

Land Use Minutes

February 22, 2024

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: Mr. Bond, Mr. Branch, Mr. Brotzman, Chairman Duffy, Mr. Noel, Councilwoman Paulus, Mr. Penrose, Mayor Piazza, Mr. Turnbull, Mr. Zagra, Vice Chairman Zwicker **Absent:** Mr. Zagra

Minutes: Motion to approve minutes was made by Mr. Brotzman and second by Mr. Bond. **Yeas:** Mr. Bond, Mr. Branch, Mr. Brotzman, Chairman Duffy, Mr. Noel, Councilwoman Paulus, Mr. Penrose, Mayor Piazza, Mr. Turnbull, Vice Chairman Zwicker **Absent:** Mr. Zagra **Nays:** None

Resolution: 2024-1, 170 Howard Street motion was made to approve Amended Preliminary and Final Conventional/Major Site Plan Approval by Mr. Penrose and second by Mr. Bond. **Yeas:** Mr. Bond, Mr. Branch, Mr. Brotzman, Mr. Penrose, Mr. Turnbull, Mr. Noel, Vice Chairman Zwicker **Absent:** Mr. Zagra **Abstain:** Councilwoman Paulus **Recuse:** Mayor Piazza, Councilman Duffy **Nays:** None

Completeness/ Hearings: NONE

Public Hearing: Proposed Zoning Standards for Block 1005 Lot 13, Commonly Known as 540 Marshall Street. Tim O'Brien, Engineer for the Land Use Board explained that Van Cleef Engineering has completed a consistency study of the Town of Phillipsburg Governing Body Ordinance 2024-3 Redevelopment Plan for 540 Marshall Street. For this consistency study, we reviewed proposed redevelopment plan with the permitted uses, bulk standards, and general intent of redevelopment with the Town's Master Plan. This study was prepared in accordance with the Local Redevelopment and Housing Law (LRHL) Section 40A:12A-7e. which states that: The existing site was subject to determination/designation for redevelopment, which provided a thorough

overview of the existing property/site conditions and need to redevelop the site (see attached AINR for additional existing conditions details). Under the proposed redevelopment plan that is would permit both residential and commercial uses on the same property and provides for a range of permitted residential uses (see attached Development plan and standards). Tim O'Brien said the zones are consistent with the plan. Board Member Mr. Brotzman asked if the plan for the project falls through does this continue to the next owner. Attorney Wilhelm said the Board is only voted on the consistency review for zoning. When the application comes in for the development that will be determined at that time. There were no Public Comment on this hearing. The motion was made by Mr. Brotzman and second by Mr. Turnbull. **Yeahs:** Mr. Bond, Mr. Branch, Mr. Brotzman, Mr. Penrose, Mr. Turnbull, Mr. Noel, Vice Chairman Zwicker, Councilman Duffy **Absent:** Mr. Zagra **Recuse:** Councilwoman Paulus, Mayor Piazza, **Nays:** None

Correspondence: None

New Business: Chairman Duffy would like Vice Chairman Zwicker to form a committee to update the fees. He asked the Board to let Vice Chairman Zwicker know if they would like to participate. Our fees have not been changed in many years. He also would like to re-examine the masterplan since it needs to be updated every 10 years and the last time it was done was 2013. Tim O'Brien said the town could do a condensed version of the plan. Chairman Duffy asked that the Board members to review the Masterplan. The last thing that needs to be addressed is to look and redo the ordinances. That would probably be next year's project to think about.

Bill's List: Motion made to approve Attorney Wilhelm Bill by Mayor Piazza and second Mr. Brotzman. **Yeahs:** Mr. Bond, Mr. Branch, Mr. Brotzman, Chairman Duffy, Mr. Noel, Councilwoman Paulus, Mr. Penrose, Mayor Piazza, Mr. Turnbull, Vice Chairman Zwicker **Absent:** Mr. Zagra **Nays:** None

Old Business: None

Public Comment: None

Executive Session: None

Adjournment: Motion made by Councilman Paulus and second by Mr. Brotzman. **Yeas:** Mr. Bond, Mr. Branch, Mr. Brotzman, Chairman Duffy, Mr. Noel, Councilwoman Paulus, Mr. Penrose, Mayor Piazza, Mr. Turnbull, Vice Chairman Zwicker **Absent:** Mr. Zagra **Nays:** None

Submitted by: Kelly Lefler Land Use Secretary