



Planning Board Agenda

June 24, 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 -06/10/2025

II. Public Hearing

#2024-053 100/200 Technology Park Telecommunications Tower SUP

SBL: 271.-4-13

Applicant is proposing a new telecommunications tower, Technology Park (Pvt)

Zoned: B1 - Business Non Retail 1, Status: Final

Applicant: Cellco Partnership dba Verizon Wireless Consultant: Tectonic Engineering

Last Seen On: 03/25/2025

http://www.citizenserve.com/Documents/398/472298792_Tab%2013%20V2%20-%20ShenHS_ZDfinal_20241216.pdf

#2025-008 Starpoint Church Parking Expansion Site Plan

SBL: 277.16-2-21

Applicant is proposing a 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

III. Old Business

#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street

SBL: 264.-3-94.1

Applicant is proposing a 5 lot residential subdivision, 924 Main Street

Zoned: PDD - Planned Development District, Status: Preliminary

Applicant: Country Club Golf Consultant: Environmental Design Partnership – J. Dannible

Last Seen On: 04/22/2025

http://www.citizenserve.com/Documents/398/472692446_VPGC%20Main%20Street%20Subdivision%20Plans.pdf

#2024-045 1759 Route 9 Automotive Center Site Plan

SBL: 272.1-2-4

Applicant is proposing construction of an Automotive Center, 1759 Us Rt 9

Zoned: B4A - Highway Business/Restricted Retail, Status: Preliminary

Applicant: Amedore Golf Park, LLC, Consultant: Advanced Engineering – N. Costa

Last Seen On: 11/13/2024

http://www.citizenserve.com/Documents/398/473240207_Site%20Plan%20-%20Keeler.pdf

IV. New Business

#2025-027 Miller Road Flex Space Phase 2 Site Plan

SBL: 270.-2-3.121

Applicant is proposing the development of additional flex space as part of Phase 2 of the project, Rt 146

Zoned: B5 - Corporate Commerce, Status: Concept

Applicant: Miller Road Storage LLC - MaryJo Satterlee, Consultant: Advanced Engineering – N. Costa

http://www.citizenserve.com/Documents/398/471567431_concept%20site%20plan.pdf

#2025-028 MacElroy Rd Solar & Storage SUP & Site Plan (Stryker)

SBL: 264.-3-5.1

Applicant is proposing a 5 MWac community solar project, Mac Elroy RD

Zoned: CR - Conservation Residential, Status: Concept

Applicant: Stryker Family Limited, Consultant: Tetra Tech Inc.

http://www.citizenserve.com/Documents/398/472780631_Attachment05_COOLEY-CIV-030IFR-20250527---REV-A.pdf

#2025-029 Village Plaza Apartments Site Plan

SBL: 272.-1-44.1

Applicant is proposing construction of an apartment building, 19 Clifton Country RD

Zoned: B3 - Neighborhood Business, Status: Concept

Applicant: The Windsor Companies, Consultant: EDP – J. Dannible

http://www.citizenserve.com/Documents/398/472935247_Conc-1_Village%20Plaza_Apt.pdf

V. Discussion - none

Next PB Meeting: July 8th