

LOCAL MARKETPLACE

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TOWN OF PHILLIPSBURG LAND USE BOARD

NOTICE OF HEARING

Applicant: Eggxpress Services, LLC
Owner: 340 Fleming Realty, LLC
Property Address: 340 Fleming Drive
Block: 1701 Lot: 12

PLEASE TAKE NOTICE that the undersigned has filed an application for minor site plan approval with bulk variance relief requested. There are four variances requested (1) 8.47 ft side yard setback where 35 ft is required; (2) Two 0 ft front yard setbacks where 35 ft is required; and (3) 18 parking spots available where 65 are required. The property utilizes access easements on Block 1701, Lots 2 and 3 for ingress and egress to Fleming Drive.

The Applicant proposes to operate as an egg, sugar and related products packing and storage facility. The subject property is located in the Town's I-1 zone where light industrial is permitted. Other than minor site improvements to bring the property into compliance with current Town ordinances, no exterior changes to the property are contemplated.

In addition to the bulk variances, the Applicant seeks any and all other variances and/or waivers that the Board deems necessary or appropriate.

A public hearing has been set for Thursday, February 26, 2026, at 7:00 p.m. at the Phillipsburg Housing Authority Facility located at 535 Fisher Avenue, Phillipsburg, New Jersey, and any interested party may appear either in person, by agent, or by attorney, and may participate in the hearing regarding the granting of the relief sought in the application.

All documents relating to this application may be inspected by the public during normal Town business hours (8:30 am - 4:30 pm) in the Office of the Town Clerk in the Phillipsburg Municipal Building, 120 Filmore Street, Phillipsburg, New Jersey.

By: Brian R. Jipson, Esq.
Attorney for Applicant

2/13/26 \$95.23

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