ORDINANCE 2025-13A

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 625-5 ZONING MAP AND ZONE DESIGNATION FOR BLOCK 1411 LOTS 32, 33 AND 34

WHEREAS, The Town of Phillipsburg desires to amend the Chapter 625-5 Zoning Map to reflect zone changes for Block 1411 Lots 32, 33 and 34.

WHEREAS, Block 1411 Lots 32, 33 and 34 are currently zoned R-50 Residential and will be changed to B-4 Central Business District.

NOW THEREFORE BE IT ORDAINED by the Town Council, Town of Phillipsburg, County of Warren, State of New Jersey that Chapter 625-5 will be amended per the zoning map prepared by Van Cleef Engineering dated May 2025 which rezones Block 1411 Lots 32, 33 and 34 are currently zoned R-50 Residential and will be changed to B-4 Central Business District.

Section 1

§ 625-5 shall reflect approval of Zoning Map prepared by Van Cleef Engineering dated May 2025 which rezones Block 1411 Lots 32, 33 and 34 are currently zoned R-50 Residential and will be changed to B-4 Central Business District.

Section 2

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

Section 3

If any article, section, subsection, paragraph, phrase or sentence of this ordinance is, for any reason, declared to be unconstitutional or invalid, such article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

Section 4

This ordinance shall take effect immediately upon final publication as provided by law.

ATTEST:

Susan Turner, Acting Municipal Clerk
Dated:

TOWN OF PHILLIPSBURG

Randy Piazza Jr., Mayor

CERTIFICATION

I, Susan Turner, Acting 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 September 10, 2025 meeting.

Susan Turner, Acting Municipal Clerk