

# EXHIBIT B



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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.

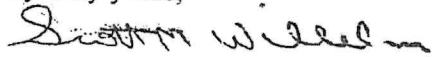
It was the Board's understanding that, pursuant to N.J.S. 40A:12A-7(e), the Council sought the Board's recommendations regarding the RRP and whether the proposed amendment, to wit, allowing industrial uses in Districts 3 and 5 of the RRP, would be consistent with both the RRP and the Town's Master Plan.

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,



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

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August 23, 2024

Susan Turner  
Deputy Municipal Clerk  
Town of Phillipsburg  
120 Filmore Street  
Phillipsburg, NJ 08865

Re: Town Council Resolution No. 2024-14

Dear Ms. Turner:

On August 22, 2024, at its regularly scheduled meeting, the Town of Phillipsburg Land Use Board undertook a preliminary investigation of whether a proposed amendment to the Town's Riverfront Redevelopment Plan in Riverside Industrial District No. 5 to change District No. 5 from Riverside Residential to Riverside Industrial would be consistent with both the Town's Master Plan, the Riverfront Redevelopment Plan and the Town's zoning ordinances, at the request of the Town Council as set forth in the Council's Resolution No. 2024-14.

The Board undertook the preliminary investigation in consultation with the input of Town/Board Engineer and Town/Board Planner Timothy O'Brien, PE, PP. After consideration of the matter, the Board has directed me to report their determination to the Council.

The Board is of the opinion that an amendment to the Riverfront Redevelopment Plan to designate District No. 5 from Riverside Residential to Riverside Industrial is appropriate and consistent with the Riverfront Redevelopment Plan, the Town's Master Plan and the Town's zoning ordinances. However, the Board recommends that any action by the Town's Redevelopment Authority be taken in conformance with the specific recommendations set forth in the enclosed August 7, 2024 consistency study prepared by Van Cleef Engineering Associates.

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

Very truly yours,

A handwritten signature in blue ink that reads "Scott M. Wilhelm". The signature is fluid and cursive, with the first name "Scott" being the most prominent.

Scott M. Wilhelm, Esq.  
Attorney for Phillipsburg Land Use Board

cc: William Duffy, Chairman – via email  
Timothy O'Brien, P.E., Town Engineer & Planner – via email  
Richard Wenner, Esq. – via email  
Brian Tipton, Esq. – via email