

**HARMONY TOWNSHIP LAND USE BOARD  
NOTICE OF HEARING**

**Applicant:** Deep Pool Holding, LLC

**Property Address:** 1375 Strykers Road, Phillipsburg, New Jersey 08865, Block 31, Lot 6.01, Official Tax Map of Harmony Township, Warren County, New Jersey

**PLEASE TAKE NOTICE** that the undersigned has filed an application for preliminary and final major subdivision and variance approval for the property that it owns located at 1375 Strykers Road, Phillipsburg (Harmony Township), New Jersey 08865, also described as Block 31, Lot 6.01 on the Official Tax Map of Harmony Township, Warren County, State of New Jersey (the Property). The Property is located within the Light Industrial/Office/Commercial Zone (Section 525-18 LI-O/C). The Property is improved by a single-family dwelling and two light industrial buildings. The applicant proposes to subdivide existing Lot 6.01 in order to create a new Lot 6.02 which will contain the office/commercial buildings with remainder Lot 6.01 containing the single-family dwelling.

Section 525-18 permits single-family dwellings when used as the dwelling house for a farm. On information and belief, the subject Property was once used as a farm such that the existing single-family dwelling is recognized as an existing nonconforming use. However, since the overall area of Lot 6.01 is being reduced by the proposed subdivision, use variance approval is required to permit the continued use of the single-family dwelling with no farm (Section 525-18A). Area and yard variances are required for:

**Proposed Lot 6.01 (Single Family Dwelling)**

Minimum Lot Area where 2.5 ac. is required and 1.38 ac. is proposed.

Lot Frontage where 75 ft. is required and 53.69 ft. is proposed.

Minimum Lot Width where 175 ft. is required and 68.50 ft. is proposed.

Minimum Side Yard (Both) where 60 ft. is required and 58.04 ft. is proposed.

There is an existing, non-conforming condition for Minimum Side Yard (Each) where 25 ft. is required and 21.45 ft. is existing.

**Proposed Lot 6.02 (Light Industrial)**

Minimum Lot Area where 5.00 ac. is required and 2.63 ac. is proposed.

Lot Frontage where 75 ft. is required and 26.83 ft. is proposed.

Minimum Lot Width where 400 ft. is required and 26.85 ft. is proposed.

Minimum Side Yard (Both) where 200 ft. is required and 55.10 ft. is proposed.

There is an existing non-conforming condition for Minimum Rear Yard where 100 ft. is required 8.49 ft. is existing

There is an existing, non-conforming condition for side yard (Each) where 75 ft. is required and 4.64 ft. is existing in the western side yard.

Side Yard Setback (Each) where 75 ft. is required and 51.04 ft is proposed in the eastern side yard.

The applicant may or may not require additional variance relief and accordingly reserves the right to request additional variance relief, design waivers and any other waivers that may be necessary, pursuant to the requirements of the Municipal Land Use Law, Zoning Ordinance, Development Regulations, and any other applicable statutory provisions. The applicant provides this notice for protective purposes with respect to any variances, waivers and any other relief that the Harmony Township Land Use Board may require related to the subject property and proposed preliminary and final proposed preliminary and final major site plan approval as may be necessary.

A public hearing is scheduled for June 17, 2026 at 6:00 p.m. at the Harmony Township Municipal Building located at 3003 Belvidere Road (CR 519), Phillipsburg, New Jersey 08865. This will be an “in person meeting”. Any interested party affected by this action, or any member of the public, may appear in person and may participate in the hearing, individually, or by an attorney, regarding the granting of the relief sought in the appeal or application.

All documents relating to this application may be inspected by the public in person between the hours of 9:00 a.m. and 4:00 p.m. at least ten (10) days prior to the meeting date, in the Office of the Land Use Board, and the Municipal Clerk, Harmony Township Municipal Building located at 3003 Belvidere Road (CR 519), Phillipsburg, New Jersey 08865. Any questions concerning participating in the meeting and inspecting the application documents should be directed to Kelley Smith, Land Use Board Secretary, at (908) 213-1600 x 10 and Kelley Smith, Municipal Clerk, at 908-213-1600 x 1 or by e-mail at: [clerk@harmonytwp-nj.gov](mailto:clerk@harmonytwp-nj.gov).

Applicant: Deep Pool Holding, LLC  
by: Alan Y. Lowcher,  
Attorney for the Applicant

Date: June 1, 2026