

## LAND USE MEETING

MAY 25, 2023

**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:** Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Mr. Bond, Mr. Rooney, Mr. Hanisak, Mr. Brotzman **Absent:** Mr. Penrose., Mr. Turnbull

**Minutes:** Dated 4/27/23 Motion made by Mayor Tersigni second by Councilman Kennedy **YEAHS:** Mr. Bond, Mr. Rooney, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy

**Abstain:** Mr. Brotzman, Mr. Hanisak **Absent:** Mr. Penrose, Mr. Turnbull

**Resolution:** 2023-10 (213 Broad Street Norwescap) motion made by Mayor Tersigni second by Councilman Kennedy **YEAHS:** Mr. Bond, Mr. Rooney, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy **Abstain:** Mr. Brotzman, Mr. Hanisak **Absent:** Mr. Penrose, Mr. Turnbull

**Completeness:** 154-156 Hudson Street (DWilliams Properties LLC) was represented by Attorney Alfano to convert a third floor to an apartment. Debbie Williams, owner of the property was sworn in by Attorney Wilhelm. Attorney Wilhelm addressed the applicant that he emailed a few things including needing the Deed and tax certification to the owner and there was no reply. Also, needed an engineer for the meeting. Since this is a D variance the applicant needs to have a planner also present. Attorney Wilhelm talked about the appeal zoning permit that was denied for the 1<sup>st</sup> floor deli. Town Engineer Tim O'Brien

explained why the zoning permit was denied. The property is in an R-50 residential zone. Attorney Wilhelm suggested that the Board continue this application at the June 26, 2023, meeting since they are not ready. Also, will hear the appeal at that time. **660 Memorial Parkway** (McDonalds) will be carried to the next meeting on June 26, 2023, without further notice. **64 Filmore Street** is seeking a Use Variance to open a laundromat. There are several C variances that were introduced By Attorney Robert McNally representing the applicant, Chill Properties LLC. Philip Sirmarco who would like to put in a laundromat was sworn in by Attorney Wilhelm. Elizabeth McMannus, Planner for the project, was not available but will be at the next meeting. Mr. Sirmarco explained what he does, which is renovate houses and rehabs houses for 36 years. He uses contractors from the area, and they are all insured. John Durnin owns the property and Mr. Sirmarco feels this would be a good place for a laundromat. Several exhibits were introduced as they were explained. ADA compliant ramp will be installed, and he will keep the garage for business storage. He does not want to use luminated lights to disturb the residents in the area. Next meeting, he will have a sign idea and present that to the board. The sewer is connected to the main, grease traps will be installed along with roof venting. This will be all self-service with family check-ins. TV and free Wi-Fi will be offered at the site. There will be drop-offs and pick up. The applicant would like to have 24-hour service but will go with what the board would want. No employees at the time but maybe down the road. The company he will hire to install the washers and dryers will let him know how many of each the building can have. Town Engineer Tim O'Brien explained the parking code and that the number of washers and dryers will impact that. He also said hours of operations need clarification, exterior lighting, signage size needs to be addressed at the next meeting. Only storage for the laundromat can be used for the garage. Councilman

Kennedy asked about security system. Chairman Duffy asked about vending machines and Mr. Sirmarco said there would be only 2 for washing supplies. **Public Comment on application:** Oscar Riba from Plainfield NJ owns property in the area of the proposed laundromat. He has concerns about parking 24-hour service not attended and values of homes could go down because of commercial property in the neighborhood. He said that most properties in that area are single family homes and already have hookups for washers and dryers. He mentioned that there are a variety of spots that have drug activity, and he is concerned this would be a drop off and pickup for drugs. He asked if you lived in this neighborhood, would you consider putting this near you. Ms. McMannus, Planner for the project, was not available to attend the meeting, so this will be carried without further notice to the June 26, 2023, meeting.

1. Exhibit "A-1": Letter from MYKL, LLC on behalf of Applicant, dated April 13, 2023;
2. Exhibit "A-2": Phillipsburg Town Council Minutes from May 1, 2012 and August 7, 2012 meetings,
3. Exhibit "A-3": Survey Plan entitled: "Plan of Survey Prepared for Chill Properties LLC Situated in the Town of Phillipsburg, Warren County, NJ," prepared by ELS Surveying, LLC, dated March 10, 2023 and last revised May 22, 2023
- A. Exhibit "A-4": Hand drawing entitled: "Plot Plan 64 Filmore St.," prepared by Applicant, undated, consisting of one page;
4. Exhibit "A-5": One page sketch of exterior of proposed building near main entrance;
5. Exhibit "A-6": One page sketch of exterior of proposed building depicting rear entrance with ramp and railing;
6. Exhibit "A-7": One page sketch of proposed interior overall layout;
7. Exhibit "A-8": One page sketch of proposed interior of washers/dryers along wall;
8. Exhibit "A-9": One page sketch of proposed interior main entrance and waiting area;
9. Exhibit "A-10": Letter from Town of Phillipsburg Fire Chief dated April 5, 2023;
10. Exhibit "A-11": Curriculum Vitae of Elizabeth McManus, PP, AICP, LEED AP;

**Correspondence:** NONE

**New Business:** NONE

**Bill's List:** Attorney Wilhelm bill for Land Use was motioned by Mayor Tersigni and second by Vice Chairman Zwicker **YEAHS:** Mr. Bond, Mr. Rooney, Mr. Hanisak, Mr. Brotzman, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairmans Duffy. **Abstain:** None **Absent:** Mr. Penrose, Mr. Turnbull

**Old Business:** Circulation Element Plan: Need to schedule a final Meeting.

**Executive Session:** Motion made by Mr. Brotzman and second by Councilman Kennedy to go into Executive Session. All in favor with No Nays. Motion to return from executive session made by Mayor Tersigni and second by Mr. Brotzman All in favor with no Nays.

**Public Comment:** None

**NEXT MEETING HAS BEEN CHANGED TO JUNE 26, 2023**

**Adjournment:** Motion made by Mayor Tersigni and second by Mr. Brotzman **YEAHS:** Mr. Bond, Mr. Rooney, Mr. Hanisak, Mr. Brotzman, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairmans Duffy. **Abstain:** None **Absent:** Mr. Penrose, Mr. Turnbull

SUBMITTED BY Kelly Lefler Land Use secretary