

TOWN OF PHILLIPSBURG
WARREN COUNTY, NJ
LAND USE BOARD
NOTICE OF HEARING

Please take notice that PR Bridge I78 Phase II Owner Urban Renewal, LLC ("Applicant") the owner of property located to the southeast of the intersection of Route 22 and Roseberry Streets, with Lock Street to the east and Center and Green Streets to the west, and having and having internal connectivity through Rand Boulevard and Addison Drive, with street addresses of 1000-7000 Rand Boulevard, Town of Phillipsburg, Warren County, NJ, identified on the Town of Phillipsburg Tax Map as current block/lots: Block 3401, Lots 1, 3, 4, 5, 6, 7, 8, 9 (original Block/Lots under prior approval - Block 3201, Lots 7.01-7.03, 7.031-7.033, 7.04-7.13 and Block 3301, Lots 1, 2, 4, 4.01, 4.022, 5 & 6), and partially located within adjoining Lopatcong Township on property identified on the Lopatcong Tax Map as current block/lot: Block 101, Lots 1.01-1.04 and Block 102 Lot 4 (original Block/Lots under prior approval: Block 101, Lot 1) (collectively "Property") located in the PCPRA Zone, with the project also known as Bridge Point 78, has made application to the Town of Phillipsburg Land use Board seeking amended preliminary and final site plan review and approval.

The sizeable Property is developed with several warehouse, logistic, assembly and office use structures, occupied by varied tenants, roadways, off-street parking areas for passenger vehicles and trailer stalls, accessory uses/structures and truck loading areas, pursuant to 2015 site plan and General Development Plan approvals, and having been granted amendments to site plan on July 22, 2021, under resolution Nos. 2021-4 and 2021-5 (collectively "Prior Approval"). The Applicant seeks amended preliminary and final site plan review, pursuant to N.J.S.A. 40:55D-1 et. seq. -49, -50, to modify the terms of the Prior Approval, relative to the warehouse structure identified as "Building 1", 3000-7000 Rand Boulevard, Block 3401, Lot 1, a 58.1-acre lot, as follows: principal building footprint (modified to 1,249,122SF, comprised of 1,209,122SF warehouse and 40,000 SF office space, with 1,283,703SF previously approved, comprised of 1,248,030SF warehouse and 35,672SF office space); principal building height (1-story at 49.83' to corner parapet and 44.42' to flat roof proposed, with 1-story at 46.33' previously approved); groundwater treatment system structure ("GWTS") footprint (2,900SF proposed, with 2,500SF previously approved); off-street parking (750 passenger vehicle spaces proposed for warehouse and 5 spaces proposed for GWTS, with 1,152 spaces previously approved for the warehouse and 5 spaces for GWTS); loading areas (200 loading spaces and 502 trailer stalls proposed, with 98 loading spaces and 390 trailer stalls previously approved); building-mounted signage (one sign at 250SF proposed, with two signs previously approved); impervious coverage (66.2% at 2,725,867SF / 62.6-acres proposed, with 70% at 2,895,751SF / 66.5-acres previously approved); and FAR (0.30 at 1,249,122SF proposed, with 0.31 at 1,286,202 previously approved). The Applicant will also seek any additional variances, waivers, interpretation or relief that may be required by the Board at the time of the public hearing.

The matter is scheduled for a virtual/electronic public hearing before the Phillipsburg Land Use Board at 7:00 pm on March 24, 2022. In response to the COVID-19 state of emergency, pursuant to NJ Executive Orders and guidelines issued by the N.J.D.C.A. Division of Local Government Services, the public hearing will be conducted virtually, via Zoom at: <https://us02web.zoom.us/j/83911036418?pwd=NXRINmdSZ1BZYzE1VjdZaE42a2tjZz09>
Meeting ID: 839 1103 6418; Passcode: pburg; One tap mobile (+13126266799,,83911036418#,,,,*714063# US (Chicago); +16468769923,,83911036418#,,,,*714063# US (New York)); Dial by your location (+1 312 626 6799 US (Chicago), +1 646 876 9923 US (New York), +1 301 715 8592 US (Washington DC), +1 408 638 0968 US (San Jose), +1 669 900 6833 US (San Jose), +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), Meeting ID: 839 1103 6418, Passcode: 714063); Find your local number: <https://us02web.zoom.us/j/83911036418?pwd=NXRINmdSZ1BZYzE1VjdZaE42a2tjZz09>. If a member of the public wishes to participate in the virtual meeting, it is recommended that the Board Administrator, Kelly Lefler, be contacted (908-454-5500, Ext.439, klefler@phillipsburgnj.org; Zoning Officer Pat Kays at pkays@phillipsburgnj.org) and advised of the intention to participate. If a member of the public wishes to review the application materials, the Board Administrator, Kelly Lefler (908-454-5500, Ext.439, klefler@phillipsburgnj.org) should be contacted, during normal business days and hours, to make an appointment to review the documents at the Municipal Building, 120 Filmore Street Phillipsburg, NJ 08865.



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