

**AGENDA
LAND USE MEETING
MARCH 24, 2022**

Topic: Land Use Meeting

Time: MARCH 24, 2022, 07:00 PM Eastern Time (US and Canada)

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly <https://us02web.zoom.us/meeting/tZckduiorT0uG9zkohPNiWXwG->

HA4p8ILyW_/ics?icsToken=98tyKuGrpzorGteTtBiPRpqwqHYj4d_TztiFbjfpHlxDtMw5aVTvhEa9qE-ZvSNT8

Join Zoom Meeting

<https://us02web.zoom.us/j/83911036418?pwd=NXRINmdSZ1BZYzE1VjdZaE42a2tjZz09>

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/u/kdfptCPY9G>

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. RESOLUTION: Resolution Denying Preliminary and Final Minor Plan Approval, Bulk Variance Approval and Use Variance Approval JAOR Holdings, LLC Block 808 Lot 31 246 Morris Street

VII. COMPLETENESS/ PUBLIC HEARING:

COMPLETENESS:

PUBLIC HEARING:

Amendment Final Site Plan Submission Bridge Point I-78 Phase II Building 1

VIII. CORRESPONDENCE: NONE

IX. NEW BUSINESS:

A. Riverfront Redevelopment Area Consistency Report 75 & 83

B. Preliminary Investigation Area in need of Redevelopment 1116 S. Main Street Block 2806 Lot 1

C. Update on Interpretation of Zoning Ordinance Definition

X. OLD BUSINESS:

XI. MINUTES: Minutes dated 2/24/22

XII. PUBLIC COMMENT:

XIII EXECUTIVE SESSION: NONE

XIV. ADJOURNMENT:

PUBLIC COMMENTS WILL BE LIMITED TO 5 MINUTES