



WINEGAR, WILHELM, GLYNN & ROEMERSMA

Attorneys at Law

A PROFESSIONAL CORPORATION



P.O. BOX 800
305 ROSEBERRY STREET
PHILLIPSBURG, NJ 08865-0800
(908) 454-3200
FAX: (908) 454-3322

www.WWGRLaw.com

BETHLEHEM OFFICE
84 EAST BROAD STREET
BETHLEHEM, PA 18018
(610) 807-0440

BLAIRSTOWN OFFICE
51 MAIN STREET
BLAIRSTOWN, NJ 07825
(908) 454-3200

EMAIL:
info@wwgrlaw.com

(RESPOND TO PHILLIPSBURG OFFICE)

DENNIS W. WINEGAR**†Δ
SCOTT M. WILHELM*†◊
BRIAN A. ROEMERSMA*†◊
JENNIFER L. TOTH*†
KELLY FACKENTHALL*†
JOHN C. PIERCE*†
EDWARD J. GLYNN*(Retired)

* LICENSED IN NJ
† LICENSED IN PA
Δ Certified by the Supreme Court of New Jersey as a Matrimonial Law Attorney
◊ Certified by the Supreme Court of New Jersey as a Workers' Compensation Law Attorney
◊ Certified by the Supreme Court of New Jersey as a Municipal Court Law Attorney

March 26, 2021

Victoria L. Kleiner, Municipal Clerk
Town of Phillipsburg
120 Filmore Street
Phillipsburg, NJ 08865

Re: Resolutions 2020-239 & 2021-27

Dear Ms. Kleiner:

On March 25, 2021, at its regularly scheduled meeting, the Town of Phillipsburg Planning Board considered a proposed amendment to the Town's Riverfront Redevelopment Plan ("RRP") at the request of the Town Council as set forth in the Council's Resolutions Nos. 2020-239 and 2021-27.

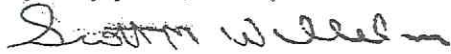
It was the Board's understanding that, pursuant to N.J.S. 40A:12A-7(e), the Council sought the Board's recommendations regarding the RRP and whether the proposed amendment, to wit, allowing industrial uses in Districts 3 and 5 of the RRP, would be consistent with both the RRP and the Town's Master Plan.

The Board considered the proposed amendment, in consultation with the input of Town Planner Angela Knowles, PP and Town Engineer Stanley Schrek, P.E. After consideration of the matter, the Board has directed me to report their determination to the Council.

The Board is of the opinion that the proposed amendment to the RRP, to wit, allowing industrial uses in Districts 3 and 5 of the RRP is consistent with both the RRP and the Town's Master Plan. However, the Board recommends that the proposed amendment be made in conformance with the specific recommendations set forth in the enclosed February 25, 2021 "Consistency Review Report."

I believe the preceding addresses the Council's inquiry of the Board. If, however, I am mistaken, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Scott M. Wilhelm".

Scott M. Wilhelm, Esq.
Attorney for Phillipsburg Planning Board

cc: William Duffy, Chairman – Via email
Stanley J. Schrek, P.E., Town Engineer – Via email
Angela Knowles, Town Planner – Via email
Richard Wenner, Esq. – Via email