

**LEGAL NOTICE
TOWN OF PHILLIPSBURG
LAND USE BOARD**

*******SPECIAL MEETING*******

MONDAY, DECEMBER 20, 2021

**PRELIMINARY INVESTIGATION TO DETERMINE WHETHER A PROPOSED
AMENDMENT TO THE “REVISED RIVERFRONT REDEVOLPMENT PLAN” IS
CONSISTENT WITH THE TOWN’S MASTER PLAN**

PLEASE TAKE NOTICE THAT, in accordance with New Jersey’s “Local Redevelopment and Housing Law,” N.J.S. 40A:12A-1, *et. seq.*, on Monday, December 20, 2021, at 6:30 p.m., the Town of Phillipsburg Land Use Board will hold a **SPECIAL MEETING** on the referral from the Phillipsburg Town Council of its Ordinance No. 2021-27, wherein the Town Council has requested the Land Use Board undertake a preliminary investigation to determine whether a proposed amendment to the Town’s “Revised Riverfront Development Plan” is consistent with the Town’s Master Plan.

PLEASE TAKE FURTHER NOTICE THAT any person or party who wishes to comment, or otherwise be heard, on the preliminary investigation may do so at the public hearing or may submit written comments to the Town of Phillipsburg Land Use Board prior to the public hearing date noted above. All documents relating to the preliminary investigation, including the following: a “Consistency Review Report: Proposed Amendment to the Riverfront Redevelopment Plan” and a map which sets forth the general boundaries of the properties within the Redevelopment Plan area, shall be on file and available for public inspection before the public hearing date noted above and may be inspected at the office of the Town of Phillipsburg Planning Board Clerk during normal business hours by calling Kelly Lefler, Clerk of the Land Use Board, at 908-454-5500, ext. 439, to schedule an appointment to review such documents. All written comments must be sent to the Clerk of the Land Use Board, 120 Filmore Street, Phillipsburg, New Jersey, 08865.

PLEASE TAKE FURTHER NOTICE THAT a copy of the Phillipsburg Town Council’s Ordinance No. 2021-27 is attached hereto and incorporated by reference herein this Notice.

PLEASE TAKE FURTHER NOTICE THAT, at the public hearing, the Land Use Board will consider all documents relating to the preliminary investigation and all public comments and may take action including formally recommending that the Phillipsburg Town Council adopt the proposed amendment to the “Revised Riverfront Redevelopment Plan.”

PLEASE TAKE FURTHER NOTICE THAT, at the public hearing, the Land Use Board will not consider any other matters.

PLEASE TAKE FURTHER NOTICE THAT, at the public hearing, the Land Use Board will take action.

PLEASE TAKE FURTHER NOTICE THAT, due to the public health emergency necessitated by the COVID-19 pandemic, pursuant to the Executive Orders of the Governor of the State of New Jersey, public gatherings have been limited in size, space, location and duration, and as a result, public gatherings have been open to the public in only a limited capacity.

PLEASE TAKE FURTHER NOTICE THAT, due to the public health emergency necessitated by the COVID-19 pandemic, pursuant to the Executive Orders of the Governor of the State of New Jersey, public bodies, such as the Town of Phillipsburg Land Use Board, are expressly authorized by law to conduct public hearings remotely through the use of audio and video technology.

PLEASE TAKE FURTHER NOTICE THAT, based upon all of the preceding, the above-referenced public hearing shall take place remotely via the Zoom platform. Any person or party can access the hearing by following the instructions noted here:

Join Zoom Meeting

<https://us02web.zoom.us/j/84580976003?pwd=ZkRFKy92M3NSYjJck1RTXR5N2hLUT09>

Meeting ID: 845 8097 6003

Passcode: 145403

One tap mobile

+13126266799,,84580976003#,,,,*145403# US (Chicago)

+16468769923,,84580976003#,,,,*145403# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+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)

Meeting ID: 845 8097 6003

Passcode: 145403

Find your local number: <https://us02web.zoom.us/j/84580976003?pwd=ZkRFKy92M3NSYjJck1RTXR5N2hLUT09>