**LAND USE MINUTES**

**OCTOBER 28, 2021**

Vice Chairman Zwicker called to order the announcement of Proper Notice and Board Policy followed by Flag Salute.

**ATTENDANCE:** Vice Chairman Zwicker, Mr. Bengivenga, Mr. Brotzman, Council Vice President Fulper, Mr. Hanisak, Mr. Penrose, Mayor Tersigni, Mr. Turnbull, Mr. Rooney.

ABSENT: Chairman Duffy

**RESOLUTIONS:** NONE

**COMPLETENESS:** NONE

**PUBLIC HEARINGS**: **Peron Construction** LLC 170 Howard Street Block 2102 Lot 2 & 11: No hearing because there is not an adequate application before the Board so there was nothing happening on anything related to the applicant Peron Construction LLC.

**Eptam Molding** 55 & 65 Howard Street Block 2101 Lot 4: Last month the Board did completeness and at that time the application was deemed complete. JJoy from Eptam said there was some significant issues that have been raised in the report from VanCleef Engineering. Stan said that the stormwater management needs to be addressed with a plan and not just testimony. JJoy did not want to waste the Boards time or the professionals and thought it would be better if the technical testimony be carried until the November meeting. However, he did ask permission to move forward with the interior renovations. Until we get clarification with the construction official, Jack Daniels as to why the Board needs to hear about interior renovations we cannot move forward. A motion to carry Eptam Molding with no further notice needed was voted 9 YEAS and No Nays

**CORRESPONDENCE**: NONE

**NEW BUSINESS:** **Regan Development Corp**. Attorney Wilhelm addressed the Board with a letter from Council the intent to direct a preliminary investigation regarding Regan Development which made a presentation to Town Council on July 7, 2021. Property is located at 150 Fleming Drive formerly known as 150 Anderson Street. It did not say what they are looking for. We did not at this time receive a resolution from Council. Vice President Fulper we can carry it and he will make sure that the Board will have it by November meeting.

**2020 Riverfront Referral:** The Board just recently received the resolution 2020-207 for Condemnation redevelopment at the riverfront. Board is going to give Angela Knowles authorization to start the investigation. There is going to be a

Sub-committee organized by Vice Chairman Zwicker to for this project. Mr. Zwicker had a committee formed and a few members of the committee resigned from the Board. He will get a sub-committee together and present it at the November meeting.

**MINUTES:** Motion to approve minutes for September 23, 2021, was made by Mr. Brotzman and seconded by Mayor Tersigni. Vote was 8 YEAS no NAYS and Council Vice President Fulper abstain due to not being at the beginning of the meeting.

**PUBLIC COMMENT:** Mr. Morrisette asked if the area looking for a sub-committee was part of the Riverfront project. Vice Chairman Zwicker answered him that it is from the railroad tracks going underneath the canal entrance that whole front area. Robin Coe business owner on South Main St. has several concerns about the warehouse project and what it will do to the downtown. She feels it is an unsafe situation to bring into the town. Randy Piazza Jr., talked about how the same developer brought business to downtown Bethlehem and within a few years the Sands was developed along with upscale residential and rooftop restaurants and breweries. He knows there are concerns, and those concerns are valid, he feels the project can coexist with the vision that we have for a successful Phillipsburg.

Aaron Coleman also spoke about his concerns for the downtown and how it could affect businesses down there. He said he does not have an issue with redevelopment, his issue is with the size of the building. He feels that something on a smaller scale would attract businesses and not so much truck traffic. He would love to see the developer come back with a different plan that could help redevelop the whole entire downtown.

**EXECUTIVE SESSION:** NONE

**ADJOURNMENT:** Motion Mayor Tersigni second Council Vice President Fulper

9 YEAS NO NAYS