Application Number:	
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Page 1 of 11
Title

TOWN OF PHILLIPSBURG

APPLICATION FOR AMENDED GDP/ 2020

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This application	aanaiata	of 11		~~	f-11
This application	COHSISIS	01 11	Dages.	as	TOHOW:

1 –	Title	6 –	Sketch Plat Check - (Only for MINOR Subdivisions)
2 –	Coordination		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		A SECURITION OF CONTRACT OF

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.)

Tax Map Sheet: 32 and 33 Block:	3401		Lot: 1, 3, 4	Date <u>March</u> 13, 2520 4, 5, 6, 7, 8 & 9 Zone: PCPRA		
Address of Tract Route 22 and Roseberry Street						
Applicant I-78 Logistics Park Phillipsburg	Urban Renewa	I, LLC				
Project Name or Title Bridge Point 78						
Application for: (check one block only) This is a:						
Minor Subdivision— Sketch Plat Major Subdivision— Preliminary Pla Major Subdivision — Final Plat	at			New Application Revision or Resubmission of a Prior Application-Amended GDP		
Variance F	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

Check appropriate box and complete information for	each individual responsible for project coordination:
X Applicant	X Owner
I-78 Logistics Park Name Phillipsburg Urban Renewal, LLC	Name Phillipsburg Urban Renewal, LLC
c/o Bridge Development Partners, LLC Address One Gatehall Drive, Suite 201	c/o Bridge Development Partners, LLC Address One Gatehall Drive, Suite 201
Parsippany, NJ 07064	Parsippany, NJ 07064
973-998-9890 Phone	Phone 973-998-9890
Emaildschmitt@bridgedev.com	Emaildschmitt@bridgedev.com
X Land Surveyor	X Attorney
Name Dynamic Engineering Consultants, PC	NameSusan R. Rubright, Esquire
Address 245 Main Street, Suite 110	Address 101 Eisenhower Parkway
Chester, NJ 07930	Roseland, NJ 07068
NJ Lic#	
Phone 908-879-9229 bskapinetz@dynamicec.com	Phone973-403-3157
Email jjaworksi@dynamicec.com	Emailsrubright@bracheichler.com
X Engineer	X Other (specify)
Name Dynamic Engineering Consultants, PC	Name Cornerstone Architects, Ltd.
Address 245 Main Street, Suite 110	Address 1152 Spring Lake Drive
Chester, NJ 07930	Itasca, IL 60143
NJ Lic #	Phone 630-773-8363
Phone 973-879-9229	Responsibility Architect
Email bskapinetz@dynamicec.com	Email mjb@cstonearchitects.com

Page 3 of 13 Tax Data

Applicant's Name: 1-78 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, Paralppany, NJ 07084
Tax Map Sheet: 32 and 33 Block: 3401 Lot: 1 Zono: 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 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 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
Date: A 20/2000 By: Are there any Hens uguinst this property? Amount owed \$ 6
Sewer amount owed S Taxes owed S

Applicant's Name: 1-76 Logistics Park Phillips	Bourg Orban Renewal, LLC
Owner's Name: 1-78 Logistics Park Phillipsbu	rg Urben Renewal, LLC
Owner's Address: c/o Bridge Development Pa	idners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07084
Tax Map Sheet: 32 and 33 Block: 34	01 Lot: 3 Zone: PCPRA

The real estate taxes and assessments	for the above referenced property have been paid to there (are) or (are no) Payments currently
constitute a tax and assessment search pursuan	tisfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not not to N.J.S.A. 54:5-12.
The sewer utility for the above referenced pro and there (are) or (are no	perly have been paid to NO Jewen Acet ') payments currently due and owing.
	As to the real estate taxes and assessments:
	COLLECTOR OF TAXES MUNICIPAL BUILDING 120 FILMORE STREET PHILLIPSBURG, NJ 08865
a / 1	(908) 454-5500
Date: 4/20/200	TAX Collector (Title)
Are there any liens against this property?	Amount owed \$
Sewer amount owed \$	Taxes owed S

Page 3 of 13 Tax Data

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewal, LLC
Owner's Name: 1-76 Logistics Park Phillipsburg Urban Renewel, LLC
Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Sulte 201, Paralppany, 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 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. 40:33D-39(5) 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 Sewer Accordand 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: Jax Collector (Title)
Are there any liens against this property? Amount owed \$
Sewer amount owed \$ 6 Taxes owed \$

Applicant's Name: I-78 Logistics Park Phillipsburg Urban Renewel, LLC
Owner's Name: 1-78 Logistics Park II Urban Renewal, LLC
Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Suite 201, Paralppany, 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 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
As to the real estate taxes and assessments:
COLLECTOR OF TAXES MUNICIPAL BUILDING 120 FILMORE STREET PHILLIPSBURG, NJ 08865
Date: 2/30/2020 By: and a latter TAX Collecto (Title) Amount owed \$
Sewer amount owed \$ Taxes owed \$

Applicant's Name: 1-78 Logistics Park Phillipsi	
Owner's Name: 1-78 Logistics Park II Urban Rer	newal, LLC
Owner's Address; c/o Bridge Development Par	tners, LLC, One Gatehall Drive, Suite 201, Parsippany, NJ 07064
Tax Map Sheet: 32 and 33 Block: 340	D1 Lot: 6 Zone: PCPRA

	owing certification completed by the Tax Collector)
The real estate, taxes and assessments Simple and the due and owing. This statement is made in sate constitute a tax and assessment search pursuan. The sewer utility for the above referenced progrand there (are) or (are no)	for the above referenced property have been paid to here (are) or (are no) Payments currently disfaction of the provisions of N.J.S.A. 40:55D-39(e) and does not to N.J.S.A. 54:5-12. Derty have been paid to Accept the payments currently due and owing. As to the real estate taxes and assessments:
	(in the first of
	COLLECTOR OF TAXES MUNICIPAL BUILDING 120 FILMORE STREET PHILLIPSBURG, NJ 08865
Date: 3/30/3030 Are there any liens against this property?	By: Dandia H Cattler 1 Ax Cellerton (Title) Amount awad \$
Sewer amount owed \$	Taxes owed \$

Applicant's Name: 1.	78 Logistics Park Phili	ibaprid Otpau Keuewa	II, LLC	
Owner's Name:	8 Logistics Park II Urban F	Renewal, LLC		
Owner's Address: c/c	Bridge Development	Partners, LLC, One Ga	tehall Drive, Su	ite 201, Parsippany, NJ 07064
Tax Map Sheet: 32 a	nd 33 Block:	3401 Lot:	7	Zone: PCPRA
****	*****		******	
The real estate t	s statement is made in	on the above d there (are	referenced pro _) or (are no _ visions of N.J.S	pperty have been paid to Payments currently A, 40:55D-39(e) and does not
The sewer utility for	ssessment search purs the above referenced p) or (are no	property have been paid	10 No -	Sewen Acol.
		As to the real est	ate taxes and as	sessments;
		COLLECTOR O MUNICIPAL BU 120 FILMORE S PHILLIPSBURG	JILDING STREET	
Dute:	against this property	(908) 454-5500 By:	Jandu TAX Amoun	Collector (Title)
Sewer amount owe	K		ixes owed S	6

Page 3 of 13
Tax Data

Applicant's Name: 1-78 Logistics Park Phillipsburg Orban Renewal, LLC	
Owner's Name: 1-78 Logistics Park II Urban Renewal, LLC	
Owner's Address: c/o Bridge Development Partners, LLC, One Gatehall Drive, Sulle 201, Parsip	ony, NJ 07064
Tax Map Sheet: 32 and 33 Block: 3401 Lot: 8 Zone: PC	PRA
***********************************	***
The real estate taxes, and assessments for the above referenced property have and there (are) or (are no) Payr due and owing. This statement is made in satisfaction of the provisions of N.J.S.A. 40:55D-39(constitute a tax and assessment search pursuant to N.J.S.A. 54:5-12.	been paid to
The sewer utility for the above referenced property have been paid to and there (are) or (are no) payments currently due and owing. As to the real estate taxes and assessments:	_ACO
COLLECTOR OF TAXES MUNICIPAL BUILDING 120 FILMORE STREET PHILLIPSBURG, NJ 08865	
Date: 2/30/3000 By: And the Amount owed S. C. A	ablet
Sewer amount owed \$ Taxes owed \$	

Applicant's Name: 1-78 Logistics Park Phillipsbu	irg Urban Ranawal, LLC
Owner's Name: I-78 Logistics Park II Urban Renew	al, LLC
Owner's Address: c/o Bridge Development Partn	ers, LLC, One Gatehall Drive, Sulte 201, Paralppany, NJ 07064
Tax Map Sheet: 32 and 33 Block: 3401	Lot: 9 Zone: PCPRA
************	**********************
(The applicant shall have the follow	ving certification completed by the Tax Collector)
due and owing. This statement is made in satis	ty have been paid to 10 Jewen Acct.
	COLLECTOR OF TAXES MUNICIPAL BUILDING 120 FILMORE STREET PHILLIPSBURG, NJ 08865 (908) 454-5500
Date: Jou Augu Are there any Hens against this property?	Amount owed \$_
Sewer amount owed \$	Taxes awed \$
Demei alliudili umed 3	PM

Owner's Name: 1-78 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	Applicant's Name:l-78 Logis	stics Park Phillipsburg Urban Renewal, LLC	
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	Owner's Name:l-78 Logic	stics Park Phillipsburg Urban Renewal, LLC	
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 178 Logistics Park Phillipsburg Urban Renewal, LLC (Corporation or Partnership) By Are Pentry.	This site plan (isX) or (is not) applied for by a corporat	tion or a partnership.
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	All corporate or partnership ap in accordance with N.J.S.A. 40	eplicants <u>MUST</u> complete the following options:55D-48.1.	ownership disclosure statement, which is
Corporate Partners or shareholders owing 10% or more of the stock must disclose their interest as above provided). Shareholder or Partner		OWNERSHIP DISCLOSURE STAT	EMENT
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 -78 Logistics Park Phillipsburg Urban Renewal, LLC Corporation or Partnership)	Corporate Partners or shareho	s with 10% or more of the stock or interested of the stock of the stoc	est in said Corporation or Partnership (all k must disclose their interest as above
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 178 Logistics Park Phillipsburg Urban Renewal, LLC (Corporation or Partnership) By Arb Parelle Arb	Shareholder or Partner	% Interest	Address
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 -78 Logistics Park Phillipsburg Urban Renewal, LLC Corporation or Partnership) By By By By By By By B	Steven Poulos	45.87%	Suite 150
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)	Anthony Pricco	34.13%	Suite 430
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)			
Name I-78 Logistics Park Phillipsburg Urban Renewal, LLC (Corporation or Partnership)	I have direct knowledge of the	matters set forth on this ownership disclo	sure statement.
(Corporation or Partnership) By	I certify that the foregoing state made by me are will fully false,	ements made by me are true. I am awar , I am subject to punishment.	e that if any of the foregoing statements
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).	Date: 2/20/2020 If there are questions concerns	By John Porcek Title Authorized Represen	r Partnership)

Applicant's Name _	I-78 Logistics Park	Phillipsburg Urban Rer	newal, LLC	***************************************		~~~
Owner's Name	I-78 Logistics Park I	Phillipsburg Urban Ren	newal, LLC			
Number of new lots	(including remain	nder):Eight			and the state of t	
Does the property fi	ront on a county o	or state roadway? _	Yes		,	7
If yes, what	route(s)?Route	22		- Parallel Const.		
Does the proposed s (Answer al	subdivision requir l questions with :	e the extension of a yes or no)	any of the foll	owing?		
Stre Side Cur	ewalks X		Sani Stor	er Mains tary Sewer Main m Drainage Faci er Utilities - Elect	lities	X X X
Is each lot currently For the purpose of the separate connection connection is NOT streets or existing ut	his application "se to each utility ma considered "inde	erved independent ain located in the s ependent services'	ly" is defined a street or utility "); 2. Vacant	easement (separ lots – all utilitie	rate meters	on one service

I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Signature of Applicant
John Porcek, Authorized Representative

Page 6 of 11 Sketch Plat Check List

$\frac{\text{APPLICATION FOR } \textit{MINOR } \text{SUBDIVISION}}{\text{(SUBDIVISIONS CONTAINING NOT MORE THAN 3 LOTS)}}$

Not Applicable

Applicant's l	Name:l-78 Logis	tics Park Ph	nillipsburg Urban Re	enewal, LLC	
Tax Map She	eet:	Bl	ock:	Lot:	Zone:
Variance Rec	quired:	Yes_		No	N/A
<u>Complies</u>	Does Not <u>Comply</u>	<u>N/A</u>	Waiver <u>Requested</u>	Code <u>Reference</u>	Requirement
				(Policy)	Standard sheet size not larger than 24" x 36. All drawings are to be folded to 9" x 12" maximum dimensions.
				NJAC 13:40-5.1 (n)	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.
			,	(Policy)	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'
1				<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.
				555-9.C.	The name of the owner and of all adjoining property owners.
	-			555-9.D.	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.
		-		NJAC 13:40-5.1	All matter relevant to a complete and clear exposition of the property.

APPLICATION FOR MAJOR SUBDIVISION Not Applicable

Applicant's l	Name:	stics Park Pl	nillipsburg Urban R	enewal, LLC	
Tax Map She	eet:	Blo	ock:	Lot:	Zone:
Variance Rec	Variance Required:			No	N/A
Complies	Does Not <u>Comply</u>	<u>N/A</u>	Waiver <u>Requested</u>	Code <u>Reference</u>	Requirement
				(Policy)	Standard sheet size not larger than 24" x 36. All drawings are to be folded to 9" x 12" maximum dimensions.
				NJAC 13:40-5.1 (m)	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.
				(Policy)	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'
			-	555-10.A.	A key map
				555-10.B.	Tract name
		-	-	555-10.B.	Tax Map Sheet, Block, and Lot Numbers as proposed or given by the Phillipsburg Tax Assessor.
				555-10 <u>.B.</u>	Reference meridian, graphic scale.
		_		555-10.B.(1)	Name and address of record owner or owners.
				555-10.B.(2)	Name and address of the sub-divider (applicant).
				555-10.B.(3)	Name and address of the land surveyor who prepared the plat.
		-		555-10.C.	Acreage of tract to nearest 1/10 of a acre.

APPLICATION FOR MAJOR SUBDIVISION

Complies	Does Not Comply	<u>N/A</u>	Waiver Requested	Code Section <u>Article</u>	
				555-10.D.	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.
				555-10.G.	A copy of any protective convenants or deed restrictions
				<u>NJAC</u> 13:40-51	All matter relevant to a complete and clear exposition of the property.

APPLICATION FOR MAJOR SUBDIVSION

Applicant:	I-78 Logistics Park F	Phillipsburg	Urban Renewal, LL0	C	
Owner:	I-78 Logistics Park F		Urban Renewal, LL0		
Tax Map Sl	neet:		Block: Lot: _		Zone:
Date of Pre	liminary Approva	1			
Complies	Does Not Comply	<u>N/A</u>	Waiver <u>Requested</u>	Code Section <u>Article</u>	
				(Policy)	Plat prepared in accordance with "the Map
				et seq.	Filing Law" including all necessary certifications, etc.
				<u>555-11.</u>	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
				<u>555-11.B.</u>	Boundary lines, right-of-way lines, easements, etc. with metes and bound descriptions.
			1	<u>555-11.C.</u>	The purpose of any easement or land reserved or dedicated to public use.
				555-11.C.	The proposed use of any non-residential lands.
				<u>NJSA</u> 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
				<u>555-11.H.</u>	Signature and seal of the NJ licensed

Page 10 of 11 (Continued Final Plat Check List)

APPLICATION FOR MAJOR SUBDIVISION

Complies	Does Not Comply	<u>N/A</u>	Waiver Requested	Code Section <u>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.
		9	-	<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.
				555-11.L.	Contours at 2 foot intervals (5foot intervals for slopes greater than 10%).
<u> </u>				<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.

Applicant's	Name: I-78 Logis	stics Park Phi	Ilipsburg Urban Rer	newal, LLC		
Tax Map3	2 & 33	_Block _	3401	Lots: 1,	3, 4, 5, 6, 7, 8 & 9 Zone Po	CPRA
Variances(s)	Requested:	Yes_	or	No X		
			ZONE R	EQUIREMEN'	TS	į
Complies	Does Not Comply	<u>N/A</u>	Waiver Requested	Code Reference	Code <u>Requirement</u>	
X				-	-	Permitted Use
X			****	 ,		Lot Frontage
X	-					Lot Area
X		-				Front Yard
X						Side Yard
X						Rear Yard
		<u>X</u>	-			Conditional Use
Explanation of	of variance requ	ested:				,

Date: 00000

I-78 Logistics Park Phillipsburg Urban Renewal, LLC

Applicant's Signature

John Porcek, Authorized Representative

Administrative Officer's Control Sheet

ax Ma	p Sheet:	32 & 33			Block:	3401		L	ots:1, 3, 4,	5, 6, 7, 8	&9 Zone	: PCPRA	Α
*	*	*	*	*	*	*	*	*	*	*	*	*	*
ate	(enter N	/A if not	annlicable	a)	(For	Munici	pal Use	Only)					
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		Received							аррисацо	n iorm			
		Verified p				-	_						
		Received											
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		Received										a survey	or/
		Received									_	1	
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		Received	an engin	ering of	nat eatin	nata							
		Received	-										
		W.C.S.C					,	מנ		- 41 (:c-)		
		Verified o								otner (s)	ресту)_		
		Verified a				_			J.				
		Applicant		-					oomnloto	dua ta	failuma ta		
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		Forwarde							WII	g		_	
		Final revi	2 2				ormation	suhmitt	ed to the	Town F	noineer		
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-		Subdivisio						on					
		Application					7.5						
		Received				D		And to Constitution .					
-		Received			_		_						
		Contacted							nav				
		Returned							1				
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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.