

LOCAL MARKETPLACE

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TOWN OF PHILLIPSBURG PLANNING BOARD PUBLIC NOTICE OF HEARING PLEASE TAKE NOTICE that on Thursday, January 26, 2023, at 7:00 p.m., GROVE PLACE LLC (the "Applicant") will appear before the Town of Phillipsburg Land Use Board (the "Board") for a public hearing concerning its application for use variance relief to convert a mixed-use building into a two-family residence, which although no exterior improvements are contemplated by the application also requires minor site plan approval with bulk variance relief, on land designated on the Town of Phillipsburg Tax Map as Block 1102, Lot 5, with an address of 577 Memorial Parkway ("Property"). The Property is located in the Town's Business-Highway (B-2) Zone District. No exterior improvements are proposed by the Applicant at this time. Applicant seeks approval to convert the interior of the existing building from commercial to residential. Specifically the Applicant requires a use variance from 625-57.A (residential use not permitted in B-2 Zone) as well as the following bulk variances, all of which are existing conditions: (1) minimum lot frontage, from 625- 8.B (50' existing, 100' minimum required); (2) minimum lot area, from 625-8.B (5750 SF existing, 10,000 SF required; (3) front yard setback, from 625-8.E (0' existing, 15' required); (4) side yard setback, from 625-8.E (3.88' existing, 25' required); (5) porch, from 625-8.I (existing porch exceeds minimum front and side yard setbacks); (6) parking aisle width, from 625-26.D(5) (24' aisle width existing, 25' width required); (7) driveway apron width, from 625-30.A (27' existing width, 18 ' maximum width permitted); and (8) sidewalks and landscaping (no landscaping provided, and no sidewalk exists along Compressor Street). The Applicant also seeks the following design waivers: (1) from 510-12.B(2)(a)(1) no storm drainage plan; (2) from 510-12.B(2)(d)(1) shade trees not proposed; and (3) from 510-12.B(2)(g)(1) driveway grade exceeds maximum permitted. 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 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 January 26, 2023, and may be continued without further notice on such additional or other dates as the Board may determine. By: Mark R. Peck, Esq. Florio Perrucci Steinhardt Cappelli Tipton & Taylor, LLC Attorney for Applicant