

R: 2022-24

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN AND STATE OF NEW JERSEY DIRECTING THE PLANNING BOARD TO PREPARE AN AMENDMENT TO THE RIVERFRONT REDEVELOPMENT PLAN IN ORDER TO INCREASE RESIDENTIAL DENSITY AND FOR SUCH OTHER BULK STANDARD AMENDMENTS AS DEEMED APPROPRIATE BY THE PLANNING BOARD AND ITS PROFESSIONALS.**

**WHEREAS**, Block 911, Lots 7 & 8 (the "Property") are located in the Riverfront Redevelopment Area; and

**WHEREAS**, by letter to the Town Council dated November 10, 2021, a copy of which is attached hereto, the owner of the Property requested certain amendments to the Riverfront Redevelopment Plan; and

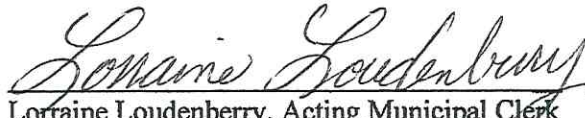
**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(f), "the governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area"; and

**WHEREAS**, the Town Council desires to direct the Planning Board to prepare an amendment to the Riverfront Redevelopment Plan as detailed in the November 10, 2021, correspondence.

**NOW THEREFORE BE IT RESOLVED** by the Town Council that the Planning Board is hereby directed to prepare an amendment to the Riverfront Redevelopment Plan in order to increase the residential density from 20 units per acre to 28 units per acre, along with such other bulk standard amendments as deemed appropriate by the Board.

#### **CERTIFICATION**

I, Lorraine Loudenberg, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey do hereby certify the foregoing to be true and correct copy of a Resolution adopted by Council at a Special Meeting held on January 04, 2022.

  
Lorraine Loudenberg, Acting Municipal Clerk



STEINHARDT  
CAPPELLI  
TIPTON &  
TAYLOR LLC

235 Broubalow Way  
Phillipsburg, NJ 08865

☎ 908.454.8300  
☎ 908.454.5827

*Mark R. Peck, Esq.*  
Ext. 1019  
[mpeck@floriolaw.com](mailto:mpeck@floriolaw.com)

November 10, 2021

Hon. Todd M. Tersigni and Town Council  
Town of Phillipsburg  
120 Filmore Street  
Phillipsburg, New Jersey 08865

**Re: R. Amos Real Estate  
Request for Redevelopment Plan Amendment  
61, 75, & 83 S. Main Street (B. 911, L. 7 & 8)**

Dear Mayor Tersigni and Council:

This law firm represents R. Amos Real Estate, owner of the above-referenced property. This property contains the vacant Elks Club building. This property is mostly located in the Town's RRA-2 Zone District, with a portion in the B-4 Zone District. The property is also within the Riverfront Redevelopment Area.

In early 2020, just prior to the pandemic lockdowns, my client appeared before Council and gave presentation regarding its proposal to convert the Elks building into a mixed-use commercial-residential structure. The presentation was favorably received. We subsequently filed a site plan and variance application with the Town Land Use Board. However, it was determined that the proposal was at variance with the Riverfront Redevelopment Plan, adopted November 7, 2018, as the proposed use would result in a higher residential density than is currently contemplated by the Plan (20 units/acre permitted, 33 units on 1.207 acres proposed). Accordingly, we will require an amendment to the Redevelopment Plan if we are to proceed.

We are requesting to appear before Council to present our proposal and answer any questions Council or the public may have. We are hopeful that Council will then authorize the Town Planner to review the proposal and prepare an amendment to the Riverfront Redevelopment Plan to facilitate the proposed redevelopment of the Elks parcel.

Thank you for your courteous attention to this matter, and please do not hesitate to contact me should you have any questions.

Very truly yours,

*/s/ Mark R. Peck, Esq.*

Mark R. Peck

MRP:bms

cc: Stanley Schrek, PE  
Richard Wenner, Esq.  
R. Arnos Real Estate