

TOWN OF PHILLIPSBURG,
WARREN COUNTY, N.J.
PLANNING BOARD
NOTICE OF HEARING

Please take notice that PR Bridge I78 Phase II Owner Urban Renewal, LLC applied to the Planning Board of the Town of Phillipsburg for an amendment to the existing General Development Plan to change Phase 2 of the project known as Bridge Point 78 from two warehouses containing a total of 1,672,818 square feet to one warehouse containing 1,283,702 square feet, revising the Third Street bridge from a total of three lanes to two lanes and related changes, and an Amended Preliminary and Final Site Plan application for the same. The property is located in the Phillipsburg Commerce Park Redevelopment Area and is subject to the Revised Phillipsburg Commerce Park Redevelopment Plan. The property is located along Route 22 (Memorial Parkway), Roseberry Street, Center Street, Green Street and Lock Street in the Town of Phillipsburg and the Township of Lopatcong. The property consists of Block 3301, Lots 1, 2, 4, 4.01, 5 and 6 (formerly Block 3201, 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) in the Town of Phillipsburg; and, Block 101, Lots 1.01, 1.02, 1.03 and 1.04 (formerly Block 101, Lot 1) in the Township of Lopatcong. The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, waivers, design exceptions and/or checklist submission waivers as may be required and granted for the development reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application, as well as such other relief as the Board may deem appropriate.

Any person or persons affected by this application will have an opportunity to be heard at the Public Hearing of the Planning Board on July 12, 2021 at 7:00 P.M., and thereafter on such other dates as such hearing may be continued. Due to the COVID-19 (“CORONAVIRUS”) pandemic, the Planning Board meeting will be held by electronic means, by telephonic and online/virtual means and available to the public in a video/teleconference manner through the Zoom platform using Meeting ID: 895 8919 2813 and Passcode: 629474 by either: (a) accessing through the internet at <https://us02web.zoom.us/j/89589192813?pwd=VHNwQ3lSeis2RWlybnRnUXZUejhhZz09> (b) dialing 646-876-9923 or 301-715-8592 and other telephone numbers are available at: <https://us02web.zoom.us/j/89589192813?pwd=VHNwQ3lSeis2RWlybnRnUXZUejhhZz09>. If participating online through the Zoom platform it will be necessary for you to remotely “raise your hand” to be called upon during the meeting, by clicking on the hand icon on your computer screen. If participating by telephone it will be necessary to dial *9 for you to be called upon to participate in the hearing, and to mute/unmute dial *6.

The complete agenda, all documents, plans, reports and documents relating to this application can be viewed/inspected by the public on the Town’s Land Use Board page at: <http://www.phillipsburgnj.org/our-town/departments/zoning-office/land-use-board/> and to schedule an in-office visit to review the application, or if you have any questions on how to access virtual meetings, telephone access, participate, and provide public comment, please contact the Board Secretary Kelly Lefler by electronic mail at klefler@phillipsburgnj.org or by telephone at (908) 454-5500, Ext. 439 during Town business hours.

All interested persons may appear and be heard at the aforesaid public hearing, either personally or through their attorney, in the manner set forth above, and in accordance with the Rules of the Board. The Applicant is sending this notice by order of the Land Use Board, and as required by the Town, the Board and/or according to law.

Respectfully, The Applicant, PR Bridge I78 Phase II Owner Urban Renewal, LLC

By: Karl P. Kemm, Esq., its attorney
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