



Planning Board Agenda

September 23, 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 – 8/12/25, 9/9/25

II. Public Hearing -

#2025-022 471 Grooms Road Duplex SUP

SBL: 278.-1-45

Applicant proposes construction of a duplex, 471 Grooms RD

Zoned: R1 - Residential, Status: Preliminary

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

Last Seen On: 05/28/2025

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

III. Old 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

Last Seen On: 09/09/2025

IV. New Business –

#2025-039 19 Clifton Country Road Flex Business Buildings Site Plan

SBL: 272.-1-44.1

The applicant proposes constructing four flex general business buildings with ancillary garage

19 Clifton Country Rd, Zoned: TC5 - Neighborhood Zone, Status: Concept

Applicant: RTM Asset Management Group, LLC, Consultant: EDP – J. Dannible

http://www.citizenserve.com/Documents/398/489571185_2025-08-29%20Concept%20Plan.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: October 14th