

Application Number: _____

Page 1 of 11
Title

TOWN OF PHILLIPSBURG
APPLICATION FOR AMENDED GDP/ 2020

This application consists of 11 pages, as follow:

- | | |
|------------------|---|
| 1 - Title | 6 - Sketch Plat Check - (Only for MINOR Subdivisions) |
| 2 - Coordination | 7 & 8 - Preliminary Plat Check List - (Only for MAJOR Subdivisions) |
| 3 - Tax Data | 9 & 10 - Final Plat Check List - (Only for MAJOR Subdivisions) |
| 4 - Ownership | 11 - Zone Requirement Check List |
| 5 - General Data | |

Pages 1 through 11 are to be completed by the applicant or his professional(s). (Page 6 is for *MINOR* Subdivision Applications, and pages 7 and 8 are for *MAJOR* Subdivision Applications.) The checklist shall serve as a reminder of all items to be included on the plat. **The application, plat and checklist will be reviewed by the Administrative Officer, Town Engineer and/or the Subdivision Committee prior to being scheduled for a public hearing.** This application will not be scheduled for a public hearing until all items on the checklist have been accounted for.

This application will be reviewed at the public meeting and will be deemed complete or incomplete by the Planning Board during this meeting. (Acceptance of this application by the Administrative Officer, review by the Administrative Officer or Town Engineer, or scheduling for a public meeting shall not be construed to deem this application complete.)

Date March 13, 2020

Tax Map Sheet: 32 and 33 Block: 3401 Lot: 1, 3, 4, 5, 6, 7, 8 & 9 Zone: PCPRA

Address of Tract Route 22 and Roseberry Street

Applicant I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Project Name or Title Bridge Point 78

Application for: (check one block only)

This is a:

Minor Subdivision- Sketch Plat ☐
Major Subdivision- Preliminary Plat ☐
Major Subdivision - Final Plat ☐

☐ New Application
☒ Revision or Resubmission
of a Prior Application-Amended GDP

Variance Required: Yes ☐ or No ☒

Note: This application with all required supporting information must be submitted at least 28 days prior to a regularly scheduled Planning Board Meeting

APPLICATION FOR AMENDED GDP/ 2020

Check appropriate box and complete information for each individual responsible for project coordination:

☒

Applicant

I-78 Logistics Park
Name Phillipsburg Urban Renewal, LLC
c/o Bridge Development Partners, LLC
Address One Gatehall Drive, Suite 201
Parsippany, NJ 07064

Phone 973-998-9890

Email dschmitt@bridgedev.com

☒

Land Surveyor

Name Dynamic Engineering Consultants, PC
Address 245 Main Street, Suite 110
Chester, NJ 07930

NJ Lic # _____

Phone 908-879-9229
bskapinetz@dynamiccec.com

Email jjaworksi@dynamiccec.com

☒

Engineer

Name Dynamic Engineering Consultants, PC
Address 245 Main Street, Suite 110
Chester, NJ 07930

NJ Lic # _____

Phone 973-879-9229

Email bskapinetz@dynamiccec.com

☒

Owner

I-78 Logistics Park
Name Phillipsburg Urban Renewal, LLC
c/o Bridge Development Partners, LLC
Address One Gatehall Drive, Suite 201
Parsippany, NJ 07064

Phone 973-998-9890

Email dschmitt@bridgedev.com

☒

Attorney

Name Susan R. Rubright, Esquire
Address 101 Eisenhower Parkway
Roseland, NJ 07068

Phone 973-403-3157

Email srubright@bracheichler.com

☒

Other (specify)

Name Cornerstone Architects, Ltd.
Address 1152 Spring Lake Drive
Itasca, IL 60143

Phone 630-773-8363

Responsibility Architect

Email mjb@cstonearchitects.com

APPLICATION FOR AMENDED GDP/2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07084
Tax Map Sheet: 32 and 33 Block: 3401 Lot: 1 Zone: PCPRA

(The applicant shall have the following certification completed by the Tax Collector)

The real estate taxes and assessments for the above referenced property have been paid to 3/31/2020 and there (are) or (are no) Payments currently due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.

The sewer utility for the above referenced property have been paid to No Sewer Act and there (are) or (are no) payments currently due and owing.

As to the real estate taxes and assessments:

COLLECTOR OF TAXES
MUNICIPAL BUILDING
120 FILMORE STREET
PHILLIPSBURG, NJ 08865

(908) 454-5500

Date: 2/20/2020

By: [Signature]
Tax Collector
(Title)

Are there any liens against this property? No Amount owed \$ 0
Sewer amount owed \$ 0 Taxes owed \$ 0

APPLICATION FOR AMENDED GDP/2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07064
Tax Map Sheet: 32 and 33 Block: 3401 Lot: 3 Zone: PCPRA

(The applicant shall have the following certification completed by the Tax Collector)

The real estate taxes and assessments for the above referenced property have been paid to 3/31/2020 and there (are) or (are no ✓) Payments currently due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.

The sewer utility for the above referenced property have been paid to No Sewer Acct and there (are) or (are no) payments currently due and owing.

As to the real estate taxes and assessments:

COLLECTOR OF TAXES
MUNICIPAL BUILDING
120 FILMORE STREET
PHILLIPSBURG, NJ 08865

(908) 454-5500

Date: 2/20/2020

By: Sandra A. Catter
Tax Collector
(Title)

Are there any liens against this property? No Amount owed \$ 0
Sewer amount owed \$ 0 Taxes owed \$ 0

APPLICATION FOR AMENDED GDP/2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Address: c/o Bridge Development Partners, LLC, One Galehall Drive, Suite 201, Parsippany, NJ 07084
Tax Map Sheet: 32 and 33 Block: 3401 Lot: 4 Zone: PCPRA

(The applicant shall have the following certification completed by the Tax Collector)

The real estate taxes and assessments for the above referenced property have been paid to 3/31/2020 and there (are) or (are no ✓) Payments currently due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.

The sewer utility for the above referenced property have been paid to No Sewer Act and there (are) or (are no) payments currently due and owing.

As to the real estate taxes and assessments:

COLLECTOR OF TAXES
MUNICIPAL BUILDING
120 FILMORE STREET
PHILLIPSBURG, NJ 08865

(908) 454-5500

Date: 2/20/2020

By: [Signature]
TAX Collector
(Title)

Are there any liens against this property? NO Amount owed \$ 0
Sewer amount owed \$ 0 Taxes owed \$ 0

APPLICATION FOR AMENDED GDP/2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Name: I-78 Logistics Park II Urban Renewal, LLC
Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07064
Tax Map Sheet: 32 and 33 Block: 3401 Lot: 5 Zone: PCPRA

(The applicant shall have the following certification completed by the Tax Collector)

The real estate taxes and assessments for the above referenced property have been paid to 3/31/2020 and there (are) or (are no) Payments currently due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.

The sewer utility for the above referenced property have been paid to No Sewer Act and there (are) or (are no) payments currently due and owing.

As to the real estate taxes and assessments:

COLLECTOR OF TAXES
MUNICIPAL BUILDING
120 FILMORE STREET
PHILLIPSBURG, NJ 08865

(908) 454-5500

Date: 2/20/2020

By: Sandra A. Carter
Tax Collector
(Title)

Are there any liens against this property? No Amount owed \$ 0
Sewer amount owed \$ 0 Taxes owed \$ 0

APPLICATION FOR AMENDED GDP/2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Name: I-78 Logistics Park II Urban Renewal, LLC
Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07064
Tax Map Sheet: 32 and 33 Block: 3401 Lot: 6 Zone: PCPRA

(The applicant shall have the following certification completed by the Tax Collector)

The real estate taxes and assessments for the above referenced property have been paid to 3/3/2020 and there (are) or (are no ✓) Payments currently due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.

The sewer utility for the above referenced property have been paid to No Sewer Acct and there (are) or (are no) payments currently due and owing.

As to the real estate taxes and assessments:

COLLECTOR OF TAXES
MUNICIPAL BUILDING
120 FILMORE STREET
PHILLIPSBURG, NJ 08865

(908) 454-5300

Date: 3/30/2020

By: Sandra H. Cotton
TAX Collector
(Title)

Are there any liens against this property? No Amount owed \$ 0
Sewer amount owed \$ 0 Taxes owed \$ 0

APPLICATION FOR AMENDED GDP/2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Name: I-78 Logistics Park II Urban Renewal, LLC
Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07064
Tax Map Sheet: 32 and 33 Block: 3401 Lot: 7 Zone: PCPRA

(The applicant shall have the following certification completed by the Tax Collector)

The real estate taxes and assessments for the above referenced property have been paid to 3/31/2020 and there (are) or (are no) Payments currently due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.

The sewer utility for the above referenced property have been paid to No Sewer Acc. and there (are) or (are no) payments currently due and owing.

As to the real estate taxes and assessments:

COLLECTOR OF TAXES
MUNICIPAL BUILDING
120 FILMORE STREET
PHILLIPSBURG, NJ 08865

(908) 454-5500

Date: 3/30/2020

By: Sandra A. Catton

TAX Collector
(Title)

Are there any liens against this property? No

Amount owed \$ 0

Sewer amount owed \$ 0

Taxes owed \$ 0

APPLICATION FOR AMENDED GDP/2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Owner's Name: I-78 Logistics Park II Urban Renewal, LLC

Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07064

Tax Map Sheet: 32 and 33 Block: 3401 Lot: 8 Zone: PCPRA

(The applicant shall have the following certification completed by the Tax Collector)

The real estate taxes and assessments for the above referenced property have been paid to 3/31/2020 and there (are) or (are no) Payments currently due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.

The sewer utility for the above referenced property have been paid to No Sewer Act and there (are) or (are no) payments currently due and owing.

As to the real estate taxes and assessments:

COLLECTOR OF TAXES
MUNICIPAL BUILDING
120 FILMORE STREET
PHILLIPSBURG, NJ 08865

(908) 454-5500

Date: 3/30/2020

By: Sandra A. Calfee

Tax Collector

(Title)

Are there any liens against this property? No

Amount owed \$ 0

Sewer amount owed \$ 0

Taxes owed \$ 0

APPLICATION FOR AMENDED GDP/2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Owner's Name: I-78 Logistics Park II Urban Renewal, LLC

Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07054

Tax Map Sheet: 32 and 33 Block: 3401 Lot: 9 Zone: PCPRA

(The applicant shall have the following certification completed by the Tax Collector)

The real estate taxes and assessments for the above referenced property have been paid to 5/31/2020 and there (are) or (are no ✓) Payments currently due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.

The sewer utility for the above referenced property have been paid to No Sewer Acct. and there (are) or (are no) payments currently due and owing.

As to the real estate taxes and assessments:

COLLECTOR OF TAXES
MUNICIPAL BUILDING
120 FILMORE STREET
PHILLIPSBURG, NJ 08865

(908) 454-5500

Date: 2/20/2020

By: Sandra A. Carter
TAX Collector
(Title)

Are there any liens against this property? No Amount owed \$ 0
Sewer amount owed \$ 0 Taxes owed \$ 0

APPLICATION FOR AMENDED GDP / 2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Owner's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

This site plan (is x) or (is not) applied for by a corporation or a partnership.

All corporate or partnership applicants MUST complete the following ownership disclosure statement, which is in accordance with N.J.S.A. 40:55D-48.1.


OWNERSHIP DISCLOSURE STATEMENT

List all shareholders or partners with 10% or more of the stock or interest in said Corporation or Partnership (all Corporate Partners or shareholders owing 10% or more of the stock must disclose their interest as above provided).

Shareholder or Partner	% Interest	Address
Steven Poulos	45.87%	1000 W. Irving Park Road Suite 150 Itasca, IL 60143
Anthony Pricco	34.13%	350 W. Hubbard Street Suite 430 Chicago, IL 60654

I have direct knowledge of the matters set forth on this ownership disclosure statement.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are will fully false, I am subject to punishment.

Name I-78 Logistics Park Phillipsburg Urban Renewal, LLC
(Corporation or Partnership)
By 
Title John Porcek
Authorized Representative

Date: 2/20/2020

If there are questions concerning this form or its completion, refer to Statute (PL 1977, Ch. 336, N.J.S.A. 40:55D-48.1).

APPLICATION FOR AMENDED GDP / 2020

Applicant's Name I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Owner's Name I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Number of new lots (including remainder): Eight

Does the property front on a county or state roadway? Yes

If yes, what route(s)? Route 22

Does the proposed subdivision require the extension of any of the following?
(Answer all questions with a yes or no)


Streets	<u>X</u>	Water Mains	<u>X</u>
Sidewalks	<u>X</u>	Sanitary Sewer Mains	<u>X</u>
Curbs	<u>X</u>	Storm Drainage Facilities	<u>X</u>
		Other Utilities - Electric	<u>X</u>

Is each lot currently served independently with all utilities? Yes

For the purpose of this application "served independently" is defined as follows: 1. Existing structures – a separate connection to each utility main located in the street or utility easement (separate meters on one service connection is NOT considered "independent services"); 2. Vacant lots – all utilities are located in existing streets or existing utility easements, which are immediately adjacent to each lot.

Date: 2/20/2020

I-78 Logistics Park Phillipsburg
Urban Renewal, LLC


Signature of Applicant
John Porcek, Authorized Representative

APPLICATION FOR MINOR SUBDIVISION Not Applicable
(SUBDIVISIONS CONTAINING NOT MORE THAN 3 LOTS)

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Tax Map Sheet: _____ Block: _____ Lot: _____ Zone: _____

Variance Required: Yes _____ No _____ N/A _____

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Reference</u>	<u>Requirement</u>
_____	_____	_____	_____	<u>(Policy)</u>	Standard sheet size not larger than 24" x 36. All drawings are to be folded to 9" x 12" maximum dimensions.
_____	_____	_____	_____	<u>NJAC 13:40-5.1 (n)</u>	Certification that the plat is based upon an actual field survey performed by the N.J. licensed land surveyor who prepared, signed and sealed the plat.
_____	_____	_____	_____	<u>(Policy)</u>	Certification by the owner, applicant and parties in interest that the plat is submitted with their knowledge and consent.
_____	_____	_____	_____	<u>555-9.</u>	Scale not less than 1" = 400'
_____	_____	_____	_____	<u>555-9.A.</u>	The location of that portion which is to be subdivided in relation to the entire tract.
_____	_____	_____	_____	<u>555-9.B.</u>	All existing structures and wooded areas within the subdivision and within 200' thereof.
_____	_____	_____	_____	<u>555-9.C.</u>	The name of the owner and of all adjoining property owners.
_____	_____	_____	_____	<u>555-9.D.</u>	The tax map sheet, block and lot numbers as proposed or given by the Phillipsburg Tax Assessor.
_____	_____	_____	_____	<u>555-9.E.</u>	All streets or roads and streams within 500' of the subdivision.
_____	_____	_____	_____	<u>NJAC 13:40-5.1</u>	All matter relevant to a complete and clear exposition of the property.

APPLICATION FOR MAJOR SUBDIVISION Not Applicable

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Tax Map Sheet: _____ Block: _____ Lot: _____ Zone: _____

Variance Required: Yes _____ No _____ N/A _____

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Reference</u>	<u>Requirement</u>
_____	_____	_____	_____	<u>(Policy)</u>	Standard sheet size not larger than 24" x 36. All drawings are to be folded to 9" x 12" maximum dimensions.
_____	_____	_____	_____	<u>NJAC 13:40-5.1 (m)</u>	Certification that the plat is based upon an actual field survey performed by the N.J. licensed land surveyor who prepared, signed and sealed the plat.
_____	_____	_____	_____	<u>(Policy)</u>	Certification by the owner, applicant and other parties in interest that the plat is submitted with their knowledge and consent.
_____	_____	_____	_____	<u>555-10.</u>	Scale not less than 1" = 100'
_____	_____	_____	_____	<u>555-10.A.</u>	A key map
_____	_____	_____	_____	<u>555-10.B.</u>	Tract name
_____	_____	_____	_____	<u>555-10.B.</u>	Tax Map Sheet, Block, and Lot Numbers as proposed or given by the Phillipsburg Tax Assessor.
_____	_____	_____	_____	<u>555-10.B.</u>	Reference meridian, graphic scale.
_____	_____	_____	_____	<u>555-10.B.(1)</u>	Name and address of record owner or owners.
_____	_____	_____	_____	<u>555-10.B.(2)</u>	Name and address of the sub-divider (applicant).
_____	_____	_____	_____	<u>555-10.B.(3)</u>	Name and address of the land surveyor who prepared the plat.
_____	_____	_____	_____	<u>555-10.C.</u>	Acreage of tract to nearest 1/10 of a acre.

APPLICATION FOR MAJOR SUBDIVISION

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	
_____	_____	_____	_____	<u>555-10.D.</u>	Sufficient elevations and/or contours to determine the general slope and natural drainage of the land.
_____	_____	_____	_____	<u>555-10.D.</u>	The high and low points, tentative cross-sections and center line profile for all proposed streets.
_____	_____	_____	_____	<u>555-10.E.</u>	The location of existing and proposed property lines, streets, buildings, watercourses, railroads, bridges, culverts, drainpipes and any natural features such as wooded areas and rock formations.
_____	_____	_____	_____	<u>555-10.F.</u>	Plans of proposed utility layouts showing feasible connections to existing or proposed utility systems.
_____	_____	_____	_____	<u>555-10.G.</u>	A copy of any protective covenants or deed restrictions
_____	_____	_____	_____	<u>NJAC 13:40-51</u>	All matter relevant to a complete and clear exposition of the property.

APPLICATION FOR MAJOR SUBDIVISION

Applicant: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Owner: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Tax Map Sheet: _____ Block: _____ Lot: _____ Zone: _____

Date of Preliminary Approval _____

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	
_____	_____	_____	_____	(Policy)	Plat prepared in accordance with "the Map Filing Law" including all necessary certifications, etc.
_____	_____	_____	_____	555-11.	Scale not less than 1" = 50'
_____	_____	_____	_____	555-11.A.	Tract name and location
_____	_____	_____	_____	555-11.A.	Reference meridian and graphic scale.
_____	_____	_____	_____	555-11.A.	Name of record owner
_____	_____	_____	_____	555-11.B.	Boundary lines, right-of-way lines, easements, etc. with metes and bound descriptions.
_____	_____	_____	_____	555-11.C.	The purpose of any easement or land reserved or dedicated to public use.
_____	_____	_____	_____	555-11.C.	The proposed use of any non-residential lands.
_____	_____	_____	_____	NJSA 54:1-15	Lots numbered in accordance with Seciton N.J.A.C. 18:23A-1.10(g) of the NJ Tax Map Regulations as proposed or given by the Phillipsburg Tax Assessor.
_____	_____	_____	_____	555-11.E.	Minimum building setback lines
_____	_____	_____	_____	555-11.F.	Location and description of all monuments
_____	_____	_____	_____	555-11.G.	Name of all adjoining property owners
_____	_____	_____	_____	555-11.H.	Signature and seal of the NJ licensed land surveyor who prepared the plat.

APPLICATION FOR *MAJOR* SUBDIVISION

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	
_____	_____	_____	_____	<u>555-11.H.</u>	Signature and seal of the NJ licensed professional engineer who designed the improvements on each sheet, which indicates the improvements and on all construction detail sheets.
_____	_____	_____	_____	<u>555-11.I.</u>	Certification by the owner, applicant and other parties in interest that the plat is submitted with their knowledge and consent.
_____	_____	_____	_____	<u>555-11.K.</u>	Cross sections and profiles of all proposed streets.
_____	_____	_____	_____	<u>555-11.L.</u>	Contours at 2 foot intervals (5foot intervals for slopes greater than 10%).
_____	_____	_____	_____	<u>555-11.M.</u>	Plans and profiles of storm sewers, sanitary sewers, and water mains.
_____	_____	_____	_____	<u>555-12</u>	All the improvements or guarantees required by this section.

APPLICATION FOR AMENDED GDP / 2020

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Tax Map 32 & 33 Block 3401 Lots: 1, 3, 4, 5, 6, 7, 8 & 9 Zone PCPRA

Variances(s) Requested: Yes _____ or No X

ZONE REQUIREMENTS

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Reference</u>	<u>Code Requirement</u>
<u>X</u>	_____	_____	_____	_____	Permitted Use
<u>X</u>	_____	_____	_____	_____	Lot Frontage
<u>X</u>	_____	_____	_____	_____	Lot Area
<u>X</u>	_____	_____	_____	_____	Front Yard
<u>X</u>	_____	_____	_____	_____	Side Yard
<u>X</u>	_____	_____	_____	_____	Rear Yard
_____	_____	<u>X</u>	_____	_____	Conditional Use

Explanation of variance requested: _____

Date: 2/20/2020

I-78 Logistics Park Phillipsburg Urban Renewal, LLC



Applicant's Signature
John Porcek, Authorized Representative

APPLICATION FOR AMENDED GDP/ 2020

* * * * *

Notes: _____

RIDER

I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Amended GDP Application

The Applicant is seeking to amend the General Development Plan (GDP) approved by the Township of Phillipsburg Planning Board under Resolution of Approval Case No. 15-004, dated November 23, 2015 and amended in November 2019, in order to allow thirty-two (32) JCP&L poles to be located above ground along Rand Boulevard and Addison Place. The original GDP showed all utility lines to be installed underground.

The Property is located in the PCPRA zone, and is governed by the “Revised Phillipsburg Commerce Park Redevelopment Plan” adopted by the Town of Phillipsburg Town Council on November 4, 2013, last amended on April 24, 2015. Under Procedural Requirements set out in Section 5 of the Redevelopment Plan, any subdivision or development of land in the redevelopment area shall be in accordance with the GDP.

The Amended GDP is supported by the following factors:

- 1) The vast majority of the utilities on the 279.44 acres of the Property are underground.
- 2) This change will not substantially impair the intent of the Redevelopment Plan, and will not present a substantial detriment to the public health, safety and welfare. It relates to design standards, is not substantive and does not involve any use not permitted by the Redevelopment Plan.
- 3) For the same reasons, allowing the above ground poles is consistent with the purposes of the Redevelopment Plan and is not inconsistent with that Plan.
- 4) JCP&L is an “Aboveground Company”.
 - They prefer aboveground line for safety of maintenance crews.
 - Wires in underground vaults present a possible ‘confine space’ conditions during maintenance.
- 5) The new substation near Building 5 will have the possible connection to other circuits in their network which will increase capacity to enhance reliability.
- 6) Current development includes removing approximately sixty (60) poles on the site.