

September 8, 2020
Via Hand Delivery

Town of Phillipsburg
120 Filmore Street
Phillipsburg, NJ 08865

Attn: Ms. Charee Carney
Land Use Technical Assistant

**RE: Proposed Birchwood at Phillipsburg
220 Stockton Street
Block 1901, Lot 13
Town of Phillipsburg
Warren County, NJ
DEC #2362-99-010
Appl. No. 19-001**

Dear Ms. Carney,

On behalf of our client, Ingerman Development Company, LLC, enclosed please find sixteen (16) signed and sealed sets of Use Variance & Preliminary Site Plans prepared by our office dated July 29, 2019 last revised September 8, 2020 constituting our submission of revised plans to the Phillipsburg Zoning Board of Adjustment for continued review towards issuance of Use Variance & Preliminary Site Plan approval.

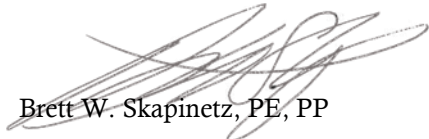
As discussed at the August 27, 2020 Planning Board Hearing, the above items have been provided to address comments received from the Town Fire Chief. Specifically, the plans have been revised to eliminate the rear balconies as well as remove a small portion of the building where the building jogs such to provide a minimum 20-foot paved emergency access path for full fire truck, ladder and outrigger clearance access around the building.

As part of the aforementioned building adjustments, the rear yard setback has increase from 21.0 feet to 26.0 feet thus mitigating the requested variance relief. The addition of the rear paved access drive will provide an increase in impervious coverage of approximately 9,735 SF. As presented in testimony and as agreed upon with the Town Engineer, the design will be modified to accommodate the additional stormwater quantity runoff as part of Final Site Plans.

Please review the enclosed information at your earliest convenience, and contact our office with questions or comments.

Sincerely,

Dynamic Engineering Consultants, PC



Brett W. Skapinetz, PE, PP



Robert J. Colucco, PE

Enclosure

Cc: Geoff Long
Nicole Magdziak
Katharine Coffey
Mike Donovan
Fred Brach
Paul Phillips
Stanley Schrek (w/ enclosure)
Richard Has (w/enclosure)