

O: 2013-18

**AN ORDINANCE OF THE TOWN OF PHILLIPSBURG,
COUNTY OF WARREN, STATE OF NEW JERSEY
ADOPTING REVISIONS TO THE PHILLIPSBURG
COMMERCE PARK REDEVELOPMENT PLAN**

WHEREAS, the Planning Board of the Town of Phillipsburg, conducted a study of the 2005 Phillipsburg Commerce Park Redevelopment Plan, which Plan was adopted pursuant to Ordinance 2005-14; and

WHEREAS, the Planning Board issued findings and recommendations relative to the 2005 Redevelopment Plan in a report entitled, "Ingersoll Rand Redevelopment Study" dated December 17, 2012, which was forwarded to the Town Council of the Town of Phillipsburg, for its consideration; and

WHEREAS, the Town Council instructed the Town Planner, David K. Maski, P.P., AICP, of Van Cleef Engineering Associates, to revise the 2005 Redevelopment Plan in accordance with the Planning Board's recommendations; and

WHEREAS, the Town Planner has prepared the revised Phillipsburg Commerce Park Redevelopment Plan for the Town Council's consideration; and

WHEREAS, the revised Phillipsburg Commerce Park Redevelopment Plan was reviewed by the Planning Board on _____, 2013, on which day the Planning Board adopted a Resolution recommending adoption of the Redevelopment Plan by the Town Council of the Town of Phillipsburg; and

WHEREAS, the Planning Board has found the revised Phillipsburg Commerce Park Redevelopment Plan to be consistent with the Master Plan of the Town of Phillipsburg.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that:

1. It is hereby found and determined that the revised Phillipsburg Commerce Park Redevelopment Plan dated _____, 2013 for the Redevelopment Area conforms to the Master Plan for the Town of Phillipsburg.
2. It is hereby found and determined that the revised Redevelopment Plan gives due consideration to the provision of appropriate allowable uses of the Area as is desirable for the health, safety and welfare of the citizens of the Town of Phillipsburg.

3. That it is hereby found that the revised Redevelopment Plan will provide the maximum opportunity consistent with the needs of the locality as a whole for the redevelopment of the area by private and public entities.
4. That the revised Redevelopment Plan for the Area, which is attached hereto and incorporated herein, having been duly reviewed and considered is hereby approved and the Municipal Clerk is hereby directed to file a copy of the revised Redevelopment Plan with the Minutes of this meeting.
5. That this Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

Statement of Purpose.

The purpose of this Revised Redevelopment Plan is to redevelop tracts of land previously owned by Ingersoll-Rand and/or Phillipsburg Associates.

Section 4 - Effective Date

This Ordinance shall take effect as required by law.

ATTEST:

TOWN OF PHILLIPSBURG

VICTORIA L. KLEINER,
Acting Municipal Clerk

HARRY L. WYANT
Mayor

DATED:

CERTIFICATION

I, Victoria L. Kleiner, Acting 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 at their October 01, 2013 meeting.

VICTORIA L. KLEINER,
Acting Municipal Clerk