

LAND USE MEETING MINUTES JUNE 23, 2022

Chairman Duffy opened the meeting at 7:00 PM stating this meeting is being held in accordance with the Open Public Meetings Act, by posting the notice to the Express Times and Star Ledger and providing the same to the Town Clerk.

It is the policy of the Town of Phillipsburg Land Use Board not to hear cases after 10:00 PM and no new witnesses after 10:30 PM. Followed by Flag Salute

ATTENDANCE: Mr. Brotzman, Chairman Duffy, Mr. Hanisak, Mr. Hanisak, Councilman Kennedy, Mr. Penrose, Mayor Tersigni, Mr. Turnbull, Vice Chairman Zwicker, Mr. Rooney **ABSENT:** Mr. Bengivenga

RESOLUTIONS: **Resolution 2022-7** Granting Avantor Site Plan Exemption Bl. 101 Lot 5: Motion made by Mr. Brotzman second by Mayor Tersigni **YEAHS:** Mr. Brotzman, Mr. Penrose, Mr. Turnbull, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker **Abstain:** Mr. Hanisak, Chairman Duffy **Absent** Mr. Bengivenga
Resolution 2022-8 Zoning Ordinance Definition Setbacks: Motion made by Mayor Tersigni second by Vice Chairman Zwicker **YEAHS:** Mr. Brotzman, Mr. Penrose, Mr. Turnbull, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker **Abstain:** Mr. Hanisak, Chairman Duffy **Absent** Mr. Bengivenga

COMPLETENESS/HEARING

COMPLETENESS: Verizon Site Plan Exemption Bl. 2806 Lot 1 1116 S. Main St.
No Show

HEARING: 43-45 South Main Street Bl. 903- Lot 47

Joseph Paparo is Attorney for the applicant and reviewed the application for the property. He stated that the property is in the redevelopment area and is mixed use. They are requesting an off-street parking variance. Seeking putting a restaurant or tavern on the lower level and the three apartments on the other levels.

The parking requires twelve spaces for the commercial and six for residential. Currently there is no parking on site. Suggestion to park in the Riverside Way parking lot and purchase parking passes for the tenants. Ryan Welty Architect for the applicant was sworn in by Attorney Wilhelm and testified about plans for the

building. This is a four-story building with all floors being office space. There is an elevator to all floors. They are proposing first floor undecided at this time and the 2-4 floors would be 2-bedroom one bath apartments. They intend to clean up the back of the property and the patio will remain. Wooded area would also stay but be cleaned up. New signage & lighting will be installed. They had no issues with VanCleaf's report and are complying with all that is in the report. Tim O'Brien from VanCleaf did ask if the stairs on both sides would remain and he said yes. Deliveries would be small box trucks which should cause no problems with traffic. Manuel Montesino, owner of the property was sworn in by Attorney Wilhelm and talked about the vision for the property. He had reports about the Riverside Way parking, and they were entered as exhibits.

EXHIBIT A-1 Ryan G. Welty Architect

EXHIBIT A-2 Exhibits of parking at Riverside Way

EXHIBIT A-3 Fire Chief Rich Hay Report

Mr. Penrose would like to it mandatory that they have parking in the Riverside Way parking lot. Mr. Montesino would do that and make it part of his lease. Mayor Tersigni feels that Mr. Montesino will figure out the parking. He also said that it is amazing what he does with properties. He has turned eyesore properties into something spectacular. Mr. Rooney does not think it is fair to turn a developer down because of parking. Chairman Duffy had questions about not having an additional professional and would he like to move it to next month to bring them in. Attorney Wilhelm asked if they wanted time to discuss that and after a few minutes they decided rest their case at that time. No public comments

Grant application 43-45 S. Main Street Bl 903 Lot 47 Parking Variances and all

Mandatory Parking: Motion made by Mr. Brotzman second by Mr. Penrose

YEAH'S Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull,

Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy **RECUSE:** Councilman

Kennedy **ABSENT:** Mr. Bengivenga

Grant Preliminary and Final Approval 43-45 S. Main Street Bl. 903 Lot 47

Motion Made by Mr. Rooney second Mayor Tersigni **YEAH'S** Mr. Rooney, Mr.

Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Mayor Tersigni, Vice Chairman

Zwicker, Chairman Duffy **RECUSE:** Councilman Kennedy **ABSENT:** Mr. Bengivenga

CORRESPONDENCE: NONE

NEW BUSINESS: Motion made for Mayor to put money in the budget and form a sub-committee to review Zoning Ordinances Motion made by Chairman Zwicker second Mr. Brotzman **YEAH'S** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Councilman Kennedy **ABSENT:** Mr. Bengivenga. Committee will consist of Mayor Tersigni, Chairman Duffy, Mr. Turnbull, Mr. Rooney, Councilman Piazza along with the professionals

BILL'S LIST: NONE

OLD BUSINESS: NONE

MINUTES: Dated 5/26/22 Motion made by Mayor Tersigni second Chairman Zwicker, **YEAH'S:** Mr. Brotzman, Mr. Penrose, Mr. Turnbull, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker **Abstain:** Mr. Hanisak, Chairman Duffy **Absent** Mr. Bengivenga

PUBLIC COMMENT: Mr. Morrisette of Phillipsburg commented about terrific meeting and the Board is doing a great job. Also, he said if parking is an issue with redevelopment, the town should consider a parking deck. If there is no parking, redevelopment will not work.

ADJOURNMENT: Motion made by Mayor Tersigni second Mr. Penrose **YEAH'S** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Councilman Kennedy **ABSENT:** Mr. Bengivenga

SUBMITTED BY: Kelly Lefler Land Use Secretary