

**TOWN OF PHILLIPSBURG  
PLANNING BOARD  
PUBLIC NOTICE OF HEARING**

PLEASE TAKE NOTICE that on Thursday, October 27, 2022, at 7:00 p.m., R. AMOS REAL ESTATE (the "Applicant") will appear before the Town of Phillipsburg Land Use Board (the "Board") for a public hearing concerning its application for preliminary and final site plan approval on land designated on the Town of Phillipsburg Tax Map as Block 911, Lots 7 & 8, with an address of 75 & 83 South Main Street ("Property"). The Property is located in District 2, Sub-Area 3, of the Town's Riverfront Redevelopment Area.

The Applicant seeks the adaptive reuse of the existing vacant Elks Lodge building, by converting the same into 31 residential units (1, 2, and 3 bedroom) above ground floor retail space. Although Applicant seeks no variances, the Applicant will also seek any variances, waivers, or exceptions identified by the Board or during the course of the hearing.

Paper copies of the application, documents, and plans for which approval is being sought are on file with the Board Secretary, Kelly Lefler, who can be reached during current business hours, Monday through Friday, and are available for public inspection, by appointment, in the Planning Board Office located at the Town of Phillipsburg Municipal Building, 120 Filmore Street, Phillipsburg, NJ 08865. The amended application, documents, map and plans for which approval is being sought are also available on the Town of Phillipsburg website, <http://www.phillipsburgnj.org/meetings/land-use/>.

The public hearing will be conducted in the Community Room at 535 Fisher Avenue, Phillipsburg, at 7:00 p.m. Thursday October 27, 2022, and may be continued without further notice on such additional or other dates as the Board may determine.

By: Mark R. Peck, Esq.  
Florio Perrucci Steinhardt Cappelli Tipton & Taylor, LLC  
Attorney for Applicant