



Planning Board Agenda

July 8, 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 - 06/24/2025

II. Public Hearing

#2025-032 646 Plank Road Change of Tenancy to Retail SUP

SBL: 271.-3-18.111

Change of Tenancy to Retail triggered by showroom, 646 Plank Rd

Zoned: TC2 - Edge Zone, Status: Preliminary

Applicant: Plank Road Associates Consultant: N/A

http://www.citizenserve.com/Documents/398/475183984_Original%20Site%20Plan.pdf

III. Old Business

#2022-043 287 Ushers Rd Business Park Site Plan

SBL: 259.-2-37.1

Applicant is proposing to construct 42,000 sf commercial building, 287 Ushers Rd

Zoned: L2 - Light Industrial 2, Status: Preliminary

Applicant: Murnane Builders Consultant: EDP – G. Vuillaume

Last Seen On: 04/08/2025

http://www.citizenserve.com/Documents/398/475282158_287%20Ushers%20Site%20Plans.pdf

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

SBL: 265.-5-12

Applicant proposes construction of three (3) office/warehouse buildings on 3 separate lots, Kinns Rd

Zoned: B5 - Corporate Commerce, Status: Revised Preliminary

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

Last Seen On: 05/28/2025

http://www.citizenserve.com/Documents/398/475339652_2025_06_16%20-%20SYNERGY%20LOT%201.pdf

IV. New Business – none

V. Discussion – none

Next PB Meeting: August 12th