

**Town of Phillipsburg
Planning Board Meeting
535 Heckman Street
Minutes for Special meeting Nov 14, 2019**

Vice Chairman Keith Zwicker called the meeting to order at 7:05 pm and led the meeting with the Pledge of Allegiance. Vice Chairman Zwicker read the Open Public Meeting Acts Statement. Those Present were: Mayor Stephen Ellis (entering at 7:10), Councilwoman DeGerolamo, David P. Morrisette, Derrick Lewis, Darren Bodogh, and Bernard Rooney. Also in attendance were William Mandry, Planning Board Attorney, and Ms. Charee Carney, Recording Secretary.

Letter from Chairman Kent Corcoran

Vice Chairman Zwicker read the Planning Board resignation letter from Chairman T. Kent Corcoran, stating that he will be on the State Housing Board and is unable to serve both boards. Attorney Mandry said that he will look into whether there needs to be a reappointment of the chairman or not. There will be a reorganization of the board in January. Ms. Carney said there are two meetings before the reorganization meeting, on the Monday before Thanksgiving and December 12th.

Old Business - Angela Knowles changes to the Master Plan

Ms. Knowles said that the new plan that she drafted will remain as such until the board approves. She said that she did not get a lot of feedback, but the feedback she did get may warrant some additional discussion. If the board is not comfortable with the draft, a discussion is necessary, tonight or a subcommittee. Mr. Rooney said that he would like to see the changes she made. Attorney Mandry suggested she go over the changes to the zoning districts. There were three districts created and she went over what she recommends. Mr. Mandry asked if her recommendations are based on sound planning principles and she responded yes. He also asked her to explain how the new plan was developed. She explained smart growth and future planning, what the town wants in different areas. Ms. Knowles made the changes based on the vision of the town. There is no huge time crunch for the changes, but it is a reimbursable grant from the Highlands Council and the town has not yet been reimbursed for the work already done. The Highlands Council is waiting for a deliverable and will consider the draft as a deliverable.

Ms. Knowles highly recommends a subcommittee so they can analyze the areas and make recommendations on existing and new zones. She recommends four people for the subcommittee and will only meet a few times. Councilwoman Degerolamo, Mr. Bodogh, Mr. Rooney, and Mr. Lewis agreed to be on the subcommittee. Ms. Knowles will provide cliff notes for the subcommittee and will guide the subcommittee through the process. If anyone on the board would like, they can send Ms. Knowles any recommendations.

Mr. Rooney motioned to have a sub committee to review the changes and provide recommendations and Mr. Bodogh seconded. The motion carried.

The meeting was opened to the public.

There was a motion to adjourn and the motion carried.

Respectfully submitted,

Charee Carney
Land Use Technical Assistant