

## HARMONY TOWNSHIP LAND USE BOARD

### NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN;

In compliance with the New Jersey Municipal Land Use Law, the General Ordinances of the Township of Harmony and the Rules and Regulations of the Harmony Township Land Use Board;

**PLEASE TAKE NOTICE** that on Wednesday, March 18, 2026, at 6:00 PM at the Municipal Building, 3003 Belvidere Road, Phillipsburg, New Jersey, the Harmony Township Land Use Board will hold a public hearing on the application of Signature Estates at Harmony, LLC, at which time and place all interested persons will be given an opportunity to be heard either in person or with an option to be heard electronically in the manner described below.

The premises in question is located in the AR-250 Zoning District known as Block 38, Lot 11, on the Harmony Township, Warren County, Tax Map located at the corner of Garrison Road and Harmony Station Road having an address of 230 Garrison Road, Phillipsburg, New Jersey.

The Applicant is seeking approval to construct a proposed 80.3' x 30.0' (2,410 SF), one-story, two-family dwelling on the subject property. The two residential units will be subject to Affordable Housing Control and are as envisioned in Paragraph 23 of the Developers Agreement executed by the developer and the Township in connection with the Signature Estates at Harmony subdivision. The two-family dwelling structure is proposed to front on Harmony Station Road. The development of the property as a two-family dwelling meets all of the bulk zoning requirements of the AR-250 Zoning District. Applicant will, however, require use variance relief from Harmony Township Zoning Ordinance §525-11(A)(1), permitted uses in the AR-250 Zoning District, pursuant to N.J.S.A. 40:55D-70d(1), to permit the construction of the proposed two-family dwelling where only single-family dwellings are permitted in the District.

At the time of the filing of its application, Applicant was not aware of any further relief required pursuant to N.J.S.A. 40:55D-70(d) or any relief pursuant to N.J.S.A. 40:55D-70(c) to permit the construction of a two-family residential dwelling but reserves the right to supplement or amend its application prior to or at the public hearing on the application to request any additional variances, exceptions, and/or waivers as may be required by the Board and/or the Board Professionals to grant the approval requested.

A copy of said application and documents are on file in the Land Use Board Office located at 3003 Belvidere Road, Phillipsburg, New Jersey, for review by all interested parties prior to said hearing. Please contact the Board Secretary at 908-213-1600 or email, [landuseboard@harmonytwp-nj.gov](mailto:landuseboard@harmonytwp-nj.gov) to arrange accommodations for viewing these files.

**THE MEETING WILL BE OFFERED IN PERSON WITH AN OPTION TO PARTICIPATE VIRTUALLY FOR ALL BOARD MEMBERS, INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. TO ATTEND THIS MEETING VIRTUALLY, ENTER THE FOLLOWING LINK ON YOUR COMPUTER OR PERSONAL DEVICE:**

<https://us02web.zoom.us/j/3567203596?omn=82710238288>

Meeting ID: 356 720 3596

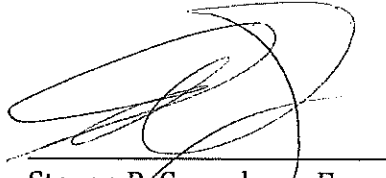
One tap mobile

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Join instructions

[https://us02web.zoom.us/join/82710238288?signature=8WkRwXJV\\_k2IW0gBKTNREZ0vFcXp4ynQMmU0-ZjzC1c](https://us02web.zoom.us/join/82710238288?signature=8WkRwXJV_k2IW0gBKTNREZ0vFcXp4ynQMmU0-ZjzC1c)

A handwritten signature in black ink, appearing to read 'S. Gruenberg', written over a horizontal line.

Steven P. Gruenberg, Esq.  
Attorney for Applicant, Signature Estates at  
Harmony, LLC  
151 Main Street  
Flemington, NJ 08822

Date: February 27, 2026