

**Town of Phillipsburg
Planning Board Meeting
535 Heckman Street
Minutes for October 18, 2018**

Secretary Morrisette called the meeting to order shortly after 7 PM

Secretary Morrisette read the Open Public Meeting Acts Statement

Bill Duffy lead the Pledge of Allegiance

Those Present were: Mayor Ellis, Councilwoman DeGerolamo, Darren Bodogh, Bill Duffy, David Morrisette, Rosanne Rohm. Also in attendance were William Mandry, Planning Board Attorney; Mr. Stan Shreck, Planning Board Engineer

Old Business:

I78 Logistics Park Phillipsburg Urban Renewal, LLC -

Lindsay Cambron (Counsellor At Law, Brach Eichler) representing I78 Logistics Urban Renewal, LLC., is seeking final subdivision approval. Also present, Richard Ruchalski (Surveyor, CPL Partnership), Brian Gormley (Senior Director of Development for Bridge Development Partners).

Seeking waivers for items 1 through 7:

- Final Plat Checklist
 1. **555-11** The final plat shall be drawn in ink on tracing cloth at a scale of not less than one inch equals 50 feet and in compliance with all the provisions of Chapter 358 of the Laws of 1953.
 2. **555-11.B** Tract boundary lines, right-of-way lines of streets, street names, easements and other right-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines; with accurate dimensions, bearings or deflection angles, and radii arcs and central angles of all curves.
The applicant has not included all easements on the plan
 3. **555-11.E** Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines; with accurate dimensions, bearings or deflection angles, or fadii, arcs and central angles of all curves
Incomplete... The applicant has not labeled all lot lines/curves of Lot 9 with sufficient information.
 4. **555-11.E** Minimum building setback line on all lots and other sites:
Incomplete

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5. **555-11.K** Cross sections and profiles of streets, approved by the Munnicipal Engineer, may be required to accompany the final plat
6. **555-11.L** Contours at five-foot intervals for slopes averaging 10% or greater at two-foot intervals for land of lesser slope
7. **555-11.M** Plans and profiles of storm and sanitary sewers and water mains:

Attorney Mandry provided some clarification:

This is the final approval. 9 lots were approved by the board in October 2017. This is the final major approval for these 9 lots. We need to confirm that there is no substantial change between the Preliminary Site Plan approved October 2017 and the Final Site Plan.

Richard Richowski: Described A-1 Final Major Subdivision Plat, A-2 Preliminary Major Subdivision Plat – all lots are substantially the same... described minor differences

Mr. Schreck – described justification for waiver for the seven items for which waivers are being requested. Recommends the Board deems the application complete.

Motion requested by substitute Chair: Motion to accept completeness of the application and acceptance of the waivers per Stan Schreck's (Planning Board Engineer) recommendation.

Darren Bodogh motioned, Mayor Ellis second

Vote results

Name	Yes	No
Mayor Ellis	X	
Councilwoman DeGerolamo	X	
Darren Bodogh	X	
Bill Duffy	X	
David Morrisette	X	
Rosanne Rohm	X	

Motion carries

Bill Duffy – Who will actually owns Lot 9 – the private road?

Answer (Stan Schreck): Bridge Development will own Lot 9. The road will be a private

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road with public access. The public part of the road, also know as the Route 22 Connector, runs from Green Street out to Route 22. The loop road that is part of Lot 9 will not be available for public access. and proper signage will be installed to let the public know that this section is a private road.

Discussion of Technical Comments that will be complied with:

1. The Applicant, when filing deeds for each lot, shall file a copy of Stormwater O&M Manual with each lot.
2. All deeds shall be reviewed by the Board Attorney and Board Engineer prior to filing
3. The Applicant shall revise maps to include dimensions, bearings or deflection angles, and radii, arcs and central angles of all curves; Lot 9 is missing such information on most curves.
4. Applicant shall follow provisions of Ordinance Section 555-8 addressing filing procedures.

Request for Motion by substitute chair: Accept final subdivision approval confirming that there have been no substantial changes from preliminary approval.

Rosanne Rohm, motion, Councilwoman DeGerolamo second

Vote results

Name	Yes	No
Mayor Ellis	X	
Councilwoman DeGerolamo	X	
Darren Bodogh	X	
Bill Duffy	X	
David Morrisette	X	
Rosanne Rohm	X	

Motion carries

Motion to adjourn

Councilwoman DeGerolamo Motion, Bill Duffy, Second

Voice vote, Motion carries