



**TOWN OF PHILLIPSBURG
LAND USE BOARD**

November 22, 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=dHI1WUI6RzZDVTI6TmtFMk11dFF0Zz09>

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One tap mobile

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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: NONE

VII. COMPLETENESS/ PUBLIC HEARING:

COMPLETENESS:

120 Carpentersville Rd. Block 2906 Lot 3

PUBLIC HEARING:

Peron Construction LLC 170 Howard Street Bl. 2102 Lots 2 & 1

VIII. CORRESPONDENCE: NONE

IX. NEW BUSINESS:

Resolution from Town Council for Board to undertake

A Preliminary Investigation to determine whether the proposed study area. Block 1803 Lot 1 (150 Fleming Drive/ FKA Anderson Drive) qualifies as an area in need of Non-Condensation Redevelopment

X. OLD BUSINESS: Eptam Site Plan Exemption Application review site plan Waiver. (Interior only)

XI. MINUTES:

Minutes from October 28, 2021

XII. PUBLIC COMMENT:

XIII EXECUTIVE SESSION: NONE

XIV. ADJOURNMENT:

PUBLIC COMMENTS WILL BE LIMITED TO 5 MINUTES