



Planning Board Agenda

Wednesday, May 28, 2025 – 7:00 pm

The Planning Board's Agenda is subject to change and certain items may be postponed. 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 three minutes. 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 - 05/13/2025

II. Public Hearing

#2025-009 540 Waite Rd 3 lot Subdivision

SBL: 270.-1-65.2

Proposed subdivide of an 82.01-acre lot into 3 lots, 540 Waite RD , Zoned: CR - Conservation Residential, Status: Preliminary

Applicant: Prestige Build Consultant: GVG Land Surveyor, PLLC – B. Wilklow

Last Seen On: 03/25/2025

http://www.citizenserve.com/Documents/398/467417428_3%20LOT%20SUB%20REV%204-28-25.pdf

III. Old Business

#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)

SBL: 265.-5-12

The proposed project includes the clearing and grading associated with the construction of three (3) office/warehouse buildings on 3 separate lots, Kinns RD , Zoned: B5 - Corporate Commerce Status: Preliminary

Applicant: Synergy Park LLC, Consultant: Lansing Engineering, C.Jarvis

Last Seen On: 11/13/2024

http://www.citizenserve.com/Documents/398/468503093_37312-2025_5_5-Synergy%20Lot%201%20Site%20Plans.pdf

#2025-008 Starpoint Church Parking Expansion

SBL: 277.16-2-21

Applicant proposes a Church parking Expansion, 14 Jarose PL , Zoned: R1 Residential, Status: Revised Preliminary

Applicant: Northstar Church Inc Consultant: ABD Engineers – J. Hitchcock, Jr

Last Seen On: 03/11/2025

http://www.citizenserve.com/Documents/398/468521330_2877b%20-%20Site%20Plan%20Rev1%20-%202025_05_05.pdf

IV. New Business

#2025-022 471 Grooms Road Duplex SUP

SBL: 278.-1-45

Applicant proposes construction of a duplex, 471 Grooms RD , Zoned: R1 Residential, Status: Concept

Applicant: Manny Topsoil and Gravel Consultant: Advanced Engineering – N. Costa

http://www.citizenserve.com/Documents/398/466491015_site%20plan.pdf

V. Discussion - none

Next PB Meeting: June 10th