

TOWN OF PHILLIPSBURG

APPLICATION FOR MINOR or CONVENTIONAL SITE PLANS

This application consists of 13 pages, as follow:

- 1 - Title
- 2 - Coordination
- 3 - Tax Data
- 4 - Ownership
- 5 - General Data
- 6 - 7 Site Plan Checklist (Only for Minor Site Plan Applications)
- 8 - 10 Preliminary Site Plan Checklist
- 11 - 13 Final Site Plan Checklist

Pages 1 through 13 are to be completed by the applicant or his professional(s). Pages 6 and 7 are for **MINOR** site plan applications. Pages 8, 9, and 10 are for **Conventional (preliminary and final)** site plan applications. The checklist shall serve as a reminder of all items to be included on the plat. **The Administrative Officer and Town Engineer will review the application, plat and checklist prior to being scheduled for a public hearing.** This application will not be scheduled for a public hearing until all items on the checklist have been accounted for.

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

Date 6-10-2021

Tax Map Sheet: 32 and 33 Block: 3201 Lots: 7.01-7.13 & 7.031-7.033
 Address of Tract Route 22 and Roseberry Street Lots 1,2,4,4.01,4.022, 5 & 6 Zone: PCPRA

Applicant PR Bridge 178 Phase II Owner Urban Renewal, LLC

Project Name or Title Bridge Point 78

Application for: (check one block only)

This is a:

- Minor Site Plan – Sketch Plat
- Conventional Site Plan – Preliminary Plat
- Conventional Site Plan – Final Plat

- New Application
- Revision or Resubmission of a Prior Application

Variance Required: Yes or No

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

APPLICATION FOR SITE PLAN

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

Applicant

Name PR Bridge I78 Phase II Owner Urban Renewal, LLC
c/o Bridge Development Partners, LLC
Address One Gatehall Drive, Suite 201
Parsippany, NJ 07064

Phone 973-998-9890

Email dschmitt@bridgedev.com

Land Surveyor

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

NJ Lic # _____

Phone 908-879-9229

Email bskapinetz@dynamiccec.com
jjaworksi@dynamiccec.com

Engineer

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

NJ Lic # _____

Phone 908-879-9229

Email bskapinetz@dynamiccec.com

Owner

Name PR Bridge I78 Phase II Owner Urban Renewal, LLC
c/o Bridge Development Partners, LLC
Address One Gatehall Drive, Suite 201
Parsippany, NJ 07064

Phone 973-998-9890

Email dschmitt@bridgedev.com

Attorney

Name Karl P. Kemm, Esq.
Address 75 Livingston Avenue, Suite 201
Roseland, NJ 07068

Phone 973-622-5166

Email kkemm@msbnj.com

Other (specify)

Name Ford & Associates Architects, Inc.
Address 1500 West First Avenue
Columbus, Ohio 43212

Phone 614-488-6252

Responsibility Architect

Email mford@fordarchitects.com

APPLICATION FOR SITE PLAN

Applicant's Name: PR Bridge 178 Phase II Owner Urban Renewal, LLC

Owner's Name: PR Bridge 178 Phase II Owner Urban Renewal, LLC

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

Tax Map Sheet: 32 and 33 Block: 3201 Lots: 7.01-7.13 & 7.031-7.033
3301 Lots: 1,2,4,4.01,4.022,5&6 Zone: PCPRA

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

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

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

As to the real estate taxes and assessments:

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

(908) 454-5500

Date: _____

By: _____

(Title)

Are there any liens against this property? _____ Amount owed \$ _____

Sewer amount owed \$ _____ Taxes owed \$ _____

APPLICATION FOR SITE PLAN

Applicant's Name: PR Bridge I78 Phase II Owner Urban Renewal, LLC

Owner's Name: PR Bridge I78 Phase II Owner Urban Renewal, LLC

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

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

OWNERSHIP DISCLOSURE STATEMENT

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

<u>Shareholder or Partner</u>	<u>% Interest</u>	<u>Address</u>
PR I78 Phase II, LLC	90%	c/o PGIM Real Estate 7 Giralda Farms Madison, NJ 07940
Bridge I78 Phase II Investor, LLC	10%	c/o Bridge Development Partners 9525 W. Bryn Mawr, Suite 700 Rosemont, IL 60018

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

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

Name PR Bridge I78 Phase II Owner Urban Renewal, LLC
(Corporation or Partnership)

By Douglas Roberts 

Date: 6-10-2021

Title Authorized Representative

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

APPLICATION FOR SITE PLAN

Applicant's Name PR Bridge I78 Phase II Owner Urban Renewal, LLC

Owner's Name PR Bridge I78 Phase II Owner Urban Renewal, LLC

Proposed Use: Warehouse

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

If yes, what route(s)? Route 22

Area (acreage or square feet): Entire Tract 94.49 acres
: Developed Portion 94.49 acres

Number of employees or tenants: TBD

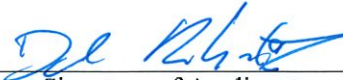
Does the proposed site plan require the extension of any of the following?
(Answer all questions with a yes or no)

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

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

PR Bridge I78 Phase II Owner Urban Renewal, LLC

Date: 6-10-2021



Signature of Applicant
Douglas Roberts
Authorized Representative

Site Plan Checklist

APPLICATION FOR MINOR SITE PLAN

(Structure(s) less than 2000 ft. and less than 3,000 feet of impervious coverage.)

Applicant's Name: PR Bridge I78 Phase II Owner Urban Renewal, LLC

Tax Map Sheet: 32 and 33 Block: 3201 3301 Lots: 7.01-7.13 & 7.031-7.033
1,2,4,4.01,4.022,5&6 Zone: PCPRA

Variance Required: Yes X No N/A

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Reference</u>	<u>Requirement</u>
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.A.</u>	Sixteen copies of minor site plan & completed site plan application.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.A.</u>	Application Fee submitted in accordance with the schedule.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.A.</u>	Review & Inspection fee submitted.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.B.</u>	Certification on the site plan by the Developer as to the accuracy of the plan.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.B.</u>	Site plan drawn at a suitable scale.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.C.(1)</u>	Owner's & applicant's & preparer's name & address shown on the plan.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.C.(2)</u>	Owner's affidavit consenting to the filing of the plan.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.C.(3)</u>	Tax map data & Lot area.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.C.(4)</u>	Tract boundary based upon tax map or other accurate base.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.C.(5)</u>	Proposed building with floor area(s), setbacks, driveways, sidewalks, utilities, & other improvements.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.C.(6)</u>	Existing & proposed parking & loading areas.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-5.C.(7)</u>	Existing & proposed drainage features.

(Continuation of Application for MINOR Site Plan)

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Reference</u>	<u>Requirement</u>
X				510-5.C.(8)	Proposed landscaping.
X				510-5.C.(9)	Proposed lighting.
X				510-5.D.	Conformance with design standards for submission of plans per 510-11, A through D.

ZONE REQUIREMENTS

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	
X					Permitted Uses
X					Required Conditions
X					Building Height
X					Front Yard
X					Side Yards
X					Rear Yards
X					Lot Area
X					Lot Frontage
	X			625-40.A(1) & 625-40.B(1)	Variance Requested

Explain Variance Requested:

Signage variance required for two (2) building mounted signs on one (1) wall, where one (1) sign per wall is permitted per Section 625-40.A (1). Signage variance required for the total signage area for the two (2) free standing signs of 88 s.f. for each sign, where 65 s.f. is permitted per Section 625-40.B(1).

PR Bridge I78 Phase II Owner Urban Renewal, LLC

Date: 6-10-2021

Applicant's Signature
Douglas Roberts
Authorized Representative

Application Number: _____

Preliminary Site plan Checklist

APPLICATION FOR *Conventional* SITE PLAN

(Structure(s) exceeding 2,000 sq. ft. and more than 3,000 sq. ft. of impervious coverage.)

To be filed with FINAL Checklist

Application For: Preliminary and Final Major Site Plan with Variances

Applicant PR Bridge I78 Phase II Owner Urban Renewal, LLC

Owner PR Bridge I78 Phase II Owner Urban Renewal, LLC

Tax Map Sheet: 32 & 33 **Block:** 3201 **Lots:** 7.01-7.13 & 7.031-7.033
Block: 3301 **Lots:** 1,2,4,4.01,4.022,5&6 **Zone:** PCPRA

Variance required X Granted _____ Type Signage

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	
<u>X</u>	_____	_____	_____	<u>510-7.A.</u>	Fifteen copies of site plan and completed site plan application.
<u>X</u>	_____	_____	_____	<u>510-11.A.</u>	Sketch Size (15"x21" or 24"x36")
<u>X</u>	_____	_____	_____	<u>510-11.C.(2)</u>	Scale (not less than 1"=100' for under 40 acres) (not less than 1"=200' for over 40 acres)
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(a)</u>	Name & address of applicant & owner
<u>X</u>	_____	_____	_____	<u>(3)(a)</u>	Name & address of preparer with title
<u>X</u>	_____	_____	_____	<u>(3)(a)</u>	Map Title
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(b)</u>	Acreage
<u>X</u>	_____	_____	_____	<u>(3)(b)</u>	Municipal tax map lot & block number(s)
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(c)</u>	Key map & zone boundaries within ¼ mile
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(d)</u>	Date, graphic scale & North arrow
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(e)</u>	Existing and proposed minimum setbacks for zone designated, landscaped areas, trees over (4 inches in diameter) and fencing.
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(f)</u>	Existing & proposed signs, utility poles, their size, type of construction and location.

Preliminary site plan Checklist

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(g)</u> Existing & proposed principal buildings and structures and all accessory buildings.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> (3)(g)</u> Approximate floor areas of principal buildings & structures.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> (3)(g)</u> Finished floor elevations at <i>ALL</i> corners of said buildings.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(h)</u> Location of all building(s), drainage and parking areas within 200' of proposed construction.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(i)</u> Existing topography shown by contours at 2' intervals based upon N.J. Geodetic Control Survey datum & general indication of proposed final grading.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(j)</u> Location & analysis of existing & proposed storm drainage facilities.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(k)</u> An Analysis of capacity of existing utilities to accept proposed facility.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(l)</u> Show the location of all the existing and proposed sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof and all off-street loading areas, together with the dimension of all the improvements and within 100 feet of the site.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(m)</u> Estimate average number of automobiles, number & size of trucks, buses entering & leaving each day, peak hours, including an analysis of the road system to accept traffic.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(n)</u> Location, size and nature of all existing and proposed rights of way, easements, and other incumbencies and lands to be dedicated to the Town or the County.

Preliminary Site plan Checklist

<u>List Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>
X				<u>510-11.C.(3)(o)</u> Location, size, and nature of the entire lot, and any contiguous lots owned by or having a direct or indirect interest in by the applicant.
			X	<u>510-11.C.(3)(p)</u> Plans & profiles of streets adjoining the property for 500' in any direction; include driveways & intersecting streets. Indication of maximum sight distances.
X				<u>510-11.C.(3)(q)</u> Nature & extent of proposed site lighting.
X				<u>510-11.C.(3)(r)</u> Method of sewage disposal & water supply.
X				<u>510-11.C.(3)(s)</u> Development staging & tentative schedule.
X				<u>510-11.C.(4)</u> The plans shall be prepared by a professional engineer or architect licensed to practice in New Jersey.
			X	<u>(Policy)</u> Standard sheet size not larger than 24" x 36" and to be folded to 9" x 12" maximum dimensions.
X				<u>(Policy)</u> Certification by the owner, applicant & other parties in interest that the plat is submitted with their knowledge & consent.

Final Checklist

FINAL Application for Preliminary and Final Major Site Plan with Variances Structure less than 2,000 sq. ft.
 Structure between 2,000 & 5,000 sq. ft.
 Structure more than 5,000 sq. ft.

Applicant: PR Bridge I78 Phase II Owner Urban Renewal, LLC

Owner: PR Bridge I78 Phase II Owner Urban Renewal, LLC

Tax Map Sheet: 32 & 33 Block: 3201 Lots: 7.01-7.13 & 7.031-7.033
3301 Lot's: 1,2,4,4.01,4.022,5&6 Zone: PCPRA

Variance required X Granted _____ Type Signage

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	<u>Type</u>
<u>X</u>	_____	_____	_____	<u>510-8.A.</u>	<u>Fifteen copies of the final site plan.</u>
<u>X</u>	_____	_____	_____	<u>510-11.D.(1)</u>	<u>Final and detailed design and engineering</u>
<u>X</u>	_____	_____	_____	<u>510-11.D.(2)</u>	<u>Scale between (1" = 50' and not great than 1" = 10') and key map.</u>
<u>X</u>	_____	_____	_____	<u>510-11.D.(3)(a)</u>	<u>Name and address of Applicant, owner and title of person preparing plan.</u>
<u>X</u>	_____	_____	_____	<u>(3)(b)</u>	<u>Owner's affidavit of knowledge and consent</u>
<u>X</u>	_____	_____	_____	<u>(3)(c)</u>	<u>Tax Map, Lot and Block number(s)</u>
<u>X</u>	_____	_____	_____	<u>(3)(e)</u>	<u>Name of all adjoining owners</u>
<u>X</u>	_____	_____	_____	<u>(3)(f)</u>	<u>Date, graphic scale, North arrow and reference meridian</u>
<u>X</u>	_____	_____	_____	<u>(3)(g)</u>	<u>Zone district; required set backs</u>
<u>X</u>	_____	_____	_____	<u>(3)(h)</u>	<u>Accurate boundary survey; traverse closure not less than 1part in 10,000</u>
<u>X</u>	_____	_____	_____	<u>(3)(i)</u>	<u>Principal building and structures, and all accessory buildings accurately located, if any, and finished grade elevations of all first floors and roofs, including roof structures; also floor elevations in preliminary plan.</u>
<u>X</u>	_____	_____	_____	<u>(3)(j)</u>	<u>Architectural floor plans for each floor with all elevations given; name, address and registration number of Architect.</u>
<u>X</u>	_____	_____	_____	<u>(3)(k)</u>	<u>Existing contours and topography at two-foot intervals</u>

Final Checklist

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>
X				<u>510-11.D.(3)(l)</u> All setback dimensions, minimum setback lines and landscaping as required by 510-11.C.(3)(e)
X				<u>(3)(m)</u> Landscaping plan (complete)
X				<u>(3)(n)</u> Existing and proposed signs, lighting standards, design calculations, type, size and construction.
X				<u>(3)(o)</u> Location, type and size of all catch basins, storm drainage facilities. <u>Design data required.</u>
X				<u>(3)(p)</u> Existing and proposed curbs, sidewalks, driveways, fences, parking layouts and all off-street loading areas.
X				<u>(3)(q)</u> Location, size and nature of all existing and proposed rights-of-way, easements, etc. (contiguous lots).
X				<u>(3)(r)</u> Sanitary sewer locations, size and profiles
X				<u>(3)(s)</u> Location, size and type of all existing and proposed utility lines and structures; letters from utilities certifying capacity.
X				<u>(3)(t)</u> Location, size and nature of remaining land
X				<u>(3)(u)</u> Proposed easement, public and community access.
X				<u>(3)(v)</u> Proposed off-site improvements; size and type.
X				<u>(3)(w)</u> Vehicle ingress and egress; driveway entrance and exit sizes; sight triangles.
X				<u>(3)(x)</u> Provisions for refuse and garbage disposal
X				<u>(3)(y)</u> Location of pedestrian access points; internal circulation patterns.
X				<u>(3)(z)</u> Location and design of fire prevention measures; emergency lanes, hydrants, fire zones.

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>
X				510-11.D.(3)(aa) Present and proposed numbers of units, tenants, employees, customers or occupants (daily total).
X				(3)(bb) Location of any feature directly on property and/or beyond property if such feature has an effect on use of property.
X				(3)(cc) Construction details of all proposed site improvements.
X				(3)(dd) Extraneous requirements of Board, if required.
X				(3)(ee) Complete list of site improvements
X				(3)(ff) Permits, copies of state, local and federal permits where applicable.
X				510-11.D.(4) Signature and seal of Professional Engineer or Architect licensed in New Jersey.

Zoning Officer Requirement Checklist

APPLICATION FOR SITE PLAN

Applicant's Name: PR Bridge 178 Phase II Owner Urban Renewal, LLC
 Tax Map 32 & 33 Block 3301 Lots: 7.01-7.13 & 7.031-7.033
 Lots: 7,2,4,4.01,4.022,5&6 Zone PCPRA
 Variances(s) Requested: Yes X or No _____

ZONE REQUIREMENTS

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

Explanation of variance requested: _____
 Signage variance required for the total signage area for the two (2) building mounted signs on the principle facade.
 Variances are required from Sections 625-40.B(1) & (2).

* * * * *

Zoning Officer's comments: Variance(s) Required: Yes _____ or No _____

Date: _____

 Zoning Officer's Signature