

O: 2015-18

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, NEW JERSEY ADOPTING AMENDMENTS TO THE REVISED PHILLIPSBURG COMMERCE PARK REDEVELOPMENT PLAN FOR THE FORMER INGERSOLL RAND PROPERTY COMMONLY KNOWN AS BLOCK 3201, LOTS 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12 AND 7.13, BLOCK 3301, LOTS 1, 2, 4, 4.01, 5 AND 6.

WHEREAS, the Town Council of the Town of Phillipsburg, in the County of Warren, State of New Jersey (the “**Town**”), a public body corporate and politic of the State of New Jersey (the “**State**”), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Town constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, in 2000 and 2004, in accordance with the criteria set forth in the Redevelopment Law, the Town identified and designated the former Ingersoll Rand property commonly known as Block 3201, Lots 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12 and 7.13, Block 3301, Lots 1, 2, 4, 4.01, 5 and 6 on the tax map of the Town as an “area in need of redevelopment” (the “**Redevelopment Area**”); and

WHEREAS, in 2000, the Town adopted a redevelopment plan for the Redevelopment Area which was later amended by the “*Revised Phillipsburg Commerce Park Redevelopment Plan*” (the “**Original Redevelopment Plan**”) adopted on November 4, 2013; and

WHEREAS, the Town Council has determined that certain amendments to the Original Redevelopment Plan relating to bulk standards, in the form attached hereto as Exhibit A (the “**Redevelopment Plan Amendment**”), be considered to accommodate and facilitate development within the Redevelopment Area; and

WHEREAS, the Planning Board must review the Redevelopment Plan Amendment and transmit its recommendations relating to the Redevelopment Plan Amendments to the Town Council in accordance with the provisions of *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

WHEREAS, upon receipt of the Planning Board’s recommendations relating to the Redevelopment Plan Amendment, the Town Council believes that the adoption of the Redevelopment Plan Amendment is in the best interests of the Town.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Contingent upon the receipt of the Planning Board’s recommendations, the Redevelopment Plan Amendment, attached hereto as Exhibit A and made a part hereof, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

Section 3. Except to the extent amended by the Redevelopment Plan Amendment as adopted hereby, all other terms and provisions of the Original Redevelopment Plan shall continue in full force and effect.

Section 4. The zoning district map in the zoning ordinance of the Town is hereby amended to include the “Redevelopment Area” per the boundaries described in the Original Redevelopment Plan and the Redevelopment Plan Amendment.

Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. A copy of this Ordinance and the Redevelopment Plan Amendment shall be available for public inspection at the office of the Town Clerk during regular business hours.

Section 7. This Ordinance shall take effect in accordance with all applicable laws.

ATTEST:

TOWN OF PHILLIPSBURG

VICTORIA L. KLEINER, RMC
Municipal Clerk

HARRY L. WYANT
Mayor

DATED:

CERTIFICATION

I, Victoria L. Kleiner, Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of an Ordinance duly adopted by the Town Council of the Town of Phillipsburg at their September 01, 2015 meeting.

VICTORIA L. KLEINER, RMC
Municipal Clerk

EXHIBIT A

September 01, 2015

Proposed Amendments to the November 4, 2013 Phillipsburg Commerce Park Redevelopment Plan.

Additions are shown underlined and in blue thus.

Deletions are shown in red and struck through ~~thus~~.

Section 2. THE PUBLIC PURPOSE

2.1. Redevelopment Goal and Objectives

The redevelopment plan envisions a large-scale industrial/office park, with good rail and highway access, buffered from the adjoining neighborhoods.

The plan's objectives are:

1. To make vacant land and buildings available for large-scale non-residential development in an appropriate location, thereby expanding the economic base of the Town through the use and redevelopment of underutilized and non-productive properties.
2. To provide for the removal or containment of contamination resulting from past industrial use of the study area, to the extent required by NJDEP, to allow future use of the site.
3. To promote development that will enhance employment opportunities for the Town's residents and to replace jobs lost with the decline of past activity in the area.
4. To improve general circulation within the Town and provide direct highway access to the study area by way of a roadway extension from the Center/Roseberry Street intersection through the tract and adjacent property in Lopatcong to Route 22.
5. To encourage development in the redevelopment area in a manner that is compatible with the unique character of the Valley View neighborhood and other adjacent residential neighborhoods, and to minimize any negative impacts on these neighborhoods.
6. To protect and preserve the stream corridor of the Lopatcong Creek and any associated wetlands.
7. ~~To provide basic commercial services for the convenience of the employees within the redevelopment area and the adjacent residential neighborhoods.~~