

**TOWN OF PHILLIPSBURG
PLANNING BOARD
PUBLIC NOTICE OF HEARING**

PLEASE TAKE NOTICE that on Thursday, October 27, 2022, at 7:00 p.m., PC7REO, LLC (the "Applicant") will appear before the Town of Phillipsburg Land Use Board (the "Board") for a public hearing concerning its application for preliminary and final major subdivision and site plan approval with use and bulk variance relief on land designated on the Town of Phillipsburg Tax Map as Block 1503, Lot 14, with an address of 326 South Main Street ("Property"). The Property is located in the Town's Central Business (B-4) Zone District.

The Applicant seeks to subdivide the existing Lot 14, upon which an existing church and residential structure is situated, so that the church will be on one lot and the residence on another. Although no improvements are contemplated, the Applicant will require a conditional use variance per §625-68 to permit a single-family residential use in the B-4 Zone (proposed L. 14.02). In addition, the Applicant seeks the following "c", or bulk, variances for the existing conditions on proposed L. 14.02, all from Town Code §625-80: (1) minimum lot frontage; (2) minimum lot area; (3) minimum front yard setback; (4) minimum front yard setback to L. 14.01; (5) minimum front yard setback to L. 15; (6) maximum impervious coverage; and (7) from §625-32, minimum off-street parking. The Applicant will also seek any additional variances, waivers, or exceptions identified by the Board or during the course of the hearing.

Paper copies of the application, documents, and plans for which approval is being sought are on file with the Board Secretary, Kelly Lefler, who can be reached during current business hours, Monday through Friday, and are available for public inspection, by appointment, in the Planning Board Office located at the Town of Phillipsburg Municipal Building, 120 Filmore Street, Phillipsburg, NJ 08865. The amended application, documents, map and plans for which approval is being sought are also available on the Town of Phillipsburg website, <http://www.phillipsburgnj.org/meetings/land-use/>.

The public hearing will be conducted in the Community Room at 535 Fisher Avenue, Phillipsburg, at 7:00 p.m. Thursday October 27, 2022, and may be continued without further notice on such additional or other dates as the Board may determine.

By: Mark R. Peck, Esq.
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Attorney for Applicant