



State of Pennsylvania,) ss
County of Northampton)

Loretta Doran being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Express Times is a public newspaper, with general circulation in Lehigh and Northampton Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Express Times 06/09/2022

Principal Clerk of the Publisher

Sworn to and subscribed before me this 9th day of June 2022

Commonwealth of Pennsylvania - Notary Seal
Jeanette Kryzmaliski, Notary Public
Northampton County
My commission expires June 17, 2025
Commission number 1398723
Member, Pennsylvania Association of Notaries

Notary Public

**TOWN OF PHILLIPSBURG
LAND USE BOARD
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE, that on Thursday, June 23, 2022 at 7:00 PM, in the Town of Phillipsburg Housing Authority Building, Community Room, 535 Fisher Avenue, Phillipsburg, New Jersey 08865, a public hearing will be held by the Town of Phillipsburg Land Use Board to consider a request for preliminary and final site plan and variance approvals (Section 625-32: off-street parking – 18 parking spaces required, none existing or proposed onsite; de minimis exception from the RSIS for parking deficiency) and such other variances, relief and/or waivers that may be deemed necessary by the Board in connection with the Application submitted by the Applicant/Owner, 43-45 South Main Street LLC, for the property located at 43-45 South Main Street, Block 903, Lot 47 on the Tax Map of the Town of Phillipsburg. The Applicant is proposing to convert the existing 4-story building into a mixed-use building consisting of approximately 1,553 square feet of ground level commercial space and a total of three 2-bedroom residential units above with associated building improvements and signs. The property is located in the Riverfront Redevelopment Area – District 2 (RRA-2) Sub-area 3 (Main Street).

When the case is called you may appear either in person or by agent or attorney and present any objections which you may have to the granting of this Application, subject to the Executive Orders signed by Governor Murphy related to the current COVID-19 pandemic, and following best practices recommended by the United States Center for Disease Control which may include the wearing of face masks or face coverings and the practice of social distancing within the Housing Authority Building. All documents related to this Application are on file and available for review by the public in the Land Use Board Office, 120 Filmore Street, Phillipsburg, New Jersey 08865, during that office's normal business hours. The hearing may be continued without further notice on such addi-

tional or other dates as the Board may determine.

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