



Planning Board Agenda

October 25, 2016

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 five minutes. In addition, the Board will accept project-relevant comments or questions from any audience member who raises his/her hand after the presentation of each agenda item. 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 - September 27, 2016

II. Public Hearings

2016-041 Northway 9 Plaza - Site Plan and Subdivision Review - Overflow from 9-27-16

Applicant proposes to construct a 2 story retail office building that will utilize the existing parking area onsite and construct new on street parking. 5,520 sq ft footprint. Total number of parking spaces - 99. Applicant is also proposing a subdivision of the parcel into 2 lots. The new lot will have frontage on Old Route 146 and Plank Road. Form Based Code Review for Site Plan This project is a Site Plan and a Subdivision Review., 805 Rt 146, Zoned: TC5, Status: PB Prelim Review - Poss. Determination

SBL: 272.-1-28

III. New Business (Overflow From 9-27-16)

2016-049 Galluzzo Medical Building – Site Plan Review – Overflow from 9-27-16

Applicant is proposing to build a 2-story 9,600 SF building with additional parking. A single-story 4,800 SF Medical Building was previously approved and a foundation was installed but construction was never completed. The proposed additional parking would be on a common drive that serves 4 buildings. 954/956 Rt 146, Zoned: B-1, Status: PB Concept Review

SBL: 271.-4-5

Postponed 12:30 pm October 25th at the request of the applicant.

IV. Old Business

2016-032 Northway Church – Site Plan Review

Applicant proposes a new church and associated parking on a 6.83 acre lot at the southwest corner of Ushers Road and Pierce Road., Pierce Rd, Zoned: L 1, Status: PB Prelim Review - Poss. Determination

SBL: 259.-2-85.3

2016-005 RT 9 and Fire Rd Office Building – Site Plan Review

Applicant proposes to construct a 57,000 sf four story office building and a 3,600 Sf Bank on a 5.50 acre parcel with 200 +/- parking spaces. The project includes access drives on Fire Road, Northside Drive and Route 9. Parcels Id's also include 272.9-1-21.1; 272.10-2-18 and 272.10-2-20, 32 Old Rt 146, Zoned: B-4, Status: PB Prelim Review - Poss. Determination

SBL: 272.9-1-10

V. New Business – none

VI. Discussion Items – 2017 Meeting and Submittal Date Schedule

No meeting November 9th; Next Meeting November 22nd with submittal deadline of October 31st