

LAND USE MINUTES

APRIL 25, 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. Branch, Chairman Duffy, Mr. Noel, Councilwoman Paulus, Mr. Penrose, Mayor Piazza, Mr. Turnbull, Vice Chairman Zwicker, Mr. Zagra, Mr. Zagra
Absent: Mr. Bond, Mr. Brotzman

Minutes: Minutes dates 3/28/24 were motioned for approval by Vice Chairman Zwicker and second by Mr. Turnbull. **Yeas:** Mr. Branch, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Councilwoman Paulus, Mayor Piazza, Vice Chairman Zwicker, Chairman Duffy. **Nays:** None **Absent:** Mr. Bond, Mr. Brotzman

Resolutions: None

Completeness: None

Hearing: Approval and move forward to Council that VanCleaf determined that 441 Heckman Street Does meet the criteria for Redevelopment under H-Smart Growth. Motion was made by Mayor Piazza and second by Vice Chairman Zwicker. **Yeas:** Mr. Branch, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Councilwoman Paulus, Mayor Piazza, Vice Chairman Zwicker, Chairman Duffy. **Nays:** None **Absent:** Mr. Bond, Mr. Brotzman

Correspondence: None

New Business: None

Bill's List: None

Old Business: Update on Land Use Fees: Vice Chairman Zwicker handed out a spreadsheet with a few different municipalities and the fees that they charge

for Land Use to determine what to increase the towns to. The committee was looking at Alpha as a comparison to Phillipsburg. Their ordinance was changed in 2018 and we are well below in fees. Chairman Duffy suggested going higher since they did theirs in 2018. Mr. Penrose is concerned about residents that only want to do small projects and it would cost more to go to the and Use Board than the project itself. Mayor Piazza square footage would be reasonable for resident vs. Commercial. Tim O'Brien, Board Engineer suggested looking up Manville fees since they do square footage. The Board has decided to send it back to the committee for the next meeting.

Public Comment: Barbara wanted to know what the Board decided on the fees and when. Chairman Duffy said the committee will get together and be on the agendas moving forward until it can be voted on.

Executive Session: None

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

Submitted by: Kelly Lefler Land Use Secretary