



**TOWN OF RAMAPO PLANNING BOARD
REPORT AND REFERRAL
Carlton Road PUD**

By Resolution dated December 10, 2025 (2025-502), the Town Board referred the Petition of Carlton Road Owner, LLC and Carlton Farms Corp. for a project named Carlton Road PUD to the Planning Board for review and report pursuant to Chapter 376-170 of the Town Code.

On review and consideration of the record before the Planning Board and presentation by Charlie Gottlieb, Attorney for the Applicant, recommends the following:

1. Indicate mailbox locations;
2. Parking spaces should be increased to 9'x19'(currently 18')
3. Add 4 bus shelters to the site;
4. Setbacks to the project site lot lines to be at least the height of the buildings;
5. The 3-story buildings closer to street frontages and 4-story buildings located in the rear;
6. Designation of walking trails and clarification of park sizes;
7. Pedestrian connectivity and open space design should be enhanced;
8. Investigate the potential for a left turn lane on Carlton Road and a left turn lane on College Road to Carlton Road, which would require widening;
9. Identify loading and Taxi drop-off areas.

The Planning Board members present at this meeting (Acting Chairman Eisenbach and members Basch, Moster, Ciment and Tauber) were in agreement of the above recommendations to the Town Board.

Dated: January 13, 2026