

O: 2021 -14

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, NEW JERSEY ADOPTING THE DISTRICT 5 (RIVERSIDE INDUSTRIAL) AMENDMENT - RIVERFRONT REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment or areas in need of rehabilitation, as such terms are defined in the Act; and

WHEREAS, in accordance with the requirements of the Redevelopment Law, the municipal council (“**Town Council**”) of the Town of Phillipsburg (the “**Town**”) previously determined that the properties identified as Block 2102, Lots 1, 2.01, and 2.02 on the official tax maps of the Town constituted an area in need of redevelopment (the “**Riverfront Redevelopment Area**”) in accordance with the requirements of the Redevelopment Law; and

WHEREAS, Block 2102 Lot 1 is a parcel located in District 3 of the Riverfront Redevelopment Area that was encumbered using Green Acres funding and Block 2102 Lots 2.01 and 2.02 are located in District 5 of the Riverfront Redevelopment area; and

WHEREAS, Block 2102 Lot 1 in District 3 will merge with District 5 in order to effectuate the District 5 Amendment - Riverfront Redevelopment Plan; and

WHEREAS, in order to effectuate the redevelopment of the Riverfront Redevelopment Area and establish the riverfront districts, including Districts 3 and 5, the Town has previously adopted a redevelopment plan entitled “Revised Riverfront Redevelopment Plan” dated November 4, 2013 by Ordinance 2013-19 (the “**Revised RRP**”), pursuant to the authority granted under the Redevelopment Law; and

WHEREAS, the Town wishes to amend the Revised RRP to incorporate Block 2102 Lot 1 into District 3 and change District 5 from Riverside Residential to Riverside Industrial, to permit industrial uses and allow the related amendments to accommodate the aforementioned purposes as specifically set forth in the attached **EXHIBIT A** (the “**District 5 Amendment – RRP**”); and

WHEREAS, the Town has referred the District 5 Amendment – RRP to the Phillipsburg Land Use Board (the “**Land Use Board**”) for its review, report and recommendation in accordance with N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Land Use Board, at a duly noticed and constituted public meeting, has reviewed the District 5 Amendment – RRP; and

WHEREAS, following such review the Land Use Board has rendered its report and recommendations to the Borough and recommended the adoption of the District 5 Amendment – RRP pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Town wishes to adopt the District 5 Amendment – RRP as recommended by the Land Use Board Resolution, attached hereto as **EXHIBIT B** (the “**Board Resolution**”).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF PHILLIPSBURG, IN THE COUNTY OF WARREN, AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The District 5 Amendment – Riverfront Redevelopment Plan is hereby adopted pursuant to the terms of the Redevelopment Law.
3. The zoning district map included in the zoning ordinance of the Town is hereby amended to reference and delineate the District 5 Amendment – Riverfront Redevelopment Plan. The District 5 Amendment – Riverfront Redevelopment Plan shall supersede the applicable development regulations of the Town’s municipal code, as and where indicated.
4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of the Ordinance.
5. A copy of the Ordinance and the District 5 Amendment – Riverfront Redevelopment Plan shall be available for public inspection at the office of the Town Clerk during regular business hours.
6. This Ordinance shall take effect in accordance with all applicable laws.

ATTEST:

TOWN OF PHILLIPSBURG

VICTORIA L. KLEINER,
Municipal Clerk

TODD M. TERSIGNI
Mayor

DATED:

CERTIFICATION

I, Victoria L. Kleiner, Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of an Ordinance duly adopted by the Town Council at their April 20, 2021 meeting.

VICTORIA L. KLEINER,
Municipal Clerk