



TOWN OF PHILLIPSBURG

LAND USE BOARD

May 27, 2021

AGENDA

Meeting ID: 885 0262 6195

Passcode: pburg

Kelly Lefler is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/88502626195?pwd=dHI1WUI6RzZDVl6TmtFMk11dFF0Zz09>

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One tap mobile

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Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Adequate notice of this regular public meeting has been provided in accordance with the Open Public Meetings Act by posting notice on the bulletin board in the Municipal Building; by publishing in the Express Times and the Star Ledger, the official newspapers of the Town of Phillipsburg; by posting notice on the website of the Town of Phillipsburg; filing said notice with the Town Clerk of Phillipsburg; as well as furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act. As advertised, action may be taken at this meeting.

I. CALL TO ORDER

II. ANNOUNCEMENT OF PROPER NOTICE

**III. BOARD POLICY: IT IS THE POLICY OF THE TOWN OF PHILLIPSBURG
LAND USE BOARD NOT TO HEAR ANY NEW CASES AFTER 10:00 PM
AND NO NEW WITNESSES AFTER 10:30 PM.**

IV. FLAG SALUTE

V. ATTENDANCE

VI. RESOLUTIONS

TOWN OF PHILLIPSBURG PLANNING BOARD RESOLUTION NO. 2021-2

**RESOLUTION ADOPTING AMENDMENTS TO THE LAND USE PLAN ELEMENT AND THE OPEN
SPACE AND RECREATION PLAN ELEMENT OF THE TOWN OF PHILLIPSBURG'S MASTER PLAN**

VII. COMPLETENESS/ PUBLIC HEARING

VIII. CORRESPONDENCE

IX. NEW BUSINESS

PN Restaurant, Inc. C/O Phillipsburg Dev., LLC 680 Memorial Parkway
Block 1004 Lot 3 Preliminary & Final Major Site Plan Approval Completeness Review

X. OLD BUSINESS

XI. MINUTES

April 22, 2021

XII. PUBLIC COMMENT

XIII. ADJOURNMENT

PUBLIC COMMENTS WILL BE LIMITED TO 5 MINUTES