

APPENDIX A
Resolution R2021-282

**RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN
AND STATE OF NEW JERSEY, AUTHORIZING THE TOWN OF
PHILLIPSBURG PLANNING BOARD TO UNDERTAKE A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY
AREA, BLOCK 2806 LOT 1 (1116 SOUTH MAIN STREET) QUALIFIES AS AN
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT
TO N.J.S.A. 40A:12A ET SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth the procedures for the Town to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be deemed a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”); and

WHEREAS, the Town Council desires to commission a study to determine if the Block 2806, Lot 1 satisfies the criteria of an Area in Need of Redevelopment (Non-Condemnation); and

WHEREAS, the Town Council finds it to be in the best interest of the Town and its residents to authorize the Town’s Planning Board pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6 to undertake such preliminary investigation of the study area which includes properties Block 2805, Lot 13 (the “Study Area”);

WHEREAS, the Town of Phillipsburg wishes to direct the Planning Board to undertake a preliminary investigation utilizing Angela Knowles, PP, AICP, of Van Cleef Engineering

Associates. to prepare the preliminary investigation to determine whether the proposed Study Areas qualifies as an area in need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Phillipsburg, in the County of Warren, and State of New Jersey, that the Planning Board is hereby authorized to undertake a preliminary investigation, utilizing Angela Knowles, PP, AICP, of Van Cleef Engineering Associates to prepare the preliminary investigation, pursuant to the notice, conduct a hearing and comply with other requirements of the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., as amended, in order to recommend to the Town Council whether the area comprising the study area is an area in need of **Non-Condemnation Redevelopment** according to the criteria set forth in N.J.S.A. 4A:12A-5.

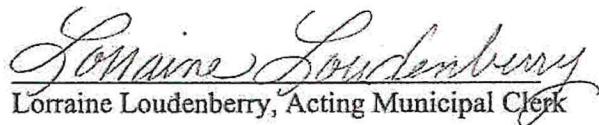
BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Town Council in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution is to be forwarded to the Planning Board of the Town of Phillipsburg.

BE IT FURTHER RESOLVED, that this Resolution shall take effect pursuant to law.

CERTIFICATION

I, Lorraine Loudenberry, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey do hereby certify the foregoing to be true and correct copy of a Resolution adopted by Council at a meeting held on November 23, 2021.



Lorraine Loudenberry
Lorraine Loudenberry, Acting Municipal Clerk

APPENDIX B
Blight Investigation Maps



Zoning 1116 South Main Street AINR

Sources: NUGIN ModIV Data,
NJDOT, U.S.G.S.
February 2022



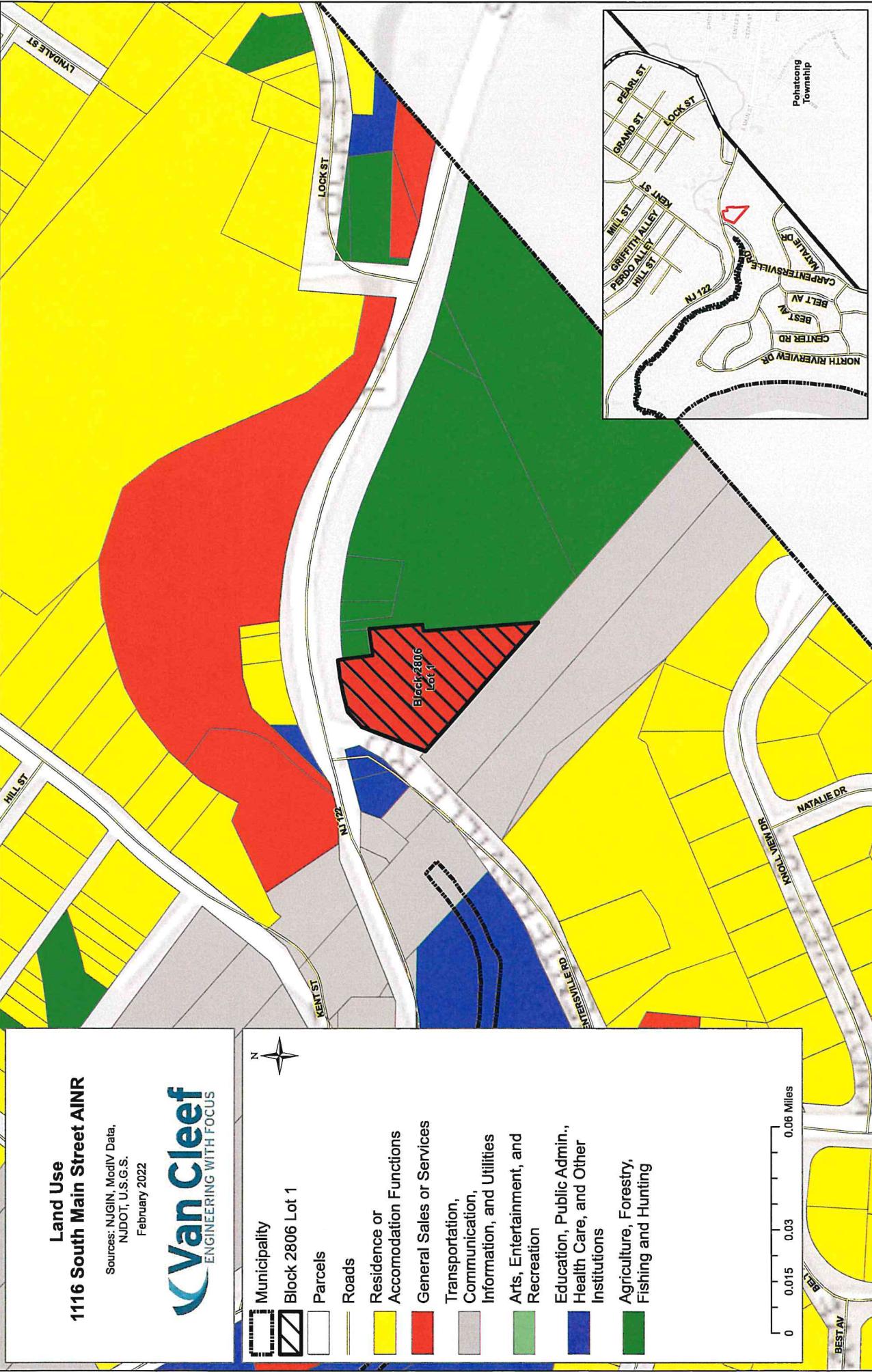
- Municipality
- Block 2806 Lot 1
- Parcels
- Roads

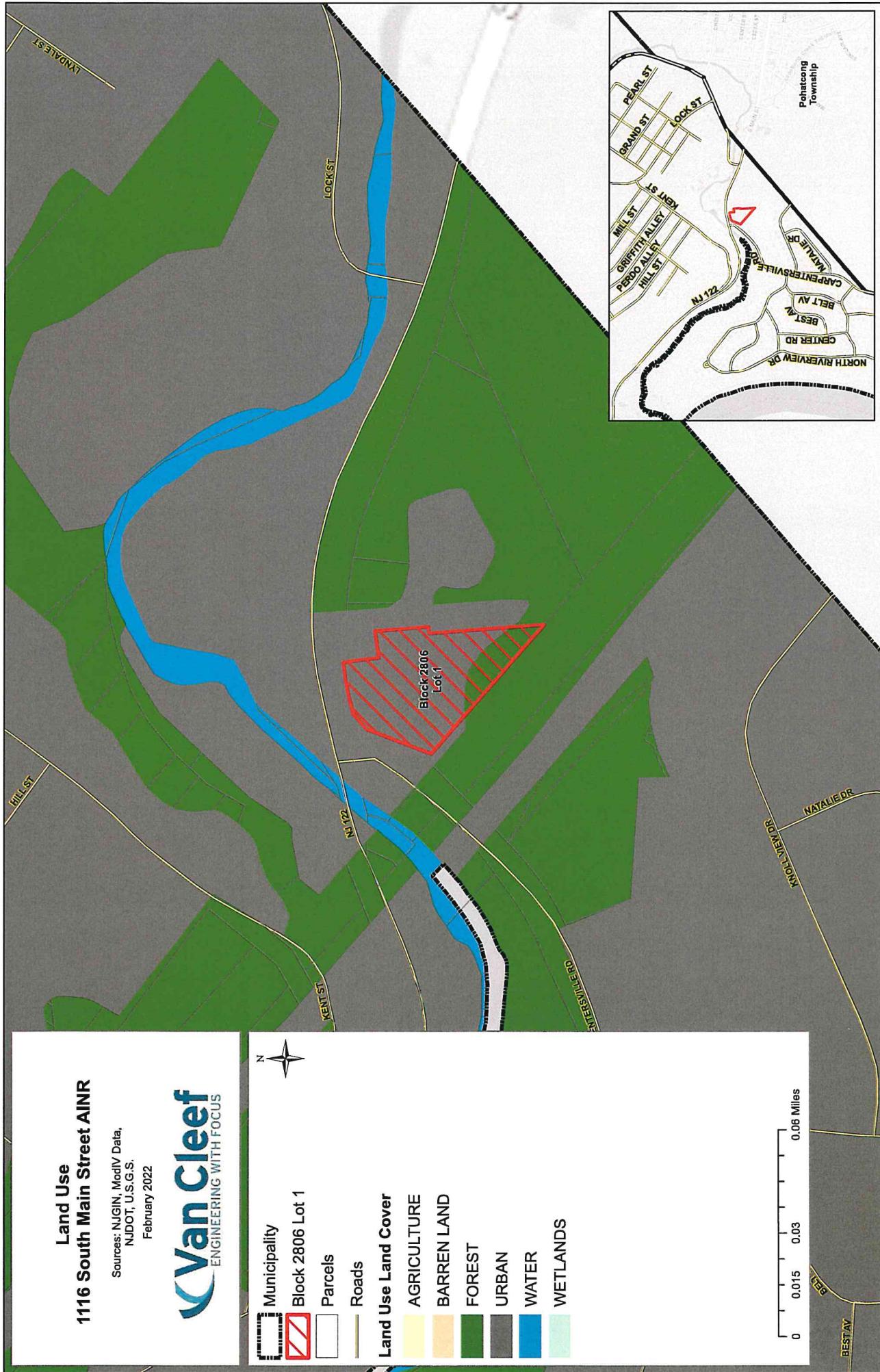


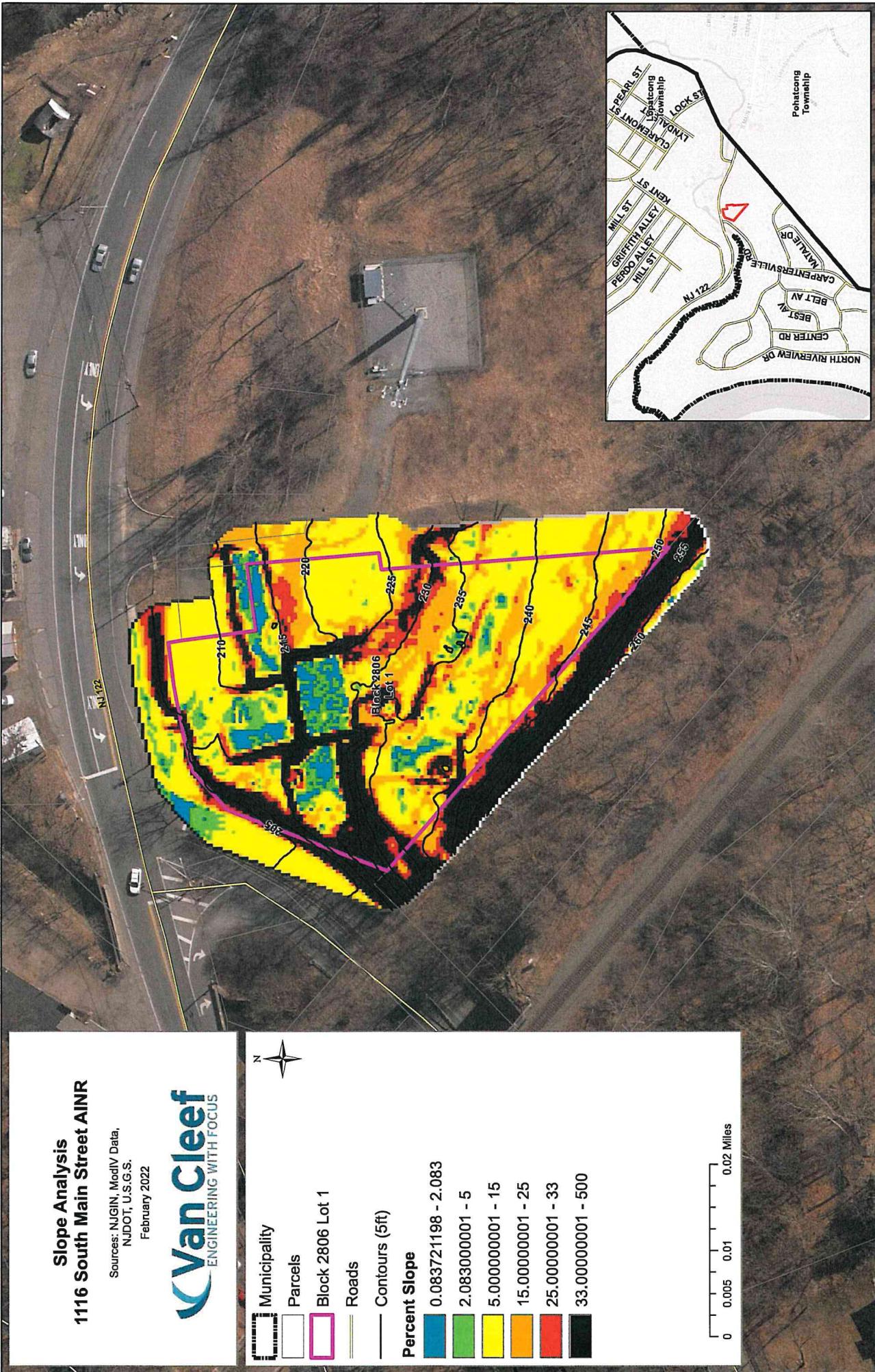
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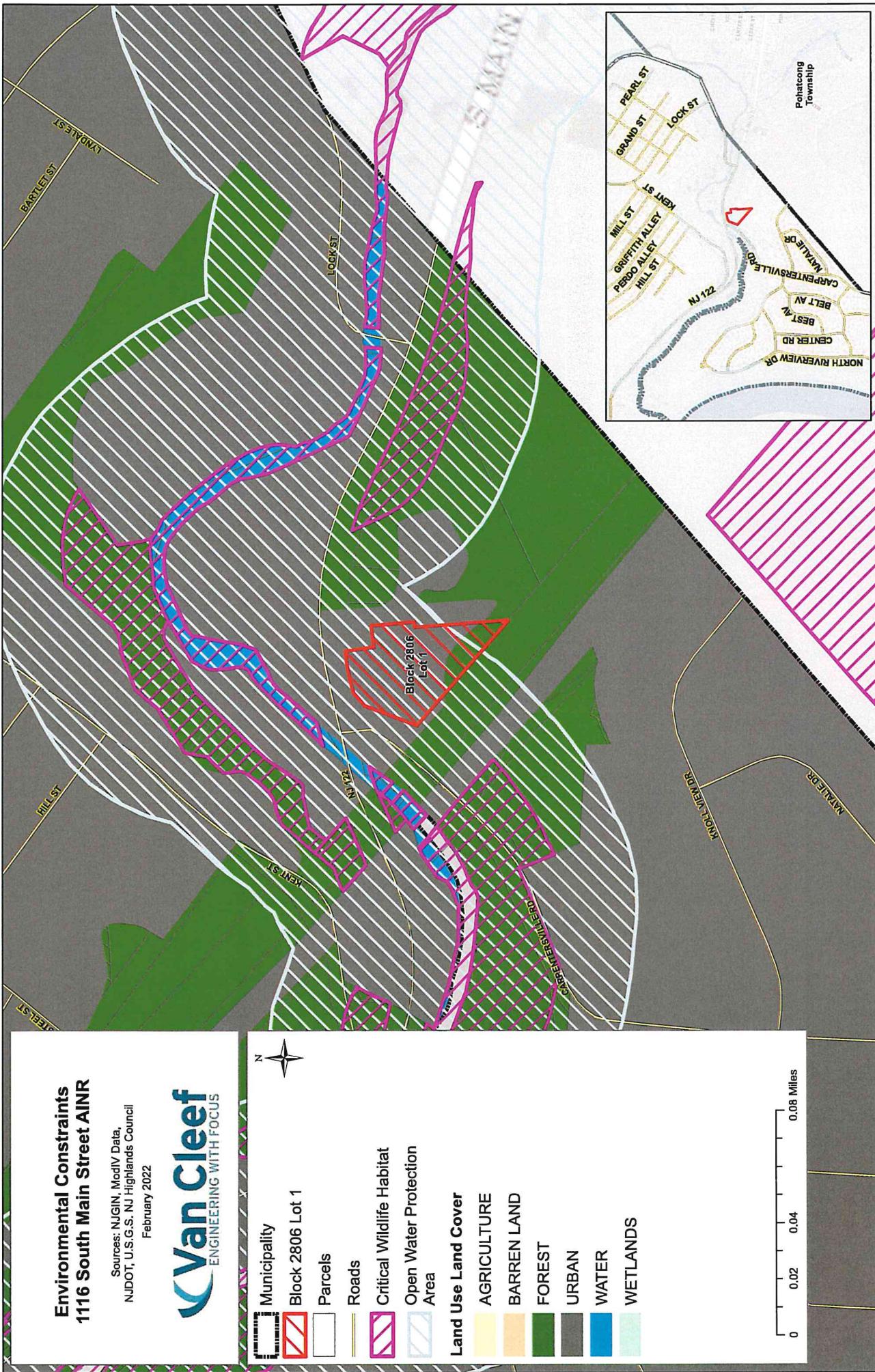


Zoning	
B-1 Office – General	
B-2 Business – General	
B-3 Office – Central Business District	
B-4 Business – Central Business District	
B-5 Business - South Main	
B-6 Business - Neighborhood	
I-1 Industrial – Light	
I-2 Industrial – Heavy	
PAC Planned Adult Community Overlay	
PCPRA Phillipsburg Commerce Park Redevelopment Area	
R-50 Residential – 5,000 S.F. Lots	
R-75 Residential – 7,500 S.F. Lots	
R-MF Residential - Multi Family	
RRA-1 Riverfront Redevelopment Area - Industrial	
RRA-2 Riverfront Redevelopment Area - Union Square	
RRA-3 Riverfront Redevelopment Area – Recreational/Heritage	
RRA-4 Riverfront Redevelopment Area – Mixed Use	
RRA-5 Riverfront Redevelopment Area – Riverside Residential	
RRA-6 Riverfront Redevelopment Area - Riverside Commercial	
SMRA 168-172 South Main Redevelopment Area	









APPENDIX C
National Flood Hazard Layer FIRMette
(Based on FIRM Panel 34041C0291E)

DWLRDO DRG-FPUGDHWMM



HDR



ALVBSI BHLVYRGLI WHIRHRI RHR WHIRHROQES
HHDHWGRW DBJU BHDWBHJU IOGRGRHOEDV
OHDHG VDHEU BSHRDMLRQWHD HRQ WLGMQWLH
WLR JKH MOGHMHW YLQJBLRQWHRBHQH
BFRVWLMQWGDQGDQGDWNUWLR
XQDGDQGDQGDQGDQGDWNUWLR

ALVBSI BHLVYRGLI WHIRHRI RHR WHIRHROQES
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WLR JKH MOGHMHW YLQJBLRQWHRBHQH
BFRVWLMQWGDQGDQGDWNUWLR
XQDGDQGDQGDQGDQGDWNUWLR

APPENDIX D
Historical Aerial Imagery

ICE HOUSE (4/2005)

Note: Roof is intact, parking lot is in reasonable condition, the radio tower has not been constructed.

Legend
Alpha Railroad Arch Bridge



Google Earth

Image PA Department of Conservation and Natural Resources-PAMAP/USGS

ICE HOUSE (5/2012)

Note: Roof now partially missing, parking lot has more cracks in it. Radio tower has been constructed.



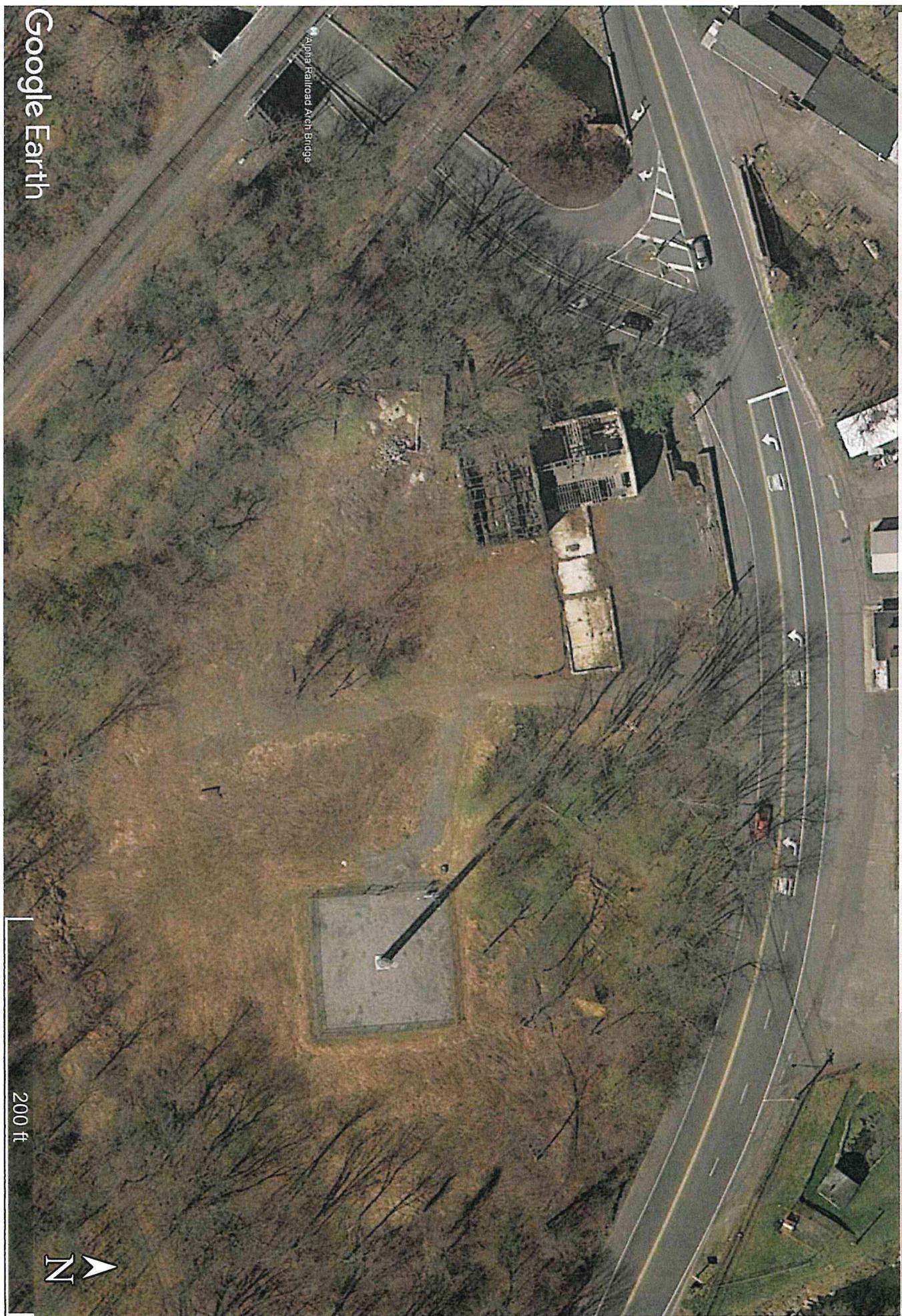
Legend

Alpha Railroad Arch Bridge

ICE HOUSE (4/2016)

Note: Roof is almost completely gone. Site appears cleared of vegetation. There appear additional (destroyed) foundations

 Alpha Railroad Arch Bridge
is On The Alpha Railroad Arch Bridge site

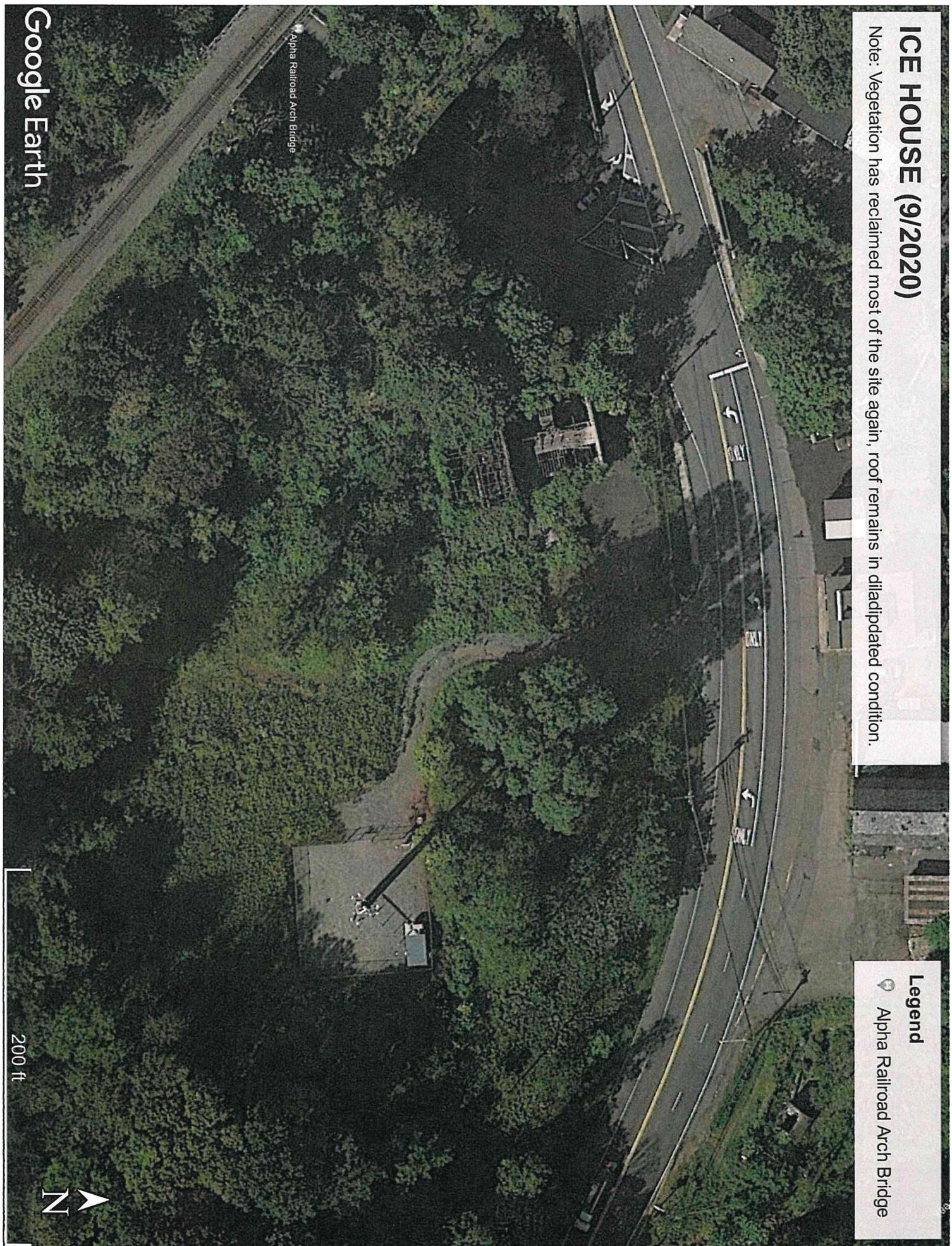


Google Earth

ICE HOUSE (9/2020)

Note: Vegetation has reclaimed most of the site again, roof remains in dilapidated condition.

Legend
● Alpha Railroad Arch Bridge



Google Earth