



TOWN OF PHILLIPSBURG PLANNING BOARD PUBLIC NOTICE OF HEARING PLEASE TAKE NOTICE that on Thursday, January 25, 2024, at 7:00 p.m., Peron Construction, LLC (the "Applicant") will appear before the Town of Phillipsburg Land Use Board (the "Board") for a public hearing concerning its application for amended preliminary and final site plan approval to permit the construction of a +/-328,227 SF warehouse, with associated improvements, on land designated on the Town of Phillipsburg Tax Map as Block 2102, Lot 2.02 (formerly known as Block 2102, Lots 2 and 11), with an address of 170 Howard Street ("Property 1"), and to raze the structures on Block 2015, Lots 1 and 3 ("Property 2"), with an address of 560 S. Main Street and 562 S. Main Street, for roadway improvements and signal reconstruction. Property 1 is located within District 5 of the Amended Phillipsburg Riverfront Redevelopment Area (RRA-5) as well as Phillipsburg's Industrial Heavy (I-2) Zone District and consists of approximately 31.1 acres; Property 2 is 0.16 acres located within the R-50 Zone District. The Applicant previously received bulk variances with its prior site plan approval for a 420,000 SF warehouse, some of which are being revised by this application: (1) Â§625-31C (loading requirements): 5 permitted, 88 previously approved, 80 proposed; and (2) Â§625-31A (minimum loading size): 15' x 45' x 14' required, 13' x 60' x >14' proposed. 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, map and plans for which approval is being sought are on file with the Board Secretary, Kelly Lefler, who can be reached during regular 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/>. Members of the public are invited to attend the public hearing is Thursday, January 25, 2024, at 7:00 p.m., and will be conducted at the Community Room of the Phillipsburg Senior Center, 310 Firth Street, Phillipsburg, and which 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, LLC Attorney for Applicant