

Land Use Minutes

10/23/25

Chairman Duffy opened the meeting at 7:00 PM stating this meeting is being held in accordance with the Open Public Meetings Act, by posting the notice to the Express Times and Star Ledger and providing the same to the Town Clerk.

It is the policy of the Town of Phillipsburg Land Use Board not to hear cases after 10:00 PM and no new witnesses after 10:30 PM. Followed by Flag Salute.

Attendance: Mr. Bond, Mr. Branch, Mr. Brotzman, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Councilman Saultz, Vice Chairman Zwicker, Chairman Duffy Absent: Mayor Piazza

Minutes: Motion was made by Councilman Saultz and second by Mr. Brotzman to approve minutes dated 9/25/25. **YEAS:** Mr. Bond, Mr. Brotzman, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Councilman Saultz, Vice Chairman Zwicker, Chairman Duffy

Absent: Mayor Piazza

Resolution: None

Completeness/ Hearing: **Completeness** for 575 Memorial Parkway was not present. Attorney Wilhelm will send memo to Attorney Edleston that this application has been carried for over a year, and a new application needs to be submitted. **Completeness** for **102-104 South Main Street** is not ready Per Attorney Peck and asked that completeness be done the next month. **Completeness for 340 Fleming Drive** was introduced by Attorney Tipton. Tim O'Briens' review letter was received, and corrections and new submission of plans will be made. Attorney Tipton asked that the board consider

the application as a minor site plan and not a major. The property goes from an antique mall to a distribution center. Few trucks will be going to the facility. Attorney Wilhelm said with the new ordinance passed by Council this could be classified as a Minor Site Plan. The decision is up to the board. Motion was made by Vice Chairman Zwicker and second by Mr. Penrose to classify 340 Fleming Drive as a minor Site Plan. **YEAHS:** Mr. Bond, Mr. Brotzman, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Vice Chairman Zwicker, Chairman Duffy **Recuse:** Councilman Saultz **Absent:** Mayor Piazza. Motion was made by Mr. Penrose and second by Mr. Zagra to grant minor site plan with temporary waivers. **YEAHS:** Mr. Bond, Mr. Brotzman, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Vice Chairman Zwicker, Chairman Duffy **Recuse:** Councilman Saultz **Absent:** Mayor Piazza. Mr. Bond asked if the entrance will be from Lincoln Rd. Mr. O'Brien said that Lincoln Rd is private and owned by the Electric Company. Attorney Tipton said the new plans will show entrance. Hearing will be December 18, 2025.

Correspondence: None

New Business: Public Hearing for 675 Corliss Ave in need of redevelopment. Publication was posted in the Star Ledger, posted to the website and on the bulletin board at the municipal building. Tim O'Brien, Land Use Board engineer's report was posted to the website and all board members and was available for review in the Land Use Secretary's office at the municipal building. Mr. O'Briens said that the building, which was the Municipal Building, was vacated due to mold and asbestos. The building has been remediated. The report dated 9/23/25 shows that the property does meet criteria for redevelopment as stated in report A, B, C, D, and H.

Mr. Bond asked about criteria C, and Mr. O'Brien said it is current. There were no comments from the public. Chairman Duffy feels that the Pavillion that was donated in Michelle's name should remain at the property. When construction is being done, the parking lot needs to have parking for the library. Attorney Wilhelm stated that the review can be accepted as written, reject the report or direct Mr. O'Brien to modify the report. Motion was made by Vice Chairman Zwicker and second by Mr. Bond to accept the review as written.

YEAHS: Mr. Bond, Mr. Brotzman, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Vice Chairman Zwicker, Chairman Duffy, **Recuse:** Councilman Saultz **Absent:** Mayor Piazza.

New Business: Approval for VanCleef to conduct a review if consistent with masterplan ordinance amending 625-97 B-2 Business Highway Zone use Overlay Zone to Town. **YEAHS:** Mr. Bond, Mr. Brotzman, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Vice Chairman Zwicker, Chairman Duffy **Recuse:** Councilman Saultz **Absent:** Mayor Piazza.

Bill's List: None

Old Business: None

Public Comment: Rob from Grant Street in Phillipsburg had a concern about the house being built on Lincoln Street. He wanted to know how this did not come to the land use board. It said the height is out allowed and egress to get out of the building was not safe. There is no privacy for surrounding house. Picture were sent to Kelly and others of the house. He thought there was a stop working order and they continue to work on the property. Attorney Wilhelm explained to him what the Land Use Board does. He suggested that

he contact executive office of the town, like Business Administrator and the Mayor. Other thing he could do is consult an Attorney to see what their rights are.

Wayne Sheerer, member of the Historic Preservation Committee, had a question about 102-104 South Main Street and that the applicant needs to come to the Historic Committee. Attorney Wilhelm explained that the applicant has not come to the board yet for completeness. If the applicant has not completed everything on the report it will be deemed incomplete.

Executive Session: None

Adjournment: Motion Made by Mr. Zagra and second by Mr. Penrose

YEAHS: Mr. Bond, Mr. Brotzman, Mr. Zagra, Mr. Penrose, Mr. Turnbull, Mr. Noel, Vice Chairman Zwicker, Chairman Duffy, Councilman Saultz **Absent:** Mayor Piazza.

Submitted by Kelly Lefler Land Use Board Secretary