

**Town of Phillipsburg
Planning Board Meeting
535 Heckman Street
Minutes for June 27, 2019**

Vice Chairman Zwicker called the meeting to order at 7:02 pm and led the meeting with the Pledge of Allegiance. Those Present were: Mayor Stephen Ellis, Councilwoman Degerolamo, Keith Zwicker, David P. Morrisette, Dominick Vangeli, Roseanne Rohm and Bernie Rooney. Also in attendance were William Mandry, Planning Board Attorney; Timothy O'Brien, Covering for Stan Schrek, engineer and Ms. Charee Carney, the Recording Secretary.

Minutes-

Councilwoman Degerolamo questioned the statement on the minutes "Attorney Mandry mentioned that Bridge Construction will have to go in front of council" and said that if Mr. Morrisette voted that a council member may not vote.

Councilwoman Degerolamo motioned to accept the minutes and Mr. Rooney seconded. The motion carried with one abstention from Mr. Vangeli.

I-78 Logistics Park Case 15-004 - Subdivision

Attorney Lindsey Cambron representing Bridge Construction said that they are seeking preliminary and final subdivision approval because of the relocation of Rand Boulevard. Brett Skavinitz from Dynamic Engineering was sworn in for testimony. Mr. Skavinitz gave a brief summary of the project and said that the relocation of the road is necessary for development.

Mr. O'Brien read the technical review to the board and recommended the application be deemed complete. Mr. Skavinitz said they do not have any issues with the technical review and will comply.

Mr. Rooney motioned to deem the application complete and Ms. Rohm seconded. The motion carried.

Mr. Scavinitz reminded the board that the application is only for the subdivision. He presented exhibit a-1 which is the subdivision plan. He explained the new position of the road and is being moved because of environmental considerations. The second exhibit a-2 was then presented, showing the relocation of Rand Boulevard dated 6-17-19 and the environmentally sensitive areas. Mayor Ellis asked about the large lot between building 3 and Lopatcong. Mr. Rooney asked about lot 8, the wooded area, and asked if they plan to landscape that edge because it is an eyesore. Mr. Scavinitz said they have a plan to clean up the wooded area. Mayor Ellis asked about the area by Valley View, and the burm and how it ends towards the other end and then dies off but there is a retaining wall. The burm blocks the building by Green Street but not by Valley View. Mr. Scavinitz said the wall will become a part of the buffer.

Mr. Zwicker asked about Lock Street and the land that is east of that road if there is anything that is going to be done with that. John Porck, principal for Bridge Construction was sworn in for

testimony. Mr. Porck said the area in question is a part of D.O.T. work and days away from getting approval; the left turn lane, work on 22, Lock Street and the curbing for the jughandle.

Mayor Ellis said that it was his understanding that the land by Valley View was going to be subdivided and given to the town. Mr. Scavinitz said that area will not be subdivided and given to the town. There isn't going to be anything specifically done but landscaping. There is a conservation easement and a retention area above the area in question. There was going to be a nature center in Lopatcong. Mayor Ellis said that we are going to have to revisit this because there was supposed to be soccer fields, etc. coming our way and was turned down but there was going to be a plan. Councilwoman Degerolamo said that she was pretty sure they talked to council and there is something in the works already and Mayor Ellis asked if they were going to involve the planning board and Councilwoman Degerolamo said not yet.

Mayor Ellis motioned to approve the 9 lot subdivision and the right away and Ms. Rohm seconded. The motion carried.

Informal Discussion - 220 Stockton Street

Angela Knowles said that Jeffrey Long spoke with the Van Cleef office about a senior housing concept plan to present to the planning board. It would require a use variance but is next to an R-50 zone. She feels that it would be a catalyst for Phillipsburg.

Mr. Long, Belmont- Ingram Co, construction and management company, gave a brief summary of the surrounding towns they are working with, such as Raritan, Reddington, Greenwich and Clinton. He said that Phillipsburg is in the Opportunity zone. They've done over a billion dollars in development so far and have over 7,000 units under management.

He then described 220 Stockton; 2 ½ acres, was on fire a few years ago, is falling down. The transitional lot is between commercial and residential zones and not far from downtown, prime for redevelopment. The building will be high amenity with age restricted housing for 55 and over and would be 67 units on a 3 story building. There is a bus line already on Heckman but they are talking to the county about having a weekly stop to the site. There will be onsite healthcare, amenities and fitness and showed the board images of current properties they built and manage which are modern, contemporary, traditional with high quality construction.

Brett Scavinitz, Dynamic Engineering, feels the key to the site is that it is mostly developed already. There's a drop down in the back and then down to Main Street. There wouldn't be much grading because it levels off nicely, they will just clean up where it drops off. He feels it'll be in the proper location. There is sewer, gas, electric but would work with the water company. As for stormwater management, it's already developed and feels it'll be less impervious coverage. Mr. Zwicker said that he thinks that'll it won't be less but Mr. Scavinitz said there is much pavement there already and does not feel there will be any engineering challenges.

The board discussed the redevelopment zone and the locations. Councilwoman Degerolamo and Ms. Knowles stated that the area is not in the redevelopment zone.

Mr. Rooney said that 220 Stockton was a coal yard years ago. Mayor Ellis said to be aware of contaminants and Mr. Long said it'll be a cap site. Mr. Long feels that the site is currently dangerous and feels the project would be inherently beneficial to the town.

Mr. Rooney said there is a park down the road and wanted to know if there could be a right away to the park. Mr. Long said they could try to make a connection to the site and feels it's important to have a sidewalk connection. Mr. Scavanitz was concerned about the grading and a sidewalk along the tracks but to Walter's Park would be more likely. Some of the board members mentioned how it would definitely be an improvement to the area.

Councilwoman Degerolamo asked where the current buildings are located and the price they are asking. Mr. Long said they are asking \$900 to \$1200, rentals only. It's strictly 55 and over and did not secure the QOZ yet and are aware of the deadlines.

Other Communications

Mr. Zwicker read Jennifer McBride's resignation letter to the board and said that she will be missed.

Bills

Ms. Rohm motioned to accept the bills and Mayor Ellis seconded. The motion carried. Councilwoman Degerolamo asked about Parkside Estates invoice and Mr. O'Brien said that there were sidewalk updates to the new development on Green Street.

For the Good of the Board

Ms. Knowles gave a brief update regarding the Highlands and the redevelopment plan. An award was given a while ago from the Highlands for the redevelopment plan and Ms. Knowles would like to secure the project, but the Land use and Open Space Plan by Dave Maski was never completed. Before the plan is paid and expanded, the old plan needs to be completed. Ms. Knowles would like to be on the August meeting to present a draft and go to public hearing and then the final, possibly in early fall.

In coordination, the town recently received an award for the neighborhood preservation program for \$500,000 plus for 5 years and for economic development (\$125,000 for the first year and \$100,00 each year, etc). Joe Getz's group will be a part of the plan. It all rolls in together seamlessly. Mr. Zwicker asked if she will be going to council and she said she will. Mayor Ellis said that the award is in jeopardy, there is a need for a completed resolution. There is an agreement with DCA and they will hold onto it the best they can. Ms. Knowles said that the award was a reimbursement grant for the town but the plan was never completed and they will not submit the award until the project is completed. Councilwoman Degerolamo said that the resolution was not completed just like the riverfront redevelopment plan. Nothing can be closed out without council.

Councilwoman Degerolmo motioned to adjourn and Ms. Rohm seconded. The motion carried.
The meeting adjourned at 8:12pm.

Respectfully submitted,

Charee Carney
Land Use Technical Assistant