

**AGENDA  
LAND USE MEETING  
APRIL 28, 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.

<http://www.phillipsburgnj.org/events/>

**Join Meeting:** Phillipsburg Housing Authority 535 Fisher Ave. Phillipsburg Community Room

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:**

- A. Resolution 2022-3 Denying Preliminary and Final Minor Site Plan Approval, Bulk Variance Approval and Use Variance Approval JAOR Holdings, LLC Block 808 Lot 31 246 Morris Street**
- B. Resolution 2022-4 Granting Second Amended Preliminary and Final Major Site Plan Approval for The Former Ingersoll Rand Property Known as Bridge I-78 Phase II**

**VII. COMPLETENESS/ PUBLIC HEARING:**

- A. Thomas Kent Corcoran 725 Metz Block 405 Lot 6 Site Plan Exemption And Variance**
- B. 74 Stockton St. Block 2007 Lot 1 Site Plan Exemption**

**VIII. CORRESPONDENCE: NONE**

**IX. NEW BUSINESS:**

**A. Manor House Homes, LLC Informal Review**

**B. Preliminary Investigation Area in need of Redevelopment 1116 S. Main Street  
Block 2806 Lot 1 Carried from March 24, 2022 without notice**

**X. BILL'S LIST:**

**Land Use Bill (Attorney Wilhelm)**

**XI. OLD BUSINESS:**

**A. Update on Interpretation of Zoning Ordinance Definition**

**XII. MINUTES: Minutes Dated 03/24/22**

**XIII. PUBLIC COMMENT:**

**XIII EXECUTIVE SESSION: NONE**

**XIV. ADJOURNMENT:**

**PUBLIC COMMENTS WILL BE LIMITED TO 5 MINUTES**