**LAND USE SPECIAL MEETING  
JULY 12, 2021**

Chairman Duffy called to order the announcement of Proper Notice and Board Policy followed by Flag Salute.

**ATTENDANCE:** Chairman Duffy, Vice Chairman Zwicker, Mayor Tersigni,

Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Rooney, Mr. Samarelli, Mr. Turnbull

**ABSENT:** Council Vice President Fulper, Mr. Bengivenga

**RESOLUTIONS:** NONE

**COMPLETENESS/PUBLIC HEARING**

**PUBLIC HEARING:**

Attorney Wilhelm said for clarity the board will do applications separately. Karl Kemm representing Bridge agreed since legally the site plan needs to match the GDP Completeness.

**Application Completeness for Amended Bridge I-78 Phase 2 GDP**

Bridge I-78 Phase II Application Completeness for Amended GDP was voted by board 8 YEAHS and 0 NAYS

Exhibit A-1 was introduced, which was Brett W. Skapinetz, P.E., P.P. of Dynamic Engineering to address the changes that will be made to the site. Exhibit A-2 was introduced as Updated Amended General Development Plan. Exhibit A-3 was introduced as Amended General Development Plan. Exhibit A-4 was introduced as Fire Chief Hay's Report. Exhibit A-5 was introduced, which was Craig W. Peregoy, PE from Dynamic Traffic.

**Approval of Updated Amendment to the Town of Phillipsburg Revised Phillipsburg Commerce Park GDP for Former Ingersoll Rand Known as Block 3401 Lots 1,3,4,5,6,7,8,9.**

Board voted 8 YEAS and 0 NAYS

**Completeness Technical Review for Preliminary & Final Site Plan Dated July 9, 2021, with Temporary Waivers for PR Bridge I-78 Phase II**

Exhibit A-1 was introduced which was Brett W. Skapinetz, P.E., P.P Dynamic Engineer. Exhibit A-2 was introduced as Updated Amended General Development Plan. Exhibit A-3 was introduced as Craig w. APeregoy, PE, from Dynamic Traffic.

Board voted 9 YEAHS no NAYS.

**Bridge I-78 Phase II Sign Variances requested by Applicant on Engineer Report Dated July 9, 2021.**

Board voted 9 YEAHS and 0 NAYS.

**Bridge I-78 Phase II Design Waivers requested by Applicant on Engineer report dated July 9, 2021.**

Board voted 9 YEAHS and 0 NAYS.

**Approval Amended Preliminary and Final Major Site Plan Approval and Use Variance Approval for the Former Ingersoll Rand Property Known as Block 3401 Lots 1,3,4,5,6,7,8,9.**

Board voted 9 YEAHs and 0 NAYS.

**A Certified Copy of the transcript from Josephine M. Biagini, a certified Court Reporter and Notary Public of the State of New Jersey is available for review.**

**CORRESPONDENCE: N/A**

**NEW BUSINESS: N/A**

**OLD BUSINESS: N/A**

**MINUTES: N/A**

**PUBLIC COMMENT: NONE**

**ADJOURNMENT**

Board Voted 9 YEAHS 0 NAYS

**SUBMITTED BY: Kelly Lefler**