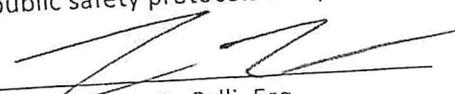


TOWN OF PHILLIPSBURG
WARREN COUNTY, NJ
LAND USE BOARD
NOTICE OF HEARING

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 and April 28, 2022 under Resolution No. 2022-4 (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, as follows: principal building footprint (modified to 1,249,200SF, with 1,283,703 SF previously approved, proposed at 1,209,122 SF warehouse, with 1,248,030 SF previously approved and proposed 40,000 SF office space, with 35,672 SF office space previously approved, and with the abutting groundwater treatment system structure ("GWTS") footprint to remain at the approved 2,900SF); off-street parking (851 passenger vehicle spaces proposed for warehouse and 5 for GWTS, with 750 and 5 previously approved, respectively); loading areas (151 loading spaces and 451 trailer stalls proposed, with 200 and 502, previously approved, respectively); impervious coverage (65.9% or 2,714,423 SF proposed, with 66.2% previously approved) and FAR (0.31 or 1,262,709 SF proposed, with 0.30 or 1,249,122 SF previously approved); and, no changes proposed to previously approved signage or building height (250SF sign previously approved, to remain under current proposal / and height of 49.83' to parapet). 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 public hearing before the Phillipsburg Land Use Board at 7:00 pm on July 28, 2022 in the Township of Phillipsburg Municipal Building Community Room, 535 Fisher Avenue, Phillipsburg, NJ 08865 and when the case is called, you may appear in person, or by agent/counsel to testify and/or offer statements in support or objection to the application. All filings in connection with this application are on file with the Board Administrator, Kelly Lefler (908-454-5500, Ext.439, klefler@phillipsburgnj.org), Municipal Building, 120 Filmore Street Phillipsburg, NJ 08865. It is recommended that the Board Administrator be contacted during normal business days and hours, to confirm the current municipal protocols for document inspection, whether available online, open to public during normal business days and hours and/or via appointment at the Municipal Building, or elsewhere as may be directed by the Township under current public safety protocols and policies.


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