



**TOWN OF RAMAPO PLANNING BOARD  
REPORT AND REFERRAL  
Introductory Local Law – PUD Outside Northeast**

By Resolution dated November 19, 2024, Town Board referred changes (pages 2 and 7) to Introductory Local Law Planned Unit Development District Regulations Outside of the Northeast Are of Town 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 Town Professional Staff, the Planning Board recommends the following:

1. Amend the date contained in section A.(1)(a) which provides:  
Said tract of lands shall be under common ownership or control and contain at least 10 acres on and after May 31, 2025, and at the time of the application to **October 31, 2025**
2. Add provision to require 20-25% of the residential area as affordable housing and require a minimum 7% of the total area as play area.

By Motion of Member Basch and seconded by Member Ciment, passed 5-0 to refer the above comments to the Town Board. The Planning Board members present at this meeting (Acting Chairman Eisenbach and members Basch, Moster, Ciment, Bineth and Basch) were in agreement of the above recommendations to the Town Board.

Dated: April 8, 2025