

TOWN OF PHILLIPSBURG LAND USE BOARD
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on August 25, 2022 at 7:00 PM, the Town of Phillipsburg Land Use Board (the “Board”) shall hold a public hearing in the Town of Phillipsburg Housing Authority Building, in the Community Room, located at 535 Fisher Avenue, Phillipsburg, NJ 08865, to review and take action upon the application of PBXDEV 2, LLC (“Applicant”) for preliminary and final major site plan approval, together with bulk variance and design waiver/exception relief (the “Application”) with respect to property located at 671 Memorial Parkway, in the Town of Phillipsburg, County of Warren, State of New Jersey, and being designated as Block 1003, Lots 4 & 8, on the Tax Map of the Town of Phillipsburg (the “Property”).

Applicant proposes to construct an approximately 5,670 square foot building to be used as a food/retail store. In addition, Applicant proposes fuel sales (consisting of sixteen (16) filling positions) on the Property, together with a canopy, off-street parking spaces, loading, signage, drainage, lighting, landscaping, and other related site improvements to the Property.

In connection with the Application, Applicant seeks the following bulk variances and design waivers/exceptions: (i) providing more ground signs than permitted (2 permitted, 3 proposed); (ii) providing a greater ground sign area than permitted (65 square feet permitted, 80 square feet proposed); and (iii) providing more wall signs than permitted (2 permitted, 3 proposed).

Applicant also seeks any additional exceptions, waivers, design waivers, variances, interpretations, *de minimis* exceptions, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions, conditional use approvals and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the Application by the Board and its professional staff.

When the Application is called, interested parties may appear at the public hearing or any adjournment thereof either in person or by attorney, ask questions, present evidence and offer statements or documentation that may be relevant to the Application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. At least 10 days prior to the public hearing, the Application, maps, plans, and related supporting materials will be available for public inspection in the office of the Board, which is located within the Town of Phillipsburg Municipal Building, located at 120 Filmore Street, Phillipsburg, NJ 08865, during regular business hours. Interested parties can schedule an appointment to view the Application, maps, plans, and related supporting materials by contacting the Board Secretary, Kelly Lefler, by e-mail at KLefler@phillipsburgnj.org, or by phone during regular business hours at (908) 454-5500 extension 370.

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