

ORDINANCE 2026-11

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 625-69.2 PLANNED ADULT COMMUNITY OVERLAY ZONE IN THE TOWN

WHEREAS, The Town of Phillipsburg desires to amend Chapter 625-69.2 B-2 Planned Adult Community Overlay Zone to provide for an appropriate scale of development.

WHEREAS, the current Planned Adult Community Overlay Zone allows up to a maximum building height of three stories;

WHEREAS, The Town of Phillipsburg recognizes the need to develop suitable sites to satisfy its affordable housing prospective needs pursuant to the State Fair Housing Act.

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 625-69.2 Conditional Use shall contain

Section 1

§ 625-69.2 – reserved is repealed and replaced as follows:

§ 625-69.2 Planned Adult Community Overlay

- A. Location. A planned adult community (PAC) overlay shall be allowed in the B-2 Zone only in Block 2806.
- B. Permitted uses and accessory uses, the PAC overlay allows, as an alternative use, in the designated portion of the B-2 Zone:
 - (1) An age-restricted adult/senior housing option in accordance with the definitions in § 625-3 and the Federal Fair Housing Act, which may be designed as single-family detached dwellings, zero lot line dwellings, townhouses or apartments.
 - (2) Recreation facilities for the exclusive use of the residents and their guests.
 - (3) Off-street parking, under-building parking and private garage structures for the exclusive use of the residents and their guests.
 - (4) Storage and maintenance facilities.
 - (5) Customary accessory structures approved as part of the site plan for development, including fences, walls, light fixtures, sound barriers and other similar structures.
 - (6) Management office, not to exceed 1,000 square feet.
 - (7) Convenience retail and service uses, for the primary use of the residents, located within either a residential building or community building, not to be freestanding and not to exceed 3,000 square feet.

- (8) Signs. Signs shall comply with the general requirements of Article VIII. Within the PAC, the following signs shall be allowed:
 - (a) Signs permitted in § 625-38.
 - (b) A freestanding project identification sign not to exceed 30 square feet and a height of six feet measured from the ground line, located a minimum of 25 feet from the property line and limited to one per any street frontage or entrance. Such sign may be internally illuminated with nonglare lights or illuminated by shielded flood- or spotlights.
 - (c) Building identification signs, not to exceed four square feet each, and limited to one per building face for faces fronting on either a street or parking lot.
 - (9) Cell Phone Towers. Cell phone towers and similar telecommunications infrastructure shall be a permitted principal use on any property in the overlay zone where such infrastructure is already present, rather than continuing as an existing non-conformity.
 - (10) Up to two principal permitted use may exist on one property within the overlay zone.
- C. Density, bulk and design requirements.
- (1) Tract size. The minimum tract size for a PAC shall be four acres.
 - (2) Density. The gross density shall not exceed 16 dwelling units per acre.
 - (3) Building Lot coverage. Maximum building lot coverage by residential buildings shall not exceed 55%.
 - (4) Building height. No building shall exceed a height of four stories and 55 feet.
 - (5) Setbacks.
 - (a) Minimum setback from property boundary: 10 feet.
 - (b) Minimum distance between buildings: 1/2 of the height of the taller face of the abutting principal buildings, five feet between principal building and detached garage.
 - (6) Roads and off-street parking. All interior roads, fire aisles, and off-street parking spaces shall be provided in accordance with applicable residential site improvement standards (RSIS), N.J.A.C. 5:21.
 - (a) Parking spaces over a minimum of 1.5 spaces per unit may be "banked," that is, shown on the site plan but not constructed, unless subsequent use indicates a need for the additional spaces.
 - (b) Offsite shared parking may be provided subject to submission of parking agreement and map depicting offsite parking location.
 - (7) Buffers.
 - (a) Buffering shall provide a year-round visual screen in order to ensure privacy for development and minimize adverse impacts from traffic, noise, glaring light, and railroad traffic.
 - (b) Buffering may consist of a combination of either fencing or planting/trees/landscaping, or combinations of materials, to achieve the stated buffering objectives.
 - (1) Fencing shall be exempt from the requirements of § 625-9A-B where supported by professional engineering testimony that site topography requires a non-conforming fence for adequate buffering.
 - (8) Fire sprinklers. All buildings developed to the Planned Adult Community overlay standard shall be required to either comply with Section 510-12.B.(2).(f).[1] or be designed be complaint with NFPA 13R Fire Sprinkler System standards.
 - (9) Establishment of owners' association. The developer shall provide for an organization for the ownership and maintenance of any common facilities and recreation facilities, landscaped areas and internal roadways for the benefit of owners and residents of the development should units be owned by different parties.
 - (10) Contingency for cross-border development. Should an application for development under the proviboundary, this overlay be submitted as part of a larger planned development incorporating parcels opposite the municipal boundary between the Town of Phillipsburg and the Township of Pohatcong, internal driveways crossing the municipal boundary shall not be subject to design standards for access points or lot coverage.

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 Piazza Jr.
Mayor

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Council of the Town of Phillipsburg held on April 14, 2026, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Town Council to be held on May 12, 2026 at 6:00 PM or as soon thereafter as the Town Council may hear this Ordinance at the Phillipsburg Housing Authority Envision Center, 535 Fisher Avenue, Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

Susan Turner, Acting Municipal Clerk