



Planning Board Agenda **September 9, 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 - 08/12/2025

II. Public Hearing - none

III. Old Business

#2025-006 670/674 Plank Road Two Family Dwelling SUP

SBL: 271.8-5-26, 271.8-5-25

Applicant proposes to construct a duplex on each lot, 670/674 Plank Rd

Zoned: R1 – Residential, Status: Preliminary w/ possible determination

Applicant: Trinity Place & Ten Broeck, Consultant: GVG Land Surveyor, PLLC – K. Weed

Last Seen On: 08/12/2025

http://www.citizenserve.com/Documents/398/478591207_bwiklow%40gvglandsurveyors.com_20250707_113528.pdf

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

SBL: 264.-3-5.1

Applicant proposes construction of a 5 MW solar array, Mac Elroy Rd

Zoned: CR - Conservation Residential, Status: Revised Concept

Applicant: DG Cooley, LLC – B. Chan, Consultant: Tetra Tech Inc.

Last Seen On: 06/24/2025

http://www.citizenserve.com/Documents/398/487747713_Site%20Plan.pdf

#2025-017 1910 Route 9 Commercial Buildings Site Plan

SBL: 259.-2-44

Applicant proposes to construct a ready-mix concrete production plant

1910 Us Rt 9, Zoned: L2 - Light Industrial 2, Status: Preliminary

Applicant: L. Clemente, Consultant: EDP – G. Vuillaume

Last Seen On: 04/22/2025

http://www.citizenserve.com/Documents/398/486974474_2025-08-18_1910%20ROUTE%209%20PLAN%20SET.pdf

IV. New Business

#2025-038 Wood Rd Soccer Parking Expansion (Previously Approved Site Plan)

SBL: 250.-2-1.1

Applicant proposes a parking Expansion to Previously Approved Site Plan, Wood Rd

Zoned: L2 - Light Industrial 2 Status: Concept - Amendment

Applicant: S. Jones, Consultant: EDP – J. Dannible

http://www.citizenserve.com/Documents/398/486133456_2025-07-21%20Wood%20Rd%20Site%20Plan%20Revision.pdf

V. Discussion – none

VI. Public Privilege - Any member of the public may speak for up to three (3) minutes on matters currently before the Planning Board as open projects. Comments should be relevant to the Planning Board's jurisdiction under Subdivision, Site Plan, and Special Use Permit regulations. This opportunity is intended to allow the public to provide input or raise concerns related to active applications under review.

Next PB Meeting: September 23rd