

**Town of Phillipsburg  
Planning Board Meeting  
535 Heckman Street  
Minutes for Mar 28, 2019**

Chairman Corcoran called the meeting to order at 7:00 pm and led the meeting with the Pledge of Allegiance. Those Present were: Mayor Stephen Ellis, Councilwoman Degerolamo, T. Kent Corcoran, Keith Zwicker, David P. Morrisette, Roseann Rohm, Dominick Vangeli, Darren Bodogh and Bernie Rooney. Also in attendance were Stan Schrek, Planning Board Engineer, William Mandry, Planning Board Attorney; and Ms. Charee Carney, Recording Secretary.

**Old Business** I-78 Logistics Park Case 15-004 - amendment to the site plan for buildings 3, 5 and 6 and to realign the connector road.

Attorney Susan Rubright representing Bridge Construction gave a summary of the history of the I-78 Logistics Park project for buildings 3, 5, and 6. They are here tonight to make an amendment to the site plan application for buildings 3, 5, 6, and to realign the connector road. There are no changes to the buildings, but they would like to change the connector road because the current path is over a landfill.

Joseph Jaworski, civil engineer, was sworn in for testimony. Mr. Jaworski presented a colored map of the property and described the current connector road and where they would like the connector road. The driveway to building 6 will need to be realigned. The intersection on Roseberry will no longer require a 4 way stop and can now be a free-flowing street. The rest of the utilities will have the same configuration just moved over. It will be a benefit to relocate the road to the original location of the prior owner of the property. He does not believe there were any comments or issues mentioned by the fire chief/ EMT. Mr. Schrek read part of the engineer's report and some of the waivers were not needed.

Mr. Zwicker motioned to reaffirm the waivers and accept Mr. Schrek's recommendations and Mr. Morrisette seconded. The motion carried.

Mr. Jaworski continued with testimony addressing the items on the engineer's report. The applicant will continue to work with the engineer as needed. The applicant said that a road name will be discussed. Mr. Rooney made a comment that the new road alignment was his recommendation in the past and was pleased. Mayor Ellis asked if the board could reserve the right to name the road and the applicant agreed. The applicant will apply for a subdivision approval, because of the road change, the lot configuration will change soon. Fencing will be needed in areas to avoid anyone who is walking from falling.

Ryan Gormley was sworn in for testimony. Concrete pouring for the interior of the buildings will be for 24 hours a day. For the most part, the exterior work will be during daylight hours. Mr. Schrek mentioned that building 6 is close to the development and be cognizant of their comfort.

The board opened the meeting to the public.

Kelly Leffler from 549 Congress Street, said that the houses were evaluated for the blasting. The evaluator came into her house and saw that the ceiling in her home is now cracked. She can feel the blasting and said that it is intense. She was concerned about the applicant working seven days a week because she can hear the banging. She asked what size evergreens will they be bringing in? The applicant replied larger evergreens. Mayor Ellis said that he is notified of the blasting and will post it. Ms. Leffler did not receive the letter for the blasting, but her neighbor received one. Mr. Gormley stated that the blasting is governed by the state. Her neighbor must have been in the radius and she was not, to be noticed. He said that the work for now will be in building 3, and they will be working seven days a week. The outside work will be done during daylight hours and not on the weekends. There is a lot more rock than inspected on the site where building six will be located, hence the blasting. She asked if they could please have someone come out and evaluate again and he agreed.

Mr. Mandry asked Mr. Schrek if he would elaborate on the statement in the engineers report regarding the update to the GDP. Mr. Shrek said that the redevelopment committee needs to affirm the revised GDP before phase two. There will be two buildings that are no longer in phase two and another building will be larger.

There was a motion to approve the amended site plan and Mayor Ellis seconded. The motion carried.

There was a motion to adjourn and seconded. The motion carried. The meeting adjourned at 740pm.

Respectfully submitted,

Charee Carney  
Land Use Technical Assistant