

**LAND USE MINUTES
SEPTEMBER 28, 2023**

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

MINUTES: Minutes approval for 8/24/23 was motioned by Mayor Tersigni and second by Mr. Brotzman **YEAHS:** Councilman Kennedy, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Mr. Brotzman **ABSENT:** Mr. Rooney, Mr. Bond **ABSTAIN:** Mr. Hanisak, Mr. Penrose **NAYS:** None

RESOLUTIONS: None

COMPLETENESS/HEARING: None Hearing for 154-156 Hudson Street will be in October due to improper notification to both 200 ft. list and newspaper. Place of hearing was in notice as 535 Filmore St and should be 535 Fisher Ave. Applicant will re-notice both.

CORRESPONDENCE: None

NEW BUSINESS: None

BILL'S LIST: Attorney Wilhelm bill for payment was motioned by Vice Chairman Zwicker and second by Mayor Tersigni. **YEAHS:** Councilman Kennedy, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Mr. Brotzman, Mr. Hanisak, Mr. Penrose **ABSENT:** Mr. Rooney, Mr. Bond

OLD BUSINESS: Public Hearing on the Circulation Element of the Town of Phillipsburg Master Plan was postponed until October 26,2023. Highlands would like more information on Warehouses. Carried without notice since it was already published in the newspaper for September meeting.

PUBLIC COMMENT: None

GOOD OF THE BOARD: None

EXECUTIVE SESSION: Motioned by Mayor Tersigni and second by Vice Chairman Zwicker to go into executive session **YEAHS:** Councilman Kennedy, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Mr. Brotzman, Mr. Hanisak, Mr. Penrose **ABSENT:** Mr. Rooney, Mr. Bond Motion made by Mr. Brotzman and second by Mayor Tersigni to come out of executive session **YEAHS:** Councilman Kennedy, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Mr. Brotzman, Mr. Hanisak, Mr. Penrose **ABSENT:** Mr. Rooney, Mr. Bond

Adjournment: Motion made by Mr. Brotzman and second by Mayor Tersigni for Adjournment **YEAHS:** Councilman Kennedy, Mr. Turnbull, Mayor Tersigni, Vice Chairman Zwicker, Chairman Duffy, Mr. Brotzman, Mr. Hanisak, Mr. Penrose **ABSENT:** Mr. Rooney, Mr. Bond

Submitted by: Kelly Lefler Land Use Secretary