuation- Adjourned on 9-14-16

Applicant is proposing a new 40,000 sf 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 – Overflow from 9-14-16

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. 7251 sf of office space and 10,226 sf of warehouse space. The new construction will result in 74 additional parking spaces for a total of 112 spaces. Parcel will achieve 44.9% 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 - Overflow from 9-14-16

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

III. New Business

2016-047 Monast 3 Lot Subdivision - Overflow from 9-14-16

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) - Overflow from 9-14-16

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) - Overflow from 9-14-16

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

IV. Public Hearings

2016-041 Northway 9 Plaza – Site Plan and Subdivision Review

Applicant proposes to construct a 2 story retail office building that will utilize the existing parking area onsite and construct new on street parking. 5,520 sq ft footprint. Total number of parking spaces - 99. Form Based Code Review for Site Plan; This project is a Site Plan and a Subdivision Review, 805 Rt 146, Zoned: TC5, Status: PB Prelim Review - Poss. Determination SBL: 272.-1-28

III. New Business (continued)

2003-004 Tech Valley Flex Park (aka DCG warehouse flex space) - Site Plan Review

Applicant is proposing to modify the original Site Plan to reconfigure approximately 71,000 sf of buildings and associated parking and tractor trailer loading docks on roughly 6 acres of land within the approved and partially constructed Tech Valley Flex Park. Wood RD/ Route 9, Zoned: L-1, Status: PB Concept Review SBL: 259.-2-74.1

2016-049 Galluzzo Medical Building - Site Plan Review

Applicant is proposing to build a 2 story 9,600 SF building with additional parking. A single story 4,800 SF Medical Building was previously approved and a foundation was installed but construction was never completed. The proposed additional parking would be on a common drive that serves 4 buildings. 954/956 Rt 146, Zoned: B-1, Status: PB Concept Review SBL: 271.-4-5

V. Discussion Items - none