

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§ 625-69.2 – reserved is repealed and replaced as follows: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

C. Density, bulk and design requirements.

- (1) Tract size. The minimum tract size for a PAC shall be five acres.
- (2) Density. The gross density shall not exceed 20 dwelling units per acre.
- (3) Building Lot coverage. Maximum building lot coverage by residential buildings shall not exceed 55%, excluding common facilities such as clubhouses, gazebos, maintenance sheds, and similar structures.
- (4) Building height. No building shall exceed a height of four stories excluding garage parking level(s).
- (5) Setbacks.
 - (a) Minimum setback from property boundary: 25 feet or 35 feet from an active railroad.
 - (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 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) No parking shall be permitted in the required twenty-five-foot setback area when adjacent to a residential zone.
 - (c) 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.
- (8) 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.
- (9) Contingency for cross-border development. Should an application for development under the provisions of 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:

Susan Turner
Susan Turner
Municipal Clerk

TOWN OF PHILLIPSBURG

Randy Piazza Jr.
Randy Piazza Jr.
Mayor

Dated: 5-13-26

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
Susan Turner, Acting Municipal Clerk

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 its May 12, 2026 meeting.

Susan Turner
Susan Turner, Acting Municipal Clerk

