

## Land Use Meeting Minutes

11/21/22

**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:** Present: Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy Absent: Mr. Penrose, Mr. Turnbull

**MINUTES:** Amendment was needed for Mr. Rooney vote on 75 & 83 South Main Street Parking Variance. He voted no and minutes reflected Yes. Amended motion made by Mayor Tersigni second by Mr. Brotzman **YEAHS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker **NAYS:** NONE **Absent:** Mr. Penrose, Mr. Turnbull, **Abstain** Mr. Duffy

**RESOLUTION: Resolution 2022-13- 125** Howard Street Site Plan Exemption Motion made by Mayor Tersigni second by Mr. Brotzman **YEAS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker. **NAYS:** None **Abstain;** Chairman Duffy. **Absent:** Mr. Penrose, Mr. Turnbull **Resolution 2022-14-** 75 & 83 South Main Street Granting Preliminary and final Major Site Plan and Variances Motion made by Mr. Brotzman and second by Mr. Hanisak. **YEAHS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Vice Chairman Zwicker. **NAYS:** None **Abstain:** Chairman Duffy **Absent** Mr. Penrose, Mr. Turnbull. **Recuse:** Mayor Tersigni, Councilman Kennedy. **Resolution 2022-15** 326 South Main Street Granting Preliminary and Final Major Subdivision approval and preliminary and final Major/ Conventional site plan and use variance Motion made by Mr. Brotzman second by Mr. Hanisak **YEAHS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Vice Chairman Zwicker. **NAYS:** None **Abstain:** Chairman Duffy **Absent** Mr. Penrose, Mr. Turnbull. **Recuse:** Mayor Tersigni, Councilman Kennedy.

**COMPLETENESS:** 180 N. Riverview Rd. Block 2904 Lot 1 Motion made by Vice Chairman Zwicker second by Mayor Tersigni **YEAS:** Mr. Rooney, Br. Brotzman, Mr. Hanisak, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, **NAYS:** NONE **Absent:** Mr. Penrose, Mr. Turnbull **Variations** for 180 N. Riverview Rd. Motion made by Mayor Tersigni second by Mr. Zwicker **YEAS:** Mr. Rooney, Br. Brotzman, Mr. Hanisak, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy **NAYS:** None **ABSENT:** Mr. Penrose, Mr. Turnbull. Hearing scheduled for December 15, 2022 with Spanish Interpreter **Completeness** 145 Washington Street Major Subdivision with 3 temporary waivers. Motion made by Mr. Hanisak and second by Mayor Tersigni **YEAS:** Mr. Rooney, Mr. Brotzman, Mr. Hanisak, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker Chairman Duffy **NAYS:** None **Absent:** Mr. Penrose, Mr. Turnbull. Hearing scheduled for January 26, 2023, Meeting.

**PUBLIC HEARING:** 600 Broad Street Avantor carried until December 15, 2022 without further notice.

**Correspondence:** NONE

**NEW BUSINESS:** NONE

**BILL'S LIST:** Attorney Wilhelm bill Motion made by Mayor Tersigni second by Vice Chairman Zwicker **YEAS:** Mr. Rooney, Br. Brotzman, Mr. Hanisak, Councilman Kennedy, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, **NAYS:** NONE **Absent:** Mr. Penrose, Mr. Turnbull

**PUBLIC COMMENT:** **Mr. King** commented about a possible walking tour on South Main Street to include 83 South Main. **Elizabeth Riley** talked about 170 Howard Street and the rail issues. **Mr. Morrisette** asked if family members are within 200 Feet of project does the elected official need to recuse themselves.

**EXECUTIVE SESSION:** Motion made to go into executive session by Mr. Brotzman and second by Mayor Tersigni. All in favor yes Motion made to return from executive session by Vice Chairman Zwicker and second by Mayor Tersigni. All in favor Yes, **NO ACTION TAKEN**

**ADJOURNMENT:** Motion made by Mr. Brotzman and second by Mayor Tersigni. All in Favor Yes

Submitted by: Kelly Lefler Land Use Secretary Phillipsburg