

**Updated**  
**Amended General Development Plan Report**

*Prepared for:*

**I-78 Logistics Park**  
**(PR Bridge I78 Phase II Owner Urban Renewal, LLC)**

Town of Phillipsburg Original Lots/Block  
Lots 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, 7.031,  
7.032 and 7.033; Block 3201

Town of Phillipsburg Current Lots/Block  
Lots 1, 3, 4, 5, 6, 7, 8 and 9; Block 3401

Township of Lopatcong Original Lot/Block  
Lot 1; Block 101

Township of Lopatcong Current Lots/Block  
Lots 1.01, 1.02, 1.03 and 1.04; Block 101

Warren County, NJ

Prepared by:



245 Main Street, Suite 110  
Chester, NJ 07930  
(908) 879-9229

  
\_\_\_\_\_  
**Brett W. Skapinetz, PE, PP**  
NJ Professional Engineer License #41985

  
\_\_\_\_\_  
**Joseph G. Jaworski, PE, CME, CFM**  
NJ Professional Engineer License #36618

August 2019  
Revised November 2019  
Revised June 2021  
DEC# 1313-99-019

## TABLE OF CONTENTS

	<u>Page No.</u>
I. Introduction .....	2
II. General Development Plan .....	7
III. Phasing Plan .....	15
IV. Circulation Plan .....	18
V. Green Space/Recreation/Buffer Plan .....	20
VI. Conceptual Stormwater Management Plan.....	22
VII. Conceptual Sanitary Sewer Plan.....	24
VIII. Conceptual Water System Plan .....	29
IX. Soils .....	33
X. Environmental Constraints .....	34
XI. Miscellaneous Utilities .....	36

## APPENDIX

Appendix A	Figures
Figure 1	General Development Plan
Figure 2	Regional Location Map
Figure 3	Municipal Tax Map
Figure 4	Site Location Map U.S.G.S. Easton, NJ-PA Quadrangle
Figure 5	Aerial Photograph
Figure 6	State Planning Areas
Figure 7	Areas in Need of Redevelopment
Figure 8	Sewer Service Area
Figure 9	Water Purveyor
Figure 10	Water Source Area
Figure 11	Warren County Soil Survey
Figure 12	Wetlands Map
Figure 13	Category One Waters
Figure 14	Surface Water Quality Classification
Figure 15	Morris Canal
Appendix B	Will Serve Letters
Appendix C	Permits/Approvals

## **I. INTRODUCTION**

This report will serve as an updated Addendum to the original General Development & Plan Report for the subject property originally prepared by Chester, Ploussas, Lisowsky Partnership, LLC (CPL) dated August 11, 2015, last revised July 31, 2017 and amended by Dynamic Engineering Consultants, PC dated August 2019, last revised November 2019.

Both the Town of Phillipsburg and the Township of Lopatcong previously adopted redevelopment ordinances to re-develop the former Ingersoll Rand site. Both municipalities have subsequently enacted Redevelopment Plans for the site.

Urban Renewal Entity, LLC, (Opus) was the original designated redeveloper who served as the applicant for the original General Development Plan for the site. Subsequently, Bridge Development Partners purchased the property from Opus in January 2018 and became the designated redeveloper for the project. Bridge created a separate entity for each municipality as follows:

I-78 Logistics Park Lopatcong Urban Renewal, LLC;  
I-78 Logistics Park Phillipsburg Urban Renewal, LLC; and  
**Updated Entity: PR Bridge I78 Phase II Owner Urban Renewal, LLC**

The project name is currently Bridge Point 78.

The total original site area of lots in both the Town of Phillipsburg and the Township of Lopatcong was 380.84 acres. The portion in the Town of Phillipsburg was 279.84 acres and the portion in the Township of Lopatcong was 101.0 acres.

The following represents a summary of the approved subdivision in each municipality:

### **Phillipsburg:**

Preliminary Major Subdivision approval to reconfigure the existing lots to create nine (9) new lots was granted on October 24, 2017 via Resolution #15-004.

Final Major Subdivision approval to create the eight (8) new lots was granted on July 25, 2019 via Resolution #15-004. It is noted that Lot 1 was originally anticipated to be subdivided into two (2) lots in the future dependent, however, as part of Phase II of the project, Lot 1 will remain as a single lot as reflected on the approved Major Subdivision Plan.

Plan Reference:

Major Subdivision Plan  
Project: I-78 Logistics Park Phillipsburg, Urban Renewal, LLC  
Proposed Block 3401, Lots 1, 3, 4, 5, 6, 7, 8 & 9  
Block 3201, Lots 7.01 – 7.03, 7.031 – 7.033, 7.04 – 7.13  
Block 3301, Lots 1, 2, 4, 4.01, 4.022, 5 & 6  
Town of Phillipsburg, Warren County, New Jersey  
Prepared by Dynamic Survey, LLC  
4 Sheets dated May 24, 2019; latest revision 2 dated July 15, 2019

The recording of the Subdivision Plan with Warren County was completed on September 10, 2019.

The total resultant area in Phillipsburg following the subdivision and dedication of a portion of Lock Street is 279.42 acres.

**Lopatcong:**

Preliminary Major Subdivision approval to reconfigure the existing lots to create four (4) new lots was granted on September 27, 2017.

Final Major Subdivision approval to create four (4) new lots was approved by the Township and recorded with Warren County on July 31, 2020.

Plan Reference:

Final Plat – Major Subdivision  
I-78 Logistics Park Lopatcong, Urban Renewal, LLC  
Proposed Block 101, Lots 1.01, 1.02, 1.03 & 1.04  
Township of Lopatcong, Warren County, New Jersey  
Prepared by Dynamic Survey, LLC  
2 sheets dated September 9, 2019, latest revision July 20, 2020

The total resultant area in the Township of Lopatcong following the subdivision and dedication of a portion of Lock Street and a portion of Route 22 is 100.99 acres.

See Table A for a summary of original and current lots and areas for both municipalities.

<b>TABLE A</b>			
<b>ORIGINAL &amp; CURRENT LOT AREA SUMMARY</b>			
<b>Town of Phillipsburg - Original</b>		<b>Town of Phillipsburg - Current</b>	
	<b>Acres</b>		<b>Acres</b>
<b>Block 3201</b>		<b>Block 3401</b>	
Lot 7.02	40.49	Lot 1	94.49
Lot 7.04	12.20	Lot 3	20.70
Lot 7.05	31.54	Lot 4	12.63
Lot 7.06	3.90	Lot 5	53.64
Lot 7.07	7.70	Lot 6	27.72
Lot 7.08	3.31	Lot 7	14.59
Lot 7.09	7.72	Lot 8	48.27
Lot 7.10	2.38	Lot 9	6.92
Lot 7.11	2.47	Lock Street Dedication	0.42
Lot 7.12	4.89		
Lot 7.13	5.21		
P.O Lot 7.031	5.87		
P.O. Lot 7.032	0.24		
P.O Lot 7.033	1.55		
<b>Block 3301</b>			
Lot 1	28.53		
Lot 2	28.74		
Lot 4	16.37		
Lot 4.01	6.03		
Lot 5	12.17		
Lot 6	2.52		
Connector Rd. ROW	1.81		
<b>Block 3201</b>			
Lot 7.01	3.10		
Lot 7.03	49.91		
P.O. Lot 7.031	1.31		
<b>Total Tract Area = 279.84 acres</b>		<b>Total Tract Area = 279.42 acres</b>	
<b>Township of Lopatcong - Existing</b>		<b>Township of Lopatcong - Current</b>	
	<b>Acres</b>		<b>Acres</b>
<b>Block 101</b>		<b>Block 101</b>	
Lot 1	101.00	Lot 1.01	54.61
		Lot 1.02	36.81
		Lot 1.03	3.46
		Lot 1.04	3.57
		Lock Street Dedication	2.04
		NJDOT Dedication	0.32
		Lot 4 Dedication	0.17
<b>Total Tract Area = 101.00 acres</b>		<b>Total Tract Area = 100.99 acres</b>	
<b>Total Tract Area in Town of Phillipsburg and Township of Lopatcong = 380.84 acres</b>		<b>Total Tract Area in Town of Phillipsburg and Township of Lopatcong = 380.41 acres</b>	

## **Redevelopment Plan – Town of Phillipsburg**

The latest revised Phillipsburg Commerce Park Redevelopment Plan was adopted by Town Council on November 4, 2013. Two amendments to this revised plan were adopted on April 24, 2015.

The previous designated redevelopers, Preferred Real Estate Investments, Inc. was replaced by Opus. Opus has subsequently been replaced as designated redeveloper by Bridge Development Partners. Therefore, a General Development Plan introduced or approved with Opus is now amended by the General Development Plan detailed herein.

Opus previously received General Development Plan approval from the Planning Board by Resolution adopted on November 23, 2015 (Case #15-004).

Bridge previously submitted an Amended General Development Plan Report dated August 2019 (revised November 2019) as part of an application for an Amended General Development Plan approval in accordance with Section 5.3.3 of the Revised Redevelopment Plan which was approved by the Planning Board by Resolution adopted on October 24, 2019 (Case #15-004).

Consistent with the original General Development Plan Report and in accordance with Municipal Land Use Law Chapter 40:55B-45, the Amended General Development Plan included the following:

- Amended General Development Plan set consisting of the following sheets (Dynamic):

Cover Sheet	1 of 13
Original Lands within Redevelopment Plan	2 of 13
Proposed Lands within Redevelopment Plan	3 of 13
General Development Plan	4 of 13
Phasing Plan	5 of 13
Circulation Plan	6 of 13
Green Space Recreation Buffer Plan	7 of 13
Conceptual Stormwater Management Plan	8 of 13
Conceptual Sanitary Sewer Plan	9 of 13
Conceptual Water System Plan	10 of 13
Soils Map	11 of 13
Environmental Constraints Plan	12 of 13
Proposed Environmental Constraints Plan	13 of 13

- General Development Plan Report (Dynamic)
- Economic and Fiscal Impact Analysis
- Environmental Impact Statement (Excel)
- The previously submitted report entitled “NJDOT Traffic Impact Study I-78 Logistics Park, US Route 22” prepared by McDonough-Rae dated February 2017 is referenced but not resubmitted.

**Bridge is now submitting this updated Amended General Development Plan Report dated June 2021 as part of an application for an updated Amended General Development Plan approval.**

- **The updated Amended General Development Plan includes the following:**

<b>Cover Sheet</b>	<b>1 of 3 dated June 9, 2021</b>
<b>Updated Amended General Development Plan</b>	<b>2 of 3 dated June 9, 2021</b>
<b>Amended General Development Plan</b>	<b>3 of 3 dated June 9, 2021</b>
<b>Updated Amended General Development Plan Report (Dynamic) dated June 2021</b>	

**All previously submitted plans and documents associated with the 2019 Amended General Development Plan application can be utilized for reference and are consistent with this subject updated amendment.**

The Site is located in the northern portion of the town, bounded on the north by Conrail tracks and U.S. Route 22; on the west by Roseberry, Green and Center Streets; on the south by Congress Street, King Street, Lock Street and Lopatcong Creek and on the east by the municipal boundary line with Lopatcong Township. The tract includes adjacent lands in Lopatcong Township which have direct frontage on U.S. Route 22. Figures 2, 3, 4 and 5 provide the location of the Site within Phillipsburg and Lopatcong. Figure 5, an aerial photograph, shows existing buildings on Site in relation to the entire Site.

### **Redevelopment Plan – Township of Lopatcong**

Following the adoption of the Original Redevelopment Plan, the Township Council named JSM at Lopatcong, LLC as designated redeveloper at its October 2007 meeting. Council rescinded that action in 2013 due to the failure of JMS to enter into a redevelopment agreement for the tract.

Despite the adoption of the Original Redevelopment Plan, the Redevelopment Area remained unimproved. On December 30, 2015 the Township Council by Ordinance O-2015-15 adopted an Amended and Restated Redevelopment Plan, Lots 1 and 1.01, Block 101, in order to encourage and catalyze development of the Redevelopment Area into productive use in the best interests of the Township. This Redevelopment Plan amended and restated the Original Redevelopment Plan.

The Site is located in the southwestern portion of the Township, bounded on the north by the Conrail Tracks and U.S. Route 22, on the west by the municipal boundary with Phillipsburg, on the south by Lock Street and Lopatcong Creek, and on the east by U.S. Route 22. Figures in the Appendix of this report provide location of the tract within the Township of Lopatcong.

The Lopatcong Township Council reviewed and approved the General Development Plan on December 14, 2015 by Resolution R. 15-46. The previous redeveloper, Opus, received General Development Plan approval from the Planning Board by Resolution adopted on June 22, 2016. The current redeveloper, Bridge, seeks an amendment to the General Development Plan which is the subject of this report.

### **SUMMARY**

The I-78 Logistics Park, currently known as Bridge Point 78, is the largest continuous vacant parcel in the Town of Phillipsburg. Together with the lands in Lopatcong Township, this parcel represents one of the largest continuous underdeveloped parcels in the U.S. Route 22 corridor. Over the years, approximately half of the former Ingersoll Rand site in Phillipsburg has been used for buildings and improvements. A portion of the Site located at the corner of Center Street and Green Street (formerly known as Cameron Pump) was demolished. In addition, all of the buildings within the Site's existing core have since been demolished. The Site's access to U.S. Route 22 in Phillipsburg and access to U.S. Route 22 in Lopatcong Township make it an ideal site for redevelopment and a continuation of existing industrial/office land uses. The Redevelopment Plans for both Phillipsburg and Lopatcong recognize this fact and seek to implement a planned development which will address the needs of the area. Building #7 in the Township of Lopatcong and Buildings #3, 5 & 6 in the Town of Phillipsburg have been constructed as part of Phase I of the overall development.

This updated Amended General Development Plan addresses Phase II of the overall development which eliminated the original Building #4 and enlarged Building #1. Subsequently, Phase II of the project will consist of a single building (Building #1) along with its supporting driveways, parking lots, loading areas and pedestrian walkways.

**This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.**

## **II. GENERAL DEVELOPMENT PLAN**

A General Development Plan is a General Land Use Plan for the tract. We have developed a General Development Plan for the lands in the Town of Phillipsburg of approximately 280 acres and the Township of Lopatcong of approximately 101 acres. The Town of Phillipsburg has adopted a Revised Phillipsburg Commerce Park Redevelopment Plan prepared by David K. Maski, PP, AICP of Van Cleef Engineering Associates. It was adopted by the Town Council on November 4, 2013.

The Township of Lopatcong adopted an Amended and Restated Redevelopment Plan for Lots 1 and 1.01, Block 101, prepared by George A. Ritter, PP, AICP, and adopted by the Council on December 30, 2015. Both Redevelopment Plans explain the statutory basis for the Redevelopment Plan. They explain in detail how the redevelopment plans comply with the intent and purpose of their community's Master Plans.

In Phillipsburg, approximately 147 acres of the site were used for the existing plant operation and the balance of 133 acres was vacant, as shown in Figure 5. These areas include the old and new landfills, the remains of former Buildings 252 and 263 (Cameron Pump) at the intersection of Center and Green Streets, and stream corridor buffers associated with Lopatcong Creek, in addition to minor steep slopes in the southern portion of the property. A Letter of Interpretation for the lands in Phillipsburg have been submitted to the NJDEP and approved as File No. 2100-04-0001.3 on August 20, 2008. A current, updated Letter of Interpretation from the NJDEP was issued January 13, 2017 – File No. 2100-04-0001.4 FWW 16001.

The lands within the Town of Phillipsburg are located in the Metropolitan Planning Area as shown on enclosed Figure 6 obtained from the NJDEP Geo Web Mapping. The lands within Lopatcong Township are located within the Suburban Planning Area as shown on Figure 6 attached.

The former Ingersoll Rand tracts in Phillipsburg and Lopatcong have been labeled as areas in need of redevelopment as provided in Figure 7 obtained from the NJDEP Geo Web Mapping. Both tracts are located in the Highlands Planning Area and have received a Highlands Center Designation from the Highlands Water Protection and Planning Council. A Highlands Consistency Determination #CD18-005 dated November 2, 2018 was issued for the subject project.

### **TOWN OF PHILLIPSBURG**

All lands within the Town of Phillipsburg are located in the redevelopment area as defined in Section 1.2 of the Revised Commerce Park Redevelopment Plan. Also see Figure 1 which shows the boundaries of the redevelopment areas. The following is a quote from the Revised Phillipsburg Commerce Park Redevelopment Plan specifically contained in Section 2.1 Plan Overview: “The redevelopment plan envisions a large scale industrial/office park, with good rail and highway access, buffered from adjoining neighborhoods”.

The plan's stated objectives are as follows:

1. To make vacant land and buildings available for large-scale non-residential development in an appropriate location, thereby expanding the economic base of the Town through the use and redevelopment of underutilized and non-productive properties.
2. To provide for the removal or containment of contamination resulting from past industrial use of the study area, to the extent required by NJDEP, to allow future use of the site.
3. To promote development that will enhance employment opportunities for the Town's residents and to replace jobs lost with the decline of past activity in the area.

4. To improve general circulation within the Town and provide direct highway access to the study area by way of a roadway extension from the Center/Roseberry Street intersection through the tract and adjacent property in Lopatcong to U.S. Route 22.
5. To encourage development in the redevelopment area in a manner that is compatible with the unique character of the Valley View neighborhood and other adjacent residential neighborhoods, and to minimize any negative impacts on these neighborhoods.
6. To protect and preserve the stream corridor of the Lopatcong Creek and any associated wetlands.
7. To provide basic commercial services for the convenience of the employees within the redevelopment area and the adjacent residential neighborhoods.

The General Development Plan shown herein complies with the plan objectives as follows:

1. The 280 acre tract in Phillipsburg is designed to accommodate 2,850,000 SF of new industrial/office space. This will expand the economic base of the Town by adding new rateables to the Town. The previous amendment anticipated 2,874,893 SF of industrial warehouse/office space in the Town of Phillipsburg. **The current updated amendment anticipates 2,487,977 SF of industrial warehouse/office space in the Town of Phillipsburg.**
2. Ingersoll Rand is currently in the process of remediating the contamination on the site which has resulted from past industrial uses of the site. This remediation will help facilitate the safe redevelopment of the site. A Remedial Action Work Plan is in place for the development and is outlined in the updated Environmental Impact Statement as part of the original amendment.
3. The project is estimated to provide approximately 800 direct and 740 indirect construction jobs and 1,750 onsite jobs and 1,065 indirect offsite jobs to the residents in the area.
4. A major Collector Road is being proposed through the tract from U.S. Route 22 in Lopatcong through the site to the Center/Roseberry Street Intersection. This road will improve the general circulation in this area of the Town and provide direct access to U.S. Route 22. **The connector road has been constructed and is named Rand Boulevard.**
5. There is proposed a 150' buffer in Valley View neighborhood and a 30' buffer for residential areas along Center, Green and Roseberry Streets. There will be no direct access through the site from either of the local minor streets. Access will be provided only to the proposed recreational facilities off of Gate Street.
6. The stream corridor of Lopatcong Creek will be preserved by providing a 300' buffer.

A component of the plan is an access road from Center/Roseberry Street Intersection through the Site to a four way signalized intersection at U.S. Route 22. The intention is to have the road serve as the primary access point to new development parcels. Exceptions would be made for small scale commercial or retail uses designed to serve both the industrial park and adjacent neighborhoods and active and passive recreational uses which could be accessed directly from local streets. **This access road (Rand Boulevard) has been constructed.**

The hallmark of the area's redevelopment will be the incorporation of meaningful green space and recreation opportunities. The Lopatcong Creek Stream Corridor will be preserved, and to the extent permitted by State Regulations, utilized for recreation purposes available to the general public. Efforts will also be made to integrate the Morris Canal Greenway adjacent into the site. Green space will be found throughout the redevelopment area to define and connect the various components, to protect environmentally sensitive features and to buffer adjoining residential uses. In addition, a protected wildlife easement area has been provided to the south of Building #7, adjacent to the 300' stream buffer.

The General Development Plan currently proposed conforms with the above objectives and goals. The access road from U.S. Route 22 in Lopatcong is proposed through the Site to new development parcels in the Town of Phillipsburg. A total of seven (7) logistic/assembly/ warehouse/office buildings are proposed for a total 2,850,000 SF of space in Phillipsburg. The buildings will range in size from 175,000 SF to 1,300,000 SF. Loading docks, trailer storage and parking has been provided with each building in accordance with the requirements of the Town of Phillipsburg and in most cases exceed the minimum requirements. The accompanying General Development Plan illustrates the proposed uses. The Amended General Development Plan includes a total of six (6) buildings with a total of 2,874,893 SF. The existing Building #24, which was originally anticipated to remain, has been demolished and is no longer part of the development. **The current updated Amended General Development Plan includes a total of four (4) buildings with a total of 2,487,977 SF**

We believe the General Development Plan presented achieves the goals of the Revised Phillipsburg Commerce Park Redevelopment Plan which is to produce an industrial/office park that will provide employment opportunities for the citizens of Phillipsburg and will allow for economic growth and revitalization of the area. The General Development Plan as proposed meets or exceeds the objectives in Section 2.1 - Redevelopment Goals and Objectives of the Revised Phillipsburg Commerce Park Redevelopment Plan. In addition, the General Development Plan proposed meets the goals and objectives in Section 2.2 - Relationship to Local Objectives of the Revised Phillipsburg Commerce Park Redevelopment Plan.

The Redevelopment Plan prepared by Van Cleef Engineering Associates and adopted by the Council of the Town of Phillipsburg provides for the following uses:

- a. Offices for business, professional, executive and administrative purposes, either as an independent operation or accessory to a permitted use.
- b. Medical and dental offices, clinics and labs.
- c. Manufacturing, including fabrication assembly, packaging, treatment or conversion of products conducted entirely within the confines of a building; and limited to the production of finished products or parts thereof from component parts and semi-finished products and not involving reduction, conversion or manufacturing of primary raw materials except for drugs and pharmaceutical.
- d. Warehouse facilities either as an independent operation or accessory to a permitted use.
- e. Scientific or research laboratories devoted to research, design and/or experimentation and processing, and fabricating incidental thereto.
- f. Computer and data-processing centers.
- g. Printing and publishing.
- h. Food processing.
- i. Wholesale business including building trades and contractors.
- j. Lumberyards and bulk storage of plumbing and construction supplies.
- k. Indoor and outdoor recreation and fitness facilities including health clubs and spas.
- l. Livery services such as car rentals, bus, shuttle and limousine services.

- m. Small-scale retail shops and service establishments including but not limited to banks, restaurants, business supplies, copying and courier services, and sundry goods, that are located adjacent to the connector road or to abutting local streets; and designed to serve the everyday needs of the businesses, employees and visitors within the redevelopment area and provide localized retail goods and services to adjacent neighborhoods.

The General Development Plan as proposed provides for logistical distribution facilities and office facilities within the tract. This is in accordance with the permitted uses in the Redevelopment Area. The General Development Plan as proposed complies with the design standards contained in the Revised Phillipsburg Commerce Park Redevelopment Plan. Those design standards are as follows:

Number of Principal Structures – More than one principal structure is permitted on a redevelopment parcel as long as it is presented as part of a comprehensive development plan.

Parcel Size – It is the intention of this plan to encourage redevelopment on large consolidated parcels as part of a comprehensive plan. In the event of a subdivision, however, no single redevelopment parcel will be less than two acres. Each parcel shall have a minimum street frontage of 100 feet. In lieu of street frontage, a redeveloper must demonstrate that there are appropriate easements in place to provide access to a public street that will adequately support the proposed use of the site.

The minimum parcel size may be waived by the planning board to satisfy certain financing, ownership or management requirements provided that the redevelopment area continues to function as one comprehensive unit including cross-access and maintenance agreements.

Setbacks/Yards – There are no minimum front, side or rear yard requirements within the redevelopment area with the exception that all structures will be set back a minimum distance of 100 feet from any property adjoining the redevelopment area where there is no intervening street. Yard requirements for small-scale retail shops and service establishments fronting Roseberry, Center or Green Streets will be determined based on the type and intensity of the proposed use and the adjoining use or zone.

The Phillipsburg Town Council, acting as the redevelopment entity, approved a Conceptual Layout containing 8 buildings consisting of 4,208,200 SF in both Phillipsburg and Lopatcong. The proposed amendment to the plan contains 4 (logistic) buildings consisting of 2,825,000 SF. Also included in the layout is existing Building #24 (Curtiss-Wright), which will remain as part of the development by order of the U.S. Navy. The total building SF including Building 24 is 25,000 SF. Lopatcong contains one (1) building or 1,000,000 SF. The revised square footage total for both Phillipsburg and Lopatcong is 3,850,000 SF. On November 23, 2015 the Town Planning Board also approved the previous GDP. In all cases, structures will be arranged to provide adequate light and air, a safe and efficient pedestrian and vehicular circulation system, the maximum amount of open space, appropriate access for the maintenance of all structures, and a visually pleasing environment. All setback areas are to be suitably landscaped consistent with the project's overall green space and recreation plan. Table B, as part of the Phasing Plan portion of the report, provides a comparison of the originally contemplated buildings and the previous amendment. **Table B1 provided a comparison of the previous amendment to the current updated amendment.**

Building Height – The maximum height of all structures in the redevelopment area is as follows:

- Permitted uses a through k: 50 feet, not including rooftop protrusions.
- Permitted uses l and m: 30 feet.

The Planning Board may allow certain minimal exceptions for architectural ornamentation and rooftop mechanical equipment during the Site Plan review process if it can be demonstrated that the exception will contribute to the architectural theme of the development or is necessary for the safe and efficient operation of the building; and will not create a visual detriment to surrounding properties. All rooftop mechanical equipment must be screened from view.

For the purposes of this section an accessory solar energy system is defined as one or more roof-mounted solar collector devices and solar related equipment that supplies electrical or thermal power for the principal use of the property on which the solar energy system is located, except that excess electrical power generated and not presently needed for on-site use may be used by a utility company. **It is noted that a ground mounted solar array area is contemplated on proposed Lots 3 & 4 between Buildings #1, 5 & 6 as noted on the General Development Plans.**

F.A.R. – The maximum floor area ratio for all permitted uses other than small-scale retail shops and service establishments is 0.55.

Land Coverage – Total impervious coverage should be kept to a minimum but in no case will it exceed 75% of the total redevelopment parcel.

The proposed General Development Plan will have a floor area ratio of 0.30% and a total impervious coverage ratio of 55%. The proposed floor area and impervious coverage ratios comply with the Redevelopment Plan. Previous Amended General Development Plan anticipated a Far = .236 and a total impervious coverage of 44.2%. **The current updated Amended General Development Plan anticipates a FAR = .21 and a total impervious coverage of 38.5%**

The redeveloper will also prepare a comprehensive sign manual as part of the process. The sign manual to be developed will meet the objectives and requirements in the section entitled “Signs” in the Revised Phillipsburg Commerce Park Redevelopment Plan.

### **TOWNSHIP OF LOPATCONG**

The Redevelopment Plan for Lopatcong Township envisions the creation of a large-scale industrial office park with good rail and highway access, buffered from the adjoining neighborhoods. The key component of the plan is the construction of a proposed connector road from Lopatcong to Phillipsburg. This connector road will go from Lopatcong through the Ingersoll Rand site to the Roseberry Street area. The connector road is further discussed in an Inter-Local Services Agreement dated April 5, 2006 and adopted by the Town of Phillipsburg and Lopatcong Township. **The subject connector road has been constructed and is named Rand Boulevard.**

The plan’s stated objectives are as follows:

1. To make vacant land and buildings available for large-scale non-residential development in an appropriate location, thereby expanding the economic base of the Township through the use and redevelopment of underutilized and non-productive properties.
2. To provide for the removal or containment of contamination resulting from past industrial use of the Redevelopment Area, to the extent required by NJDEP, to allow future use of the site.
3. To promote development that will enhance employment opportunities for the Township’s residents and to replace jobs lost with the decline of past activity in the area.
4. To improve general circulation within the Township and provide direct highway access to the Redevelopment Area by facilitating the development of the Connector Road, which will benefit both the Township and the Town of Phillipsburg by providing vehicular access to Route 22.
5. To encourage development in the Redevelopment Area in a manner that is compatible with the character of the adjacent neighborhoods, and to minimize any negative impacts on these neighborhoods.
6. To protect and preserve the stream corridor of the Lopatcong Creek and any associated wetlands.

7. To provide basic commercial services for the convenience of the employees within the Redevelopment Area and the adjacent residential neighborhoods.

The proposed use of the Redevelopment Area complies with the Redevelopment Plan and provides Lopatcong Township with the opportunity to add to its economic base, increase jobs, and provide a realistic opportunity for vehicular access to the Township's commercial and industrially zone lands. Further, utilization of the design criteria and standards developed for the Redevelopment Area will enhance the aesthetics of the work environment and quality of life for the residents of Lopatcong Township. The use of the Redevelopment Area for these purposes is consistent with not only the Township's goal to accommodate a mix of uses including commercial and civic facilities to meet the complex needs of its citizens and those of surrounding municipalities, but also furthers the following desirable zoning and planning objectives:

1. Identify, remediate and reuse brownfield sites.
2. Review and revise standards for buffering, screening, lighting, and parking for nonresidential uses adjacent to residences.
3. Encourage the development and expansion of businesses and industries that will generate jobs and provide services for local residents and provide functional, accessible, and cost effective locations within the Township for industrial uses.
4. Review design standards for industrial uses, giving proper consideration to off-site impacts such as traffic, noise, lights, screening, landscaping, and location of loading areas.
5. Reduce truck traffic on neighborhood residential streets.
6. Continue to build and improve local infrastructure to promote economic growth.
7. Use the redevelopment process to identify and redevelop vacant, underutilized or blighted properties, to expand the Township's economic base, enhance employment opportunities for its residents and improve its fiscal balance.
8. Develop public-private partnerships and use outside funding sources to leverage local tax dollars to plan and implement projects to promote business and industrial development in the Township.
9. Encourage the type and location of non-residential development that will minimize negative impacts on local residential neighborhoods, with special emphasis on traffic generation and accessibility to the regional highway network.
10. Preserve the Lopatcong Creek as a natural greenway.
11. Preserve and develop the Morris Canal as an historical transportation corridor and trail link to an expanding County-wide trail system.

A central component of the plan is an extension of a connector road that will pass through the Lopatcong Redevelopment Area. The connector road shall provide the primary access to the Redevelopment Area in Lopatcong via a tee ("T") intersection at Route 22. The intention is to have the connector road serve as the primary access point to new development parcels either directly or through new internal roads. Exceptions would be made for small-scale retail uses designed to serve both the industrial park and adjacent neighborhoods; and active and passive recreational areas, which could be accessed directly from local streets.

### Permitted Uses in the Redevelopment Area

- Offices for business, professional, executive and administrative purposes
- Warehouse facilities either as an independent operation or accessory to a permitted use
- Scientific or research laboratories
- Computer and data-processing centers
- Printing and publishing
- Wholesale business including building trades and contractors
- Indoor and outdoor recreation and fitness facilities including health clubs and spas
- Livery services such as car rentals, bus, shuttle, and limousine services

The General Development Plan as proposed is for a 1,000,000 SF logistics/assembly/ office building on the Lopatcong lands. A small scale commercial/retail component may be added servicing this mixed use development. It will have direct access to U.S. Route 22 via a new intersection to U.S. Route 22 from the connector road. The use proposed does not fall within the permitted uses in the redevelopment area. Lopatcong Commerce Park Urban Renewal Entity, LLC (Opus) has been named redeveloper by the Town Council of the Township of Lopatcong for the tract. This is in accordance with the permitted uses in the Lopatcong Redevelopment Plan. The General Development Plan as proposed complies with the design standards in the Amended and Restated Redevelopment Plan. Those design standards are as follows:

- Minimum tract area: 100 acres
- Minimum lot frontage on US Route 22: 1,200 feet
- Minimum lot width: 1,000 feet
- Minimum building setback
  - From tract boundary: 100 feet
  - From US Route and Lock Street: 150 feet
- Minimum parking setback
  - From tract boundary: 75 feet
  - From US Route 22 and Lock Street: 100 feet
- Maximum building coverage: 30% of the tract area
- Maximum Floor Area Ratio: 0.228 of the tract area
- Maximum impervious coverage: 55% of the tract area
- Maximum Building Height: 50 feet
- All buildings within the redevelopment shall be connected to public sewer and water systems.
- Along both abutting public highways and interior streets in the proposed development, it is required that, at a minimum, sidewalks and street trees be installed in accordance with municipal specifications and of an appropriate and acceptable nature to the Planning Board.
- A landscape buffer area of not less than 50 feet in width shall be provided along the entire perimeter of the Redevelopment Area except that the buffer shall be increased to 100 feet in width for that portion of the tract that has frontage on US Route 22 and Lock Street.
  - The buffer shall not contain any parking, buildings or other structures except for those utilities and driveways providing access to the tract.
  - Buffer shall not contain any parking, buildings or other structures except for those utilities and driveways providing access to the tract.
  - Buffer areas shall be designed so as to significantly reduce visibility, noise and litter and shall consist of combinations of dense plantings, including hedges, shrubs, and evergreen or broad-leaf deciduous trees.

- The use of fences, walls and earthen berms is encouraged to increase the screening of the development from the traveled ways.
- All parking areas and walkways shall be adequately illuminated for security and safety purposes. The lighting plan shall provide for non-glare lights focused downward.
  - All lighting shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objective is to minimize undesirable off-premises effects.
- All rights-of-ways as required by the Lopatcong Township Master Plan, by the County of Warren or by the New Jersey Department of Transportation shall be offered for dedication at the time of site plan application.
- Parking and loading. Parking and loading spaces shall be provided in accordance with the regulations set forth in Section 243-77.3 and in Article IX of Chapter 243 of the Township Code.

An application for a General Development Plan shall contain the following documentation and information:

- A plan setting forth the amount of nonresidential floor space and the nonresidential floor area ratio for the planned development, in its entirety, according to a schedule which sets forth the timing of the various phases of the development.
- A plan providing for adequate open spaces and recreational opportunities through efficient design accompanied by proposals for their reliable maintenance and conservation.
- A plan demonstrating that public facilities and services are available concurrent with development with a sufficient capacity to serve the proposed development(s).
- A plan demonstrating that sidewalks and roadways are adequate to handle projected traffic and that corrects existing deficiencies.
- A plan that describes the broad effects that the development will have on the proposed site, on adjacent properties, and on the public infrastructure to ensure that it will not have an unreasonably adverse impact upon the area.
- A landscape plan prepared by a Landscape Architect certified/registered to practice in New Jersey.

The General Development Plan as proposed in both the Town of Phillipsburg and Lopatcong Township is Conceptual. The redeveloper reserves the right to alter the building configurations and number so long as the floor area ratios and total impervious coverages are maintained. **It is noted that Building #7 in the Township of Lopatcong has been constructed and has an area of 975,760 SF.**

This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.

### III. PHASING PLAN

The logistics park will be developed in three phases. Each phase is envisioned from twelve to twenty four months with overlap. The approximate construction schedule will begin and range from first quarter year 2018 to approximately 2024. A key element to the phasing will be construction of the access road from Lopatcong to Phillipsburg. This will be discussed later in Chapter 4 – Circulation Plan. **Phase I of the Logistics Park is currently constructed. The updated phasing schedule for Phase II is provided on Table B1 herein.**

Phase 1 will cover the lands in Lopatcong Township consisting of Building 7 and Buildings 2 and 3 in Phillipsburg. The General Development Plan proposes the construction of a 950,000 SF Building 7, 500,000 SF Building 2 and 535,500 SF Building 3 of office/logistics with associated loading docks, trailer parking and vehicular parking. It will have a direct connection out to the new U.S. Route 22 intersection. Phase 1 is broken down into Phases 1A, 1B, and 1C to illustrate that the improvements to Route 22 and the internal connector road will be constructed first in Phase 1A to be followed by Phase 1B, the construction of Building 7 consisting of 950,000 SF of logistics/office space in Lopatcong, and Building 2 in Phillipsburg consisting of 500,000 SF, and, Phase 1C Building 3 in Phillipsburg consisting of 535,500 SF of logistics/office space. Phase 2 is the construction of Buildings 5 and 6 for a total of 575,000 SF in Phillipsburg, with associated loading docks, trailer parking and vehicular parking. Phase 3 will consist of Buildings 1 and 4 for a total of 1,262,700 SF of logistics/office space with associated loading docks, trailer parking and vehicular parking. The upgrading and replacement of the 3<sup>rd</sup> Street bridge will commence with Phase 3. The proposed phases are described in Table 1 and illustrated on the accompanying Phasing Plan. **The updated phasing schedule is provided on Table B1 herein.**

The access road is the key element to the phasing of the General Development Plan and is required for any phase to proceed. Phases 1A, 2 and 3 include the two landfills onsite which have been properly remediated in accordance with NJDEP Rules and Regulations. In addition, all phases, as required, must be developed in accordance with the remedial action plan approved by the NJDEP for the Ingersoll Rand site.

Utilities will have to be extended to service the tract. These utilities include electric, gas, telephone, cable, sanitary and water facilities. At this time it is difficult to determine the exact sequence or location of the utility extension as the order of the development has not yet been identified and will be subject to the marketing of the park. Conceptual Utility Plans are presented in later sections of this report to provide general information as to the appropriate location of the utility extensions. **The utilities for Phase I are currently constructed and operational.**

The access road is an integral portion of the development of the logistics park. This road and/or other infrastructure improvements will be completed with the section that they fall in or as needed depending on the actual development schedule of the industrial/office park. The existing buildings will be demolished early in the construction schedule and phasing. Phases can go out of sequence so long as the improvements required for that phase have been installed. In addition, depending on market conditions, phases may overlap. See accompany Phasing Plan. **The access road (Rand Boulevard) is currently constructed. The original existing buildings have been demolished.**

The attached Table 1 – Phasing Schedule has been developed for the industrial/office park. This table indicates that the industrial/office park once completed will consist of approximately 3,848,200 SF including 25,000 SF for existing Building 24. The attached, updated Table B anticipates a completed warehouse/office park with a total building area of 3,850,653 SF, excluding Building #24, which has been demolished. **The attached updated Table B1 anticipates a completed warehouse/office park with a total building area of 3,463,737 SF.**

The developer reserves the right to submit an application to the appropriate Planning Board(s) and the Town of Phillipsburg governing body to alter the Phasing Schedule in accordance with market conditions, tenant requests, or other circumstances such as outside agency approvals or unknown site conditions, so long as the required infrastructure improvements are provided.

See Table B

<b>TABLE 1 – PHASING SCHEDULE (ORIGINAL)</b>				
<b>Phase</b>	<b>Building</b>	<b>Square Footage</b>	<b>Anticipated Time Frame</b>	<b>Year of Construction</b>
1A*	Rte. 22/Lock Str.	N/A	1-2 years	Q1 2018-2019
	24	25,000		Existing
1B	2	500,000	1-2 years	Q2 2018-2019
1B	7	950,000	1-2 years	Q2 2018-2020
1C	3	535,500	1-2 years	Q3 2018-2020
2	5	175,000	1-2 years	Q1 2019-2021
2	6	400,000	1-2 years	Q2 2020-2022
3	4	262,500	1-2 years	Q2 2022-2024
3	1	1,000,200	1-2 years	Q2 2022-2024
		3,848,200		

\*Phase 1A includes existing 25,000 SF Building 24.

**NOTES:**

1. Phase 1A shall include Temporary Access Road to Route 22, the widening of Route 22, new left turn lanes, Route 22 jug handle with signal, realignment of Lock Street and South Retention Basin.
2. Clearing and site grading and will commence in second quarter of 2017.
3. Demolition required for all phases will commence third quarter of 2016 and will be completed fourth quarter of 2017.
4. Installation of storm sewer facilities for Phase 1 will start in the first quarter of 2018 and will be completed in 6-9 months. Storm Sewers for Phases 2 and 3 will commence as the phase comes on line.
5. Site utility connections/extensions will commence in the second quarter of 2018 and will be completed in 2020.
6. Roadway construction will start after the site areas are brought to rough grade.
7. The site access connections to Route 22 and Roseberry/Center Streets will commence with the start of Phase 1 which will include the new left turn signal along Route 22 (in the Township of Lopatcong). The upgrade and replacement of the Third Street bridge will commence in Phase 3.
8. Recreation facilities will commence during the construction of Phase 2 and should be completed in the fourth quarter of 2022. Land to be dedicated at conclusion of Phase 1.
9. NJDEP has approved a Remedial Action Work Plan for soil importation for Building 3 and is reviewing a Remedial Action Work Plan for Building 2. Soil importation will commence the second quarter of 2017 and be completed in 12 months.

<b>TABLE B PHASING SCHEDULE (AMENDED)</b>							
Original Phase	New Phase (Amended)	Buildings	Original SF	New SF	Anticipated Time Frame	Original Year of Construction	New Year of Construction
1A*	1	Rt.22/Lock St.	N/A	N/A	1-2 years	Q1 2018-2019	Q1 2018-2019
N/A	N/A	24	25,000	N/A	N/A	Existing	N/A
1B	N/A	2	500,000	N/A	1-2 years	Q2 2018-2019	Q2 2018-2019
1B	1B	7	950,000	975,760	1-2 years	Q2 2018-2020	Q3 2018-2020
1C	1C	3	535,000	607,260	1-2 years	Q3 2018-2020	Q3 2018-2020
2	1C	5	175,000	175,055	1-2 years	Q1 2019-2022	Q3 2018-2020
2	1C	6	400,000	419,460	1-2 years	Q2 2020-2022	Q4 2018-2020
N/A	1 & 2	Env. Sheds	N/A	300	2-4 years	N/A	Q1 2018-2022
3	2	4	262,500	264,059	1-2 years	Q2 2022-2024	Q4 2020-2022
3	2	1	1,000,200	1,408,759	2-3 years	Q2 2022-2024	Q4 2020-2023
			3,848,200	3,850,653			

\* Phase 1A includes existing 25,000 SF Building 24

<b>TABLE B1 PHASING SCHEDULE (UPDATED-AMENDED)</b>							
New Phase (Amended)	Current Update New Phase (Updated)	Buildings	SF	Current SF	Anticipated Time Frame	New Year Of Construction	Current Year of Construction
1	1	Rt.22/Lock St.	N/A	N/A	1-2 years	Q1 2018-2019	<b>Complete</b>
N/A	N/A	24	25,000	N/A	N/A	Existing	<b>Demolished</b>
1B	1B	7	<b>975,760</b>	975,760	1-2 years	Q2 2018-2020	<b>Complete</b>
1C	1C	3	<b>607,260</b>	607,260	1-2 years	Q3 2018-2020	<b>Complete</b>
1C	1C	5	<b>175,055</b>	175,055	1-2 years	Q1 2019-2022	<b>Complete</b>
1C	1C	6	<b>419,460</b>	419,460	1-2 years	Q2 2020-2022	<b>Complete</b>
1 & 2	1 & 2	Env. Sheds	<b>300</b>	<b>2,500</b>	2-4 years	N/A	<b>Complete</b>
2	2	1	<b>1,408,759</b>	<b>1,283,702</b>	<b>1-2 years</b>	Q2 2022-2024	<b>Q3 2021-2022</b>
			<b>3,850,653</b>	<b>3,463,737</b>			

**This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.**

#### **IV. CIRCULATION PLAN**

Access to the site is currently provided from Center Street/Roseberry Street intersection on the west, a driveway connection onto Roseberry Street near the railroad tracks, the direct connection to U.S. Route 22 via Third Street has been closed for safety concerns. The site itself is served by several interconnecting loop driveways. These internal roadways tie into the access points previously described. The existing internal roadways and/or driveways will be eliminated with the implementation of the proposed General Development Plan.

The access road must be provided initially with Phase 1A. In addition, the bridge at Third Street will be upgraded and replaced in Phase 3. The roadway system for the industrial/office park will consist of the following hierarchy: **The access connector road (Rand Boulevard) is currently constructed as part of Phase I of the project.**

Existing State Highway:	U.S. U.S. Route 22
Access Road:	Master Plan Access Road from U.S. Route 22 in the Township of Lopatcong through the site to new development parcels in the Town of Phillipsburg to Center/Roseberry Street Intersection.
Existing Municipal Roads:	Existing municipal roads adjacent to the tract. No truck traffic from the proposed logistics park will use those roads. These minor roads will be used for access to the proposed recreational facilities and/or small scale commercial or retail facilities.
Site Access Roads:	This road will commence from Third Street and loop into the proposed access road. It is meant to service the proposed buildings along its route.
Building Access Roads:	These roads are essentially minor access driveways serving individual buildings.
Minor Public Roads:	These roads are proposed to service the recreational sites in the Valley View district and Lock Street in the Township of Lopatcong. These minor road extensions are proposed to be public roads.
Access Easement:	This is an ingress and egress easement from Congress Street into the tract in the Valley View district. It will only be used for connection of the open space network out to Congress Street. It will not be used for any ingress or egress of the vehicles into or off the site.

Access to the logistics/office park will only be off of the new internal roadways to be constructed as shown in the Circulation Plan. No driveway connections are proposed directly onto the adjacent public streets.

It is intended that all onsite roadways are to be private roads and sidewalks are not proposed. Since all roadways are to be private, the "Complete Streets Policy" does not apply. The "Complete Streets Policy" is for public roads only. In addition, it is not desirable in this type of commercial development to introduce pedestrian activities along the connector roads. We would propose to discourage it. Concrete sidewalks will be provided in the parking areas for pedestrian access at the Site Plan stage. The introduction of pedestrians along the connector roads is discouraged for safety reasons. The "GDP Traffic Planning Study" prepared by McDonough & Rae Associates, Inc. dated October 15, 2015 contains the information to address the Planning

Board Engineer and Planning Board Planner's request for information relative to anticipated traffic volumes and the safety for ingress and egress into the development including trucks, which will be supplemented by testimony. During the site plan review and hearing process, it was determined that a pedestrian sidewalk all along the connector road was appropriate and it has since been incorporated into the approved plans.

A complete Traffic Engineering Analysis is being prepared by McDonough & Rea Associates and will be submitted as part of the Site Plan Approval process. A pre-application meeting has been requested with the NJDOT to review the proposed U.S. Route 22 intersection improvements for the proposed access road and U.S. Route 22 in the Township of Lopatcong. Conceptual meetings were held with the Town of Phillipsburg and the Township of Lopatcong officials who were in favor of the proposal. With the construction of the U.S. Route 22 access road, it is anticipated there will be no significant impact on surrounding minor residential streets in the adjacent residential neighborhoods. Roseberry Street is classified as a minor collector and its cartway is not anticipated to be widened at this time. Its current right-of-way width is 50 feet and will be increased to 60 feet in accordance with the Transportation Master Plan. Other off-tract street improvements, if required, to mitigate the traffic from the industrial/office park will be detailed in the Traffic Analysis. The Circulation Plan has been developed as part of the General Development Plan Application. See accompanying Circulation Plan.

As the logistics park is developed, Subdivision and/or Site Plan applications will be presented to the Planning Board for their review and approval in accordance with the Revised Phillipsburg Redevelopment Plan. These plans will provide the necessary details for the construction of the internal circulation system described above. It is anticipated, with the exception of the U.S. Route 22 frontage improvements, U.S. Route 22 jughandle, Lock street realignment and access to the recreational facilities, all internal streets will be private. Those streets previously mentioned are proposed to be dedicated to the respective townships.

The Circulation Plan as proposed is Conceptual. The developer reserves the right to make minor adjustments to the Plan so long as the connector road is maintained and all truck traffic will enter or leave the site through the access road or Third Street. The Circulation Plan, as part of this amendment, has been updated to reflect the approved layout for Buildings #3, 5 & 6 in the Town of Phillipsburg and Building #7 in the Township of Lopatcong.

### **3<sup>rd</sup> Street Bridge**

**It is noted that the initial Traffic Impact Study prepared by McDonough & Rea Associates, dated October 15, 2015 preliminarily indicated that the 3<sup>rd</sup> Street bridge access point was to provide a three-lane section including two (2) outbound travel lanes at its intersection with Route 22. This analysis examined a higher volume of traffic utilizing the 3<sup>rd</sup> Street access point than the ultimately approved NJDOT Traffic Impact Study, last revised in June of 2018, as restricting truck traffic at this location had yet to be considered. The approved NJDOT Traffic Impact Study as well as prior Municipal approvals restrict truck traffic from utilizing the 3<sup>rd</sup> Street bridge. As a result, the outbound movements to Route 22 at Lock Street were provided with a second right-turn lane and second left-turn lane which were not originally considered in the 2015 Traffic Impact Study. In other words, as the site development program was refined, and a truck restriction was imposed at 3<sup>rd</sup> Street, the second outbound lane at 3<sup>rd</sup> Street was eliminated and two (2) additional outbound lanes were added at Lock Street to accommodate the redistributed site generated traffic. Again, this was the access configuration that was ultimately approved by NJDOT and on which the Access Permits and above traffic assessment were based. Therefore, 3<sup>rd</sup> Street access point will function adequately as analyzed and approved by NJDOT with single inbound and outbound travel lanes.**

**This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.**

## **V. GREEN SPACE/RECREATION/BUFFER PLAN**

The Redevelopment Plans require recreational and green space components. Any lands not required for buildings, parking or loading will be devoted to green space in accordance with the requirements of the Revised Phillipsburg Commerce Park and Amended and Restated Lopatcong Redevelopment Plans. These areas will include landscaping, recreation facilities, both active and passive recreation facilities, buffers, open space, trails and children's playground. The Green Space Plan proposed meets the following objectives in the Redevelopment Plan:

- Conservation of existing natural features including stream corridors.
- Protection of environmentally sensitive features.
- Providing recreational opportunities.
- Providing opportunities for pedestrian and bicycle circulation.
- Providing appropriate visual and noise buffers.
- Providing a soft transition between the redevelopment area and neighboring residential uses.

To the greatest extent possible, fragmentation of the green areas has been avoided. Green spaces are continuous wherever possible.

In the Valley View area, a 150' buffer will be established. Within this buffer, no disturbance or development can take place within 50' of the residential lots. The only exception to this would be the creation of a berm and landscaping and the extension of a driveway at the end of Gate Street to service the proposed children's playground area. Outside of this 50 foot restricted buffer area, other areas may be used for any active recreational purpose of approximately 4.0 acres. Our plan also provides for a nature trail running along, but outside of the 300' stream corridor easement in the southerly portion of the tract in both the Town of Phillipsburg and the Township of Lopatcong. In the future, the nature trail could be extended through the Valley View buffer and out the existing ingress and egress easement on Lot 14 to Congress Street. The anticipated nature trail was eliminated during the site plan review and hearing process.

The developer is also providing a 100' buffer along Route 22 and Lock Street in the Township of Lopatcong and a 30' landscape buffer along Roseberry Street, Center Street and Green Street. These landscape buffers will show on future Site Plans for the development. These buffers will contain existing vegetation, retaining walls and/or new berms or trees to adequately buffer from Route 22 and the residential neighborhoods in the area. The buffer will consist of both existing landscaping and new berms and landscaping of sufficient size designed to provide an effective year round screening. In addition, where required, all future parking lots adjacent to the residential neighborhoods will be screened and landscaped pursuant to the zoning requirements to enhance and screen the parking lots from view of the neighborhoods. See accompanying Green Space/Recreation/Buffer Plan.

The 15 acres of passive open space in the Township of Lopatcong are to be dedicated and maintained by the Township of Lopatcong. The 8 acres of active open space in the Township of Lopatcong are to be dedicated to the Township of Lopatcong and maintained by the Logistics Park Condominium Association. The Green Space throughout the site is to be maintained by the Logistics Park Condominium Association.

The 12.5 acres of passive open space in the Town of Phillipsburg are to be dedicated and maintained by the Township of Phillipsburg. The 11.0 acres of active open space in the Township of Phillipsburg will be dedicated to the Township of Phillipsburg and maintained by the Logistics Park Condominium Association. The Green Space located within the Township of Phillipsburg will be maintained by the Logistics Park Condominium Association.

The open area located within the buffer between Route 22 and Building No. 8 at the northwest corner has been included in the Parcel 2 Green Space.

The Green Space/Recreation/Buffer Plan is Conceptual. The developer reserves the right to make adjustments to the plan so long as the green space and buffer requirements are met in both the Town of Phillipsburg and the Township of Lopatcong.

Any green space or recreation area along the Lopatcong Creek that dedicated to and is not accepted by the Town of Phillipsburg or the Township of Lopatcong shall remain the property of the developer and shall be included in the common areas of the condominium to be created for the project and shall be maintained through the collection of common area charges from the individual unit owners.

**This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.**

## **VI. CONCEPTUAL STORMWATER MANAGEMENT PLAN**

The Ingersoll Rand site is serviced by onsite stormwater management facilities. These facilities generally consist of storm sewers ranging in size from 10" to up to 24" with a series of inlets and/or catch basins collecting the stormwater and discharging it into two regional stormwater management basins.

Development of the industrial/office park will require the upgrading of the stormwater management facilities. It is anticipated that one of the existing regional stormwater management basins on the northwesterly portion of the site adjacent to the existing railroad tracks will be upgraded to comply with stormwater management regulations. In addition, a stormwater infiltration detention basin will be added in this area. The second existing regional stormwater management basin (old spray pond) will be abandoned. A new much larger stormwater management retention basin will be provided in the areas adjacent to and outside of the Lopatcong Creek storm corridor. It is anticipated that this proposed stormwater management detention basin will handle the majority of the stormwater runoff from the site. A small detention basin will be provided on the Lopatcong lands adjacent to Route 22 to handle any storm water not treated by the larger regional basin. The stormwater management basin and existing storm sewer system will be individually analyzed at the time of the individual site plan approvals to determine their capacities and exact capacity of the newly required regional stormwater detention basin. Any construction or reconstruction of these facilities will be performed with the site plan approvals.

Stormwater management regulations have been adopted by the NJDEP. These regulations established design and performance standards for stormwater management measures of major development intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. A major development is defined as any development that provides for ultimately disturbing one or more acres of land or increasing impervious surface by ¼ acre or more. The I-78 Logistics Park qualifies as a major development and must therefore comply with the NJDEP's adopted rules and regulations.

The rules require stormwater management measures must provide for erosion control, groundwater recharge, stormwater quantity and stormwater runoff quality. The industrial/office park is exempt from the groundwater recharge requirements.

Section 7:8-5.4(a)ii states that groundwater recharge requirements do not apply to projects within urban redevelopment areas. Urban redevelopment areas are defined as previously developed portions of areas delineated on the State Policy Map as Metropolitan Planning Areas and areas designated as Urban Enterprise Zones. The Phillipsburg/Lopatcong Commerce Park includes both of these designations and is therefore exempt from the recharge provision of the Stormwater Management Regulations.

A Conceptual Stormwater Management Plan has been prepared for the industrial/office park. This plan utilizes a series of onsite regional stormwater management basins to effectively control stormwater quantity and quality. New storm sewers and inlets will collect stormwater and transmit it to proposed stormwater management facilities. As the office/industrial park is developed and on individual site basis, site plans will be prepared showing in detail the stormwater management facilities to be constructed. In addition, Flood Hazard Area Plans will be prepared for the areas and floodplains along Lopatcong Creek to be submitted to the NJDEP. An updated Stormwater Plan & Report has been prepared and approved for the project. It is titled Stormwater Management Report Summary dated October 2018. (A Flood Hazard Area Permit and Modification from the NJDEP have been procured for the project. File No. 2100-04-0001.4 FHA 18003 dated December 31, 2018). **A Stormwater Management Summary Addendum dated June 2021 has been prepared for the updated Amended General Development Plan.**

A Conceptual Layout within conceptual pipe sizing and the location of a Regional Stormwater Management Basin has been provided on the Conceptual Stormwater Management Plan. The Stormwater Management facilities will be owned, operated and maintained by the Logistics Park Condominium Association. Maintenance and operation will be in accordance with NJDEP Stormwater Management Maintenance Manual Guidelines and NJDEP Best Practices Manual. The preliminary sizing of the stormwater management basins for this project are approximately 132 acre-ft. of which one-third will service Lopatcong and two-thirds will service Phillipsburg, as illustrated in the Preliminary Drainage Calculations contained within Conceptual Stormwater Management Report dated March 8, 2016.

At this time, it is difficult to determine the timing of the design and construction of these upgraded stormwater facilities. As the industrial/office park is developed, generally in accordance with the Phasing Plan, and as required by the individual Site Plans, engineering design and plans will be presented to the Planning Board and their Engineer for their review and approval.

The Stormwater Management Plan is Conceptual. The developer reserves the right to make adjustments so long as the facilities provided comply with Municipal and State Standards. The updated Stormwater Management Plan & Report have been finalized and approved by both the Township of Lopatcong and the Town of Phillipsburg. The general, final layout of the storm basins remained consistent with the original GPD with the exception of the large detention basin at the south side of the site which was bifurcated to allow the overhead electric power lines to remain intact.

**This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.**

## **VII. CONCEPTUAL SANITARY SEWER PLAN**

The existing Ingersoll Rand sites in both the Town of Phillipsburg and Lopatcong Township are located in the upper Delaware Water Quality Management District - see Figure 8. The Phillipsburg site is located within the Phillipsburg Sewer Service District and the Lopatcong site is located within the Lopatcong Sewer Service District per their respective Wastewater Management Plans. All sewerage collected is transmitted through the Phillipsburg Wastewater Treatment Plant located on South Main Street in the Town of Phillipsburg. The treatment plant is a surface water discharge plant with an NJPEDS permitted flow of 3.5 million gallons per day (MGD).

The existing industrial/office park is serviced by a private onsite sanitary sewer system. This system is composed of sewers ranging in size from 8" to 18" and connects to the existing municipal sanitary sewer in Roseberry Street. The sanitary sewer in Roseberry Street is 24" which carries the sewerage to the treatment plant.

The existing sanitary sewers onsite are a combination of clay, terra cotta and PVC pipes. The currently proposed General Development Plan will not allow for much of these facilities to be saved. These facilities will be abandoned and/or removed during the actual construction or development of the site. New sanitary sewer mains and ejector or pumping stations will be required to service the project. The accompanying Conceptual Sanitary Sewer Plan has been developed and is part of the GDP Application. The plan shows the extension via gravity lines to the existing 24" line in Roseberry Street and ejector pumps for Building 7 to service that building. As the site is developed, new sanitary sewer facilities will be designed and submitted to the Town of Phillipsburg, Lopatcong Township and NJDEP for review and approval prior to construction. Any sanitary sewer extension on site will require issuance of a Treatment Works Approval from the NJDEP. The updated Conceptual Sanitary Sewer Plan depicts the final approved sanitary sewer gravity and force main lines for the buildings. A Treatment Works Approval from the NJDEP was issued on October 22, 2018 (Permit No. 18-0300) and a Treatment Works Approval Modification was issued on February 4, 2019 (Permit No. 18-0300a) for the project.

We are projecting the estimated average sewer demand for this project in both the Town of Phillipsburg and Lopatcong Township to be 126,917 gallons per day or 0.1269 MGD, See Table II. Of that, 84,087 gallons per day or 0.0841 MGD are for buildings in the Town of Phillipsburg and 42,830 gallons per day or 0.0428 MGD are for buildings in Lopatcong Township. This estimate is based on proposed land uses of 5% office, 45% assembly and 50% warehouse. This projected estimated average sewerage demand may vary depending on the actual land uses and buildout. **The updated sanitary sewer demand for both municipalities is 44,774 GPD or .04477 MGD. (See Table C1) The flow for the buildings in the Town of Phillipsburg is 33,849 GPD and for the building in the Township of Lopatcong is 10,925 GPD.**

All onsite sanitary sewer facilities will be owned, operated and maintained by the Logistics Park Condominium Association. The 12,000 S.F. Nature Education Center will be serviced by an onsite sewerage disposal system. The Nature Education Center has been eliminated from the project.

The total estimated sewerage flow from Building No. 7 in Lopatcong is 45,000 gallons per day as illustrated in Table II of the General Development Plan Report. On behalf of the Applicant, we have obtained a Sewer Service Availability Letter from Maser Consulting, dated September 14, 2015, which indicates that there is 244,700 gallons per day available in the Phillipsburg Wastewater Treatment Plant to Lopatcong Township. Lopatcong Township has a flow allocation of 801,000 gallons per day. The existing wastewater flows in 2012 were 556,300 gallons per day per the approved Wastewater Management Plan. Therefore, there remains the 244,700 gallons per day for future development. Per the approved Wastewater Management Plan, this site,

specifically Lots 1 and 1.01 in Block 101, were allocated 55,000 gallons per day. This exceeds the estimated flow of 45,000 gallons per day.

At this time, it is difficult to determine the timing of the design and construction of these upgraded sanitary sewer facilities. As the industrial/office park is developed, generally in accordance with this GDP and Phasing Plan and as required by the individual Site Plans, Engineering designs and plans will be presented to the Planning Board and Engineer for their review and approval. **The sanitary sewer facilities have been constructed.**

The Sanitary Sewer Plan is Conceptual. The developer reserves the right to make adjustments so long as the facilities provided comply with Municipal and State Standards.

<b>TABLE II (Revised) (ORIGINAL)</b>					
<b>Estimated Sewerage Demand</b>					
<b>I-78 Logistics Park</b>					
<b>Phillipsburg and Lopatcong, Warren County, New Jersey</b>					
<b>Town of Phillipsburg</b>					
	<b>Square Footage</b>	<b>Number of Employees</b>	<b>Number of Shift</b>	<b>Gallons per Day<sup>1</sup> (GPD)</b>	<b>Design Flow (GPD)</b>
<b>Building #1</b>					
Assembly	450,090	225	2	40	18,000
Logistics	500,100	50	2	40	4,000
Office	<u>50,010</u>	NA	1	0.100	5,001
	1,000,200				
<b>Building #2</b>					
Assembly	225,000	113	2	40	9,040
Logistics	250,000	25	2	40	2,000
Office	<u>25,000</u>	NA	1	0.100	2,500
	500,000				
<b>Building #3</b>					
Assembly	240,975	120	2	40	9,600
Logistics	267,750	27	2	40	2,160
Office	<u>26,775</u>	NA	1	0.100	2,678
	535,500				
<b>Building #4</b>					
Assembly	118,125	59	2	40	4,720
Logistics	131,250	13	2	40	1,040
Office	<u>13,125</u>	NA	1	0.100	1,313
	262,500				
<b>Building #5</b>					
Assembly	78,750	39	2	40	3,120
Logistics	87,500	88	2	40	7,040
Office	<u>8,750</u>	NA	1	0.100	875
	175,000				
<b>Building #6</b>					
Assembly	180,000	90	2	40	7,200
Logistics	200,000	20	2	40	1,600
Office	<u>20,000</u>	NA	1	0.100	2,000
	400,000				
<b>Building #24</b>					
Testing Facility	25,000	5	1	40	200
	2,898,200				
TOTAL ESTIMATED SEWERAGE FLOW - PHILLIPSBURG:					84,087 GPD
					0.0841 MGD
<b>Township of Lopatcong</b>					
<b>Building #7</b>					
Assembly	427,500	428	2	40	34,240
Logistics	475,000	48	2	40	3,840
Office	<u>47,500</u>	NA	1	0.100	4,750
	950,000				42,830
TOTAL ESTIMATED SEWERAGE FLOW - LOPATCONG					42,830 GPD
					0.0428 MGD
TOTAL ESTIMATED SEWER FLOW - PHILLIPSBURG & LOPATCONG					126,917 GPD
					0.1269 MGD

<sup>1</sup> Values for computing design flows obtained from N.J.A.C. 7:14A-23.3, Subchapter 22 Treatment Works Approvals.

<b>TABLE C (AMENDED)</b>				
<b>Estimated Sewerage Demand</b>				
<b>I-78 Logistics Park</b>				
<b>Phillipsburg and Lopatcong, Warren County, New Jersey</b>				
<b>Town of Phillipsburg</b>				
	<b>Square Footage</b>	<b>Number of Employees</b>	<b>Gallons per Day <sup>1</sup> (GPD)</b>	<b>Design Flow (GPD)</b>
<b>Building #1</b>				
Warehouse	970,194	340	25	85,000
Office	30,006	NA	0.100	3,001
	1,000,200			11,501
<b>Building #2</b>				
Warehouse	485,000	170	25	4,250
Office	15,000	NA	0.100	1,500
	500,000			5,750
<b>Building #3</b>				
Warehouse	519,435	182	25	4,550
Office	16,065	NA	0.100	1,607
	535,500			6,157
<b>Building #4</b>				
Warehouse	254,625	89	25	2,225
Office	7,875	NA	0.100	788
	262,500			3,013
<b>Building #5</b>				
Warehouse	169,750	60	25	1,500
Office	5,250	NA	0.100	525
	175,000			2,025
<b>Building #6</b>				
Warehouse	388,000	136	25	3,400
Office	12,000	NA	0.100	1,200
	400,000			4,600
<b>Building #24</b>				
Testing Facility	25,000	5	25	125
				125
	2,898,200			
<b>TOTAL ESTIMATED SEWERAGE FLOW – PHILLIPSBURG:</b>				33,170 GPD
				0.0332 MGD
<b>Township of Lopatcong</b>				
<b>Building #7</b>				
Logistics	921,500	323	25	8,075
Office	28,500	NA	0.100	2,850
	950,000			10,925
<b>TOTAL ESTIMATED SEWERAGE FLOW - LOPATCONG</b>				10,925 GPD
				0.0109 MGD
<b>TOTAL ESTIMATED SEWER FLOW – PHILLIPSBURG &amp; LOPATCONG</b>				44,095 GPD
				0.0441 MGD

<sup>1</sup> Values for computing design flows obtained from N.J.A.C. 7:14A-23.3, Subchapter 22 Treatment Works Approvals.

<b>TABLE C1 (UPDATED - AMENDED)</b>					
<b>Estimated Sewerage Demand</b>					
<b>I-78 Logistics Park</b>					
<b>Phillipsburg and Lopatcong, Warren County, New Jersey</b>					
<b>Town of Phillipsburg</b>					
	<b>Square Footage</b>	<b>Number of Employees</b>		<b>Gallons per Day <sup>1</sup> (GPD)</b>	<b>Design Flow (GPD)</b>
<b>Building #1</b>					
Warehouse	1,248,030	700		25	17,500
Office	35,672	NA		0.100	3,567
	1,283,702				21,067
<b>Building #3</b>					
Warehouse	589,061	182		25	4,550
Office	18,218	NA		0.100	1,607
	607,260				6,157
<b>Building #5</b>					
Warehouse	169,804	60		25	1,500
Office	5,251	NA		0.100	525
	175,055				2,025
<b>Building #6</b>					
Warehouse	406,876	136		25	3,400
Office	12,583	NA		0.100	1,200
	419,460				4,600
	2,485,477				
<b>TOTAL ESTIMATED SEWERAGE FLOW – PHILLIPSBURG:</b>					33,849 GPD
					.03385 MGD
<b>Township of Lopatcong</b>					
<b>Building #7</b>					
Logistics	946,489	323		25	8,075
Office	29,271	NA		0.100	2,850
	975,760				10,925
<b>TOTAL ESTIMATED SEWERAGE FLOW - LOPATCONG</b>					10,925 GPD
					0.0109 MGD
<b>TOTAL ESTIMATED SEWER FLOW – PHILLIPSBURG &amp; LOPATCONG</b>					44,774 GPD
					.04477 MGD

**This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.**

## **VIII. CONCEPTUAL WATER SYSTEM PLAN**

Currently, the industrial/office park is serviced by its own private onsite water system. Water enters the site through a 16" water main from the north and the U.S. Route 22 area. It then branches into three directions. The 8" mains feed the western group of buildings, the 12" main feeds to the east and a 14" main feeds the central building complex. The 14" main then branches into 10" and 12" mains which are linked together to the 12" main on the eastern side of the complex. The central and western mains are also looped via an 8" pipe. The water purveyor in this area is Aqua Water System (formerly Consumers NJ Water Co.) – see Figure 9. There is also an existing emergency connection to the existing municipal system in Center Street. Water is purchased by Aqua from the Trenton Water Department as shown in Figure 10.

The accompanying Conceptual Water System Plan has been developed for the industrial/office park. Not much of the existing water infrastructure can be saved with the current General Development Plan. Additional loops, probably 10" and 12" in size, will be installed. These loops will tie into the existing 16" main in U.S. Route 22, loop out into the new connector road and tie into the emergency interconnection in the western portion of the site. The emergency interconnection to the municipal system will remain. In addition, smaller 6" and 8" mains will be provided to service each individual building. As the park develops, the plans will be prepared for the extension of the water system which will be submitted to the Town of Phillipsburg, Lopatcong Township and NJDEP for review and approval. Prior to the extension of any water main onsite, the Water Main Extension Permit will be required from the Bureau of Water System Engineering. The updated Conceptual Water System Plan depicts the final approved water system for the project. Approval from Aqua has been procured and a contract agreement (#19-002-N) between Aqua and Bridge dated March 15, 2019 has been executed.

We have estimated the average domestic water demand for this project to be 131,696 gallons per day or 91.46 gallons per minute for both the Town of Phillipsburg and Lopatcong Township - see Table III. Of this 87,678 gallons per day or 0.0877 gallons per minute are in the Town of Phillipsburg and 44,018 gallons per day or 30.57gallons per minute are in Lopatcong Township. This estimate is based on the currently proposed land uses of 5% office, 45% assembly and 50% warehouse. The estimate may vary slightly depending on actual land uses and buildout. This estimate does not include any water which may be required for industrial or processing purposes. Since tenants are not known at this time, it would be impossible to estimate. **The updated domestic water demand for the project is 95,904 GPD with a fire sprinkler demand of 2,200 GPM per building (see Table D1).**

All onsite water service facilities will be owned, operated and maintained by the Logistics Park Condominium Association.

At this time, it is difficult to determine timing of the design and construction of these upgraded water facilities. As the industrial/office park is developed, generally in accordance with the approved General Development Plan and Phasing Plan, as required by the individual Site Plans and engineering design, the plans will be presented to the respective Planning Board or Town Engineer for their review and approval. The water system has been constructed.

The Water System Plan is Conceptual. The developer reserves the right to make adjustments so long as the facilities provided comply with Municipal and State Standards.

<b>TABLE III (Revised) (ORIGINAL)</b>					
<b>Estimated Water Demand</b>					
<b>I-78 Logistics Park</b>					
<b>Phillipsburg and Lopatcong, Warren County, New Jersey</b>					
<b>Town of Phillipsburg</b>					
	<b>Square Footage</b>	<b>Number of Employees</b>	<b>Number of Shift</b>	<b>Gallons per Day<sup>1</sup> (GPD)</b>	<b>Design Flow (GPD)</b>
<b>Building #1</b>					
Assembly	450,090	225	2	40	18,000
Logistics	500,100	50	2	40	4,000
Office	<u>50,010</u>	NA	1	0.125	6,251
	1,000,200				
<b>Building #2</b>					
Assembly	225,000	113	2	40	9,040
Logistics	250,000	25	2	40	2,000
Office	<u>25,000</u>	NA	1	0.125	3,125
	500,000				
<b>Building #3</b>					
Assembly	240,975	120	2	40	9,600
Logistics	267,750	27	2	40	2,160
Office	<u>26,775</u>	NA	1	0.125	3,347
	535,500				
<b>Building #4</b>					
Assembly	118,125	59	2	40	4,720
Logistics	131,250	13	2	40	1,040
Office	<u>13,125</u>	NA	1	0.125	1,641
	262,500				
<b>Building #5</b>					
Assembly	78,750	39	2	40	3,120
Logistics	87,500	88	2	40	7,040
Office	<u>8,750</u>	NA	1	0.125	1,094
	175,000				
<b>Building #6</b>					
Assembly	180,000	90	2	40	7,200
Logistics	200,000	20	2	40	1,600
Office	<u>20,000</u>	NA	1	0.125	2,500
	400,000				
<b>Building #24</b>					
Testing Facility	25,000	5	1	40	200
	2,898,200				
TOTAL ESTIMATED WATER DEMAND – PHILLIPSBURG:					87,678 GPD
					0.0877 MGD
<b>Township of Lopatcong</b>					
<b>Building #7</b>					
Assembly	427,500	428	2	40	34,240
Logistics	475,000	48	2	40	3,840
Office	<u>47,500</u>	NA	1	0.125	<u>5,938</u>
	950,000				44,018
TOTAL ESTIMATED WATER DEMAND - LOPATCONG					44,018 GPD
					30.57 GPM
TOTAL ESTIMATED WATER DEMAND – PHILLIPSBURG & LOPATCONG					131,696 GPD
					91.46 MGD
TOTAL ESTIMATED PEAK WATER DEMAND:					395,088.00 GPD
					274.37 GPM

<sup>1</sup> Values for computing design flows obtained from N.J.A.C. 7:14A-23.3, Subchapter 22 Safe Drinking Water Act.

<b>TABLE D (AMENDED)</b>					
<b>Estimated Water Demand</b>					
<b>I-78 Logistics Park</b>					
<b>Phillipsburg and Lopatcong, Warren County, New Jersey</b>					
<b>Town of Phillipsburg</b>					
	<b>Square Footage</b>	<b>Number of Employees</b>	<b>Number of Shift</b>	<b>Gallons per Day <sup>1</sup> (GPD)</b>	<b>Design Flow (GPD)</b>
<b>Building #1</b>					
Warehouse	970,194	340	2	40	27,200
Office	<u>30,000</u>	NA	1	0.125	3,751
	1,000,200				30,951
<b>Building #2</b>					
Warehouse	485,000	170	2	40	13,600
Office	<u>15,000</u>	NA	1	0.125	1,875
	500,000				15,475
<b>Building #3</b>					
Warehouse	519,435	182	2	40	14,560
Office	<u>16,065</u>	NA	1	0.125	2,008
	535,500				16,568
<b>Building #4</b>					
Warehouse	245,625	89	2	40	7,120
Office	<u>7,875</u>	NA	1	0.125	984
	262,500				8,104
<b>Building #5</b>					
Warehouse	169,750	60	2	40	4,800
Office	<u>5,250</u>	NA	1	0.125	656
	175,000				5,456
<b>Building #6</b>					
Warehouse	388,000	136	2	40	10,880
Office	<u>12,000</u>	NA	1	0.125	1,500
	400,000				12,380
<b>Building #24</b>					
Warehouse	25,000	5	1	40	200
	25,000				200
<b>Total SF</b>	2,898,200				
TOTAL ESTIMATED WATER DEMAND – PHILLIPSBURG:					89,135 GPD
					0.09 MGD
<b>Township of Lopatcong</b>					
<b>Building #7</b>					
Warehouse	921,500	323	2	40	25,840
Office	<u>28,500</u>	NA	1	0.125	<u>3,563</u>
	950,000				29,403
TOTAL ESTIMATED WATER DEMAND - LOPATCONG					29,403 GPD
					0.03 MGD
TOTAL ESTIMATED WATER DEMAND – PHILLIPSBURG & LOPATCONG					118,538 GPD
					0.12 MGD

<sup>1</sup> Values for computing design flows obtained from N.J.A.C. 7:14A-23.3, Subchapter 22 Safe Drinking Water Act.

<b>TABLE D1 (UPDATED - AMENDED)</b>					
<b>Estimated Water Demand</b>					
<b>I-78 Logistics Park</b>					
<b>Phillipsburg and Lopatcong, Warren County, New Jersey</b>					
<b>Town of Phillipsburg</b>					
	<b>Square Footage</b>	<b>Number of Employees</b>	<b>Number of Shift</b>	<b>Gallons per Day <sup>1</sup> (GPD)</b>	<b>Design Flow (GPD)</b>
<b>Building #1</b>					
Warehouse	1,248,030	340	2	40	27,200
Office	<u>35,672</u>	NA	1	0.125	4,459
	1,283,702				31,659
<b>Building #3</b>					
Warehouse	589,061	182	2	40	14,560
Office	<u>18,218</u>	NA	1	0.125	2,277
	607,260				16,837
<b>Building #5</b>					
Warehouse	169,804	60	2	40	4,800
Office	<u>5,251</u>	NA	1	0.125	656
	175,055				5,456
<b>Building #6</b>					
Warehouse	406,876	136	2	40	10,880
Office	<u>12,583</u>	NA	1	0.125	1,573
	400,000				12,453
<b>Total SF</b>	2,485,477				
TOTAL ESTIMATED WATER DEMAND – PHILLIPSBURG:					66,405 GPD
					.07 MGD
<b>Township of Lopatcong</b>					
<b>Building #7</b>					
Warehouse	946,489	323	2	40	25,840
Office	<u>29,271</u>	NA	1	0.125	<u>3,659</u>
	975,760				29,499
TOTAL ESTIMATED WATER DEMAND - LOPATCONG					29,499 GPD
					.03 MGD
TOTAL ESTIMATED WATER DEMAND – PHILLIPSBURG & LOPATCONG					95,904 GPD
					.10 MGD

<sup>1</sup> Values for computing design flows obtained from N.J.A.C. 7:14A-23.3, Subchapter 22 Safe Drinking Water Act.

**This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.**

## **IX. SOILS**

Geologic Reports have been prepared by GTA Geo-Technology Associates Inc. and have been submitted to the Planning Board under separate cover. The underlying geology of the site is the Allentown Dolomite and Beekmantown Grub Lower Part. See the attached Geologic Map prepared by GTA Geo-Technology Associates Inc. Further detail of the underlying geology is provided in the GTA Geo-Technology Report.

A review of the Soils Survey of Warren County issued by the U.S. Department of Agriculture, Natural Resources Conservation Services, identifies 5 soil types on the tract. These soils types consist of the Washington, Udorthents-Urban Land, Urban Land-Washington and Fredon-Halsey complexes – see Figure 11. The soil mapping symbols and mapping names are as follows:

FrdAb – Fredon-Halsey complex 0 to 3 percent slopes, very stoney  
UdauB – Udorthents-Urban land complex, 0 to 8 percent slopes  
USWAFB – Urban land-Washington complex, 3 to 8 percent slopes  
WafB – Washington silt loam, 3 to 8 percent slopes  
WafC – Washington silt loam, 8 to 15 percent slopes

The soils which present limitations to development are the Fredon-Halsey complex. With a seasonal water table at or near the surface and also contain hydric soils. These soils are limited to the areas adjacent to Lopatcong Creek and are within the stream corridor buffer, and therefore will not be disturbed. Balance of the soils onsite do not provide any significant or engineering difficulties for development and can be excavated and compacted in accordance with normal geotechnical and engineering supervision and requirements. It should be noted that the site, as well as the majority of Warren County, is underland by carbonic rock (limestone) or karst geology. This karst geology may require special engineering considerations for the buildings, footings and foundations and underground utilities. Geological testing will be done at the time of construction to determine what, if any, special engineering designs will be required.

The soils which exhibit severe restrictions are located within the wetland and stream corridors of Lopatcong Creek. These areas are protected, as they are within the FHA, and 300 foot Category One buffers. These areas will not be disturbed. The vast majority of the soils on the site fall within the Washington complex and can be developed with proper engineering and geotechnical controls and management. **The developer has contracted with Melick-Tully and Associates for oversight and testing of the soils during construction.**

**This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.**

## **X. ENVIRONMENTAL CONSTRAINTS**

There are several environmental constraints on the site which consist of wetlands, wetlands buffer, stream corridor buffers, moderate steep slopes and flood plains. A small portion of the site exhibits wetlands per the NJDEP Geo Web Mapping – see Figure 12. This map is slightly inaccurate and does not agree with the field delineation and Letter of Interpretation issued by the NJDEP.

The wetlands and state open waters on this site have been field delineated by ENSR International. A Wetlands Delineation Report was prepared by ENSR in August of 2004. A complete package for a Letter of Interpretation was submitted by ENSR International to the NJDEP on September 13, 2004. A Wetlands Letter of Interpretation was issued by the NJDEP on August 20, 2008. Accompanying the Wetlands Delineation Report was a map entitled “Wetlands Delineation-Site Survey Map for Ingersoll Rand Company” dated August 15, 2003 and prepared by Studer & McEldowney PA, Clinton, NJ. The wetlands and state open waters per the Studer & McEldowney Plans have been shown on the Environmental Constraints Plan. In addition, a Freshwater Wetlands General Permit No. 1 (Permit No. 2100-04-0001.4 FWW 180001) was issued on May 22, 2018 for the modification to the storm basin in just west of Building #3.

Lopatcong Creek is classified as a C-1 Category One waterway by the NJDEP – see Figure 13. Stormwater Management Regulations adopted by the NJDEP require a 300’ stream corridor protection area adjacent to these waterways. This stream corridor buffer is measured from the top of bank 300’ outward from the stream. This buffer, along with the wetlands and state open waters, have been shown on the accompanying Environmental Constraints Maps. Lopatcong Creek is also classified as a FW2-TP C-1 Waters - see Figure 14.

We have investigated the location of the Morris Canal relative to the redevelopment sites. Some officials have indicated that the Morris Canal may be located on the redevelopment parcels. Enclosed Figure 15 from the NJDEP Geo Web mapping indicates that the Morris Canal is not on the redevelopment sites. It is located on the east side of Lock Street in Lopatcong Township.

Of the approximately 382 acre site, small portions of the site exhibit slopes in excess of 15%. The Environmental Constraints Map provides a slope analysis of the slopes ranging from 0 to 15%, 15 to 25%, and over 25%. The following are the categories and areas of the slopes on the site:

### Lopatcong Site

0 to 15%	94.0 acres
15 to 25%	5.8 acres
Over 25%	<u>1.2 acres</u>
	101.0 acres

### Phillipsburg Site

0 to 15%	258.3 acres
15 to 25%	12.0 acres
Over 25%	<u>9.5 acres</u>
	279.8 acres

The amount of steep slopes on the site are minimal and insignificant and will be addressed and mitigated by the Soil Erosion and Sediment Control Plan to be provided with the future Site Plan applications. **Soil Erosion/Sediment Control Certifications have been procured for each of the building sites and copies are in the Appendix of this report.**

The 100 year flood plain of Lopatcong Creek has been shown on the Environmental Constraints Map. This floodplain was obtained from the Flood Insurance Rate Maps adopted by FEMA effective date 9/29/11. The 100 year floodplain elevation along Lopatcong Creek ranges from elevation 231 to 241. Any work within this floodplain will required a Flood Hazard Area Permit from the NJDEP at the time of Site Plan Application. A Flood Hazard Area Individual Permit was issued by the NJDEP on July 27, 2018 for the project (Permit No. 2100-04-0001.4 FHA 180001). A modification to this permit was issued on December 31, 2018.

The site is also under a Remedial Action Plan approved by the NJDEP for the existing contamination on site. Ingersoll Rand is responsible for the clean up of the site and has been and is continuing to address the areas of concern in the Remedial Action Plan. The Remedial Action Plan and the interface with NJDEP, as well as the continuing cleanup, is being supervised by RT Environmental Services in King of Prussia, Pennsylvania. NJDEP has approved a Remedial Action Work Plan for Building #3 and is currently reviewing a Remedial Action Work Plan for Buildings #5 & 6. Preparation of a Remedial Action Work Plan for Buildings #1 & 2 will commence by the 4<sup>th</sup> quarter of 2019.

An Environmental Impact Statement is being prepared by RT Environmental of King of Prussia, Pennsylvania. This Environmental Impact Statement will address the items in Section 3.8 of the revised Phillipsburg Redevelopment Plan. It will be comprehensive in nature and cover the entire site. It will be presented with the Site Plan applications. An updated Environmental Impact Statement has been prepared by Engineering & Land Planning and Excel Environmental Resources, Inc. and is part of the amended GPD application.

Ingersoll-Rand has been and is currently involved in a remedial cleanup plan for the site. This remedial cleanup plan is being monitored by Geosyntec and RT Environmental.

This section is referenced from the original General Development Plan Report prepared by CPL as well as the Amended General Development Plan Report prepared by Dynamic Engineering Consultants, PC. Current supplemental information as part of the updated amendment is provided in bold text.

## **XI. MISCELLANEOUS UTILITIES**

On behalf of the Applicant, we have solicited and received Letters of Availability of Service from the following utilities:

- Elizabethtown Gas dated February 29, 2016
- Verizon dated August 11, 2015
- Service Electric Cable TV and Communications dated August 5, 2015
- Aqua NJ Inc. dated September 9, 2015 – Updated October 31, 2016
- Remington & Vernick Engineers dated April 1, 2015
- Maser Consulting dated September 14, 2015
- A Letter of Availability of Service has been requested from Jersey Central Power & Light (JCP&L). JCP&L advised that they will be issuing a will serve letter shortly and, upon receipt, it will be submitted.

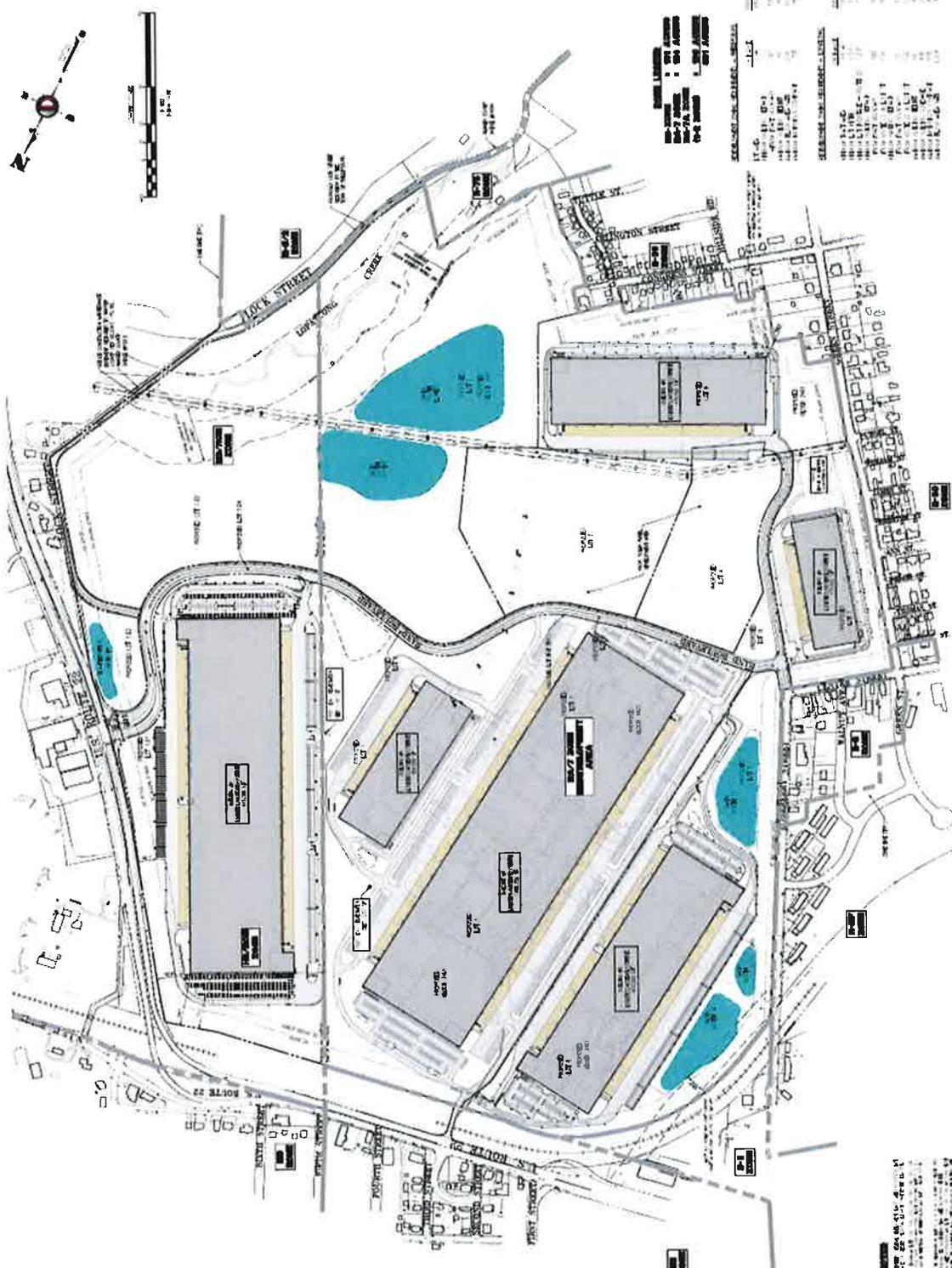
Solid waste disposal will be contracted out by individual tenants within the Logistics Park.

**The current status of the utilities for the project is as follows:**

<b>Electric (JCP&amp;L):</b>	<b>An agreement has been negotiated with JCP&amp;L to construct a new electric substation located just south of Building #3 in Phillipsburg. The substation design has been constructed and is operational.</b>
<b>Gas (Elizabethtown Gas):</b>	<b>A Non-Residential Gas Extension Contract has been negotiated between Elizabethtown Gas and Bridge and the main gas system has been constructed.</b>
<b>Water (Aqua):</b>	<b>The water system design was approved by Aqua and a contract agreement between Aqua and Bridge has been executed dated March 15, 2019. Main water system has been constructed.</b>
<b>Cable &amp; Communication: (Service Electric &amp; Verizon)</b>	<b>The cable &amp; communication services are constructed for Phase I and will continue to be coordinated for Phase II.</b>

# APPENDIX

## APPENDIX A - FIGURES



**DATE** 11/15/11  
**PROJECT** I-78 LOGISTICS PARK  
**SCALE** 1" = 100'

THE CLIENTS, TOWNSHIPS OF PHILLIPSBURG AND LOPATCONG, NEW JERSEY, HAVE REVIEWED THIS PLAN AND APPROVED IT AS SHOWN. THE CLIENTS HAVE REVIEWED THIS PLAN AND APPROVED IT AS SHOWN. THE CLIENTS HAVE REVIEWED THIS PLAN AND APPROVED IT AS SHOWN. THE CLIENTS HAVE REVIEWED THIS PLAN AND APPROVED IT AS SHOWN.

**NOTES**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).  
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.  
 3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.  
 4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.  
 5. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.



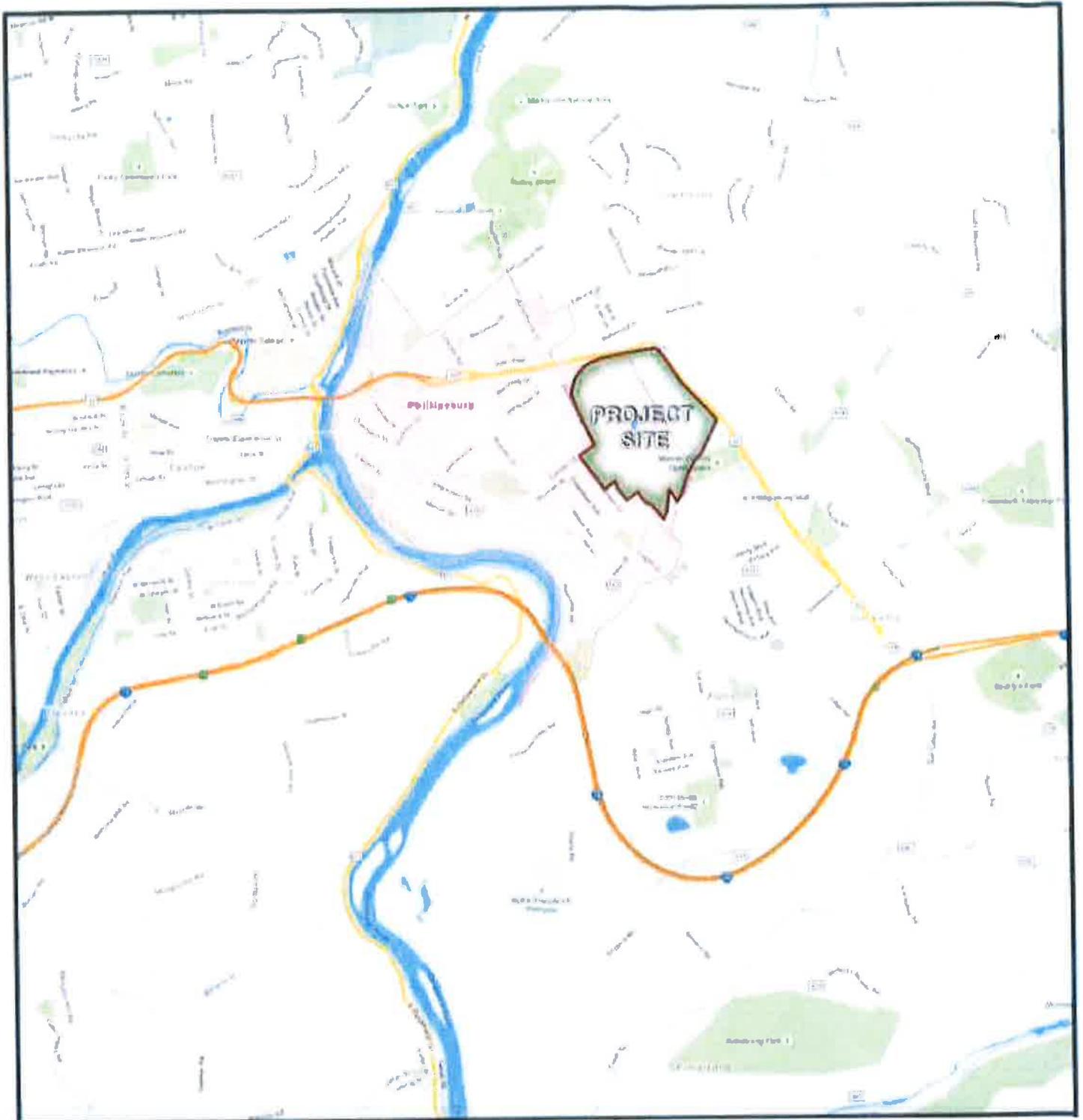
# GENERAL DEVELOPMENT PLAN

FIGURE 1 - SOURCE: DECPC

**I-78 LOGISTICS PARK**  
 TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
 WARREN COUNTY, NEW JERSEY



245 Main Street, Suite 110  
 Chester, NJ 07930  
 Ph: (908) 879-9229  
 Fax: (908) 879-0222



**REGIONAL LOCATION MAP**

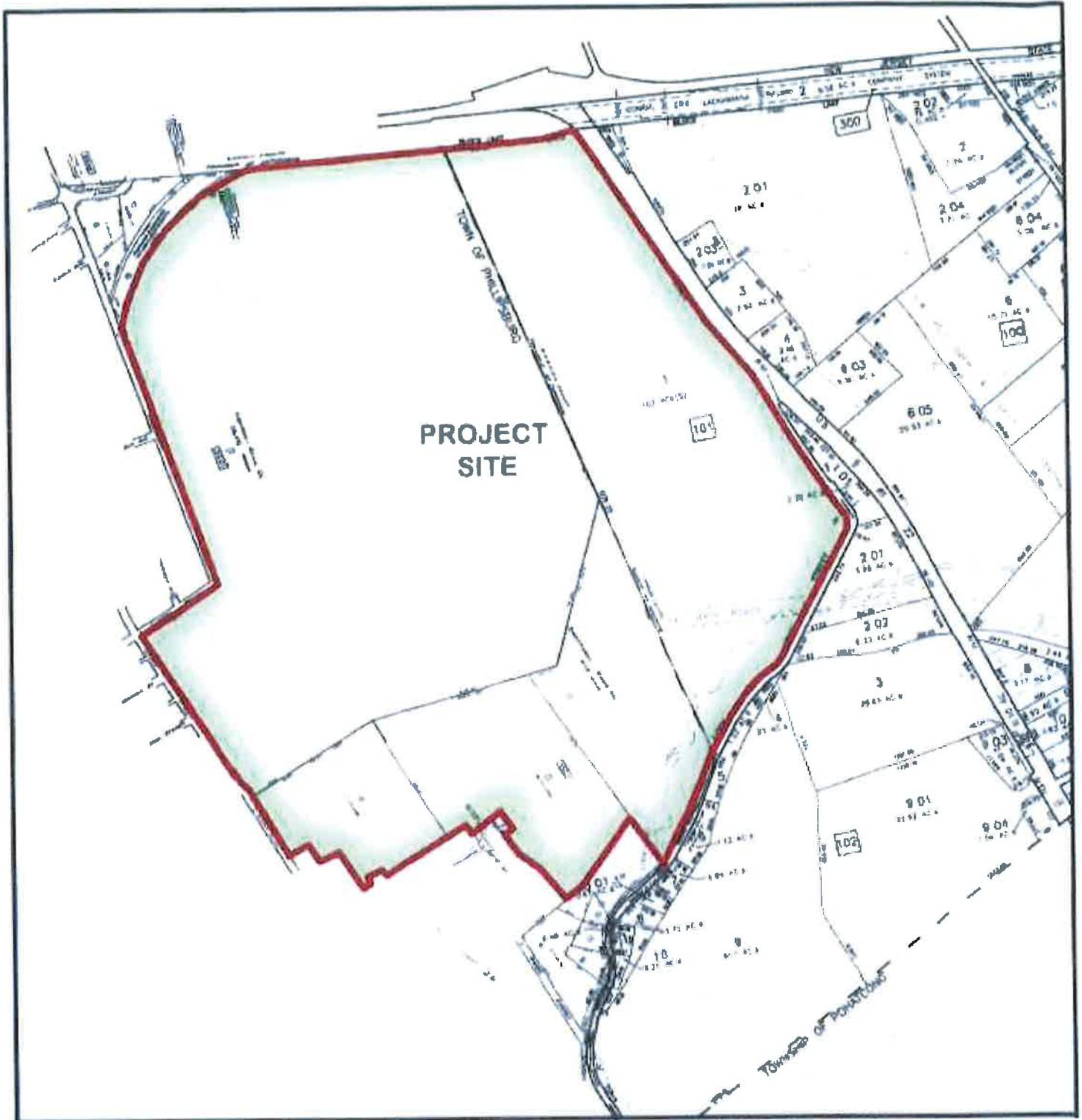
FIGURE 2 - SOURCE: GOOGLE MAPS 2015

**I-78 LOGISTICS PARK**  
 TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
 WARREN COUNTY, NEW JERSEY



**DYNAMIC  
 ENGINEERING**

245 Main Street, Suite 110  
 Chester, NJ 07930  
 Ph: (908) 879-9229  
 Fax: (908) 879-0222



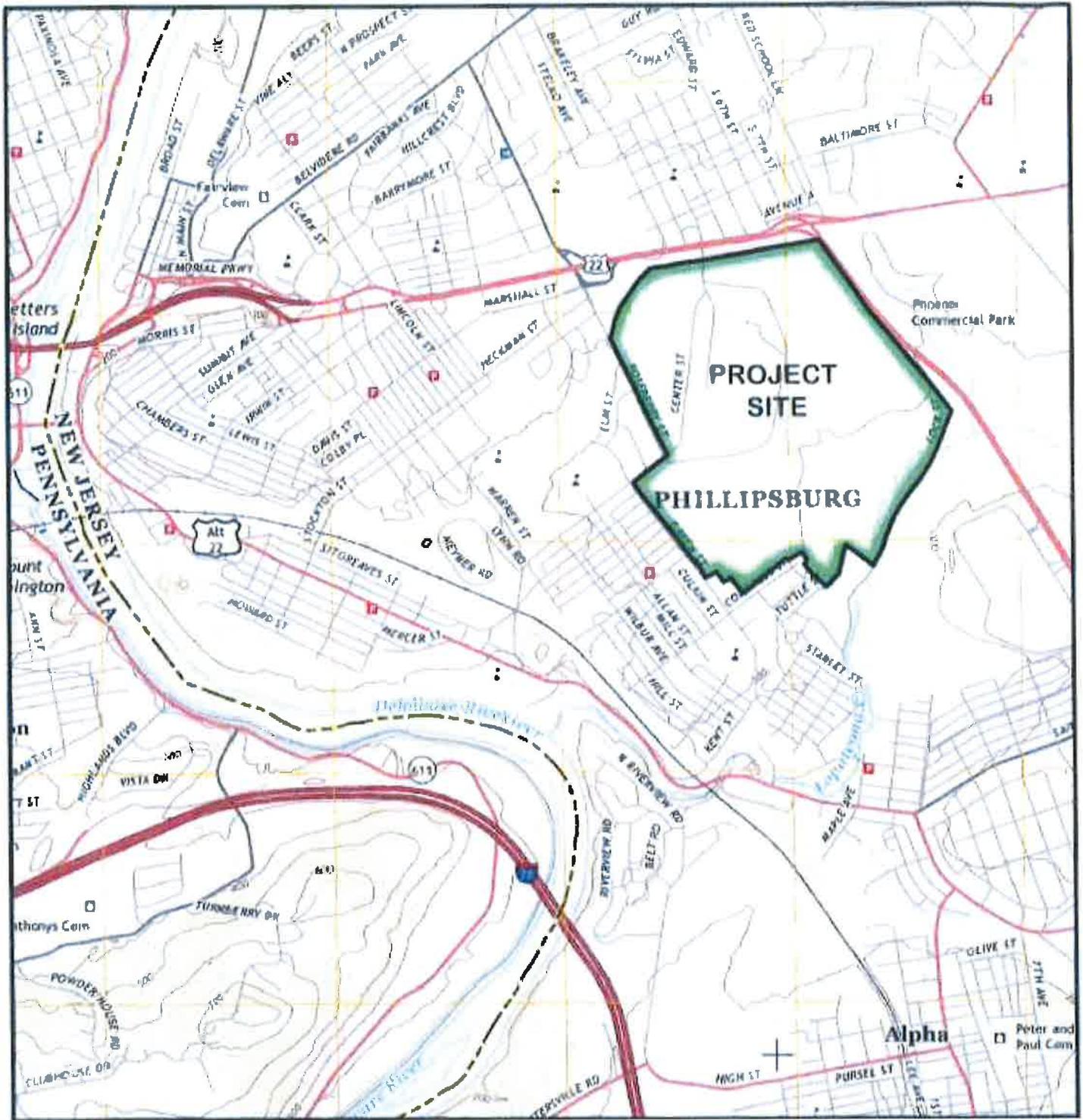
## MUNICIPAL TAX MAP

FIGURE 3 - SOURCE: PHILLIPSBURG TAX MAP SHEETS 32 & 33  
LOPATCONG TAX MAP SHEET 4

**I-78 LOGISTICS PARK**  
TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
WARREN COUNTY, NEW JERSEY



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Fax: (908) 879-0222



**SITE LOCATION MAP U.S.G.S.  
EASTON, NJ – PA QUADRANGLE**

FIGURE 4 - SOURCE: U.S.G.S.

**I-78 LOGISTICS PARK**  
TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
WARREN COUNTY, NEW JERSEY



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Chester, NJ 07930  
Ph: (908) 879-9229  
Fax: (908) 879-0222



## AERIAL PHOTOGRAPHY

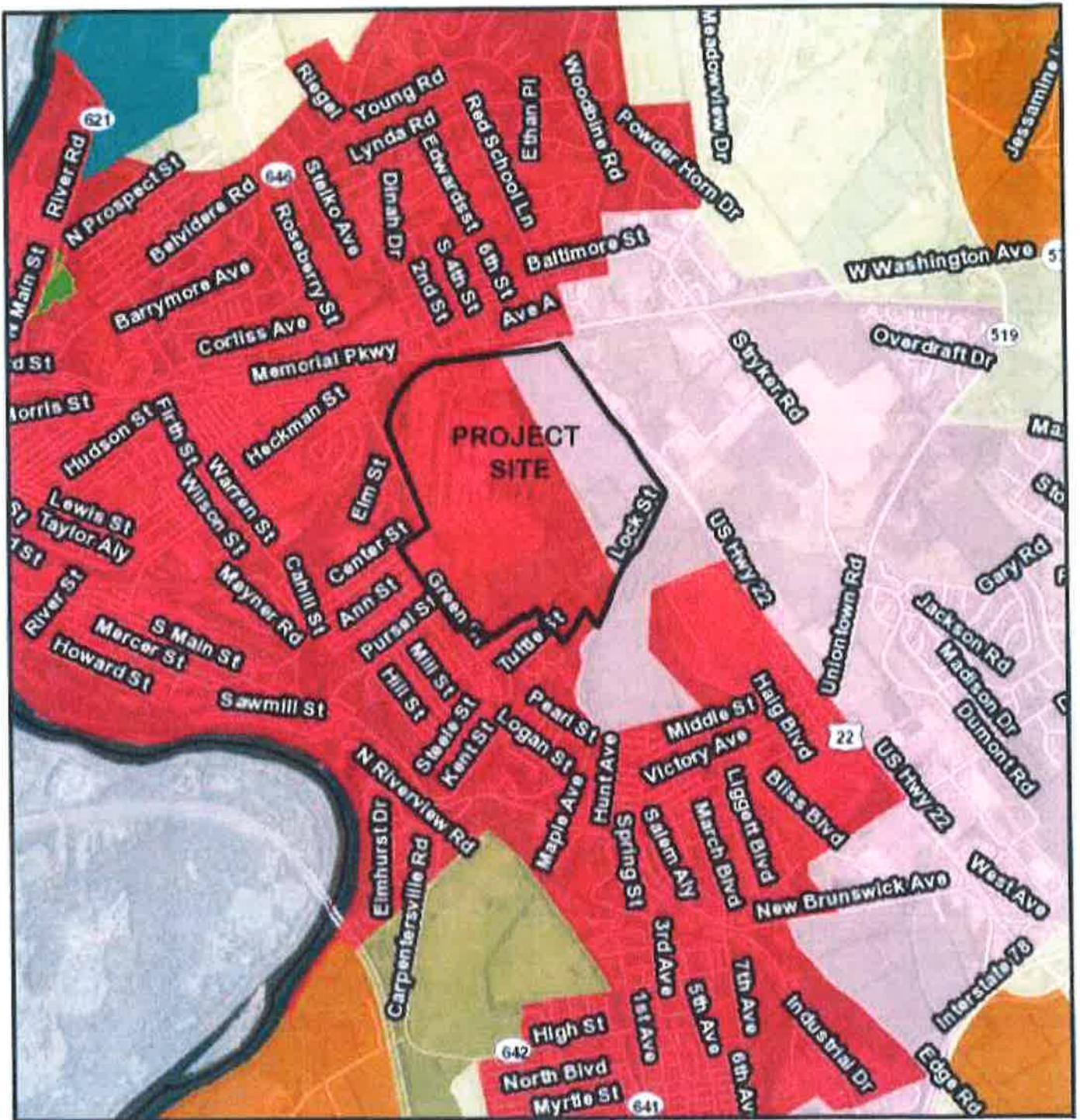
FIGURE 5 - SOURCE: GOOGLE EARTH 2014-04-14

**I-78 LOGISTICS PARK**  
TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
WARREN COUNTY, NEW JERSEY

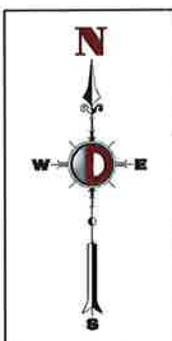


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Fax: (908) 879-0222



METROPOLITAN   
 SUBURBAN



## STATE PLANNING AREAS

FIGURE 6 - SOURCE: NEW JERSEY GEOWEB

**I-78 LOGISTICS PARK**  
 TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
 WARREN COUNTY, NEW JERSEY



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 Fax: (908) 879-0222



**AREAS IN NEED OF REDEVELOPMENT**

FIGURE 7 - SOURCE: NEW JERSEY GEOWEB

**I-78 LOGISTICS PARK**  
 TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
 WARREN COUNTY, NEW JERSEY



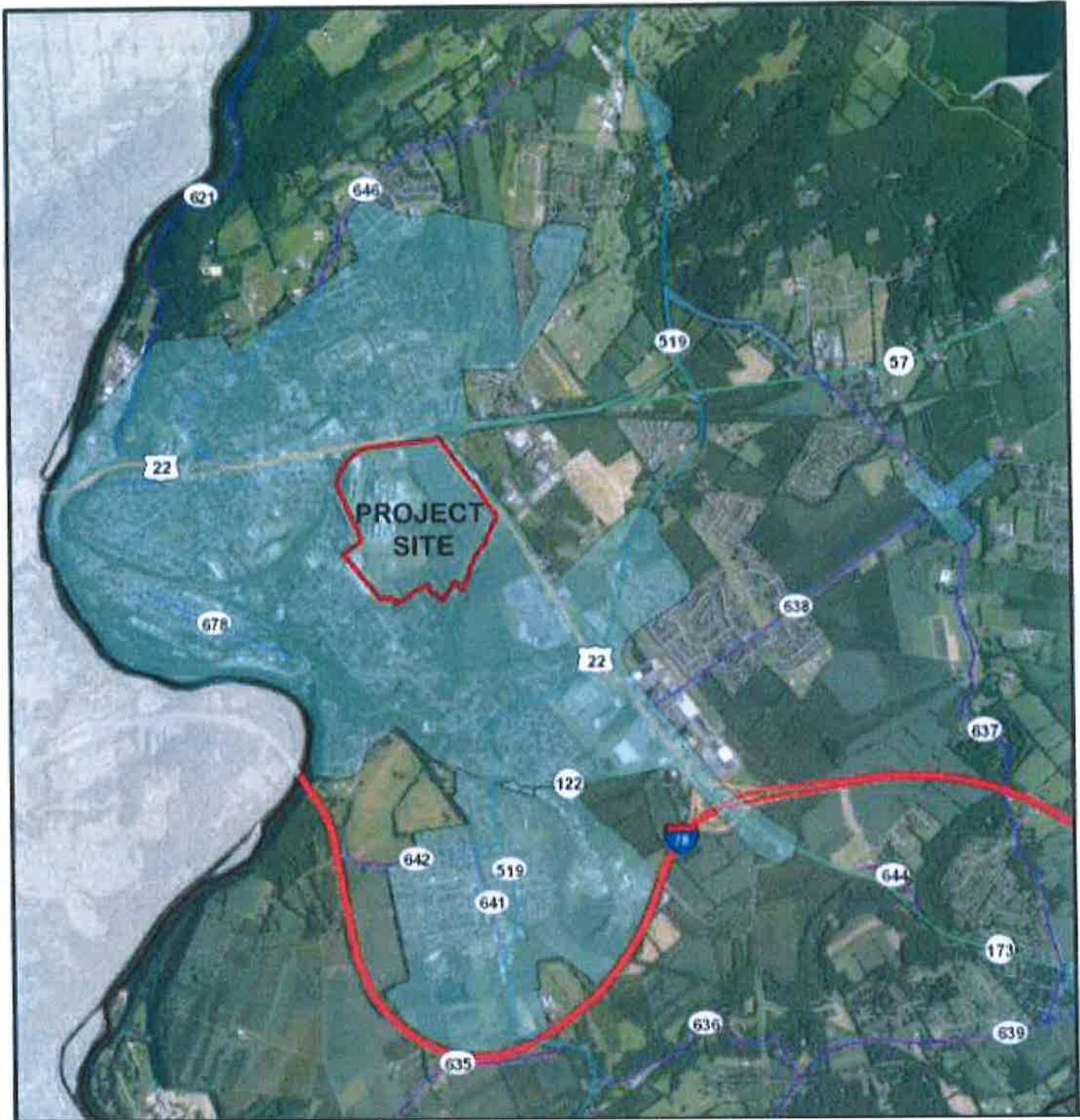
**DYNAMIC ENGINEERING**

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 Chester, NJ 07930  
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 Fax: (908) 879-0222



WQMP UPPER DELAWARE  
 WMP TOWN OF PHILLIPSBURG

	<h2>SEWER SERVICE AREA</h2> <p>FIGURE 8 - SOURCE: NEW JERSEY GEOWEB</p>	<p><b>DYNAMIC ENGINEERING</b></p> <p>245 Main Street, Suite 110        Chester, NJ 07930        Ph: (908) 879-9229        Fax: (908) 879-0222</p>
	<h3>I-78 LOGISTICS PARK</h3> <p>TOWNSHIPS OF PHILLIPSBURG &amp; LOPATCONG        WARREN COUNTY, NEW JERSEY</p>	



PURVEYOR NAME: AGUA WATER SYSTEMS (FORMERLY CONSUMERS NJ WATER COMPANY)

	<p><b>WATER PURVEYOR</b></p> <p>FIGURE 9 - SOURCE: NEW JERSEY GEOWEB</p>	 <p>245 Main Street, Suite 110 Chester, NJ 07930 Ph: (908) 879-9229 Fax: (908) 879-0222</p>
	<p><b>I-78 LOGISTICS PARK</b></p> <p>TOWNSHIPS OF PHILLIPSBURG &amp; LOPATCONG WARREN COUNTY, NEW JERSEY</p>	



TRENTON WATER DEPARTMENT

	<p><b>WATER SOURCE AREA</b> FIGURE 10 - SOURCE: NEW JERSEY GEOWEB</p>	<p><b>DYNAMIC ENGINEERING</b></p> <p>245 Main Street, Suite 110 Chester, NJ 07930 Ph: (908) 879-9229 Fax: (908) 879-0222</p>
	<p><b>I-78 LOGISTICS PARK</b> TOWNSHIPS OF PHILLIPSBURG &amp; LOPATCONG WARREN COUNTY, NEW JERSEY</p>	



## NRCS SOILS MAP

FIGURE 11 - SOURCE: WARREN COUNTY SOILS SURVEY

**I-78 LOGISTICS PARK**  
 TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
 WARREN COUNTY, NEW JERSEY



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 Chester, NJ 07930  
 Ph: (908) 879-9229  
 Fax: (908) 879-0222



**WETLANDS MAP**

FIGURE 12 - SOURCE: NEW JERSEY GEOWEB

**I-78 LOGISTICS PARK**  
 TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
 WARREN COUNTY, NEW JERSEY



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 Fax: (908) 879-0222



C-1 WATERS 



## CATEGORY ONE WATERS

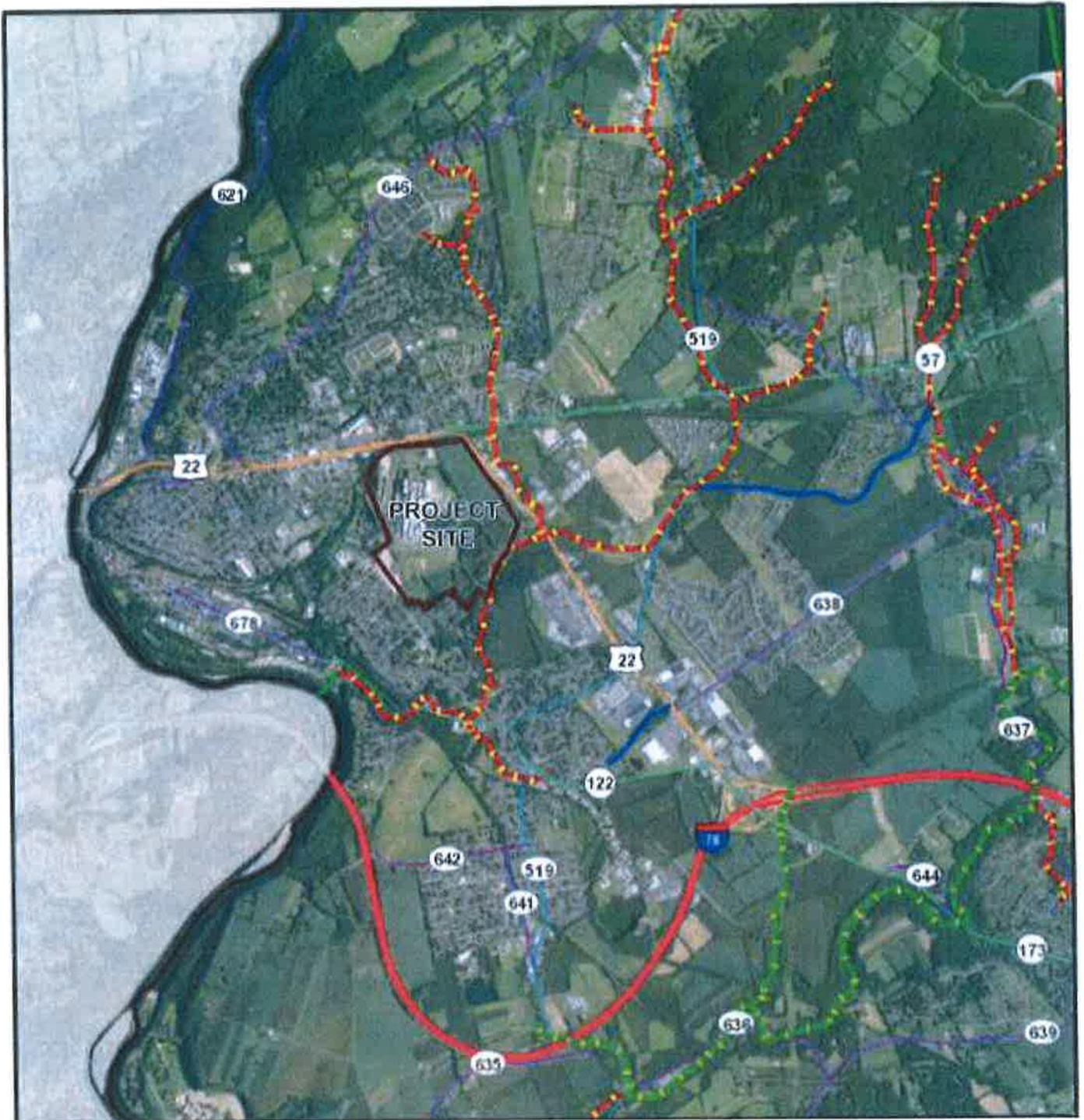
FIGURE 13 - SOURCE: NEW JERSEY GEOWEB

**I-78 LOGISTICS PARK**  
TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
WARREN COUNTY, NEW JERSEY



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ENGINEERING**

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Chester, NJ 07930  
Ph: (908) 879-9229  
Fax: (908) 879-0222



CATEGORY NAME FW2-TPC1 LOPATCONG CREEK



## SURFACE WATER QUALITY CLASSIFICATION

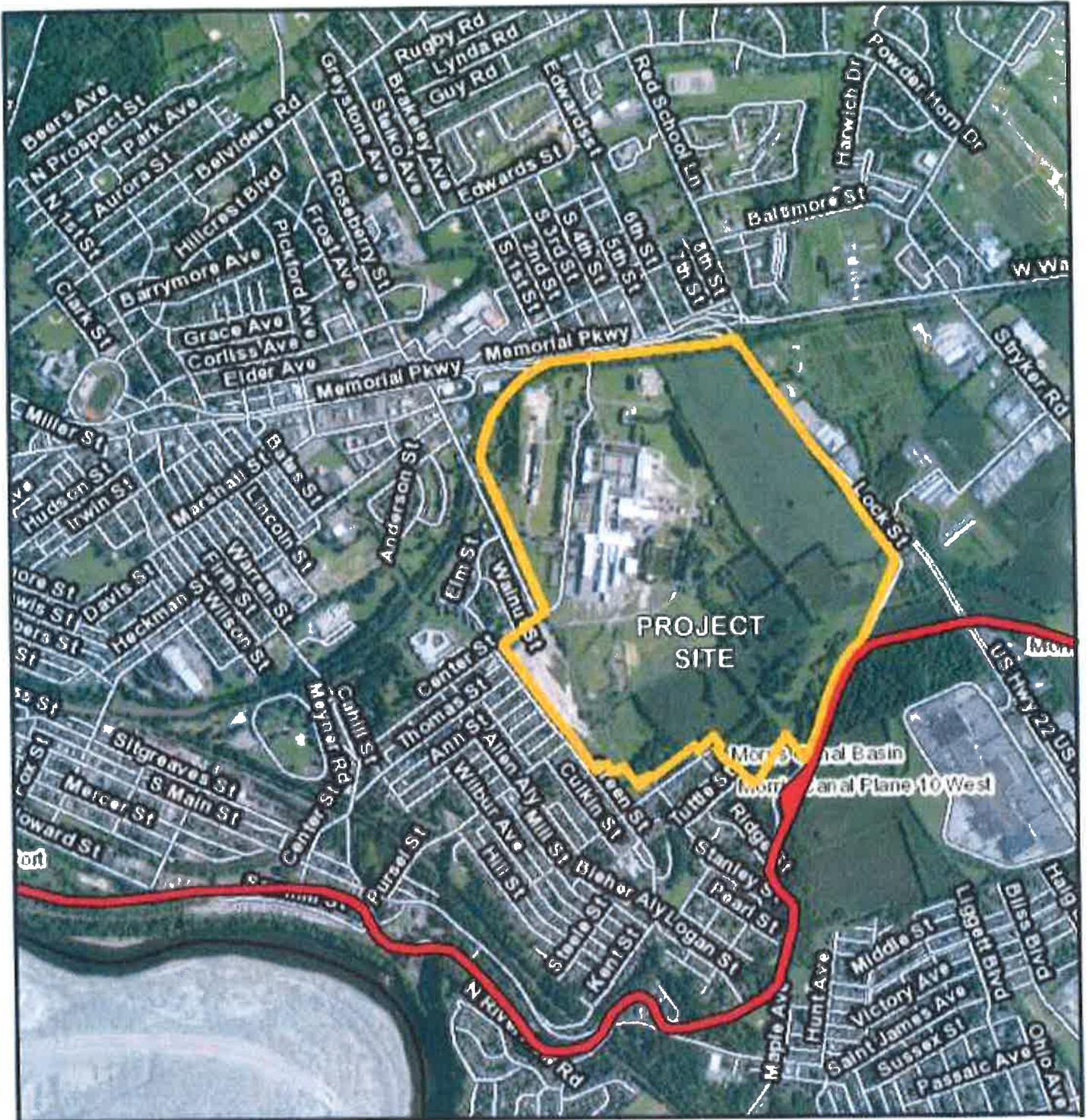
FIGURE 14 - SOURCE: NEW JERSEY GEOWEB

**I-78 LOGISTICS PARK**  
 TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
 WARREN COUNTY, NEW JERSEY

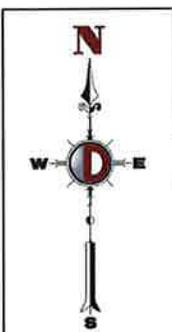


**DYNAMIC ENGINEERING**

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 Chester, NJ 07930  
 Ph: (908) 879-9229  
 Fax: (908) 879-0222



MORRIS CANAL 



## MORRIS CANAL

FIGURE 15 - SOURCE: NEW JERSEY GEOWEB

**I-78 LOGISTICS PARK**  
 TOWNSHIPS OF PHILLIPSBURG & LOPATCONG  
 WARREN COUNTY, NEW JERSEY



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 ENGINEERING**

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 Chester, NJ 07930  
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 Fax: (908) 879-0222

## APPENDIX B – WILL SERVE LETTERS

15010  
Will Serve

**Jersey Central**  
**Power & Light**  
*A FirstEnergy Company*

300 Madison Avenue  
Post Office Box 1911  
Morristown, NJ 07962-1911

February 29, 2016

Phillipsburg Commerce Park Urban Renewal Entity  
255 Atsion Road  
Medford, NJ 08055  
Attn: Dan Gural

Development Name: Will Serve Letter Request for  
Phillipsburg Commerce Park Redevelopment  
Phillipsburg NJ

Dear Sir:

In reply to your request for a statement as to our being able to supply electric service for the above Development, the following is submitted.

The subject building lots are within the service area of Jersey Central Power & Light, A FirstEnergy Company (JCP&L). We will continue to fulfill our obligation to supply the electrical needs of our service area according to law. Our success in this endeavor depends largely upon successful and timely approvals of future construction by appropriate authorities and agencies, the ability to obtain rates that enable the Company to remain financially sound and obtain the funds necessary for the needed construction and a continued availability of fuels necessary for the operation of generation facilities.

It will be the responsibility of the developers, owners, etc. to make available to the Company all electrical load information and site plans for review, approvals, engineering, etc. well in advance of construction of the proposed facility. (see attached forms)

Please be reminded that the exact method of service to the project building will be determined subject to the above-requested information, approval by our Planning Department. Obtaining Secured Right of Way Easements for JCP&L facilities is the sole responsibility of the developer. As such, JCP&L would supply the electrical requirements of the project in accordance with the terms and conditions of JCP&L's Tariff for Electric Service as filed with the Board of Public Utilities.

Sincerely,

*Jersey Central Power & Light*  
*Northern Region & Construct*



11 Wards Lane, Floor 2  
Menands, NY 12204

8/11/15

To Whom It May Concern,

This fax is to verify that Verizon offers phone and internet services at 942 MEMORIAL PKWY, PHILLIPSBURG, NJ 08865 and in this general area. We cannot guarantee the qualification of internet services until installed. All qualifications would have to be determined at the street address level.

Thank you,

Cristi Nadeau

Verizon Albany BSC  
800 837-4966



Corporate Offices  
2200 Avenue A • Bethlehem, PA 18017  
www.sectv.com • 610.865.9100

RECEIVED  
AUG 10 2015  
CHESTER, PLOUSSAS, LISOWSKY  
PARTNERSHIP

August 5, 2015

Mr. Gregory Ploussas  
Chester, Ploussas, Lisowsky Partnership, LLC  
Metro Park South  
100 Matawan Road, Suite 100  
Matawan, NJ 07747-3913

Dear Mr. Ploussas:

Please be advised that we are the "1<sup>st</sup> in the Nation" cable television company, duly franchised to operate in Phillipsburg, Township of Lopatcong, New Jersey and our cable, internet and phone services are available at the proposed area located on the external portion along Roseberry Street. We need to obtain permission to attach to the poles on site. We would need conduits, where applicable, to get our services into any buildings requesting service. We have fiber and coax with all services available including high speed internet with dial tone for land line telephone service.

Should you have any further questions, please feel free to contact me at 610-625-8525 or via e-mail at [harryh@sectv.com](mailto:harryh@sectv.com). We look forward to working with you in the near future.

Sincerely,

A handwritten signature in cursive script that reads "Harold R. Haas".

Harold R. Haas  
Field Broadband Manager

HRH:tmc

RECEIVED

NOV 07 2016

CHESTER, PLOUSSAS, LISOWSKY  
PARTNERSHIP



Thomas T. McGrath, P.E.  
Chester, Ploussas, Lisowsky Partnership, LLC  
100 Matawan Road, Suite 100  
Matawan, NJ 07747-3913

October 31, 2016

RE: Phillipsburg-Lopatcong Commerce Part  
Route 22  
Warren County, New Jersey

Dear Mr. McGrath:

Aqua New Jersey, Inc. is franchised to supply water utility service to the above referenced project/property and is willing to provide service, based on the revised water usage of 112,041 Gallons per Day or 77.80 GPM. At the present time, we are unaware of any moratorium or restriction on new water service connections in Phillipsburg and/or Lopatcong Townships. This will-serve letter is good for a period of one (1) year from the above date.

This project requires an extension of the water distribution system. Information is enclosed regarding the process, including forms to be completed and returned to this office.

If you have any questions, please feel free to call on me.

Very truly yours,

AQUA NEW JERSEY, INC.

A handwritten signature in cursive script that reads "Lasting G. Wea".

Lasting G. Wea  
Engineering Tech

cc file

# REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President  
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS  
Michael D. Vena, PE, PP, CME (deceased 2006)  
Edward J. Walberg, PE, PP, CME  
Thomas F. Beach, PE, CME  
Richard G. Arango, PE, CME

DIRECTOR OF OPERATIONS  
CORPORATE SECRETARY  
Bradley A. Blubaugh, BA, MPA

SENIOR ASSOCIATES  
John J. Cantwell, PE, PP, CME  
Alan Dittenhofer, PE, PP, CME  
Frank J. Seney, Jr., PE, PP, CME  
Terence Vogt, PE, PP, CME  
Dennis K. Yoder, PE, PP, CME, LEED  
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Kirk Wendell Bibbs, PE, CME  
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Christopher J. Fazio, PE, CME  
Kenneth C. Ressler, PE, CME  
Gregory J. Sullivan, PE, PP, CME  
Richard B. Czekanski, PE, CME, BCEE

Remington & Vernick Engineers  
232 Kings Highway East  
Haddonfield, NJ 08033  
(856) 795-9595  
(856) 795-1882 (fax)

Remington, Vernick  
& Vena Engineers  
9 Allen Street  
Toms River, NJ 08753  
(732) 286-9220  
(732) 505-8416 (fax)

3 Jicama Boulevard, Suite 300-400  
Old Bridge, NJ 08857  
(732) 955-8000  
(732) 591-2815 (fax)

Remington, Vernick  
& Walberg Engineers  
845 North Main Street  
Pleasantville, NJ 08232  
(609) 645-7110  
(609) 645-7076 (fax)

4907 New Jersey Avenue  
Wildwood City, NJ 08260  
(609) 522-5160  
(609) 522-5313 (fax)

Remington, Vernick  
& Beach Engineers  
522 Fayette Street  
Conshohocken, PA 19428  
(610) 940-1050  
(610) 940-1161 (fax)

1000 Church Hill Road, Suite 220  
Pittsburgh, PA 15205  
(412) 263-2200  
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building  
262 Chapman Road, Suite 105  
Newark, DE 19702  
(302) 266-0212  
(302) 266-6208 (fax)

Remington, Vernick  
& Arango Engineers  
The Presidential Center  
Lincoln Building, Suite 600  
101 Route 130  
Cinnaminson, NJ 08077  
(856) 303-1245  
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor  
Secaucus, NJ 07094  
(201) 624-2137  
(201) 624-2136 (fax)

April 1, 2015

Town of Phillipsburg  
675 Corliss Avenue  
Phillipsburg, NJ 08865

Attn: Vicki Kleiner, Acting Clerk

RE: Town of Phillipsburg  
Ingersoll Rand Property - Opus

Dear Ms. Kleiner:

Our office has reviewed the proposed redevelopment of the Ingersoll Rand property with an approximately 5,800,000 square feet of warehouse space and offer the following comments regarding capacity at the Phillipsburg Treatment Plant:

1. The applicant has provided information that the warehouse would have approximately 800-1,000 employees and that the buildings would contain showers. In accordance with N.J.A.C. 7:14A-23.3, projected flows for warehouse spaces with showers are calculated as 40 gallons per day per employee. Accordingly, this particular warehouse development would produce 40,000 gpd. Based upon current flows and the ability to re-rate the plant in the future, we are able to certify capacity at the treatment plant for the flow of 40,000.00 gpd.
2. It should be noted that the conveyance system may require additional review regarding ability to handle the proposed flows. However, additional comment will be provided when finalized flows including peaking factors are provided based upon employees and showers in accordance with NJDEP requirements.
3. Determination of impact fees for tying into the system, if any, will be determined by Town Council.
4. The applicant shall be responsible for paying all connections fees. All required fees shall be paid in full prior to the introduction of any flow to the Town of Phillipsburg Wastewater Treatment Plant.

Should you have any questions or require additional information, feel free to contact our office.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.

By *Dennis K. Yoder*

Dennis K. Yoder, P.E., C.M.E.  
Senior Associate, Director of Engineering

cc: Mayor & Committee, Richard Wenner, Esq., Stan Schrek, Van Cleef Engineering

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Environmental Scientists

15415  
Perryville III Corporate Park  
53 Frontage Road, Suite 120  
PO Box 4017  
Clinton, NJ 08809  
T: 908.238.0900  
F: 908.238.0901  
www.maserconsulting.com

September 14, 2015

Gregory Ploussas, P.E., PP, CME  
Chester Ploussas Lisowsky Partnership, LLC  
Metro Park South  
100 Matawan Road, Suite 100  
Matawan, NJ 07747-3913

Re: Sewer Service Availability  
Phillipsburg - Lopatcong Commerce Park  
Lot 1, Block 100  
Lots 1 and 1.01, Block 101  
Route 22, Lopatcong Township  
MC Project Nos. LPT-001/LPT-073

Dear Mr. Ploussas:

I am in receipt of your August 31, 2015 letter to Lopatcong Township Mayor Thomas McKay requesting information as to the availability of sewer service and treatment plant capacity for Lots 1 and 1.01, Block 101, which is part of the former Ingersoll Rand site. I understand that there are plans to develop the former Ingersoll Rand land holdings in the Town of Phillipsburg and Township of Lopatcong for assembly, logistics and office space. A building with 1,000,000 square feet of assembly, logistics, and office space is proposed in the Lopatcong portion of the former Ingersoll Rand tract according to the information attached to your August 31, 2015 letter to Mayor McKay. The estimated wastewater flows that would be generated as a result of the development of the property for a 1,000,000 square foot building for assembly, logistics, and office spaces including shower facilities in Lopatcong Township would be 45,000 gallons per day.

In response to your letter, please be advised of the following:

1. Lots 1 and 1.01 in Block 101 are situated in the Township's future wastewater service area per the Wastewater Management Plan approved by the NJDEP in 2012. Lot 1 in Block 100, which is located on the north side of Route 22, is also situated within the sewer service area.
2. The Township of Lopatcong has an agreement with the Town of Phillipsburg that allows for 801,000 gallons per day of wastewater flow to be directed to the Town of Phillipsburg Wastewater Treatment Plant. This flow allocation is noted in the approved Wastewater Management Plan.
3. At the time the Wastewater Management Plan was developed in 2012, existing wastewater flows were 556,300 gallons per day (See the approved Wastewater Management Plan). Since the Township's flow allocation is 801,000 gallons per day, 244,700 gallons per day are available for future development.



Gregory Ploussas, P.E., PP, CME  
MC Project Nos. LPT-001/LPT-073  
September 14, 2015  
Page 2 of 2

4. The approved Wastewater Management Plan lists future development that would be serviced through the remaining flow currently available to the Township. The development of Lots 1 and 1.01 in Block 101 is denoted on that list. The total flows anticipated to be generated by a development on Lots 1 and 1.01 in Block 101 is 55,000 gallons per day, which exceeds the 45,000 gallons per day flow estimated in your August 31, 2015 letter to Mayor McKay.

In summary, Lots 1 and 1.01 in Block 101 are situated in the Township of Lopatcong's future sewer service area. In addition, the development of this site has been specifically denoted in the Township's Wastewater Management Plan at a flow of 55,000 gallons per day, which exceeds the estimated flow expected to be generated by a development of 1,000,000 square feet of assembly, logistics, and office space with shower facilities of 45,000 gallons per day per your August 31, 2015 letter to Lopatcong Township Mayor Thomas McKay.

As also indicated above, Lot 1 in Block 100 is also situated in the Township's sewer service area.

I trust that this letter is responsive to your August 31, 2015 letter to Mayor McKay.

Please call me if you have any questions or clarifications.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Paul M. Sterbenz', written in a cursive style.

Paul M. Sterbenz, P.E., PP  
Township Engineer

PMS/dc

cc: Margaret B. Dilts, RMC, Township Clerk  
Daniel Madden  
Daniel Gural

\\njncad\projects\lpt\lpt-073\letters\out\150914pms\_ploussas\_sewer service.docx



## Elizabethtown Gas

148 Edison Road  
Stewartville, NJ 08886  
908 289 5000 phone  
www.elizabethtowngas.com

February 29, 2016

Phillipsburg Commerce Park Urban Renewal Entity  
255 Atsion Road  
Medford, N.J. 08055

Att: Dan Gural

Re: Natural Gas Service  
Block 3201 Lots 7.01 through 7.13, Town of Phillipsburg  
Block 101 Lot 1, Lopatcong Township

Dear Mr. Gural,

Elizabethtown Gas is in a position to meet your needs in regard to your request for natural gas service for the above referenced project.

In order for us to proceed with the implementation of a plan to properly serve this project with natural gas we will require all gas requirements, load data, deeded block/lot information and a finalized set of plans approved by both the Township of Lopatcong and the Town of Phillipsburg. Upon receipt, you will be notified of costs, if any, for the installation of service.

Please be advised that our ability to serve your project with natural gas is contingent upon regulatory, state and local approval.

If you have any questions or would like to discuss this matter further please call me at (908)859-2636.

Sincerely,

Mark Kelly  
Commercial Account Executive  
Elizabethtown Gas

## APPENDIX C – PERMITS/APPROVALS

# WARREN COUNTY PLANNING APPROVALS

WARREN COUNTY PLANNING DEPARTMENT  
WAYNE DUMONT, JR. ADMINISTRATION BUILDING  
165 COUNTY ROAD 519, SOUTH  
BELVIDERE, NEW JERSEY 07823-1949

DAVID K. DECH  
PLANNING DIRECTOR



Telephone: (908) 475-6532  
Fax: (908) 475-6537  
planningdept@co.warren.nj.us

February 26, 2019

Ms. Victoria L. Kleiner, Municipal Clerk  
Phillipsburg Planning Board  
120 Filmore Street  
Phillipsburg, NJ 08865

Re: **Conditional Approval**  
I-78 Logistics Park Phillipsburg Urban Renewal  
File No. 19-003

Dear Ms. Kleiner,

At the regular meeting of the Warren County Planning Board held on February 25, 2019, the preliminary application for major subdivision of I-78 Logistics Park Phillipsburg Urban Renewal, File No. 19-003, Blocks 3201; 3301, Lots 7.01-7.13, 7.031-7.033; 1, 2, 4, 4.01, 5 & 6, located on Roseberry Street, Center Street and Green Street was reviewed and approved with the following conditions:

1. Show and label Warren County Bridge #15015 and the associated easement including deed book and page and Warren County Bridge #19005.
2. Once the subdivision plan is perfected, the site plans previously approved by the County will need to be amended to reflect the approved lot lines and subdivision layout.

**COMMENTS:**

1. The stormwater management and drainage plan for each individual site plan when submitted will be reviewed for conformance with County standards and the overall stormwater management plan for the site.
2. Prior to the unconditional review of the proposed major subdivision, the applicant must provide the latest revised subdivision map to the county in an AutoCAD format.
3. Building 6, as shown on the site plan previously reviewed and approved by the County, appears to cross over the common lot line of Lots 5 and 6. It is noted that the Final Subdivision lot layout shows that Buildings 3, 5, and 6 do not conflict with the proposed lot lines.

Ms. Victoria L. Kleiner, Municipal Clerk  
Phillipsburg Planning Board  
February 26, 2019

2

As soon as these conditions have been complied with to the satisfaction of both the Warren County Engineer's Office and the Warren County Planning Department, the application will be considered approved and the maps will be signed and dated.

Sincerely,



Valarie A. Discafani  
Senior Planner

VAD/tn

cc: I-78 Logistics Park Phillipsburg Urban Renewal  
Susan R. Rubright, Esq.  
Richard G. Ruchalski, PLS  
Stanley L. Schrek, Municipal Engineer  
Kevin Duddy, Construction Official  
WC Soil Conservation District

**WARREN COUNTY PLANNING DEPARTMENT**  
**WAYNE DUMONT, JR. ADMINISTRATION BUILDING**  
**165 COUNTY ROAD 519, SOUTH**  
**BELVIDERE, NEW JERSEY 07823-1949**

DAVID K. DECH  
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Telephone: (908) 475-6532  
Fax: (908) 475-6537  
planningdept@co.warren.nj.us

February 26, 2019

Ms. Victoria L. Kleiner, Municipal Clerk  
Phillipsburg Planning Board  
120 Filmore Street  
Phillipsburg, NJ 08865

Re: **Conditional Approval**  
I-78 Logistics Park Phillipsburg Urban Renewal  
File No. 19-004

Dear Ms. Kleiner,

At the regular meeting of the Warren County Planning Board held on February 25, 2019, the final application for major subdivision of I-78 Logistics Park Phillipsburg Urban Renewal, File No. 19-004, Blocks 3201; 3301, Lots 7.01 – 7.13, 7.031 – 7.033; 1, 2, 4, 4.01, 5 & 6 located on Roseberry Street, Center Street and Green Street was reviewed and approved with the following conditions:

1. Show and label Warren County Bridge #19005 on Lock Street.
2. The proposed lot lines and areas are inconsistent between the preliminary and final major subdivision. Please provide a detailed written explanation for the inconsistency as the County has never received any site plan information to document the preliminary subdivision lot layout.
3. Unconditional approval cannot be granted until the Preliminary Major Subdivision is unconditionally approved.
4. Once the subdivision plan is perfected, the site plans previously approved by the County will need to be amended to reflect the approved lot lines and subdivision layout.
5. Prior to the unconditional review of the proposed major subdivision, the applicant must provide the latest revised subdivision map to the county in an AutoCAD format.

**COMMENTS**

1. The stormwater management and drainage plan for each individual site plan when submitted will be reviewed for conformance with County standards and the overall stormwater management plan for the site.

Ms. Victoria L. Kleiner, Municipal Clerk  
Phillipsburg Planning Board  
February 26, 2019

2

As soon as these conditions have been complied with to the satisfaction of both the Warren County Engineer's Office and the Warren County Planning Department, the application will be considered approved and the maps will be signed and dated.

Sincerely,



Valarie A. Discafani, AICP, PP  
Senior Planner

VAD/tn

cc: I-78 Logistics Park Phillipsburg Urban Renewal  
Susan R. Rubright, Esq.  
Richard G. Ruchalski, PLS  
Stanley L. Schrek, Municipal Engineer  
Kevin Duddy, Construction Official  
WC Soil Conservation District

**WARREN COUNTY PLANNING DEPARTMENT  
WAYNE DUMONT, JR. ADMINISTRATION BUILDING  
165 COUNTY ROAD 519, SOUTH  
BELVIDERE, NEW JERSEY 07823-1949**

DAVID K. DECH  
PLANNING DIRECTOR



Telephone: (908) 475-6532  
Fax: (908) 475-6537  
planningdept@co.warren.nj.us

January 14, 2019

Ms. Victoria L. Kleiner, Municipal Clerk  
Phillipsburg Planning Board  
120 Filmore Street  
Phillipsburg, NJ 08865

Re: **Approval**  
Bridge Development Partners, LLC  
File No. 18-010-SP

Dear Ms. Kleiner,

At the regular meeting of the Warren County Planning Board held on May 21, 2018, the preliminary/final application for site plan of Bridge Development Partners, LLC, known as I-78 Logistics Park, File No. 18-010-SP, Blocks 3201 & 3301, Lots 7.01-7.013, 7.031-7.033, 1-2, 4, 4.01, 5 & 6, located on NJSH Route 22 was reviewed and approved with conditions.

The conditions have now been complied with to the satisfaction of both the Warren County Engineer's Office and the Warren County Planning Department, therefore the application is approved.

**COMMENTS**

1. A copy of the NJDOT Access Permit(s) shall be provided to the County upon receipt.
2. The applicant is hereby notified that Warren County will not accept responsibility for the dam structures or the review of subsequent inspection reports; the responsibility for these items must therefore be assumed by the Municipality(s) or the N.J.D.E.P.
3. A copy of the NJDEP Bureau of Dam Safety permit for the dam structure (Retention Basin South) shall be provided to the County. A copy of the Emergency Action Plan (EAP), if required by the NJDEP Bureau of Dam Safety, shall also be provided to the County.
4. The stormwater management and drainage plan for each individual site plan when submitted will be reviewed for conformance with County standards and the overall stormwater management plan for the site.

Ms. Victoria L. Kleiner, Municipal Clerk  
Phillipsburg Planning Board  
January 14, 2019

2

5. Approval from the Warren County Soils Conservation District will be required.
6. Any future revisions to the site plan will require submission for review and approval. Any subsequent subdivision of the property will require preliminary and final subdivision approval.
7. Warren County was notified of a technical modification associated with the retention basin and reconfiguration due to electric utility lines. A copy of the modification approval shall be supplied to the County upon receipt.

I am returning one signed copy of the map revised June 25, 2018 for your files.

Sincerely,

Valarie A. Discafani AICP, PP  
Senior Planner

VAD/tn  
Enclosure

cc: Bridge Development Partners, LLC  
Susan B. Rubright, Esq.  
Thomas T. McGrath  
Stanley Schrek, Municipal Engineer  
Kevin Duddy, Construction Official  
WC Soil Conservation District

**WARREN COUNTY PLANNING DEPARTMENT  
WAYNE DUMONT, JR. ADMINISTRATION BUILDING  
165 COUNTY ROAD 519, SOUTH  
BELVIDERE, NEW JERSEY 07823-1949**

DAVID K. DECH  
PLANNING DIRECTOR



Telephone: (908) 475-6532  
Fax: (908) 475-6537  
planningdept@co.warren.nj.us

January 14, 2019

Ms. Margaret B. Dilts, Secretary  
Lopatcong Township Planning Board  
232 So. Third Street, Morris Park  
Phillipsburg, NJ 08865

Re: **Approval**  
Bridge Development Partners, LLC  
File No. 18-010-SP

Dear Ms. Dilts,

At the regular meeting of the Warren County Planning Board held on May 21, 2018, the preliminary/final application for site plan of Bridge Development Partners, LLC, known as I-78 Logistics Park, File No. 18-010-SP, Block 101, Lot 1, located on NJSH Route 22 was reviewed and approved with conditions.

The conditions have now been complied with to the satisfaction of both the Warren County Engineer's Office and the Warren County Planning Department, therefore the application is approved.

**COMMENTS**

1. A copy of the NJDOT Access Permit(s) shall be provided to the County upon receipt.
2. The applicant is hereby notified that Warren County will not accept responsibility for the dam structures or the review of subsequent inspection reports; the responsibility for these items must therefore be assumed by the Municipality(s) or the N.J.D.E.P.
3. A copy of the NJDEP Bureau of Dam Safety permit for the dam structure (Retention Basin South) shall be provided to the County. A copy of the Emergency Action Plan (EAP), if required by the NJDEP Bureau of Dam Safety, shall also be provided to the County.
4. The stormwater management and drainage plan for each individual site plan when submitted will be reviewed for conformance with County standards and the overall stormwater management plan for the site.

Ms. Margaret B. Dilts, Secretary  
Lopatcong Township Planning Board  
January 14, 2019

2

5. Approval from the Warren County Soils Conservation District will be required.
6. Any future revisions to the site plan will require submission for review and approval. Any subsequent subdivision of the property will require preliminary and final subdivision approval.
7. Warren County was notified of a technical modification associated with the retention basin and reconfiguration due to electric utility lines. A copy of the modification approval shall be supplied to the County upon receipt.

I am returning one signed copy of the map revised June 25, 2018 for your files.

Sincerely,

Valarie A. Discafani AICP, PP  
Senior Planner

VAD/tn  
Enclosure

cc: Bridge Development Partners, LLC  
Susan B. Rubright, Esq.  
Thomas T. McGrath  
Paul Sterbenz, Municipal Engineer  
John Fritts, Building Inspector  
WC Soil Conservation District

**WARREN COUNTY PLANNING DEPARTMENT  
WAYNE DUMONT, JR. ADMINISTRATION BUILDING  
165 COUNTY ROAD 519, SOUTH  
BELVIDERE, NEW JERSEY 07823-1949**

DAVID K. DECH  
PLANNING DIRECTOR



Telephone: (908) 475-6532  
Fax: (908) 475-6537  
planningdept@co.warren.nj.us

February 6, 2019

Ms. Margaret B. Dilts, Secretary  
Lopatcong Township Planning Board  
232 So. Third Street, Morris Park  
Phillipsburg, NJ 08865

Re: **Approval**  
I-78 Logistics Park, Lopatcong Urban  
Renewal, LLC  
File No. 18-020-SP

Dear Ms. Dilts,

At the regular meeting of the Warren County Planning Board held on September 24, 2018, the preliminary/final application for site plan of I-78 Logistics Park, Lopatcong Urban Renewal, LLC, File No. 18-020-SP, Block 101, Lot 1, located on NJSH Route 22 and Lock Street was reviewed and approved with conditions.

The conditions have now been complied with to the satisfaction of both the Warren County Engineer's Office and the Warren County Planning Department, therefore the application is approved.

**COMMENTS**

1. Any future revisions to the site plan will require submission for review and approval. Any subsequent subdivision of the property will require preliminary and final subdivision approval.
2. The applicant is hereby notified that Warren County will not accept responsibility for the dam structures or the review of subsequent inspection reports; the responsibility for these items must therefore be assumed by the Municipality(s) or the N.J.D.E.P.
3. A copy of the NJDEP Bureau of Dam Safety permit for the dam structure (Retention Basin South) shall be provided to the County. A copy of the Emergency Action Plan (EAP), if required by the NJDEP Bureau of Dam Safety, shall also be provided to the County.

Ms. Margaret B. Dilts, Secretary  
Lopatcong Township Planning Board  
February 6, 2019

2

4. Warren County was notified of a technical modification associated with the retention basin and reconfiguration due to electric utility lines. A copy of the modification approval shall be supplied to the County upon receipt.
5. The site plans as approved do not make reference to existing Lot 1.01 on the Cover Sheet. The site plans make reference to proposed Lots 1.01, 1.02, 1.03 and 1.04 which will require subdivision approval from the County of Warren to perfect the proposed lots.

I am returning one signed copy of the map dated 6/1/18 and revised 8/31/18 for your files.

Sincerely,



Valarie A. Discafani, AICP, PP  
Senior Planner

VAD/tn  
Enclosure

cc: I-78 Logistics Park, Lopatcong Urban Renewal, LLC, (w/enclosure)  
Susan R. Rubright, Esq.  
Brett W. Skapinetz, PE  
Paul Sterbenz, Municipal Engineer  
John Fritts, Building Inspector  
WC Soil Conservation District

WARREN COUNTY SOIL CONSERVATION DISTRICT  
APPROVALS



## WARREN COUNTY SOIL CONSERVATION DISTRICT

---

224 W. Stiger Street, Hackettstown, NJ 07840  
Phone: (908) 852-2579 Web Site: warrencountyscd.com

August 8, 2018

I-78 Logistics Park Phillipsburg Urban Renewal, LLC  
One Gatehall Dr., Suite 201  
Parsippany, NJ 07054

Pursuant to the New Jersey Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended, the Warren County Soil Conservation District has reviewed this project application and:

- Approves the Soil Erosion Control Plan
- Approves the Soil Erosion Control Plan with Conditions (see attached)
- Rules the Plan incomplete (see attached)
- Denies the application without prejudice (see attached)

Name of Project: Bridge Point 78, Building #5

Project # 19002

Township: Phillipsburg

Approval Date: Aug. 8, 2018

Block(s): 3301; 3201 Lot(s): 4.022, 5, 6; 7.04

Expiration Date: Feb. 2022

Plan Date: 06/05/18

The District shall be represented at the project pre-construction meeting with the township engineer, excavating contractors, utility representatives, and applicant. If the township engineer does not schedule a pre-construction meeting, it is the responsibility of the owner/applicant to schedule the meeting prior to any land disturbance.

This letter is not an endorsement of this project. Plan approval is strictly for compliance with the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et. seq., (l. 1975, c. 251, as amended, L. 1979, c. 459). This plan approval is limited to the erosion and sediment controls as specified in this application and accompanying documents. It is not authorization to engage in a proposed land use or other activity that may be governed or regulated by other Township, County, State or Federal government agencies.

Formal written notification at least 48 hours prior to commencing **ANY SOIL DISTURBANCE** on this project is required.

A handwritten signature in black ink that reads "Wayne R. Jarvis".

Wayne R. Jarvis, Chairman



## WARREN COUNTY SOIL CONSERVATION DISTRICT

---

224 W. Stiger Street, Hackettstown, NJ 07840  
Phone: (908) 852-2579 Web Site: warrencountyscd.com

August 8, 2018

I-78 Logistics Park Phillipsburg Urban Renewal, LLC  
One Gatehall Dr., Suite 201  
Parsippany, NJ 07054

Pursuant to the New Jersey Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended, the Warren County Soil Conservation District has reviewed this project application and:

- Approves the Soil Erosion Control Plan
- Approves the Soil Erosion Control Plan with Conditions (see attached)
- Rules the Plan incomplete (see attached)
- Denies the application without prejudice (see attached)

Name of Project: Bridge Point 78, Building #3

Project # 19001

Township: Phillipsburg

Approval Date: Aug. 8, 2018

Block(s): 3201 Lot(s): 4, 5, 6, 7.03, 7.033, 7.05, 7.08, 7.09

Expiration Date: Feb. 2022

Plan Date: 06/05/18

The District shall be represented at the project pre-construction meeting with the township engineer, excavating contractors, utility representatives, and applicant. If the township engineer does not schedule a pre-construction meeting, it is the responsibility of the owner/applicant to schedule the meeting prior to any land disturbance.

This letter is not an endorsement of this project. Plan approval is strictly for compliance with the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et. seq., (l. 1975, c. 251, as amended, L. 1979, c. 459). This plan approval is limited to the erosion and sediment controls as specified in this application and accompanying documents. It is not authorization to engage in a proposed land use or other activity that may be governed or regulated by other Township, County, State or Federal government agencies.

Formal written notification at least 48 hours prior to commencing **ANY SOIL DISTURBANCE** on this project is required.

A handwritten signature in black ink that reads "Wayne R. Jarvis".

Wayne R. Jarvis, Chairman



## WARREN COUNTY SOIL CONSERVATION DISTRICT

---

224 W. Stiger Street, Hackettstown, NJ 07840  
Phone: (908) 852-2579 Web Site: warrencountyscd.com

August 8, 2018

I-78 Logistics Park Phillipsburg Urban Renewal, LLC  
One Gatehall Dr., Suite 201  
Parsippany, NJ 07054

Pursuant to the New Jersey Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended, the Warren County Soil Conservation District has reviewed this project application and:

- Approves the Soil Erosion Control Plan
- Approves the Soil Erosion Control Plan with Conditions (see attached)
- Rules the Plan incomplete (see attached)
- Denies the application without prejudice (see attached)

Name of Project: Bridge Point 78, Building #7

Project # 19004

Township: Lopatcong

Approval Date: Aug. 8, 2018

Block(s): 101 Lot(s): 1, 1.01

Expiration Date: Feb. 2022

Plan Date: 06/01/18

The District shall be represented at the project pre-construction meeting with the township engineer, excavating contractors, utility representatives, and applicant. If the township engineer does not schedule a pre-construction meeting, it is the responsibility of the owner/applicant to schedule the meeting prior to any land disturbance.

This letter is not an endorsement of this project. Plan approval is strictly for compliance with the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et. seq., (L. 1975, c. 251, as amended, L. 1979, c. 459). This plan approval is limited to the erosion and sediment controls as specified in this application and accompanying documents. It is not authorization to engage in a proposed land use or other activity that may be governed or regulated by other Township, County, State or Federal government agencies.

Formal written notification at least 48 hours prior to commencing **ANY SOIL DISTURBANCE** on this project is required.

A handwritten signature in cursive script that reads "Wayne R. Jarvis".

Wayne R. Jarvis, Chairman



## WARREN COUNTY SOIL CONSERVATION DISTRICT

---

224 W. Stiger Street, Hackettstown, NJ 07840  
Phone: (908) 852-2579 Fax: (908) 852-2284 Web Site: warrencountyscd.com

May 9, 2018

I-78 Logistics Park  
Urban Renewal, LLC  
One Gatehall Drive, Suite 201  
Parsippany, NJ 07054

Pursuant to the New Jersey Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended, the Warren County Soil Conservation District has reviewed this project application and:

- Approves the Soil Erosion Control Plan
- Approves the Soil Erosion Control Plan with Conditions (see attached)
- Rules the Plan incomplete (see attached)
- Denies the application without prejudice (see attached)

Name of Project: I-78 Logistics Park

Project # 18024

Township: Lopatcong/ Phillipsburg

Approval Date: 5/9/18

Block(s): 101/3201 Lot(s):1/ 7.01-7.013, 7.031-7.033 Expiration Date: November 2021

Plan Date: Oct. 19, 2017 rev 4/11/18

The District shall be represented at the project pre-construction meeting with the township engineer, excavating contractors, utility representatives, and applicant. If the township engineer does not schedule a pre-construction meeting, it is the responsibility of the owner/applicant to schedule the meeting prior to any land disturbance.

This letter is not an endorsement of this project. Plan approval is strictly for compliance with the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et. seq., (l. 1975, c. 251, as amended, L. 1979, c. 459). This plan approval is limited to the erosion and sediment controls as specified in this application and accompanying documents. It is not authorization to engage in a proposed land use or other activity that may be governed or regulated by other Township, County, State or Federal government agencies.

Formal written notification at least 48 hours prior to commencing **ANY SOIL DISTURBANCE** on this project is required.

A handwritten signature in cursive script that reads "Wayne R. Jarvis".

Wayne R. Jarvis, Chairman

NJDEP FLOOD HAZARD AREA PERMIT &  
MODIFICATION APPROVAL





## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Division of Land Use Regulation  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey, 08625

PHILIP D. MURPHY  
*Governor*

CATHERINE R. MCCABE  
*Commissioner*

SHELIA Y. OLIVER  
*Lt. Governor*

December 31, 2018

Mr. Bahram Farzaneh, P.E., P.P.  
French & Parrello  
1800 Route 34  
Wall, New Jersey 07719

Re: Flood Hazard Area Modification Request  
File No. 2100-04-0001.4 FHA180003  
Applicant: I-78 Logistics Park Phillipsburg and Lopatcong Urban Renewal

Dear Mr. Farzaneh,

This is in response to your letter received on December 6, 2018 concerning a previously issued Flood Hazard Area Permit and Verification for the proposed construction of a stormwater outfall structure and stormwater system for a warehouse development project along Lopatcong Creek, within Lot Nos. 7.01, 7.02, 7.03, 7.031, 7.032, 7.033, 7.04 – 7.13 of Block No. 3201 in Lopatcong Township and Lot Nos. 1, 2, 4, 4.01, 5 and 6 of Block No. 3301, in Phillipsburg Town, Warren County.

Your request for a modification to provide rain gardens and revise the proposed retention basin is hereby approved. The drawings approved with this modification are thirty four (34) drawings prepared by Dynamic Engineering, dated June 5, 2018, last revised September 24, 2018, entitled:

“I-78 LOGISTICS PARK PHILLIPSBURG URBAN RENEWAL, LLC PROPOSED BRIDGE POINT 78- BUILDINGS 3, 5 AND 6”

“OVERALL SITE PLAN”, Sheet No. 5 of 71

“GRADING PLAN ‘A’ “. Sheet No. 9 of 71

“GRADING PLAN ‘B’ “. Sheet No. 10 of 71

“GRADING PLAN ‘C’ ”, Sheet No. 11 of 71

“STORMWATER PLAN ‘A’ “. sheet No. 15 of 71

“STORMWATER PLAN ‘B’ “. Sheet No. 16 of 71

“STORMWATER PLAN ‘C’ “. Sheet No. 17 of 71

RECEIVED

JAN 04 2019

French & Parrello Associates

“UTILITY PLAN ‘A’ “, Sheet No. 18 of 71

“UTLITY PLAN ‘B’ “. Sheet No. 19 of 71

“UTILITY PLAN ‘C’ “, Sheet No. 20 of 71

“GRADING PLAN”, Sheet No. 36 of 71

“GRADING INSERT PLAN”, Sheet No. 37 of 71

“STORMWATER PLAN”, Sheet No. 38 of 71

“UTLITY PLAN”, Sheet No. 39 of 71

“GRADING PLAN”, Sheet No. 46 of 71

“GRADING PLAN INSERT”, Sheet No. 47 of 71

“STORMWATER PLAN”, Sheet No. 48 of 71

“RAND BOULEVARD STORMWATER PLAN”, Sheet No. 49 of 71

“RETENTION BASIN SOUTH GRADING & STORMWATER PLAN”, SHEET No. 50 of 71

“UTLITY PLAN”, Sheet No. 51 of 71

“RAND BOULEVARD UTLITY PLAN”, Sheet No. 52 of 71

“CONSTRUCTION DETAILS”, Sheet No. 66 of 71

“CONSTRUCTION DETAILS”, SHEET No. 68 of 71

“GREEN SPACE PLAN”, Sheet No. 1 of 1

“OVERALL SITE PLAN”, Sheet No. 5 of 39, last revised November 7, 2018

“GRADING PLAN ‘A’ “, Sheet No. 8 of 39, last revised November 7, 2018

“GRADING PLAN ‘B’ “, Sheet No. 9 of 39, last revised November 7, 2018

“STORMWATER PLAN ‘A’ “. Sheet No. 12 of 39, last revised November 7, 2018

“STORMWATER PLAN ‘B’ “, Sheet No. 13 of 39, last revised November 7, 2018

“STORMWATER PLAN ‘C’ “, Sheet No. 14 of 39, last revised November 7, 2018

“UTILITY PLAN ‘A’ “, Sheet No. 15 of 39, last revised November 7, 2018

“UTILITY PLAN ‘B’ “, Sheet No. 16 of 39, last revised November 7, 2018

“CONSTRUCTION DETAILS”, Sheet No. 32 of 39, last revised November 7, 2018

“GREEN SPACE PLAN”, Sheet No. 1 of 1, last revised November 7, 2018

And a drawing prepared by French and Parrello Associates, dated November, 2018, last revised November 30, 2018, entitled:

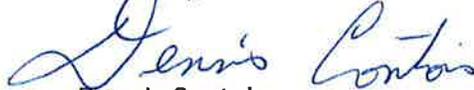
“I-78 LOGISITICS PARK DAM NJ DAM 24-163 TOWNSHIP OF PHILLIPSBURG  
WARREN COUNTY, NEW JERSEY”

“PROPOSED RETENTION BASIN PLAN”, SHEET No. 4 of 17

All conditions of the original permit will remain and the permit will expire on July 26, 2023.

Should you have any questions regarding this determination, please contact me at  
Dennis.contois@dep.nj.gov or by telephone at (609) 633-6563.

Sincerely,

A handwritten signature in blue ink that reads "Dennis Contois". The signature is written in a cursive style with a large initial "D".

Dennis Contois

Engineering Supervisor

Northern Engineering Section

CC: Applicant w/plans  
Lopatcong Township Clerk w/plans  
Phillipsburg Town Clerk w/plans

NJDEP FRESHWATER WETLANDS LOI &  
GENERAL PERMIT NO. 1



**STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF LAND USE REGULATION**  
Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420  
Telephone: (609) 777-0454 or Fax: (609) 777-3656  
www.nj.gov/dep/landuse



**PERMIT**

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the limitations, terms and conditions listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		Approval Date <b>MAY 22 2018</b>
		Expiration Date <b>MAY 21 2023</b>
Permit Number(s):  2100-04-0001.4 FWW180001	Type of Approval(s):  Freshwater Wetlands General Permit No. 1 Maintenance & Repair of Exist Feature Water Quality Certificate	Enabling Statute(s):  N.J.S.A. 13:9B-1 et seq. N.J.S.A. 58:10A-1 et seq.
Permittee:  Daniel E. Gural Urban Renewal Entity 266 Atsion Road Medford, New Jersey 08055	Site Location:  Block(s): 3201; Lot(s) 7, 7.01, 7.02, 7.03, 7.031, 7.032, 7.033, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12 & 7.13 Block(s): 3301; Lot(s): 1, 2, 4, 4.01, 5 & 6 Municipality: Phillipsburg Block(s): 101; Lot(s): 1 Block(s): 100; Lot(s): 1 Municipality: Lopatcong County: Warren	
<p><b>Description of Authorized Activities:</b></p> <p>This permit authorizes the temporary disturbance of <b>0.11 acres (4,747 square feet)</b> of freshwater wetlands for the maintenance of a stormwater detention basin under a Freshwater Wetlands General Permit No. 1 as shown on the plans referenced on the last page of this permit. This authorization to conduct activities in freshwater wetlands includes the issuance of a Water Quality Certificate.</p> <p>The Division of Land Use Regulation has reviewed the referenced application for a General Permit authorization pursuant to the requirements of the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A-7. The activities allowed by this authorization shall comply with applicable conditions noted at N.J.A.C. 7:7-5.7, 7.1 and 20.2. Failure to comply with these conditions shall constitute a violation of the Freshwater Wetland Protection Act (N.J.S.A. 13:9B-1 et seq.).</p> <p>Any additional un-permitted disturbance of freshwater wetlands, State Open Waters and/or transition areas besides that shown on the approved plans shall be considered a violation of the Freshwater Wetlands Protection Act rules unless the activity is exempt or a permit is obtained from the Department prior to the start of the proposed disturbance.</p>		
Prepared by:   Michael Tropiano	Received and/or Recorded by County Clerk:	
<p>If the permittee undertakes any regulated activity authorized under a permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the permit and all conditions therein.</p>		
<p><b>This permit is not valid unless authorizing signature appears on the last page.</b></p>		



State of New Jersey  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Division of Land Use Regulation  
Mail Code 501-02A, P. O. Box 420  
Trenton, New Jersey 08625-0420  
[www.state.nj.us/dep/landuse](http://www.state.nj.us/dep/landuse)

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

BOB MARTIN  
Commissioner

Daniel Gural  
Urban Renewal Entity LLC  
266 Atsion Road  
Medford, NJ 08055

JAN 11 2017

**RE: Freshwater Wetlands Letter of Interpretation: Line Verification**  
**File No.: 2100-04-0001.4 FWW 160001**  
**Applicant: Urban Renewal Entity LLC**  
**Block(s): 100; Lot(s): 1**  
**Block(s): 101; Lot(s): 1**  
**Lopatcong Township, Warren County**  
**Block(s): 3201; Lot(s): 7.01, 7.02, 7.03, 7.031, 7.032, 7.033, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12 & 7.13**  
**Block(s): 3301; Lot(s): 1, 2, 4, 4.01, 5 & 6**  
**Phillipsburg Township, Warren County**  
**Sub-watershed: Lopatcong Creek (below Route 57) including Upper Delaware River Valley**  
**Watershed: Lopatcong Creek**

Dear Mr. Gural:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on November 29, 2016 Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "WETLANDS MAP I-78 LOGISTICS PARK LOTS 7.01, 7.02, 7.03, 7.031, 7.032, 7.033, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12 & 7.13 BLOCK 3201 AND LOTS 1, 2, 4, 4.01, 5 & 6 BLOCK 3301 TOWN OF PHILLIPSBURG, WARREN COUNTY, NEW JERSEY LOT 1 BLOCK 100 & LOT 1 BLOCK 101 LOPATCONG TOWNSHIP, WARREN COUNTY, NEW JERSEY", sheet(s) 1, 2 and 3 of 3, dated December 21, 2015, unrevised, and prepared by Richard G. Ruchalski of Chester, Plotissas, Lisowsky Partnership, LLC, is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above DLUR file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP."

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

**Exceptional:** Wetland Flag W1-1 through Wetland Flag W2-44 as shown on the referenced plan. [150 foot wetland buffer]

**Ordinary:** Wetland Detention Area consisting of Wetland Flag WS-1 through Wetland Flag WS-8. [No wetland buffer]

**State Open Water:** Within the wetland boundary as shown on plans. [No wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. Please note that State Open Waters regulated under the Flood Hazard Area Control Act rules are present within the onsite delineated wetlands. These waters will require a riparian zone under the Flood Hazard Area Control Act rules at N.J.A.C. 7:13-4.1. In order to determine the flood hazard elevation and the limits of any riparian zone on site, the applicant may obtain a Flood Hazard Area Verification (see N.J.A.C. 7:13-5) that determines all areas regulated under the Flood Hazard Area Control Act rules. These classifications may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4 & 5) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

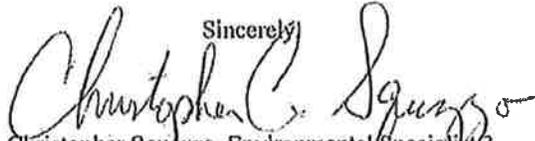
Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at [www.state.nj.us/dep/landuse/forms](http://www.state.nj.us/dep/landuse/forms). Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at [www.state.nj.us/dep/bulletin](http://www.state.nj.us/dep/bulletin). In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information on this process.

Please contact Michael Tropiano of our staff by e-mail at [Michael.Tropiano@dep.nj.gov](mailto:Michael.Tropiano@dep.nj.gov) or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,  
  
Christopher Squazzo, Environmental Specialist 3  
Division of Land Use Regulation

cc: Phillipsburg Township, Municipal Clerk w/plan  
Phillipsburg Township, Construction Official  
Lopatcong Township, Municipal Clerk w/plan  
Lopatcong Township, Construction Official  
Agent - Ed Kuc w/plan

# NJDEP TREATMENT WORKS APPROVAL PERMITS



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
P.O. Box 402, TRENTON, NJ 08625-0402

**PERMIT TO CONSTRUCT AND OPERATE\* TREATMENT WORKS**

*\*Local Agency approval required prior to operation*

The New Jersey Department of Environmental Protection grants this approval in accordance with your application, attachments accompanying same application, and applicable laws and regulation.

PERMIT NO.	ISSUANCE DATE	EXPIRATION DATE	DESIGN FLOW
18-0300	10/22/2018	10/21/2020	0.0001 M.G.D.

**NAME AND ADDRESS OF APPLICANT**  
I-78 Logistics Park, LLC  
One Gatehall Drive  
Suite 201  
Parsippany, NJ 07054

**LOCATION OF ACTIVITY**  
Phillipsburg Township and Lopatcong Township  
Warren County

**This permit grants permission to:**

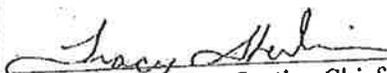
Construct and operate 2,161 LF of 8-inch PVC sanitary sewer extension to serve a warehouse testing facility with five (5) employees, known as I-78 Logistics Park, located along Route 22, Block 3201, Lots 7.01, 7.02, 7.03, 7.031, 7.032, 7.033, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13 and Block 3301, Lots 1, 2, 4, 4.01, 5, 6 located in Phillipsburg Township and Block 101, Lot 1 located in Lopatcong Township, Warren County.

**According to the plans entitled:**

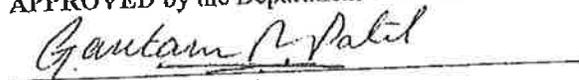
"Preliminary Pad Ready Site Plan, Preliminary & Final Site Plan for Utilities & Connector Road, I-78 Logistics Park, Lots 7.01, 7.02, 7.03, 7.031, 7.032, 7.033, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, Block 3201 and Lots 1, 2, 4, 4.01, 5, 6, Block 3201, Town of Phillipsburg, Lot 1, Block 101, Township of Lopatcong, Warren County, New Jersey" prepared by Chester, Ploussas, Lisowsky Partnership, LLC, dated March 20, 2017, last revised October 17, 2018, sheets 1, 4, 12, 14, 15, 24, 29, 30 and 31 of 35.

**and according to the specifications entitled:**

"Standard Specifications, Installation of Sanitary Sewer Facilities, I-78 Logistics Park, Phillipsburg and Lopatcong, Warren County, New Jersey" prepared by Chester, Ploussas, Lisowsky Partnership, LLC, dated March 6, 2018.

  
Tracy Shevlin, P.E., Section Chief

APPROVED by the Department of Environmental Protection

  
Gautam R. Patel, Chief  
Bureau of Environmental, Engineering & Permitting

*This permit is also subject to special provisos and general conditions stipulated on the attached page(s) which are agreed to by the permittee upon acceptance of the permit.*



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
P.O. Box 402, TRENTON, NJ 08625-0402

**PERMIT TO CONSTRUCT AND OPERATE\* TREATMENT WORKS**

*\*Local Agency approval required prior to operation*

The New Jersey Department of Environmental Protection grants this approval in accordance with your application, attachments accompanying same application, and applicable laws and regulation.

PERMIT NO.	ISSUANCE DATE	EXPIRATION DATE	DESIGN FLOW
18-0300a	02/14/2019	10/21/2020	0.044 M.G.D.

**NAME AND ADDRESS OF APPLICANT**

I-78 Logistics Park LLC  
One Gatehall Drive  
Suite 201  
Parsippany, NJ 07054

**LOCATION OF ACTIVITY**

Town of Phillipsburg  
Lopatcong Township  
Warren County

**This permit grants permission to:**

Construct and operate 8,994 LF of 8-inch PVC sanitary sewer extension, 6,972 LF of 2-inch force main and 3 pump stations to serve a warehouse, office building and testing facility, known as I-78 Logistics Park, located along Route 22, Block 3201, Lots 7.01, 7.02, 7.03, 7.031, 7.032, 7.033, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12 and 7.13 and Block 3301, Lots 1, 2, 4, 4.01, 5 and 6 located in Phillipsburg Township and Block 101, Lot 1 located in Lopatcong Township, Warren County.

**According to the plans entitled:**

"Preliminary Pad Site Plan, Preliminary & Final Site Plan for Utilities & Connector Road, I-78 Logistics Park, Lots 7.01, 7.02, 7.03, 7.031, 7.032, 7.033, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, Block 3201 and Lots 1, 2, 4, 4.01, 5, 6, Block 3201, Town of Phillipsburg, Lot 1, Block 101, Township of Lopatcong, Warren County, New Jersey" prepared by Chester, Ploussas, Lisowsky Partnership, LLC, dated March 20, 2017, last revised September 26, 2018, sheets 1, 4, 12, 14, 15, 24, 29, 30 and 31 of 35.

**AND**

"Preliminary and Final Site Plan, Buildings 3, 5, & 6 for I-78 Logistics Park Renewal, LLC, Proposed Bridge Point 78, Lopatcong Lot 1, Block 101; Tax Map Sheet #4, Phillipsburg Block 3201; Lots 7.01-7.03, 7.031-7.033, 7.04-7.13, Tax Map Sheet #32, Phillipsburg Block 3301; Lots 1, 2, 4, 4.01, 5 & 6; Tax Map Sheet #33, Town of Phillipsburg & Township of Lopatcong, Warren County, New Jersey" prepared by Dynamic Engineering, dated June 5, 2018, revised January 30, 2019, Set #1 sheets 1, 4, 18-20, 34, 39, 44, 51-53, 63, 64 and 67-69 of 71 and Set #2 sheets 1, 4, 15, 16, 26, 27, 34, 36 and 37 of 37.

**According to the specifications entitled:**

"Standard Specifications, Installation of Sanitary Sewer Facilities, I-78 Logistics Park, Phillipsburg and Lopatcong, Warren County, New Jersey" prepared by Chester, Ploussas, Lisowsky Partnership, LLC, dated March 6, 2018.

**AND**

"Sanitary Sewer Pump Station Engineer's Report for Buildings 6 & 7, Bridge Point 78, I-78 Logistics Park Lopatcong Urban Renewal, LLC and I-78 Logistics Park Phillipsburg Urban Renewal, LLC" prepared by Dynamic Engineering, dated October 2019.

APPROVED by the Department of Environmental Protection

  
Tracy Shevlin, P.E., Section Chief

  
Gautam R. Patel, Chief  
Bureau of Environmental, Engineering & Permitting

*This permit is also subject to special provisos and general conditions stipulated on the attached page(s) which are agreed to by the permittee upon acceptance of the permit.*

**NJDEP DAM SAFETY AND FLOOD CONTROL  
PERMIT & MODIFICATION APPROVAL**



STATE OF NEW JERSEY  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 (See Issuing Division below)



**PERMIT\***

The New Jersey Department of Environmental Protection grants this permit in accordance with your application, attachments accompanying same application, and applicable laws and regulations. This permit is also subject to the further conditions and stipulations enumerated in the supporting documents which are agreed to by the permittee upon acceptance of the permit.

Permit No. 1555		Application No.	
Issuance Date SEP 04 2018	Effective Date SEP 04 2018	Expiration Date SEP 04 2020	
Name and Address of Applicant I-78 Logistics Park Phillipsburg Urban Renewal, LLC One Gatehall Drive, Suite 201 Parsippany, NJ 07054		Name and Address of Owner	Name and Address of Operator
Location of Activity/Facility (Street Address) Lot _____ Block _____		Issuing Division Dam Safety and Flood Control	Statute(s) NJSA-58:4-1 et seq.
Type of Permit Dam		Maximum Approved Capacity, if applicable	

This permit grants permission to:

construct a new detention basin associated with the I-78 Logistics Park located within the Township of Phillipsburg, Warren County, New Jersey. The scope of work includes, but is not limited to, constructing a new detention basin with an earthen dam embankment for storm water runoff. PROJECT IS SHOWN ON APPROVED DRAWINGS LISTED ON PAGES 5 AND 6 OF THIS PERMIT.

Prepared by Zachary Kohl  
 Zachary Kohl

See page 6 for signature

Revised Date	Approved by the Department of Environmental Protection		
	Name (Print or Type) _____	Title _____	
	Signature _____	Date _____	

\*The word permit means "approval, certification, registration, etc."



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
ENGINEERING & CONSTRUCTION  
DIVISION OF DAM SAFETY & FLOOD CONTROL  
Mail Code 501-01A  
PO Box 420, Trenton, NJ 08625-0420  
Telephone: 609-984-0859 Fax: 609-984-1908

CATHERINE R. McCABE  
*Commissioner*

**FEB 13 2019**

PHILIP MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

FILE

I-78 Logistics Park Phillipsburg Urban Renewal, LLC  
Attn: John Porcek  
One Gatehall Drive, Suite 201  
Parsippany, NJ 07054

Re: I-78 Logistics Park Dam, NJDEP Dam No. 24-163  
Phillipsburg Township, Warren County

Dear Mr. Porcek:

This is in reference to the Modification-In-Detail to Dam Permit No. 1555 for the proposed I-78 Logistics Park Dam submitted by French & Parrello Associates under a December 4, 2018 cover letter to the Division of Dam Safety & Flood Control (Division).

Please be advised that the Modification-In-Detail is hereby approved for the proposed split basin modification associated with the I-78 Logistics Park Dam construction. The drawings hereby approved are two (2) sheets prepared by French & Parrello Associates, entitled:

“1-78 LOGISTICS PARK DAM NJ DAM FILE NO. 24-163 TOWNSHIP OF  
PHILLIPSBURG, WARREN COUNTY, NEW JERSEY”,

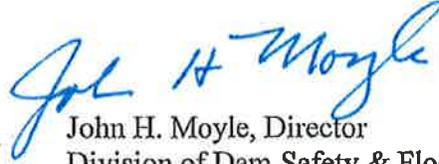
“PROPOSED RETENTION BASIN SITE PLAN”, sheet 4 of 17, dated  
November 2018 and last revised November 30, 2018,

“PROPOSED DAM SITE PLAN”, sheet 5 of 17, dated November 2018 and last  
revised November 30, 2018.

It is the Division's understanding that the upper and lower basins will be operated at equal water surface elevations. If there is any future intent to create a head differential between the basins, approval from the Division will be required and modifications to the berm may be necessary. Please be reminded that the conditions of Dam Repair Permit No. 1555 still remain in effect and that no additional modifications to the approved plans may be undertaken unless submitted to and approved by the Division.

Should you have any questions, please contact Zachary Kohl of this office at (609) 984-0859.

Sincerely,



John H. Moyle, Director  
Division of Dam Safety & Flood Control

ZEK  
2/11/19  
CJO  
11 FEB 2019  
BLS  
2/11/19

C: Phillipsburg Township Engineer & Clerk  
Warren County Engineer  
Christopher Marx, P.E., French & Parrello Associates

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# NJDOT PERMITS

ACCESS STREET INTERSECTION  
PERMIT NUMBER: S-22-C-10467-2017

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot(s) referenced below.

PERMITTOR: NEW JERSEY DEPARTMENT OF TRANSPORTATION

PERMITTEE: Lopatcong Township                      PERMIT CATEGORY: Major/PLN  
232 South Third Street                      PERMIT TYPE: Street Intersection  
Phillipsburg, NJ 08865

LOCATION: Rt. 22 East of Rt. 57  
MUNICIPALITY: Lopatcong Township                      COUNTY: Warren  
ROUTE: 22    SUFFIX :                      DIRECTION: EB                      MILEPOST: 2.50  
Block/Lot: N/A

The Permittee is hereby granted the right to construct, maintain and use access connecting to the State highway system under the terms and conditions of this permit and attached plan, which is made a part hereof.

This permit addresses traffic which accesses the State highway system and is valid for the traffic volumes listed below, which are based upon the expected volumes. The actual volumes generated by this street may differ from those listed.

TRAFFIC VOLUMES: This permit addresses traffic which accesses the State highway system. This permit is valid for the traffic volumes listed below.

PEAK HOUR VOLUME:                      N/A AM                      N/A PM                      N/A WEEKEND  
DAILY TRAFFIC VOLUME                      N/A WEEKDAY                      N/A WEEKEND

PERMIT CONDITIONS: Additional permit conditions are attached hereto and incorporated herein.

\_\_\_\_\_  
Lopatcong Township                      Date                      Title

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kenneth Spiegle

ACCESS NON-CONFORMING LOT  
PERMIT NUMBER: LS-22-C-10465-2017

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot(s) referenced below.

PERMITTOR: NEW JERSEY DEPARTMENT OF TRANSPORTATION

PERMITTEE: I-78 Logistics Park Lopatcong Urban    PERMIT CATEGORY: Minor  
Renewal, LLC  
One Gatehall Drive, Suite 201                      PERMIT TYPE: Lot Subdivision  
Parsippany NJ 07054

LOCATION: Rt. 22 EB between Rand Boulevard & Lock Street  
MUNICIPALITY: Lopatcong Township                      COUNTY: Warren  
ROUTE: 22    SUFFIX:                      DIRECTION: EB                      MILEPOST: 2.50  
Block/Lot: 101/1.03

This permit refers to Lot Subdivision only and does not authorize construction or modification of any driveways. This permit cancels and supersedes any and all permits that may have been previously issued for this lot.

This permit is for 0 driveways as shown on the attached plan which provide access between this site and the State highway system.

Description of development land uses and sizes:

Unit	Quantity	Land Use Description
Lot	1	Vacant Lot

TRAFFIC VOLUMES: This permit addresses traffic which accesses the State highway system. This permit is valid for the traffic volumes listed below.

PEAK HOUR VOLUME:            N/A AM                      N/A PM                      N/A WEEKEND  
DAILY TRAFFIC VOLUME    N/A WEEKDAY                      N/A WEEKEND

PERMIT CONDITIONS: Additional permit conditions are attached hereto and incorporated herein.

\_\_\_\_\_  
Permittee                                      Date                                      Title

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kenneth Spiegle

**ACCESS CONFORMING LOT**  
**PERMIT NUMBER: LS-22-C-18208-2018**

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot(s) referenced below.

**PERMITTOR: NEW JERSEY DEPARTMENT OF TRANSPORTATION**

**PERMITTEE:** I-78 Logistics Park Lopatcong Urban      **PERMIT CATEGORY:** Minor  
 Renewal, LLC  
 One Gatehall Drive, Suite 201                      **PERMIT TYPE:** Lot Subdivision  
 Parsippany NJ 07054

**LOCATION:** West of Rand Boulevard  
**MUNICIPALITY:** Lopatcong Township                      **COUNTY:** Warren  
**ROUTE:** 22    **SUFFIX :**                      **DIRECTION:** EB                      **MILEPOST:** 2.40  
**Block/Lot:** 101/1.01

This permit refers to Lot Subdivision only and does not authorize construction or modification of any driveways. This permit cancels and supersedes any and all permits that may have been previously issued for this lot.

This permit is for 0 driveways as shown on the attached plan which provide access between this site and the State highway system.

Description of development land uses and sizes:

Unit	Quantity	Land Use Description
Lot	950,000	Warehousing

**TRAFFIC VOLUMES:** This permit addresses traffic which accesses the State highway system. This permit is valid for the traffic volumes listed below.

**PEAK HOUR VOLUME:**                      N/A AM                      N/A PM                      N/A WEEKEND  
**DAILY TRAFFIC VOLUME**                      N/A WEEKDAY                      N/A WEEKEND

**PERMIT CONDITIONS:** Additional permit conditions are attached hereto and incorporated herein.

\_\_\_\_\_

Permittee                                      Date                                      Title

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Kenneth Spiegle

**ACCESS CONFORMING LOT**  
**PERMIT NUMBER: A-22-C-18210-2018**

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot(s) referenced below.

**PERMITTOR:** NEW JERSEY DEPARTMENT OF TRANSPORTATION

**PERMITTEE:** Pennsylvania Lines, LLC      **PERMIT CATEGORY:** Major/PLN  
 SO RW, 100 Franklin Road SE      **PERMIT TYPE:** Driveway  
 Roanoke, VA 24042-0028

**LOCATION:** Route 22 opposite Third Street  
**MUNICIPALITY:** Lopatcong Township      **COUNTY:** Warren  
**ROUTE:** 22      **SUFFIX:**      **DIRECTION:** EB      **MILEPOST:** 1.85  
**Block/Lot:** 300/3

The Permittee is hereby granted the right to construct the improvements in the State right of way as shown on the attached plan and after acceptance of the construction work by the State, maintain, and use access connecting to the State highway system under the terms and conditions of this permit and attached plan, which is made a part hereof.

This permit is for 1 driveway on Rt. 22 opposite Third St. as shown on the attached plan which provides access between this site and the State highway system. This permit addresses traffic which accesses the State highway system.

Description of development land uses and sizes:

Unit	Quantity	Land Use Description
SQ. FEET	1	Vacant Lot

TRAFFIC VOLUMES: This permit is valid for the traffic volumes which follow.

**PEAK HOUR VOLUME:**      205 AM      238 PM      132 WEEKEND  
**DAILY TRAFFIC VOLUME:**      2,195 WEEKDAY      998 WEEKEND

EXPANSION LIMIT VOLUMES: A violation of this permit will occur if there is an expansion or change of use which will result in the traffic volumes exceeding one of the peak hour volumes listed below:

**PEAK HOUR VOLUMES:**      305 AM      338 PM      232 WEEKEND



**ACCESS CONFORMING LOT**  
**PERMIT NUMBER: A-22-C-18209-2018**

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot(s) referenced below.

**PERMITTOR:** NEW JERSEY DEPARTMENT OF TRANSPORTATION

**PERMITTEE:** I-78 Logistics Park Lopatcong Urban      **PERMIT CATEGORY:** Major/PLN  
 Renewal, LLC  
 One Gatehall Drive, Suite 201      **PERMIT TYPE:** Driveway  
 Parsippany NJ 07054

**LOCATION:** Route 22 & Rand Boulevard  
**MUNICIPALITY:** Lopatcong Township      **COUNTY:** Warren  
**ROUTE:** 22      **SUFFIX:**      **DIRECTION:** EB      **MILEPOST:** 2.45  
**Block/Lot:** 101/1.04

The Permittee is hereby granted the right to construct the improvements in the State right of way as shown on the attached plan and after acceptance of the construction work by the State, maintain, and use access connecting to the State highway system under the terms and conditions of this permit and attached plan, which is made a part hereof.

This permit is for 1 driveway as shown on the attached plan which provides access between this site and the State highway system. This permit addresses traffic which accesses the State highway system.

Description of development land uses and sizes:

Unit	Quantity	Land Use Description
SQ. FEET	1	Vacant Lot

**TRAFFIC VOLUMES:** This permit is valid for the traffic volumes which follow.

**PEAK HOUR VOLUME:**              583 AM                      676 PM                      375 WEEKEND  
**DAILY TRAFFIC VOLUME:**      6,246 WEEKDAY                                      2,842 WEEKEND

**EXPANSION LIMIT VOLUMES:** A violation of this permit will occur if there is an expansion or change of use which will result in the traffic volumes exceeding one of the peak hour volumes listed below:

**PEAK HOUR VOLUMES:**              683 AM                      776 PM                      475 WEEKEND

PERMIT CONDITIONS: Additional permit conditions are attached hereto and incorporated herein.

\_\_\_\_\_

Permittee	Date	Title
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Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kenneth Spiegle

Form MT-XXXX 09/02  
DISTRIBUTION:  
ORIG - PERMITTEE  
1 Copy - REGION FILE  
1 Copy - FIELD INSPECTOR  
1 Copy - MAINT. FOREMAN

NEW JERSEY DEPARTMENT OF TRANSPORTATION  
HIGHWAY OCCUPANCY PERMIT

PERMIT NO TU-22-C-10460-2017  
COUNTY Warren  
MUNICIPALITY Lopatcong Township  
ROUTE NO 22

*The required fee must accompany this permit  
either by money order or check, payable to the  
New Jersey Department of Transportation  
--CASH WILL NOT BE ACCEPTED--*

PERMITTEE:

LOPATCONG COMMERCE PARK URBAN RENEWAL EQUITY LLC  
DAN GURAL  
266 ATISON RD.  
MEDFORD NJ 08055

You are hereby granted permission for TEMPORARY USE on EB sides of Route No. 22  
at the following location(s): See plan- various locations BETWEEN RT. 57 AND LOCK ST.  
in Lopatcong Township County of Warren

THIS PERMIT AUTHORIZES:

The temporary use of State Right of Way as indicated on the attached plan. All work shall be done in accordance to the conditions and specific details on both sides of this document and attached hereto. The attached conditions, which must be signed by the permittee on the bottom of each sheet, are part of this permit and must be adhered to.

Approved plans for the above-mentioned project attached hereto and made a part hereof are entitled: Plans received on 2/22/17

I, we, the undersigned, herewith agree to accept and comply with the following:

The permit is for the designated purpose only. If the installation in the future requires an adjustment or relocation, a new permit must be secured. The cost of construction work and material will be entirely at the Permittee's expense. The Department will not share in any expense whatsoever or do any construction work pertaining to this project.

All construction work authorized herein will conform with the rules and regulations of the New Jersey Department of Transportation and conditions included herein and on the reverse side of this form.

All work will be done to the satisfaction of the Department.

No changes or alterations may be made at any time without written permission from the N.J.D.O.T.

No work in connection with this permit will be started until it is approved and issued. Notice will be given to the appropriate Region office 48-hours prior to commencing work.

After the construction work under this permit is completed, notification shall be given to the Region Office that the work has been completed and is ready for final inspection and approval, by the Department.

Enclosed is the required fee, in the amount of \$165.00 payable to the New Jersey Department of Transportation.

If a permit is granted, I or we agree to comply with the rules and regulations of the New Jersey Department of Transportation as set forth in the conditions included therein and on the reverse side of this form. In addition, I or we understand that N.J.S.A. 27:7-44. I makes any violation of the provisions of the permit subject to a fine (Not exceeding \$100.00 per day) and civil action for the costs of prosecution as well as civil action for trespass to remove any non-conforming use. This permit cancels and supersedes any and all HIGHWAY OCCUPANCY at the above location and as shown on the attached plan.

\_\_\_\_\_  
May 17, 2017  
(Date)

\_\_\_\_\_  
(Signature and Title of Agent)

DO NOT WRITE BELOW

This permit is granted subject to the covenants, premises, terms and conditions set forth herein and made a part of this revocable permission or privilege. A copy with the supporting plan shall be available on the site until the project is completed.

PERMIT NO. TU-22-C-10460-2017

APPROVED BY

\_\_\_\_\_  
Paul D. Menz

DATE MAY 23 2017

FOR Paul D. Menz  
TITLE Supervising Engineer, OPERATIONS PERMIT OFFICE

UNLESS THE WORK AUTHORIZED UNDER THIS PERMIT IS COMPLETE WITHIN ONE YEAR OF DATE OF ISSUE, OR THE PERMIT IS EXTENDED WITHIN THAT TIME, THIS PERMIT SHALL BECOME NULL AND VOID.

Nick Micharski