

**RESOLUTION 2025-197**

**A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN,  
STATE OF NEW JERSEY AUTHORIZING THE TOWN TO EXECUTE FIRST  
AMENDMENT TO SEWER CONNECTION AGREEMENT WITH JDJS AT  
POHATCONG, LLC**

**WHEREAS**, JDJS at Pohatcong, LLC (“Developer”) seeks the endorsement of the Town of Phillipsburg (“Town”) for a Treatment Works Approval application for a proposed 276-unit residential project (“Project”) to be located in Pohatcong Township at real property designated as Block 93, Lot 5.06 on the official tax map of the Township of Pohatcong, County of Warren, State of New Jersey (the “Subject Property”); and

**WHEREAS**, sanitary sewage flows from the Project will be conveyed to the Town’s wastewater treatment plant via the main trunk line on Sawmill Road, which is at capacity during wet weather flows, as a result of which the United State Environmental Protection Agency via administrative order is requiring system modifications to increase capacity of the aforesaid sewer main; and

**WHEREAS**, in connection with the issuance of a will-serve letter for the Project and as a condition of the endorsement of the Treatment Works Approval for the Project, and pursuant to Section 492-37D of the Phillipsburg Municipal Code, the Town is requiring the Developer to pay a sewer impact fee of \$204,375 to the Town for improvements to the sewer main referenced above; and

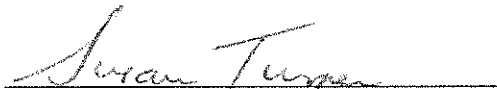
**WHEREAS**, on November 16, 2020, the Town and Developer entered into that certain Sewer Connection Agreement concerning a proposed 233-unit residential development project on the Subject Property and Developer subsequently advised the Town that the number of units has been increased to 276; and

**WHEREAS**, the Developer is agreeable to entering into a First Amendment to Sewer Connection Agreement with the Town to modify the Sewer Connection Agreement to provide for the aforesaid payment.

**NOW THEREFORE BE IT RESOLVED** by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that the Mayor is authorized to execute the First Amendment to Sewer Connection Agreement with Developer for payment of the required contribution in substantially the form attached hereto as Exhibit A, subject to and consistent with the terms of this resolution and such revisions as deemed advisable by the Town Attorney or other Town professionals, along with other documents and/or agreements that may be necessary to implement the agreement, and for the Town Clerk to witness same.

**CERTIFICATION**

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution adopted by the Town Council at their September 24, 2025 meeting.



Susan Turner, Acting Municipal Clerk