

**PHILLIPSBURG LAND USE MINUTES**  
**JULY 28, 2022**

**CHAIRMAN DUFFY** opened the meeting at 7:00 PM stating this meeting is being held in accordance with the Open Public Meetings Act, by posting the notice to the Express Times and Star Ledger and providing the same to the Town Clerk.

It is the policy of the Town of Phillipsburg Land Use Board not to hear cases after 10:00 PM and no new witnesses after 10:30 PM. Followed by Flag Salute

**ATTENDANCE:** Mr. Brotzman, Chairman Duffy, Mr. Hanisak, Councilman Kennedy, Mr. Penrose, Mayor Tersigni, Mr. Turnbull, Vice Chairman Zwicker, Mr. Rooney  
**ABSENT:** Mr. Bengivenga

**RESOLUTIONS: Resolution 2022-9** Approving Preliminary and Final Site Plan and Variances for 43-45 South Main Street Block 903 Lot 47. Motion made by Mayor Tersigni Second by Vice Chairman Zwicker. **YEAHS:** Bernie Rooney, Bernie Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy **NO NAYS** **RECUSE:** Councilman Kennedy **ABSENT:** Robert Bengivenga

**COMPLETENESS/HEARING: 671 Memorial Parkway Block 1003 Lot 4 & 8** Major Site Plan application was presented to the Land Use Board for a possible Quick Chek. Kyle McKeene was sworn in by Attorney Wilhelm. Kyle is the Engineer on the project before the Board. Applicant agreed to all temporary waivers. Taxes are paid to date and Escrow is posted. Motion made by Mayor Tersigni second by Mr. Turnbull **YEAHS** Mr. Brotzman, Chairman Duffy, Mr. Hanisak, Councilman Kennedy, Mr. Penrose, Mayor Tersigni, Mr. Turnbull, Vice Chairman Zwicker, Mr. Rooney **NO NAYS: ABSENT:** Mr. Bengivenga. Hearing is scheduled for August 25, 2022, pending all notifications are done on time. **Completeness Bridge Phase II (Building 1)** Amended Conventional Preliminary and Final Site Plan: Motion made by Chairman Zwicker second by Mr. Penrose **YEAHS:** Bernie Rooney, Bernie Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Councilman Kennedy **NO NAYS** **ABSENT:** Robert Bengivenga. **Completeness Peron Construction 170 Howard Street Block 2015 Lot 1 & 3.** Chairman Duffy recused himself from the proceedings, so Vice President Zwicker took over that portion of the meeting. Brad Bohler was sworn

in by Attorney Wilhelm. And his CV is being entered as Exhibit A-1. Nothing is being done with the road extension on Howard Street. Mr. Rooney asked about the trail and Mr. Bohler explained what will happen with the trail. Hearing is scheduled for August 25, 2022, pending all notifications are done on time. Motion made by Mr. Brotzman second by Mr. Rooney **YEAHS** were Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Vice Chairman Zwicker. **NO NAYS: RECUSE:** Councilman Kennedy, Mayor Tersigni, Chairman Duffy **ABSENT:** Robert Bengivenga. Hearing is scheduled for August 25, 2022, pending all notifications are done on time.

**HEARING: Bridge Phase II (Building 1)** Daniel Sehnal, P.E. Consultant for Dynamic Engineering went over changes to the footprint size and parking to accommodate the new tenants which will be Shopify. Changes consist of changing East side to 25 docks and rest will be parking. North side now will be truck storage, far east parking, and guard house 10ft X 20 ft, west side will remain the same. Office space will relocate to west and east with mezzanine. Stormwater has no changes. 8 ft. fence will be added to the plans. Also, proposed bus stop. Applicant approved of all prior approvals. Pedestrian access: Connection sidewalk to 3<sup>rd</sup> street. Applicants request TCO be precluded because interchange is not finished. Mr. Duffy asked about signs for trucks to follow to 22 exits instead of Roseberry Street. More signs will be put up for truck route. **PUBLIC COMMENT :** Mr. Morisette asked about what the truck route will be and it will it include Center Street and Roseberry. Tim O'Brien explained what the town's proposal is to the NJDOT for truck routes.

**EXHIBITS FOR BRIDGE PHASE II:** A-1 Daniel T. Sehnal, P.E. CV

A-2 Phase 2 Overall Development Plan Sheet 1

A-3 Guardhouse Modification Plan Exhibit

Motion made by Mayor Tersigni second by Mr. Penrose **YEAHS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy. **NO NAYS: ABSENT** Mr. Bengivenga

**CORRESPONDENCE:** NONE

**NEW BUSINESS:** NONE

**BILL'S LIST:** Attorney Wilhelm bill for Land Use Motion made by Mayor Tersigni second by Chairman Zwicker **YEAHS:** Mr. Brotzman, Chairman Duffy, Mr. Hanisak, Councilman Kennedy, Mr. Penrose, Mayor Tersigni, Mr. Turnbull, Vice Chairman Zwicker, Mr. Rooney **NO NAYS: ABSENT:** Mr. Bengivenga

**OLD BUSINESS:** Update on circulation Committee: Short term and long-term goals are first. Will bring to the Board and Council. Welcome residents and engage them in the process.

**PUBLIC COMMENT:** Mr. Morisette talked about the truck traffic on Howard Street. Come out of Howard Street and make a right on South Main Street to New Brunswick Ave to 22. Tim explained truck routes for the town.

**EXECUTIVE SESSION:** Motion made by Mayor Tersigni second by Vice Chairman Zwicker to go into Executive Session **YEAHS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy **NO NAYS: ABSENT:** Mr. Bengivenga. Motion made by Mayor Tersigni second by Chairman Zwicker to return from Executive Session. **YEAHS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy **NO NAYS: ABSENT:** Mr. Bengivenga **NO ACTION TAKEN**

**ADJOURNMENT:** Motion made by Mayor Tersigni second by Mr. Brotzman **YEAHS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy **NO NAYS: ABSENT:** Mr. Bengivenga

Submitted by Kelly Lefler Land Use Secretary