ORDINANCE 2025-18

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 625-57 B-2 BUSINESS-HIGHWAY ZONE USE OVERLAY ZONE IN THE TOWN

WHEREAS, The Town of Phillipsburg desires to amend Chapter 625-57 B-2 Business – Highway Zone to provide for conditional uses.

WHEREAS, multi-family uses with first floor residential will be listed as a permitted conditional use in B-2 Business zone for existing lots that are less than .25 acres/10,890 square feet, provide for off street parking for each unit in accordance for New Jersey residential site improvement standards, provide that driveway access is not from Route 22 right of way and have lot frontage along Route 22.

WHEREAS, single family homes on existing lots will be permitted as conditional use subject that they provide off street parking that conforms to New Jersey Residential Site Improvement Standards without access to Route 22.

NOW THEREFORE BE IT ORDAINED by the Town Council, Town of Phillipsburg, County of Warren, State of New Jersey that following ordinance are hereby adopted

NOW THEREFORE BE IT ALSO ORDAINED by the Town Council, Town of Phillipsburg, County of Warren, State of New Jersey that Chapter 625-59 Conditional Use shall contain

Section 1

§ 625-59 – reserved is repealed and replaced as follows:

§ 625-59 Conditional Uses – B-2 Business – Highway Zone

A. Single family dwelling and Multi-family dwellings less than 2 units per lot
    a. No expansion of existing principal structure footprint or square footage dwelling > 500 square feet
    b. Provides for residential parking standards for off-street parking that meet or exceed New Jersey Residential Site improvements standard.
    c. Driveway/parking pad access is not permitted to provide direct access Route 22 right of way
    d. Lot size maximum lot area of .25 acres (10,890 square feet) or less
        i. Lot must have existed prior to October 1, 2025
    e. Maximum height of 2.5 stories
    f. Maximum height of 35 from average grade to roof peak.
    g. Maximum height requirements shall not apply to existing principal structure should the building height not be modified or expanded.
    h. Minimum square footage of 800 square feet per residential unit
    i. Maximum square footage of all dwelling units 3,500 square feet.

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All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.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: **TOWN OF PHILLIPSBURG**

Susan Turner
Municipal Clerk
Dated:

Randy S. Piazza Jr.
Mayor

NOTICE

NOTICE IS HEREBY GIVEN that at a regular meeting of the Town Council of the Town of Phillipsburg held on October 22, 2025 at the Phillipsburg Senior Center, 310 Firth Street, Phillipsburg, New Jersey, the foregoing Ordinance was presented for first reading. Second reading will occur at 6:00 p.m. on Wednesday, November 12, 2025 at the Phillipsburg Senior Center located at 310 Firth Street, Phillipsburg, NJ 08865 whereupon a public hearing shall be held and all interested persons may speak on the aforementioned ordinance.

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 November 12, 2025 meeting.

_____
Susan Turner
Acting Municipal Clerk