

PUBLIC NOTICE PLEASE TAKE NOTICE that DWilliams, LLC ("Applicant") has filed an application for development with the Town of Phillipsburg Land Use Board ("Board") regarding real property located at 154-156 Hudson Street and designated as block 1405, lot 1 on the municipal tax map. The property is located in the R-75 Residential zoning district and is currently improved with a three-story mixed use building, with first-floor retail, three second floor residential units, and a meeting space on the third floor. The Applicant is now seeking minor site plan approval to convert the third floor meeting space into three residential units, together with associated site improvements. The Applicant seeks a variance to permit dwellings below the minimum square footage required. The Applicant is also requesting any additional variances, submission waivers, site plan waivers, exceptions, design waivers, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Board and its professional staff, and permits requested or required by the Board at the public hearing. This application shall be considered by the Board at a public hearing to be held on October 26, 2023 at 7:00 p.m. in-person at the Phillipsburg Housing Authority, 535 Fisher Avenue, in the Phillipsburg Community Room, Phillipsburg, New Jersey at which time you may appear either in person or through an attorney and present any objection that you may have to the granting of this application. A copy of the application and supporting documentation is on file in the Board's offices located at 120 Fillmore Street, Phillipsburg, New Jersey and is available for public inspection during regular business days and hours. The application may be adjourned to another date without further notice to you and you are advised to contact the Board in order to confirm the date and time of the hearing. Aileen Brennan, Esq., Hill Wallack, LLP, Attorneys for Applicant, 21 Roszel Road, Princeton, New Jersey 08540, (609) 924-0808.