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MEMBER N.J. AND D.C. BARS

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January 7, 2026

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The Honorable Veronica Allende
Judge of the Superior Court
Somerset County Courthouse
20 North Bridge Street, Floor 1
Somerville NJ 08876-1262

Re: Morrisette v. Town of Phillipsburg Town Council,
Docket No. WRN-L-000378-24
Letter Concerning the Case Management Conference on
January 8, 2026

Dear Judge Allende:

As you know, this firm represents the plaintiffs in this matter. I
write to provide pertinent information in advance of the case
management conference scheduled for tomorrow, January 8, 2026.

Your Honor will recall that in seeking to intervene in this matter,
Peron's owner Michael Perrucci, Esq., certified that one reason for
intervention was that Peron's proposed warehouse had become a
political issue and Town Council elections might affect the status of

the proposed warehouse. As it turns out, the Council elections resulted in a change from a 3-2 Republican pro-warehouse composition to a veto-proof 4-1 Democratic majority, presumably anti-warehouse.

As you may know, shortly before the election, Town Mayor Randy Piazza, Jr. made an announcement that Peron had “finalized terms” to sell the property to the Town with contributions from the Green Acres program of the Department of Environmental Protection. We attach a copy of the announcement.

Plaintiffs are extremely pleased at this development and have expressed their support as well as a willingness to assist in any way that they can. Mr. Perrucci and Peron deserve everyone’s gratitude for this positive and forward-looking decision.

This raises the question of the status of this case as well as the open case, Kormandy v. Town of Phillipsburg Town Council, Docket No. WRN-L-000248-21. At some point we very much hope and expect that both cases become moot. But despite the language of the announcement, there is no agreement; so far as we are aware, there is

no written agreement or term sheet, and as Your Honor knows, any contract for the sale of realty must be in writing. The Council has adopted a resolution setting out some preliminary steps to be taken, which we attach. Peron has not made any formal announcement that it is relinquishing its redeveloper status or terminating its proposed warehouse plan. It is apparent that much work remains to be done before the sale is accomplished, and as I said, plaintiffs will do whatever they can to make it happen.

Until the sale is completed, it will remain a possibility that the various parties can not finalize the sale for any number of reasons. If the sale does not happen, Peron has the right to revive its proposed warehouse, in which case, the various issues that are the subject of this litigation will need resolution. For one pertinent example, the court permitted plaintiffs to propound interrogatories and document requests to the Town and Peron. Plaintiffs made these requests on June 27, 2025 and responses were due by August 26, 2025. The Town has recently offered an admittedly incomplete response, and Peron has provided nothing.

So long as the sale is pending, pursuing any further steps in these cases would seem to be a waste of resources and the court's time. Plaintiffs choose to be optimistic that the sale will take place. Accordingly, plaintiffs contacted the defendants and the parties agreed upon the consent order sent to Your Honor on Monday.

We thank you for your consideration.

Respectfully submitted,

The Law Offices of Peter Dickson

/s/ Peter Dickson

Peter Dickson

NJ Attorney ID # 001661979

Attorney for the Plaintiffs


PD/erd

Attachments enclosed:

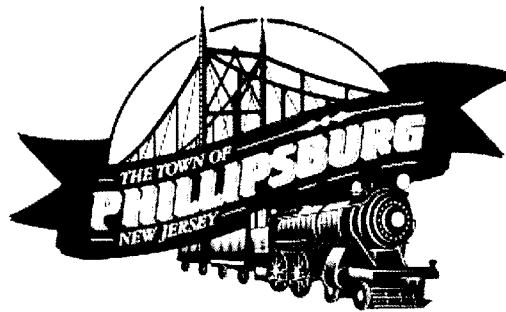
1. Mayor Piazza's Announcement in Press Release December 29, 2025
2. Town of Phillipsburg Council Resolution R2025-234
3. Minutes of Town of Phillipsburg Council Meeting November 25, 2025

1/7/26, 4:46 PM

Press Release – From the Mayor – Phillipsburg New Jersey

 English

DEPARTMENTS ►
([HTTPS://WWW.PHILLIPSBURGNJ.ORG/OUR-TOWN/DEPARTMENTS/](https://www.phillipsburgnj.org/our-town/departments/))



(<https://www.phillipsburgnj.org/>)



Tax & Sewer Lookup
(<https://link.edgepilot.com/s/b398f3a4/v-h0rovbX0WBWF-FoN3nJA?u=https://wipp.edmundsasoc.com/Wipp/?wippid=2119>)

 OUR TOWN ([HTTPS://WWW.PHILLIPSBURGNJ.ORG/](https://www.phillipsburgnj.org/)) ▼

GOVERNMENT ([HTTPS://WWW.PHILLIPSBURGNJ.ORG/OUR-TOWN/](https://www.phillipsburgnj.org/our-town/)) ▼

BOARDS & COMMISSIONS ([HTTPS://WWW.PHILLIPSBURGNJ.ORG/?PAGE_ID=15](https://www.phillipsburgnj.org/?PAGE_ID=15)) ▼

PAY A TICKET ([HTTPS://PORTALNJMCDIRECT-CLOUD.NJCOURTS.GOV/PRWEB/PRSERVLETPUBLICAUTH/WQ2GUHY8LQKPGGD8PVI7RLYVZ9VXWNMF*/!STANDARD?APPNAME=NJMC&FROMBROWSERHISTORY=TRUE](https://portalnjmcdirect-cloud.njcourts.gov/prweb/prservletpublicauth/WQ2GUHY8LQKPGGD8PVI7RLYVZ9VXWNMF*/!STANDARD?APPNAME=NJMC&FROMBROWSERHISTORY=TRUE))

TOWN DIRECTORY ([HTTPS://WWW.PHILLIPSBURGNJ.ORG/TOWN-DIRECTORY/](https://www.phillipsburgnj.org/town-directory/))

Attachment 1

1/7/26, 4:46 PM

Press Release – From the Mayor – Phillipsburg New Jersey

VISIT P'BURG! ([HTTPS://WWW.PHILLIPSBURGNJ.ORG/EVENTS/](https://www.phillipsburgnj.org/events/)) 

 I WANT TO... 

PRESS RELEASE – FROM THE MAYOR

Town of Phillipsburg Announces Landmark Land Preservation Partnership

I am pleased to announce that the State of New Jersey, in direct partnership with the Town of Phillipsburg, has finalized terms with Peron Construction, LLC and have worked with Peron to get to the point that DEP and the Town of Phillipsburg are in the process of purchasing approximately 33 acres of land owned by Peron. Once the conveyance is completed, the residents of Phillipsburg will be able to enjoy this property as recreation and open space.

I want to thank our State representatives and stakeholders, Peron Construction LLC, and my staff for working tirelessly in their efforts to accomplish what has never been done before in Phillipsburg. Namely, the preservation of over 30 acres of property for use by the public.

I would like to thank Council President Pete Marino for his leadership in this effort, and I will be coming to the Council in the coming weeks seeking its support of this important and revitalizing initiative.

Thank you, Mayor Randy Piazza

IMPORTANT LINKS

Tax & Sewer Lookup
(<https://wipp.edmundsassoc.com/Wipp/?wippid=2119>)

Municipal Tax Map Search
(<https://link.edgepilot.com/s/fdd58625/2L1isf064U2ensvXl2yseA?u=https://tmv.civilsolutions.biz/viewer/692f5089db3721b01a553d3c>)


Resident Suggestion Form
(<https://phillipsburgnj.seamlessdocs.com/f/m7ay3xcmdg77>)

Calendar
(<https://www.phillipsburgnj.org/events>)

1/7/26, 4:46 PM

Press Release – From the Mayor – Phillipsburg New Jersey

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 English

Phillipsburg School District
(<https://www.pburgsd.net/>)

Solid Waste & Recycling Removal
(<https://www.phillipsburgnj.org/our-town/departments/public-works/garbage-and-recycling/>)

Town Code
(<https://ecode360.com/PH0098?needHash=true>)

Elections
(<https://www.phillipsburgnj.org/our-town/departments/town-clerk/elections/>)

Employment Opportunities
(<https://www.phillipsburgnj.org/employment/>)

Clean Water NJ
(<http://www.cleanwaternj.org/>)

LATEST NEWS

FIRST GREEN ACRES FUNDING
COMMUNITY MEETING TUESDAY,
JANUARY 6, 2026 AT 12PM!
([HTTPS://WWW.PHILLIPSBURGNJ.ORG/FIRST-GREEN-ACRES-FUNDING-COMMUNITY-MEETING-TUESDAY-JANUARY-6-2026-AT-12PM/](https://www.phillipsburgnj.org/first-green-acres-funding-community-meeting-tuesday-january-6-2026-at-12pm/))

January 5, 2026

LATEST UPDATES &
ANNOUNCEMENTS
([HTTPS://WWW.PHILLIPSBURGNJ.ORG](https://www.phillipsburgnj.org))

1/7/26, 4:46 PM

Press Release – From the Mayor – Phillipsburg New Jersey

G/LATEST-UPDATES- ANNOUNCEMENTS/)

English

December 30, 2025

CLERK'S OFFICE CLOSED TODAY-
MONDAY, DECEMBER 29, 2025
([HTTPS://WWW.PHILLIPSBURGNJ.ORG
G/CLERKS-OFFICE-CLOSED-TODAY-
MONDAY-DECEMBER-29-2025/](https://www.phillipsburgnj.org/g/clerks-office-closed-today-monday-december-29-2025/))

December 29, 2025

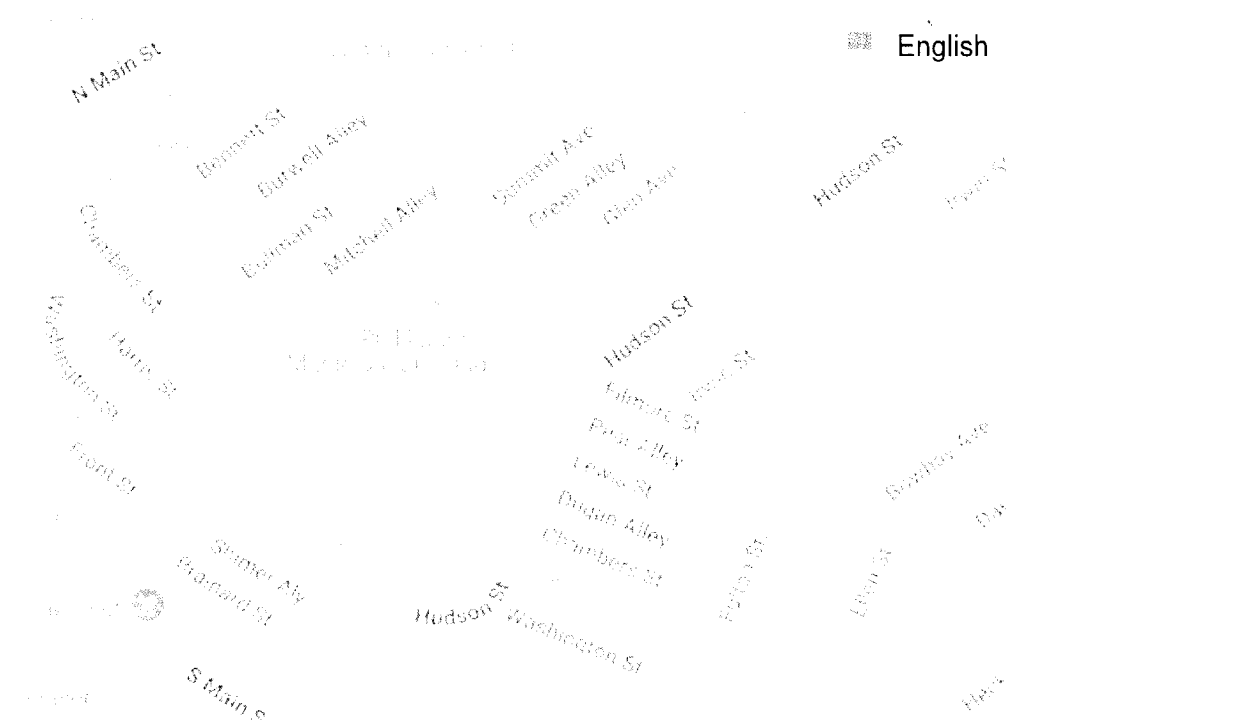


120 Filmore Street
Phillipsburg, NJ 08865
info@phillipsburgnj.org
(<mailto:info@phillipsburgnj.org>)
908.454.5500

**Hours: 8:00 a.m. to 4:00 p.m.
Monday through Friday**

1/7/26, 4:46 PM

Press Release – From the Mayor – Phillipsburg New Jersey



Email Us: info@phillipsburgnj.org
(mailto:info@phillipsburgnj.org)



Call Us: 908-454-5500




(<https://www.facebook.com/Town->

[of-Phillipsburg-New-Jersey-1785809598356520/](https://www.facebook.com/Town-of-Phillipsburg-New-Jersey-1785809598356520/))

Get Social With Us....

1/7/26, 4:46 PM

Press Release – From the Mayor – Phillipsburg New Jersey

 English

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R2025-234
RESOLUTION AUTHORIZING THE TOWN OF
PHILLIPSBURG TO PARTICIPATE IN THE NEW
JERSEY DEPARTMENT OF ENVIRONMENTAL
PROTECTION GREEN ACRES PROGRAM FOR THE
ACQUISITION OF BLOCK 2102, LOT 2.02

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), has initiated a program to purchase properties in partnership with municipalities for outdoor recreation and conservation purposes; and

WHEREAS, the Town of Phillipsburg desires to further public interest by pursuing the acquisition of Block 2102, Lot 2.02, located at 170 Howard Street in the Town of Phillipsburg, Warren County, through the Green Acres Program; and

WHEREAS, the Town of Phillipsburg agrees to co-own the property with the State of New Jersey via a five percent (5%) ownership interest, as required by the Green Acres Program; and

WHEREAS, the Town agrees to manage and maintain the property in perpetuity for conservation and/or recreation purposes consistent with Green Acres regulations; and

WHEREAS, if the property is improved, the Town agrees to enter a Management and Use Agreement with the DEP Division of State Park Service for the purpose of overseeing and maintaining designated open space and/or recreational lands.

WHEREAS, the Town agrees to remediate the property and apply for site remediation funds, if necessary, and pursue future funding opportunities, including Green Acres or other programs, for site improvements to the parcel; and

WHEREAS, the Town agrees to demolish any structures on the property, if necessary; and

WHEREAS, the State will fund 95% of the Certified Fair Market Value of the property and the Town agrees to provide the remaining 5%; and

WHEREAS, the Town of Phillipsburg is prepared to contribute its required share of the purchase price, not to exceed five percent (5%) of the final agreed-upon acquisition cost.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that:

1. The Town authorizes participation in the acquisition of Block 2102, Lot 2.02, located at 170 Howard Street, through New Jersey Department of Environmental Protection, Green Acres Program.
2. The Town agrees to accept minimum 5% ownership interest in the property.
3. The Town commits to the perpetual management and maintenance of the property. This includes regular upkeep, making sure it remains safe, accessible, and usable for public recreation or conservation.

4. The Town agrees to remediate the property, if necessary.
5. The Town agrees to apply for site remediation and improvement funding, if necessary.
6. The Town agrees to demolish any structures on the property, if necessary.
7. The Town commits to contributing no more than five percent (5%) of the final acquisition cost.

CERTIFICATION

- I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at a meeting on November 25, 2025.

Susan Turner, Acting Municipal Clerk

TOWN OF PHILLIPSBURG
COUNCIL MEETING MINUTES
November 25, 2025 — 6:00 P.M.

1. **CALL TO ORDER** **6:00 PM** **By CP Marino**
2. **OPEN PUBLIC MEETING ACT STATEMENT** **Read by CP Marino**
3. **PLEDGE OF ALLEGIANCE** **All**
4. **INVOCATION** **By CP Marino**
5. **SWEARING IN OF NEW COUNCIL MEMBERS – Ed Saultz and Joshua Wanisko**
Attorney Wenner swore in new Council members Ed Saultz and Joshua Wanisko.
6. **ROLL CALL** Present: Council Members Marino, Clark, Kennedy, Saultz, Wanisko
Also Present: Mayor Piazza, Attorney Wenner, Acting Clerk Turner
7. **SELECTION OF COUNCIL VICE PRESIDENT**
Council President Marino nominated Councilman Saultz. No Second on the nomination.
Councilman Kennedy nominated Councilman Clark.

ROLL CALL

Motion Carries 4-0-1-0

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Clark			X			
Councilman Kennedy	X		X			
Councilman Saultz			X			
Councilman Wanisko		X	X			
Council President Marino					X	

Attorney Wenner swore in Councilman Clark as Council Vice President.

8. **APPROVAL OF MINUTES** – November 12, 2025 Regular Meeting Minutes

ROLL CALL

Motion Carries 4-0-1-0

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy		X	X			
Councilman Saultz			X			
Councilman Wanisko					X	
Council Vice President Clark	X		X			
Council President Marino			X			

9. BILL LIST**ROLL CALL****Motion Carries 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy		X	X			
Councilman Saultz	X		X			
Councilman Wanisko			X			
Council Vice President Clark			X			
Council President Marino			X			

10. MAYOR'S REPORT - Mayor Randy S. Piazza Jr.

Mayor Piazza gave his time to Police Chief Goodell – Chief Goodell thanked the outgoing Council members for their support and answering his call for help when it was needed. He is excited to work with the new Council members. One year ago the Police Department was lacking in training and equipment. They have since been able to acquire rifles, breech equipment, tazers, and rifle rated shields, and received training for all of the new equipment. The department has hired three new officers who just completed training at the Morris County Police Academy. The Police Department has initiated several community events including a recent food drive, inspired by Councilman Saultz's request to help local families, which provided food for 60 local families, Fist bump Fridays, Bus Stop Busts through which 20 tickets for passing a stopped school bus with flashing lights have been hand delivered to violators, Crafts with Cops for which they received a \$2000 grant, and Airborne Angels, a collaboration between the Police, the Mayor, Phillipsburg LEAD, and Warren County Cares using drones to locate homeless residents, then visiting the areas to provide resources. One year ago Chief Goodell requested 20 additional officers. The Administration and Council were able to provide funds for training and equipment plus one officer and one special officer. As predicted, violent crime has spiked 24%, but the Police have arrested 70% of the perpetrators, well above the national 30% average. The Chief had hoped to add 4 officers next year but the 2026 budget cannot fund that. To keep their progress going the Police Department will incorporate more technology. A regular drone program will be started, established with funds donated by PHA and McWane Ductile, that will allow one person to handle minor violations (example: trespassing) from Headquarters, keeping officers on patrol handling dangerous calls. The Police Department will also begin using a program for residents to self-report minor/low level violations (examples: lost or damaged property, minor theft). Residents can use the program on the Police Dept website or at a kiosk to be installed at Headquarters. This will allow officers to respond faster to more serious calls. Council President Marino stated there has been an uptick in trespassing and criminal activity in his neighborhood. Residents are afraid to call the police. Chief Goodell urged residents to call. The Department has unmarked cars and plainclothes officers throughout town who can respond quickly.

11. PUBLIC DISCUSSION ON AGENDA ITEMS -

-Bill Timmon – R2025-233 – asked what the purchase price for the property is. Mayor Piazza stated that this resolution will advance the process to the assessment phase during which the NJDEP and a third party will test the soil throughout the property and provide an assessment of any environmental clean up the property must undergo. This assessment will provide a basis for the price. The town will be responsible for the property's environmental cleanup. NJDEP stated the town has a better chance of obtaining various grants for the clean up than the state or a corporation would. Mr. Timmon asked if he could loop the train through the park. Mayor Piazza stated that since it will be Green Acres land, building will be limited and NJDEP will provide guidelines for what can be on the property.

12. ORDINANCES – 1st Reading

** 2nd Reading and public hearing will occur at 6:00 p.m. on Wednesday, December 17, 2025 at which time any interested persons may speak for or against the ordinance **

O2025-21 BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER O: 2017-06 FINALLY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY ON JUNE 20, 2017, TO AMEND THE DESCRIPTION OF THE IMPROVEMENTS REFERRED TO IN SECTION 3(a)(vi) THEREIN

ROLL CALL**Motion Carries 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			X			
Councilman Saultz	X		X			
Councilman Wanisko			X			
Council Vice President Clark		X	X			
Council President Marino			X			

No Council discussion

O2025-22 BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER O: 2016-13 FINALLY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY ON MAY 17, 2016, TO AMEND THE DESCRIPTION OF THE IMPROVEMENTS REFERRED TO IN SECTION 3(a)(vi) THEREIN

ROLL CALL**Motion Carries 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy		X	X			
Councilman Saultz			X			
Councilman Wanisko			X			
Council Vice President Clark	X		X			
Council President Marino			X			

No Council discussion

O2025-23 ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN AND STATE OF NEW JERSEY AMENDING VARIOUS SECTIONS OF THE TOWN CODE IN ORDER TO INCREASE CERTAIN FEES FOR LICENSING

ROLL CALL**Motion Carries 5-0**

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
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Councilman Kennedy	X		X			
Councilman Saultz			X			
Councilman Wanisko		X	X			
Council Vice President Clark			X			
Council President Marino			X			

No Council discussion

13. RESOLUTIONS ** CONSENT AGENDA **

Matters listed on the Consent Agenda Resolutions are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item to be removed for consideration.

R2025-233 RESOLUTION TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY APPROVING PERSON TO PERSON AND PLACE TO PLACE TRANSFER OF LIQUOR LICENSE FOR PLENARY RETAIL CONSUMPTION LICENSE #2119-33-033 FROM MAKOTO JAPANESE RESTAURANT LLC TO TAMA ENTERPRISES LLC

R2025-234 RESOLUTION AUTHORIZING THE TOWN OF PHILLIPSBURG TO PARTICIPATE IN THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM FOR THE ACQUISITION OF BLOCK 2102, LOT 2.02

R2025-235 A RESOLUTION OF THE TOWN COUNCIL, TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, ESTABLISHING THE 2025 RATE OF PAY FOR OFF DUTY EMPLOYMENT FOR CONTRACTING SERVICES PROVIDED BY THE PHILLIPSBURG POLICE DEPARTMENT

ROLL CALL

Motion Carries 5-0

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy			X			
Councilman Saultz	X		X			
Councilman Wanisko		X	X			
Council Vice President Clark			X			
Council President Marino			X			

14. NEW BUSINESS – None

15. OLD BUSINESS – None

16. MOTIONS – Firefighter Application – Dylan Dushok
ROLL CALL

Motion Carries 5-0

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy		X	X			
Councilman Saultz			X			
Councilman Wanisko			X			
Council Vice President Clark	X		X			
Council President Marino			X			

17. PUBLIC PETITIONS – Neha Babani 689 Sayers Ave –has a contract and permit for a new gas furnace but the gas line has been disconnected because the previous owner did not respond to correspondence and notifications. The Town had denied a permit for its reconnection. Engineer Tim O'Brien (audience) stated that the previous owner had ignored correspondence and notifications and the state allowed the line to be disconnected. The town had previously denied a permit because more information was needed which has since been obtained. Attorney Wenner stated that there is a moratorium on opening a road unless a waiver is granted by Council. Mr. O'Brien stated that this road had been paved a few years ago. He recommended granting the waiver.

ROLL CALL Waive road opening moratorium for 689 Sayers Avenue Motion Carries 5-0

Councilmembers	First	Second	Yea	Nay	Abstain	Absent
Councilman Kennedy		X	X			
Councilman Saultz	X		X			
Councilman Wanisko			X			
Council Vice President Clark			X			
Council President Marino			X			

-Bill Timmon – The Delaware Toll Bridge Commission will be raising tolls. Does the Commission still provide money to the town for improvements? Mayor Piazza stated that the toll increase was announced yesterday. The program Mr. Timmon referenced was abolished by the Bridge Commission in the early 2000's.

-Pamela Clark – Project Manager, Phillipsburg LEAD – They have been working with the Warren County Bar Association regarding the Clean Slate Act that expunges some records to help people with housing and jobs. They are continuing to help residents every day

18. COUNCIL OPEN TIME

-Councilman Saultz – congratulated the new Council member and Vice President. If we put our heads together and make a big effort we can make the town shine.

-Councilman Kennedy – congratulated the Council members and Vice President and wished everyone a Happy Thanksgiving.

-Councilman Wanisko – ...(unintelligible)We want to make a future together. I'm ready to work with anyone who wants to move us forward. I won't let anyone's reluctance hold this town in place. Progress starts with preparation, and a willingness to show up, and you'll see me doing both. Thank you for this opportunity. I'm grateful for your trust. I'm ready to get to work

-Council Vice President Clark – Congratulated the new Council members and the three new police officers. The Tree Lighting event will be on November 30, from 12 to 6 pm at Shappell Park.

-Council President Marino – congratulated the new Council members and Vice President.

19. EXECUTIVE SESSION – No Executive Session

20. ADJOURNMENT 6:49 pm Council Vice President Clark moved to adjourn. Seconded by Councilman Saultz. Ayes: 5, Nays: 0, Absent: 0 Motion passed.

Susan Turner, Acting Municipal Clerk