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/f-2

Address of Tract 170 Howard Street

Applicant Peron Construction, LLC

Project Name or Title Proposed Industrial Development

Application for: (check one block only)

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

This is a:

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:

X Applicant
Name Rob de Beer - Peron Construction, LLC
Address 60 West Broad Street, Suite 201
Bethlehem, Pennsylvania 18018
Phone (631) 784-3247
Email rdebeer@perongroup.com

X 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) 688-0099
Email jsens@cpasurvey.com

X 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@florialaw.com

X Other (specify)
Name Ceminara Architect
Address 224 Courtyard Drive
Hillsborough, New Jersey 08844
Phone (908) 685-7700
Responsibility ARCHITECT
Email }

X Owner
Name same as applicant
Address
Phone
Email

X 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
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).

<table>
<thead>
<tr>
<th>Shareholder or Partner</th>
<th>% Interest</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Pernucci</td>
<td>100</td>
<td>2381 Washington Ave, Bellmawr, PA 08015</td>
</tr>
</tbody>
</table>

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 Pernucci

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 – Périon Construction, LLC

Owner’s Name: same as above

Proposed Use: Industrial Warehouse

Does the property front on a county or state roadway? Yes

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)

<table>
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<tr>
<th>Streets</th>
<th>No</th>
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<tbody>
<tr>
<td>Sidewalks</td>
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<tr>
<td>Curbs</td>
<td>Yes</td>
</tr>
<tr>
<td>Water Mains</td>
<td>Yes</td>
</tr>
<tr>
<td>Sanitary Sewer Mains</td>
<td>Yes</td>
</tr>
<tr>
<td>Storm Drainage Facilities</td>
<td>Yes</td>
</tr>
<tr>
<td>Other Utilities</td>
<td>Yes, electric lines to be relocated</td>
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Is the project currently served independently with all utilities? Yes

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: 05/01/21

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: 202  
Zone: 1-2

**Variance required**  
Yes  
**Granted**  
**Type**  
Parking/Loading

<table>
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<tr>
<th>Complies</th>
<th>Does Not Comply</th>
<th>N/A</th>
<th>Waiver Requested</th>
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<th>Section</th>
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<td>510-11.C.3(c)</td>
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<td>510-11.C.3(f)</td>
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</table>

- Fifteen copies of site plan and completed site plan application.
- Sketch Size (15"x21" or 24"x36")
- Scale (not less than 1"=100' for under 40 acres) (not less than 1"=200' for over 40 acres)
- Name & address of applicant & owner
- Name & address of preparer with title
- Map Title
- Acreage
- Municipal tax map lot & block number(s)
- Key map & zone boundaries within ¼ mile
- Date, graphic scale & North arrow
- Existing and proposed minimum setbacks for zone designated, landscaped areas, trees over (4 inches in diameter) and fencing.
- Existing & proposed signs, utility poles, their size, type of construction and location.
### Preliminary site plan Checklist

<table>
<thead>
<tr>
<th>Complies</th>
<th>Does Not Comply</th>
<th>N/A</th>
<th>Waiver Requested</th>
<th>Code Section Article</th>
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<tr>
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<td>510-11.C.(3)(g) Existing &amp; proposed principal buildings and structures and all accessory buildings.</td>
</tr>
<tr>
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<td>(3)(g) Approximate floor areas of principal buildings &amp; structures.</td>
</tr>
<tr>
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<td>(3)(g) Finished floor elevations at ALL corners of said buildings.</td>
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<td>510-11.C.(3)(h) Location of all building(s), drainage and parking areas within 200' of proposed construction.</td>
</tr>
<tr>
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<td>510-11.C.(3)(i) Existing topography shown by contours at 2' intervals based upon N.J. Geodetic Control Survey datum &amp; general indication of proposed final grading.</td>
</tr>
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<td>510-11.C.(3)(k) An Analysis of capacity of existing utilities to accept proposed facility.</td>
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<td>510-11.C.(3)(l) 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.</td>
</tr>
<tr>
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<td>510-11.C.(3)(m) Estimate average number of automobiles, number &amp; size of trucks, buses entering &amp; leaving each day, peak hours, including an analysis of the road system to accept traffic.</td>
</tr>
<tr>
<td>X</td>
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<td>510-11.C.(3)(n) Location, size and nature of all existing and proposed rights of way, easements, and other incumbrances and lands to be dedicated to the Town or the County.</td>
</tr>
<tr>
<td>List Complies</td>
<td>Does Not Comply</td>
<td>N/A</td>
<td>Waiver Requested</td>
<td>Code Section Article</td>
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<td>510-11.C.(3)(q) 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.</td>
</tr>
<tr>
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<td>510-11.C.(3)(p) Plans &amp; profiles of streets adjoining the property for 500' in any direction; include driveways &amp; intersecting streets. Indication of maximum sight distances.</td>
</tr>
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<td>510-11.C.(4) The plans shall be prepared by a professional engineer or architect licensed to practice in New Jersey.</td>
</tr>
<tr>
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<td>(Policy) Standard sheet size not larger than 24” x 36” and to be folded to 9” x 12” maximum dimensions.</td>
</tr>
<tr>
<td>X</td>
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<td>(Policy) Certification by the owner, applicant &amp; other parties in interest that the plat is submitted with their knowledge &amp; consent.</td>
</tr>
</tbody>
</table>

Application Number: ________________________