

LEGAL NOTICE
TOWN OF PHILLIPSBURG
LAND USE BOARD
PUBLIC HEARING
THURSDAY, MARCH 24, 2022

PROPOSED AMENDMENT TO RIVERFRONT REDEVELOPMENT PLAN IN ORDER TO
INCREASE RESIDENTIAL DENSITY AND FOR SUCH OTHER BULK STANDARD
AMENDMENTS DEEMED APPROPRIATE

PLEASE TAKE NOTICE THAT, in accordance with New Jersey's "Local Redevelopment and Housing Law," N.J.S. 40A:12A-1, *et. seq.*, on Thursday, March 24, 2022 at 7:00 p.m., the Town of Phillipsburg Land Use Board will hold a public hearing on the referral from the Phillipsburg Town Council of its Resolution No. R-2022-24, wherein the Town Council has requested the Land Use Board consider a proposed amendment to the Riverfront Redevelopment Plan in order to increase residential density in the Riverfront Redevelopment Area, and to consider other bulk standard amendments deemed appropriate, as it relates to the real property identified on the Tax Map as Block 911, Lots 7 and 8, commonly known as 61, 75 and 83 South Main Street and/or 61, 75 and 83 Main Street.

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 a map which sets forth the general boundaries of the study area, shall be on file and available for public inspection at least ten (10) days 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 if the Land Use Board determines that the subject area qualifies as an area in need of non-condemnation redevelopment, that determination shall not authorize the Town of Phillipsburg to exercise the power of eminent domain to acquire the property in the study area.

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 declare the study area to be an area which qualifies as an area in need of non-condemnation redevelopment.

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 Planning 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/83911036418?pwd=NXRJNmdSZ1BZYzE1VjdZaE42a2tjZz09>

Meeting ID: 839 1103 6418

Passcode: pburg

One tap mobile

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+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>

