O2024-27

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, NEW JERSEY ADOPTING THE DISTRICT 1 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 Town Council **("Town Council")** of the Town of Phillipsburg (the **"Town")** previously created the **"Riverfront Redevelopment Area"** in accordance with the requirements of the Redevelopment Law; and

WHEREAS, a redevelopment plan has been adopted consisting of various districts within the Riverfront Redevelopment Area; and

WHEREAS, the Town Council desires to adopt an amendment to the District 1 redevelopment plan, a copy of which is attached hereto as Exhibit A, in order to permit one (1) retail cannabis dispensary as a permitted use within the District 1 Redevelopment Area; and

WHEREAS, the Land Use Board has recommended adoption of the District 1 Amendment pursuant to N.J.S.A. 40A;12A-7(e).

NOW, THEREFORE, BE IT ORDAINED BY THE 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 1 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 1 Amendment - Riverfront Redevelopment Plan, which amendment shall add one (1) Class 5 retail cannabis dispensary as a permitted use.
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 1 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.

NOTICE

NOTICE IS HEREBY GIVEN that at a regular meeting of the Town Council of the Town of Phillipsburg held on November 26, 2024 at the Phillipsburg Senior Center, 310 Firth Street, Phillipsburg, New Jersey, the foregoing Ordinance was presented and passed on second and final reading after a public hearing thereon.

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Susan Turner, Acting Municipal Clerk