

Application No. 21-001

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Title

BY: Key

TOWN OF PHILLIPSBURG

APPLICATION FOR MINOR or CONVENTIONAL SITE PLANS

This application consists of 13 pages, as follow:

- 1 - Title
- 2 - Coordination
- 3 - Tax Data
- 4 - Ownership
- 5 - General Data
- 6 - 7 Site Plan Checklist (Only for **Minor** Site Plan Applications)
- 8 - 10 Preliminary Site Plan Checklist
- 11 - 13 Final Site Plan Checklist

Pages 1 through 13 are to be completed by the applicant or his professional(s). Pages 6 and 7 are for **MINOR** site plan applications. Pages 8, 9, and 10 are for **Conventional (preliminary and final)** site plan applications. The checklist shall serve as a reminder of all items to be included on the plat. **The Administrative Officer and Town Engineer will review the application, plat and checklist prior to being scheduled for a public hearing.** This application will **not** be scheduled for a public hearing until all items on the checklist have been accounted for.

This application will be reviewed at the public meeting and will be deemed complete or incomplete by the Planning Board during this meeting. (Acceptance of this application by the Administrative Officer, review by the Administrative Officer or Town Engineer, or scheduling for a public meeting shall not be construed to deem this application complete.)

Date _____

Tax Map Sheet: 21 Block: 2102 Lot: 2.02 Zone: RRA-5/I-2

Address of Tract 170 Howard Street

Applicant Peron Construction, LLC

Project Name or Title Proposed Industrial Development

Application for: (check one block only)

This is a:

- Minor Site Plan – Sketch Plat
- Conventional Site Plan – Preliminary Plat
- Conventional Site Plan – Final Plat

- New Application
- Revision or Resubmission of a Prior Application

Variance Required: Yes or No

Note: This application with all required supporting information must be submitted at least 28 days prior to a regularly scheduled Planning Board Meeting.

APPLICATION FOR SITE PLAN

Check appropriate box and complete information for each individual responsible for project coordination:

Applicant

Name Rob de Beer - Peron Construction, LLC

Address 60 West Broad Street, Suite 201

Bethlehem, Pennsylvania 18018

Phone (631) 764-3247

Email rdebeer@perongroup.com

Land Surveyor

Name James D. Sens/ Control Point Associates, Inc.

Address 30 Independence Blvd., Suite 100

Warren, New Jersey 07059

NJ Lic # 24GS04322600

Phone (908) 668-0099

Email jsens@cpasurvey.com

Engineer

Name Brad Bohler/Bohler Engineering NJ, LLC

Address 30 Independence Blvd., Suite 200

Warren, NJ 07059

NJ Lic # _____

Phone (908) 668-8300

Email bbohler@bohlereng.com

Owner

Name same as applicant

Address _____

Phone _____

Email _____

Attorney

Name Seth Tipton- Florio Perrucci Steinhardt Cappelli Tipton & Taylor
LLC

Address 60 West Broad Street, Suite 102

Bethlehem, Pennsylvania 18018

Phone (610) 691-7900

Email stipton@floriolaw.com

Other (specify)

Name Ceminara Architect

Address 224 Courtyard Drive

Hillsborough, New Jersey 08844

Phone (908) 685-7700

Responsibility ARCHITECT

Email _____

APPLICATION FOR SITE PLAN

Applicant's Name: Rob de Beer. - Peron Construction, LLC

Owner's Name: same as above

This site plan (is X) or (is not) applied for by a corporation or a partnership.

All corporate or partnership applicants MUST complete the following ownership disclosure statement, which is in accordance with N.J.S.A. 40:55D-48.1.

OWNERSHIP DISCLOSURE STATEMENT

List all shareholders or partners with 10% or more of the stock or interest in said Corporation or Partnership (all Corporate Partners or shareholders owing 10% or more of the stock must disclose their interest as above provided).

Shareholder or Partner	% Interest	Address
Michael Pennucci	100	2351 Washington Lane Bethlehem PA 18015

I have direct knowledge of the matters set forth on this ownership disclosure statement.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are will fully false, I am subject to punishment.

Name Peron Construction
(Corporation or Partnership)

By Michael Pennucci 

Date: 8/5/21

Title Owner

If there are questions concerning this form or its completion, refer to Statute (PL 1977, Ch. 336, N.J.S.A. 40:55D-48.1).

APPLICATION FOR SITE PLAN

Applicant's Name Rob de Beer – Peron Construction, LLC

Owner's Name same as above

Proposed Use: Industrial Warehouse

Does the property front on a county or state roadway? No

If yes, what route(s)? N/A

Area (acreage or square feet): Entire Tract 31.1 AC

: Developed Portion 28.4 AC

Number of employees or tenants: employees TBD/ 2 tenants (subject to change)

Does the proposed site plan require the extension of any of the following?
(Answer all questions with a yes or no)

Streets No
Sidewalks No
Curbs Yes

Water Mains Yes
Sanitary Sewer Mains No
Storm Drainage Facilities Yes
Other Utilities Yes, electric lines to be

relocated

Is the project currently served independently with all utilities? No
For the purpose of this application "served independently" is defined as follows: 1. Existing structures – a separate connection to each utility main located in the street or utility easement (separate meters on one service connection is NOT considered "independent services"); 2. Vacant lots – all utilities are located in existing streets or existing utility easements, which are immediately adjacent to each lot.

Date: 8/5/21


Signature of Applicant

Application Number: _____

Preliminary Site plan Checklist

APPLICATION FOR Conventional SITE PLAN

(Structure(s) exceeding 2,000 sq. ft. and more than 3,000 sq. ft. of impervious coverage.)

To be filed with FINAL Checklist

Application For: Proposed Industrial

Applicant Rob de Beer /- Peron Construction, LLC

Owner same as above

Tax Map Sheet: 21 Block: 2102 Lot: 2.02 Zone: I-2

Variance required Yes Granted _____ Type Parking/Loading

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>	
<u>X</u>	_____	_____	_____	<u>510-7.A.</u>	Fifteen copies of site plan and completed site plan application.
<u>X</u>	_____	_____	_____	<u>510-11.A.</u>	Sketch Size (15"x21" or 24"x36")
<u>X</u>	_____	_____	_____	<u>510-11.C.(2)</u>	Scale (not less than 1"=100' for under 40 acres) (not less than 1"=200' for over 40 acres)
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(a)</u>	Name & address of applicant & owner
<u>X</u>	_____	_____	_____	_____ (3)(a)	Name & address of preparer with title
<u>X</u>	_____	_____	_____	_____ (3)(a)	Map Title
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(b)</u>	Acreage
<u>X</u>	_____	_____	_____	_____ (3)(b)	Municipal tax map lot & block number(s)
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(c)</u>	Key map & zone boundaries within ¼ mile
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(d)</u>	Date, graphic scale & North arrow
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(e)</u>	Existing and proposed minimum setbacks for zone designated, landscaped areas, trees over (4 inches in diameter) and fencing.
<u>X</u>	_____	_____	_____	<u>510-11.C.(3)(f)</u>	Existing & proposed signs, utility poles, their size, type of construction and location.

(Continuation of Checklist for Preliminary Site Plan Review)

Preliminary site plan Checklist

<u>Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(g)</u> Existing & proposed principal buildings and structures and all accessory buildings.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> (3)(g)</u> Approximate floor areas of principal buildings & structures.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> (3)(g)</u> Finished floor elevations at <i>ALL</i> corners of said buildings.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>510-11.C.(3)(h)</u> Location of all building(s), drainage and parking areas within 200' of proposed construction.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(i)</u> Existing topography shown by contours at 2' intervals based upon N.J. Geodetic Control Survey datum & general indication of proposed final grading.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(j)</u> Location & analysis of existing & proposed storm drainage facilities.
<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u>510-11.C.(3)(k)</u> An Analysis of capacity of existing utilities to accept proposed facility.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(l)</u> Show the location of all the existing and proposed sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof and all off-street loading areas, together with the dimension of all the improvements and within 100 feet of the site.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(m)</u> Estimate average number of automobiles, number & size of trucks, buses entering & leaving each day, peak hours, including an analysis of the road system to accept traffic.
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(n)</u> Location, size and nature of all existing and proposed rights of way, easements, and other incumbencies and lands to be dedicated to the Town or the County.

Preliminary Site plan Checklist

<u>List Complies</u>	<u>Does Not Comply</u>	<u>N/A</u>	<u>Waiver Requested</u>	<u>Code Section Article</u>
<u> X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(o)</u> Location, size, and nature of the entire lot, and any contiguous lots owned by or having a direct or indirect interest in by the applicant.
<u> </u>	<u> </u>	<u> </u>	<u> X</u>	<u>510-11.C.(3)(p)</u> Plans & profiles of streets adjoining the property for 500' in any direction; include driveways & intersecting streets. Indication of maximum sight distances.
<u> X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(q)</u> Nature & extent of proposed site lighting.
<u> X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(3)(r)</u> Method of sewage disposal & water supply.
<u> </u>	<u> </u>	<u> </u>	<u> X</u>	<u>510-11.C.(3)(s)</u> Development staging & tentative schedule.
<u> X</u>	<u> </u>	<u> </u>	<u> </u>	<u>510-11.C.(4)</u> The plans shall be prepared by a professional engineer or architect licensed to practice in New Jersey.
<u> X</u>	<u> </u>	<u> </u>	<u> </u>	<u>(Policy)</u> Standard sheet size not larger than 24" x 36" and to be folded to 9" x 12" maximum dimensions.
<u> X</u>	<u> </u>	<u> </u>	<u> </u>	<u>(Policy)</u> Certification by the owner, applicant & other parties in interest that the plat is submitted with their knowledge & consent.