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Express Times

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State of New Jersey,) ss  
County of Hunterdon)

Jeanette Kryzimalski being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Express Times is a public newspaper, with general circulation in Warren County and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the NJ Zoned Express Times and issue of said newspaper on the following date(s):

Express Times 05/11/2023

[Signature]  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 11th day of May 2023

LORETTA A. DORAN  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50035436  
My Commission Expires 4/6/2026

[Signature]  
Notary Public

TOWN OF PHILLIPSBURG LAND USE BOARD  
PUBLIC NOTICE

TO WHOM IT MAY CONCERN:

In compliance with the New Jersey Municipal Land Use Law, the Land Development Regulations of Phillipsburg (the "Ordinances") and the Rules and Regulations of the Land Use Board for the Town of Phillipsburg (the "Board") PLEASE TAKE NOTICE that on the 25th of May, 2023 the Board will hold an in-person public hearing on the Application of Chill Properties, LLC (the "Applicant") at 7:00 p.m. or as soon thereafter as the Application is reached, at which time all interested persons will be given an opportunity to question witnesses and be heard in the manner described below. The hearing will be held in the Community Room of the Phillipsburg Housing Authority located at 535 Fisher Avenue, Phillipsburg, New Jersey 08865.

The Property is referenced as Block 310, Lot 1 on the tax map of the Town of Phillipsburg and located at 64 Filmore Street, which is in the Town's R-50 Residential District.

The Application proposes to develop the Property for use as a laundromat business. Under Section 625-53 of the Ordinances a laundromat business is not a permitted use and thus the approval of a variance pursuant to N.J.S.A. 40:55D-70(d)(1) is required.

The following additional "c" type variances are requested as well:

- a. Minimum Lot Area (whereas 5,000 sq feet is required and 2,100 sq feet is existing);
  - b. Minimum Lot Frontage (whereas 50 feet is required, and 30 feet is existing as to Filmore Street);
  - c. Minimum Front Yard Setback (whereas 25 feet is required and 5.2 feet is existing as to Filmore Street and 0.4 feet is existing as to Summit Avenue);
  - d. Minimum Side Yard Setback (whereas 5 feet is required and 4.7 feet is existing);
  - e. Minimum Rear Yard Setback (whereas 25 feet is required and 24.3 feet is existing as to the principal building and 0 feet is existing as to the accessory garage);
  - f. Maximum Coverage (whereas 40 percent is permitted and the existing conditions exceed the maximum permitted percentage of 40 percent).
- The Applicant also requests preliminary and final site plan approval to allow the renovations to the interior of the Property and for any other portions of the proposed improvements/use as may be required.

The Applicant reserves the right to supplement the Application and/or seek at the hearing such other interpretations, variances, waivers, exceptions and/or approvals as may be requested or required by the Applicant, the Board and/or its professionals.

All documents pertaining to this application are on file at the Office of the Town of Phillipsburg Board secretary, located in the Municipal Building at 120 Filmore Street, Phillipsburg, New Jersey 08865 and may be inspected during the following days and times: Monday through Friday from 8:00 a.m. through 4:00 p.m.

The application, documents and plans for which approval is being sought are also available on the Town of Phillipsburg website, <https://www.phillipsburgnj.org/meetings/land-use/>  
Any interested party may appear at said hearing and participate therein in accordance with the rules of the Municipal Land Use Law and the Board. If you have any questions, you may email Kelly Lefler, Board secretary, at [klefler@phillipsburgnj.org](mailto:klefler@phillipsburgnj.org) or contact her via telephone at 908-454-5500 ext. 370.

The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

Prepared by: Robert T. McNally, Esq.  
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