

NOTICE OF PUBLIC HEARING
Town of Phillipsburg Land Use Board

PLEASE TAKE NOTICE that JAOR HOLDING, LLC, d/b/a/ OJR AUTO SALES having a mailing address of 246 Morris Street, Phillipsburg, NJ 08865, shall make application before the Land Use Board of the Town of Phillipsburg at its regular meeting to be held on Thursday, January 27, 2022, commencing at 7:00 pm, for a use variance pursuant to N.J.S.A. 40:55D-70(d2) for expansion of a non-conforming use so as to permit the addition of a small used auto sales operation consisting of the display and sale of up to 5 used vehicles in addition to the existing uses which consist of a commercial space which is a garage/auto repair shop, a residence on first floor and two residential dwellings on the second floor of the present structure. At the aforesaid time and place the Applicant shall also apply for preliminary and final site plan approvals pursuant to N.J.S.A. 40:55D-46 and 50, respectively, so as to permit the foregoing. The use of the rear area to the existing building shall be the location for the parking and display of the used motor vehicles and no additional site improvements are proposed. The property is known and designated as Block 808 Lot 31 and is in the R-50 Zone District.

At the aforesaid time and place, the Applicant shall further seek any and all required bulk variance relief pursuant to N.J.S.A. 40:55D-70c(1)(2) which are either deemed necessary or required so as to permit the foregoing. In addition, the Applicant shall seek several waivers from site plan submission checklist items which, again are either deemed necessary or required so as to permit the foregoing.

In recognition of the declared COVID-19 public health emergency and to comply with the Executive Orders signed by Governor Murphy, and in an effort to follow best practices recommended by the United States Center for Disease Control (CDC), the Board is utilizing the Zoom meetings program, a cloud platform for video and audio conferencing across mobile devices, desktop computers, laptop computers and telephones, to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. During the public hearing, any interested party, or its agent or attorney, will have an opportunity to view and/or hear the hearing in its entirety and be heard by logging in to the virtual meeting. To log into the meeting, please use the following website link:

[https://us02web.zoom.us/meeting/tZckduiorT0uG9zkohPNIWXwG-HA4p8lLyW_/ics?picToken=98tyKuGrpzorGteTtBiPRpwqHYj4d_TztiFbfpHlxDtMw5aVTvhEa9qE-ZvSNT8](https://us02web.zoom.us/join/83911036418?pwd=NXRlbnRpdjZlVjZaE42a2tjZz09HA4p8lLyW_/ics?picToken=98tyKuGrpzorGteTtBiPRpwqHYj4d_TztiFbfpHlxDtMw5aVTvhEa9qE-ZvSNT8)

Join Zoom Meeting

<https://us02web.zoom.us/j/83911036418?pwd=NXRlbnRpdjZlVjZaE42a2tjZz09>

Meeting ID: 839 1103 6418

Passcode: pburg

One tap mobile

+13126266799,,83911036418#,,,,*714063# US (Chicago)

+16468769923,,83911036418#,,,,*714063# 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)

+1 408 638 0968 US (San Jose)



+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248.7799 US (Houston)

Meeting ID: 839 1103 6418

Passcode: 714063

Find your local number: <https://us02web.zoom.us/j/kdfptCPY9G>

Participating via online/virtual means or telephonically is free of charge to the public. The virtual meeting information will be provided within the Planning Board Agenda document of the Town of Phillipsburg website, <http://www.phillipsburgnj.org/meetings/land-use/>, prior to the public hearing. Members of the public interested in asking questions, providing comments, or offering evidence concerning the application can do so during the public hearing.

Paper copies of the application, documents, map and plans for which approval is being sought are on file with the acting Zoning Officer, Pat Kays, who can be reached during current business hours, Monday through Friday, and are available for public inspection, by appointment, in the Planning Board Office located at the Town of Phillipsburg Municipal Building, 120 Filmore Street, Phillipsburg, NJ 08865. The application, documents, map and plans for which approval is being sought are also available on the Town of Phillipsburg website, <http://www.phillipsburgnj.org/meetings/land-use/>. In addition, all exhibits (pre-marked) that will be relied upon during the public hearing, together with the review letters of the Board's consultants received to date, will be available on the Town of Phillipsburg website, <http://www.phillipsburgnj.org/meetings/land-use/>, or by contacting the acting Zoning Officer by telephone or e-mail, as provided herein. Individuals lacking the resources or know-how for technological access to the application, plans and other documents or access to the virtual meeting should contact the acting Zoning Officer by telephone at (908)454-5500 extension 315, or by e-mail at pkays@phillipsburgnj.org for assistance in accessing the application, plans and other documents and the virtual meeting.

The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

William R. Edleston
Attorney for Applicant