

ORDINANCE NO. 2026-28

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR THE PROPERTIES REFERRED TO AS THE RIVERFRONT REDEVELOPMENT AREA, DISTRICTS 1 THROUGH 6

WHEREAS, the Town Council of the Town of Phillipsburg, in the County of Warren, State of New Jersey (the "**Town**"), a public body corporate and politic of the State of New Jersey (the "**State**"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"), to determine whether certain parcels of land within the Town constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, in 2005, the Town adopted the Riverfront Redevelopment Plan ("Plan") via Ordinance 2005-30 on August 2, 2005; and

WHEREAS, the Plan has undergone at least six (6) amendments since 2005; and

WHEREAS, the Town Council believes it is in the interest of the public to amend the Plan in order to coalesce the various amendments into one (1) complete plan as well as to make certain amendments to the Plan; and

WHEREAS, the Planning Board must review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Town Council in accordance with the provisions of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

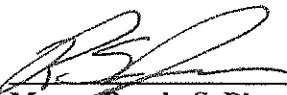
Section 2. Contingent upon the receipt of the Planning Board's recommendations, the Redevelopment Plan, attached hereto as Exhibit A and made a part hereof, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the Township is hereby amended to include the "Redevelopment Area" per the boundaries described in the Redevelopment Plan.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Municipal Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

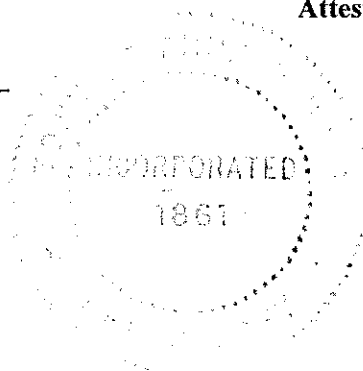


Mayor Randy S. Piazza, Jr.



Attest: Susan Turner, Acting Clerk

Date: 10/15/21

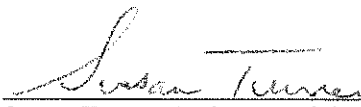


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CERTIFICATION

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 October 13, 2026 meeting.


Susan Turner Acting Municipal Clerk

