

**LEGAL NOTICE
TOWN OF PHILLIPSBURG
LAND USE BOARD
THURSDAY, JULY 27, 2023**

**PRELIMINARY INVESTIGATION WHETHER A PROPOSED STUDY AREA QUALIFIES AS
AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

PLEASE TAKE NOTICE THAT, in accordance with New Jersey's "Local Redevelopment and Housing Law," N.J.S. 40A:12A-1, *et. seq.*, on Thursday, July 27, 2022 at 7:00 p.m., the Town of Phillipsburg Land Use Board will hold a **PUBLIC HEARING** on the referral from the Phillipsburg Town Council of its Resolution No. R-2023-99, wherein the Town Council has requested the Land Use Board undertake a preliminary investigation to determine whether a proposed study area, Tax Map Block 1005, Lot 3, commonly known as 540 Marshall Street, qualifies as an area in need of non-condemnation redevelopment pursuant to N.J.S.A. 40A:12A-1, *et. seq.*

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 proposed study of area, block 1005 Lot 3 qualifies as an area in need of non-condemnation redevelopment pursuant a map which sets forth the general boundaries of the study area, shall be on file and available for public inspection at least ten (10) days 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 if the Land Use Board determines that the subject area qualifies as an area in need of non-condemnation redevelopment, that determination shall not authorize the Town of Phillipsburg to exercise the power of eminent domain to acquire the property in the study area.

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 declare the study area to be an area which qualifies as an area in need of non-condemnation redevelopment.

PLEASE TAKE FURTHER NOTICE THAT a copy of the Phillipsburg Town Council's Ordinance No. 2023-99 is attached hereto and incorporated by reference herein this Notice.