

ORDINANCE 2022-20

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, NEW JERSEY ADOPTING THE DISTRICT 2 (UNION SQUARE), SUB-AREA 3 (MAIN STREET) AMENDMENT - RIVERFRONT REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Act”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment or areas in need of rehabilitation, as such terms are defined in the Act; and

WHEREAS, on November 7, 2018, the Town Council of the Town of Phillipsburg (“Town”) adopted the Amended Riverfront Redevelopment Plan (“RDP”) which amended the Riverfront Redevelopment Plan originally adopted in August 2005; and

WHEREAS, the RDP set forth certain specified objectives, including, but not limited to: (1) encouraging redevelopment in a manner that is compatible with the character of adjacent neighborhoods and land uses; (2) providing for an increase in the economic base by redeveloping underutilized and non-productive properties; and (3) create new residential neighborhoods and support facilities, which will provide an economic stimulus for existing businesses and create new opportunities for growth; and

WHEREAS, on January 4, 2022, the Town Council adopted Resolution No. R-2022-24, wherein the Council requested the Land Use Board (“LUB”) consider a proposed amendment to the RDP (“District 2, Sub-Area 3 Amendment”), for its review, report and recommendation in accordance with N.J.S.A. 40A:12A-7(e), in order to increase residential density in the Riverfront Redevelopment Area, and to consider other bulk standard amendments deemed appropriate, as relating to the real property identified on the Tax Map as Block 911, Lots 7 and 8, commonly known as 61, 75 and 83 South Main Street and/or 61, 75 and 83 Main Street, which was formerly the Elks Lodge and is now vacant; and

WHEREAS, on March 24, 2022, the LUB, at a duly noticed and constituted public meeting, reviewed the District 2, Sub-Area 3 Amendment and endorsed the same; and

WHEREAS, following such review the LUB has rendered its report and recommendations to the Town Council and recommended the adoption of the District 2, Sub-Area 3 Amendment pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, in accordance with the “Riverfront Redevelopment Area Consistency Report: 75 & 83 South Main Street: Block 911, Lots 7 & 8”, by Van Cleef Engineering Associates, Inc. dated March 14, 2022 (“Consistency Report”), the amendment is consistent with many goals and recommendations in the RDP: (1) is compatible redevelopment; (2) redevelops underutilized property, thus increasing the economic base; and (3) creating new residential neighborhoods, thus providing economic stimulus to the area; and

WHEREAS, the Consistency Report also finds that the proposed District 2, Sub-Area 3 Amendment is consistent with the Town's Housing Plan Element goals and objectives in that the subject property is an appropriate location for new market rate housing, and provides to a variety and mix of housing options for all ages and incomes in the Phillipsburg community; and

WHEREAS, the Town wishes to District 2, Sub-Area 3 Amendment as recommended by the LUB, attached hereto as Exhibit A, however, this Ordinance shall nonetheless be referred to the LUB for review anew pursuant to N.J.S.A.40A:12A-7(e).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF PHILLIPSBURG, IN THE COUNTY OF WARREN, AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The District 2, Sub-Area 3 Amendment to the Riverfront Redevelopment Plan is hereby adopted pursuant to the terms of the Redevelopment Act.
3. The zoning district map included in the zoning ordinance of the Town is hereby amended to reference and delineate the District 2, Sub-Area 3 Amendment. The District 2, Sub-Area 3 Amendment shall supersede the applicable development regulations of the Town's municipal code, as and where indicated.
4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of the Ordinance.
5. A copy of the Ordinance and the District 2, Sub-Area 3 Amendment shall be available for public inspection at the office of the Town Clerk during regular business hours.
6. This Ordinance shall take effect in accordance with all applicable laws.

ATTEST:


LORRAINE LOUDENBERRY, AMC
Acting Municipal Clerk

TOWN OF PHILLIPSBURG



TODD M. TERSIGNI
Mayor

DATED:

6/8/2022

CERTIFICATION

I, Lorraine Loudenberg, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of an Ordinance duly adopted by the Town Council at their June 07, 2022 meeting.


LORRAINE LOUDENBERRY,
Acting Municipal Clerk

7. EXECUTIVE SESSION -

R: 2022- 127

② Contractual - spec 7:06 insurance TWA FYC no action in spec VP KK K-Y P-Y VP-Y CP-Y

A RESOLUTION TO PROVIDE FOR AN EXECUTIVE MEETING OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG FOR THE PURPOSE OF CONSIDERING....

8. ANNOUNCEMENTS/PRESENTATIONS

Juneteenth - Mun. Bldg. closed

9. OLD BUSINESS

O2022-06 – TBLD March 1, 2022 Awaiting Results of RT Environmental Report

O2022-06

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER 2019-07 FINALLY ADOPTED ON MAY 7, 2019, AS FURTHER AMENDED BY BOND ORDINANCE NUMBER 2021-05 FINALLY ADOPTED ON FEBRUARY 16, 2021, IN ORDER TO REVISE THE DESCRIPTION OF IMPROVEMENTS AUTHORIZED THEREIN

7:35

10. Mayor's and Administrative Officers

Myr. Tersigni - Sewer funding - WRDA bill - auth. 2.6 million army corp

11. PUBLIC DISCUSSION ON AGENDA ITEMS

12. ORDINANCES – SECOND READING

4-0-1

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Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			/	/		
Councilman Piazza	/		/	/	/	
Councilman Marino	/	/	/	/		
Council Vice Clark	/	/	/	/		
Council President Wyant			/	/		

Discussion - Public