

**LEGAL NOTICE
TOWN OF PHILLIPSBURG
LAND USE BOARD
THURSDAY, OCTOBER 27, 2022**

**PRELIMINARY INVESTIGATION TO DETERMINE WHETHER A PROPOSED
AMENDMENT TO THE "REVISED RIVERFRONT REDEVOLPMENT PLAN" IS
CONSISTENT WITH THE TOWN'S MASTER PLAN**

PLEASE TAKE NOTICE THAT, in accordance with New Jersey's "Local Redevelopment and Housing Law," N.J.S. 40A:12A-1, et. seq., the Town of Phillipsburg Land Use Board will hold a **PUBLIC HEARING** on the referral from the Phillipsburg Town Council of its Ordinance No. 2022-191, wherein the Town Council has requested the Land Use Board undertake a preliminary investigation to determine whether a proposed amendment to the Town's "Revised Riverfront Development Plan" is consistent with the Town's Master Plan on Thursday, October 27, 2022, at 7:00 p.m., in the Town Of Phillipsburg Housing Authority Building, Community Room located at 535 Fisher Ave. Phillipsburg, NJ 08865

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 the following: a "Consistency Review Report: Proposed Amendment to the Riverfront Redevelopment Plan" and a map which sets forth the general boundaries of the properties within the Redevelopment Plan area, shall be on file and available for public inspection 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. 370, 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 a copy of the Phillipsburg Town Council's Ordinance No. 2022-191 is attached hereto and incorporated by reference herein this Notice.

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 adopt the proposed amendment to the "Revised Riverfront Redevelopment Plan."

PLEASE TAKE FURTHER NOTICE THAT, at the public hearing, the Land Use Board will take action.

R2022-191
RESOLUTION OF TOWN OF PHILLIPSBURG, COUNTY OF WARREN,
STATE OF NEW JERSEY DIRECTING THE PHILLIPSBURG PLANNING
BOARD TO PREPARE AN AMENDMENT TO THE RIVERFRONT
REDEVELOPMENT PLAN IN ORDER TO PERMIT 65 FOOT BUILDING
HEIGHT (DISTRICT 5)

WHEREAS, the Riverfront Redevelopment Plan ("Plan") was first adopted in 2005 and most recently amended in 2013; and

WHEREAS, the Town Council desires to amend the Riverfront Redevelopment plan in order to permit 65 foot building heights within District 5; and

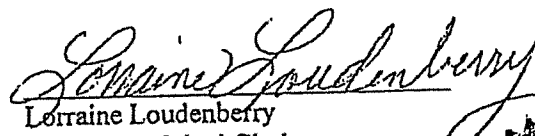
WHEREAS, in accordance with N.J.S.A. 40A:12A-7, the governing body of a municipality may direct the Planning Board to prepare an amendment to a redevelopment plan for a designated redevelopment area; and

WHEREAS, the Town Council desires to direct the Planning Board to prepare an amendment to the Riverfront Redevelopment Plan (District 5) to permit 65 foot building heights within District 5; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey that the Phillipsburg Planning Board is hereby directed, in accordance with N.J.S.A. 40A:12A-7, to prepare an amendment to the Riverfront Redevelopment plan to permit 65-foot building heights within District 5.

CERTIFICATION

I, Lorraine Loudenberry, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at their August 16, 2022 meeting.


Lorraine Loudenberry
Acting Municipal Clerk

