TOWN OF PHILLIPSBURG

Planning Board Meeting

675 Corliss Ave, Phillipsburg, NJ 08865

Minutes for Sept 24, 2015

Chairman William Duffy called the meeting to order at 7:13 p.m. Chairman Duffy read the Open Public Meeting Acts Statement and lead the meeting with the Pledge of Allegiance. Those present were: Chairman William Duffy, Robert Fulper, John Penrose, Councilman Randy Piazza Sr, James Shelly, and Keith Zwicker. Also present were, Mr. Stan Schrek, Van Cleef, Board Engineer and Ms. Charee Carney, Recording Secretary.

**RESOLUTIONS**

A motion was made by Councilman Piazza to memorialize File # 15-002, (Phillipsburg Auto Repair, 585 Memorial Parkway). Mr. Fulper seconded the motion. The motion carried unanimously.

**APPROVAL OF THE MINUTES**

A motion was made by Mr. Shelly to approve the minutes. The minutes consisted of three meetings on July 23, Aug 18, and Aug 27. Mr. Penrose seconded the motion and the motion carried unanimously.

**OLD BUSINESS**  Ingersol Rand Development Change

Stan Schrek started by stating the developer that is interested in Opus began a general development plan. The plan redevelopment goals and objectives (Item 7) was carried over from the older plan to provide basic commercial services for the convenience of employees within the redevelopment area and the adjacent residential neighborhood.

Shops, stores, etc., in the redevelopment area is not the intent of what we want. Mr. Schrek stated that we want the development to generate business in Phillipsburg. He recommends that we have it changed and removed from the redevelopment plan, to have people be a part of the site and be a part of Phillipsburg. That’s the recommendation for tonight to council from Mr. Schrek. Mr. Schrek saw it on the first reading of ordinance, and procedure is to come back to the Planning Board for comment before it goes to the second meeting in October.

Mr Schrek stated, “They’re going to come in and make a lunch room area and are still allowed in the building but not as a retail component… We want people to go into town, come down Main Street and do business down there”.

Mr. Duffy stated, “The warehouses are not going to generate the number of jobs we were thinking”.

Mr. Schrek mentioned, “We will see a more fiscal impact analysis of the GDP and will be pleasantly surprised with the prediction of jobs. The business is what’s called Logistics warehousing, which is moving in to load and maybe some assembly.”

Transportation for the employees to downtown was brought up, and Mr. Schrek stated that it was up for discussion to get them downtown. Mr. Duffy stated that we would like the parking lot for weekends to get people down to the railroad museum. The Heritage track is available or they could take the trail at the end to walk. Cherry Brook is supposed to go in the old 711 building, but it’s separate.

Mr. Duffy opened the subject to the public.

Joe Meyner said, “They still have 2000 people to feed. They can put in a lunchroom right?”

Stan stated, “Yes, but this doesn’t force them to do it, but they can if they want, the other one will force them to do it. It’s one of the objectives”.

Mr. Duffy asked if there were any other comments to the public. There was no response. He closed it to the public.

A motion was made by Mr. Penrose to approve Ingersol Rand Development change. Mr. Fulper seconded the motion and the motion carried with one abstention from Councilman Piazza.

**APPROVAL OF THE BILLS**

The bills were read and motioned to be paid by Mr. Fulper. Mr. Shelly seconded the motion and the motion carried unanimously.

**OTHER RELATED PLANNING BOARD COMMUNICATIONS**

Chairman Duffy asked, “Is there anything for the good of the board?”

It was stated that Phillipsburg Auto Repair is representing themselves well. Looks ok and no parking in the lot anymore.

Councilman Piazza brought up the heritage trail system, and said, “We’ve been working on getting a kiosk put up down there; talked to Jim with the toll bridge commission. We’re getting an approx. 3x4 ft. map kiosk down there in the grassy area; where all trails will be converging. It’ll be like a table…With the Highlands it’s going to be a matter of signage, some other areas like the old Morris Canal trail that comes through Phillipsburg, there’s going to be additional work included. These things are moving forward. I’ve been in contact with trail systems in Pa. and they want to tie in… Jimmy’s on the Delaware, the grassy area, the kiosk is going in between the two businesses, Jimmy’s and the Cobbles. We don’t want to obstruct any businesses we were careful not to have a traffic or pedestrian hazard. There are crosswalks down there. Dave DeGerolamo, everyone is on board and it’s exciting”.

Bill Duffy asked, “Anything else for good of the board”?

Mr Shrek stated, “Sitting on a lot of work for the master plan work; the grants we have for the Highlands. The board got distracted a little bit and will be until after the Opus hearing. First of the year, we should have scheduled meetings to get through this Highlands and been asking what intentions were with this grant and told them that because of Highlands we have a very nice developer that’s going to help us out. The end result is there, planner left, original one left, we can move faster get to the point.”

Chairman Duffy stated, “Charee will give copies of the plans and application for Opus; Oct 8 -for the special meeting for opus. Start reviewing.”

Mr Schrek stated, “There will be approximately 6 meetings with Opus. By Christmas, Opus going to approve GDP and once approved then we’ll see them with individual site plans for particular buildings. We won’t see them again until the beginning of the year. Phase one is with Lopat and phase one here.”

Chairman Duffy took a motion to adjourn. There being no further business before the Board this evening; the meeting was adjourned at 9:02.

Respectfully Submitted,

Charee Carney

Recording Secretary

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