

Record of Public Involvement

The Phillipsburg Planning Board has been responsible for overseeing the plan conformance process from the Initial Assessment Report through Module 6. To that end, the plan conformance process and the various module documents were presented and discussed at regular planning board meetings on five occasions. The required public meeting on the Module 5 master plan element was held on October 22, 2009. The notice, agenda and meeting minutes follow this page. The Town Council adopted the Module 7 resolution at a public meeting on September 21, 2010. The agenda follows. The minutes will be forwarded upon their approval.

No verbal or written comments were received from the public at either meeting.

List of Current Phillipsburg Planning and Regulatory Documents

Master Plan Update – 2004
Reexamination Report – 2004
Riverfront Redevelopment Plan – 2005 (LRHL)
Phillipsburg Commerce Park Redevelopment Plan – 2005 (LRHL)
Community Schools Plan – 2003
Stormwater Management Plan
Zoning Map and Code
Land Use Regulations

STATE OF NEW JERSEY

WARREN COUNTY

.....

Jill Machado, of full age, being duly sworn upon her oath, saith:

That she is connected with **THE STAR GAZETTE**,

a newspaper published in Warren County, New Jersey; that a

notice of which the annexed is a true copy, was published on

the 8th day of October A.D., 2009,

in said newspaper and once a week thereafter successively,

in all week(s), viz.: upon

Jill Machado.....

Sworn and subscribed before me this

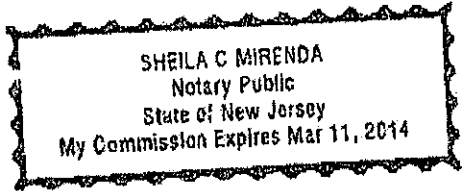
12th day of October A.D. 2009

Sheila C. Mirenda.....

Notary Public of N.J.

Sheila C. Mirenda

My Commission Expires March 11, 2014



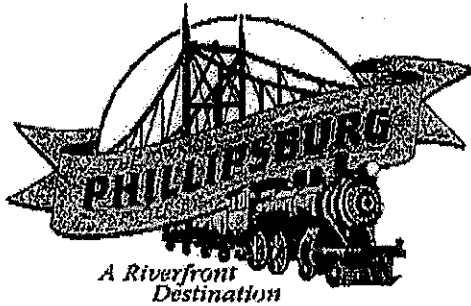
**PLANNING BOARD MEETING ON DRAFT
MUNICIPAL HIGHLANDS ELEMENT**

Please take notice that the Phillipsburg Planning Board will hold a public meeting on October 22, 2009 at 7:30 P.M. in the Municipal Building to present, discuss, and accept public comment on the draft Municipal Highlands Element, which has been prepared pursuant to the NJ Highlands Council plan conformance process. Written comments are invited as well as verbal comments and discussion during the public meeting. The draft Municipal Highlands Element is available for public review at the Office of the Town Clerk between the hours of 9:00 AM and 4:30 PM, Monday through Friday.

MICHELE D. BROUBALOW
Clerk/Administrator

(P's fee \$14.34)

10/08/09



Town of Phillipsburg
Office of Planning & Zoning
675 Corliss Avenue, Phillipsburg NJ 08865

Phone 908-454-5500 Ext. 341

Fax 908-213-9214

PHILLIPSBURG PLANNING BOARD
Municipal Building, Council Chambers
October 22, 2009
7:30 P.M.

I. CALL TO ORDER

II. PLEDGE ALLEGIANCE

III. ANNOUNCEMENT OF PROPER NOTICE OF MEETING

This meeting is called pursuant to the provisions of the Open Public Meetings Law.

Notices of this meeting were sent to the local news media on October 16, 2009.

In Addition, copies of notices were posted on the bulletin board in the Municipal Building and filed in the Office of the Municipal Clerk on aforementioned date. Notices on the bulletin board have remained continuously posted.

IV. ROLL CALL

V. OLD BUSINESS

VI. APPROVAL OF MINUTES - September 24, 2009

VII. APPROVAL OF BILLS

VIII. RESOLUTIONS -

File # 06-006 Peron Construction Phillipsburg, LLC , 235 Frost Avenue, Block 2102 Lots 2 and 11.
Applicants were granted an extension of time for a Preliminary and Final Site Plan Approval with
Variances and Subdivision.

IX. NEW APPLICATIONS -

Draft Municipal Highland Element

File # 09-002 Millipore Corporation, 580 Marshall Street, Block 1005 Lot 2

Applicants seeking a Site Plan Exemption to construct an enclosure of existing loading dock.

X. INFORMAL DISCUSSION

XI. COMMUNICATIONS

XII. AND ANY OTHER RELATED PLANNING BOARD ISSUES

XIII. EXECUTIVE DISCUSSION

XIV. ADJOURNMENT

If you can not attend the meeting, please contact
Jeannine Wargo at (908) 454-5500, Ext. 341

TOWN OF PHILLIPSBURG
Planning Board Meeting
675 Corliss Avenue, Phillipsburg, NJ 08865
Minutes for October 22, 2009

Chairman Comito called the meeting to order at 7:35 p.m. Chairman Comito led the meeting with the Pledge of Allegiance. Chairman Comito relinquished the gavel to Vice-Chairman Duffy to continue the meeting. Vice-Chairman Duffy read the Open Public Meeting Acts statement. Those present were: Chairman Dominic Comito, Daniel DeGeralamo, William Duffy, David Norris (arrived at 7:37 pm), John Penrose, James Shelly, and Mayor Wyant. Also present were: Mr. Bruce Jones, Board Attorney and Ms. Joan McQuaid, Recording Secretary.

RESOLUTIONS

Mayor Wyant made a motion to memorialize the resolution for an extension, File #06-006 Peron Construction. Mr. Shelly seconded the motion. Motion carried unanimously.

NEW BUSINESS

File #09-002 Millipore Corporation, 580 Marshall Street, Block 1005, Lot 2. Applicants are seeking a Site Plan Exemption to construct an enclosure of existing loading dock.

Mr. Penrose requested to be recused from hearing this application. Ms. Karen Hoskins, applicant and Mr. Scott Baum and Mr. Jim Pintabone, SMB Construction appeared before the Board. Mr. Baum was sworn in by Mr. Jones to provide testimony. Mr. Baum indicated his client would like to enclose the loading dock to be able to use it for additional storage as well as unloading during bad weather. The existing dock will remain. The Board was concerned as to how trucks will enter the loading dock area and if they will be using adjacent properties. Mr. Baum assured the Board that the current configuration will not change and the trucks will enter and exit the property the same way they do now. Mr. Shelly stated the rear of the property will have an improved appearance as it is currently deteriorating. Mr. Baum indicated the current loading dock will undergo remediation creating an enhanced appearance. Mr. Shelly questioned the height of the enclosed structure. Mr. Baum stated the roof would be one foot lower than the building sloped toward Heckman Street. Ms. Hoskins was asked what her position is with the company and she stated, Operations Manager. Mayor Wyant made a motion to grant the site plan exemption. Vice-Chairman Duffy opened the meeting for public comment. Upon hearing none, he closed it to the public. Mayor Wyant reiterated the motion stands. Mr. Shelly seconded the motion. The motion passed unanimously.

DRAFT MUNICIPAL HIGHLAND ELEMENT

Vice-Chairman Duffy called on Mr. Dave Maski, CMX for the public hearing. Mr. Maski requested a public hearing on this matter and seeing no one in attendance, asked the Board members if anyone had questions regarding the presentation from last month. The next step in the process is the highlands ordinances. Hopefully they will be ready for the November meeting. In 2010, after submitting all the modules, we will begin adopting plans. We will need to discuss what stays in and what comes out of the plan. Mr. Maski needs a vote before submitting the plan. Chairman Comito questioned why we need to go through this process at all. Mr. Maski answered by seeing what the Highlands means in Phillipsburg, you may like it. To make it an official public hearing, Vice-Chairman Duffy opened the meeting for public comment. Hearing none, it was closed to the public. Mr. Shelly requested a meeting to discuss the benefits for the Town of Phillipsburg. Mr. Maski will look into having the Highland Council return in the near future to review the positive criteria for the Town. Mayor Wyant made a motion to submit the draft to the Highlands Council. Mr. Norris seconded the motion. Motion carried unanimously.

APPROVAL OF MINUTES

A motion was made by Mr. Shelly to accept the minutes of September 24, 2009, with one correction. Mr. DeGeralamo was in attendance for that meeting. The motion was seconded by Mayor Wyant. The motion carried unanimously.

APPROVAL OF BILLS

Mr. DeGeralamo read the bills to be paid. Mr. Penrose made a motion to pay the bills if found to be correct and there is money in the escrow account. Mr. Norris seconded the motion. Motion carried unanimously.

There being no further business before the Board this evening, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Joan A. McQuaid
Recording Secretary

TOWN OF PHILLIPSBURG
Council Meeting Agenda
September 21, 2010–7:00 PM
Council Chambers, Town Hall
(Revised September 21, 2010)

1. OPEN PUBLIC MEETING ACT STATEMENT
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. APPROVAL OF MINUTES

Regular Mtg–Sept 7, 2010
Work Session–Sept 14, 2010

6. APPROVAL OF MINUTE CONTENTS

Executive–Sept 7, 2010
Executive–Sept 14, 2010

7. APPROVAL OF BILLS Current & Section 8

8. OLD BUSINESS

9. MAYOR'S REPORT

10. PUBLIC DISCUSSION ON AGENDA ITEMS

11. ORDINANCE (First Reading)

O:2010-16

AN ORDINANCE PROVIDING FOR AMENDMENT
TO CHAPTER 591 OF THE TOWN CODE ENTITLED
TREES; SHADE TREE COMMISSION

12. NEW BUSINESS

August 30, 2010 Capital Note Sale - \$2,773,500

RESOLUTIONS

R:2010-154

A RESOLUTION OF THE PHILLIPSBURG TOWN COUNCIL EXPRESSING THEIR INTENTION TO REVISE MASTER PLAN AND DEVELOPMENT REGULATIONS FOR PLAN CONFORMANCE FOR LAND IN THE PLANNING AREA

R:2010-155

A RESOLUTION TO PROVIDE FOR THE TRANSFER OF TAX OVERPAYMENT TO SURPLUS FOR 2010

R:2010-156

A RESOLUTION PROVIDING FOR REFUND OF TAX OVERPAYMENTS

R:2010-157

A RESOLUTION PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S. 40A:4-87 (CHAPTER 159, P.L. 1948)

R:2010-158

A RESOLUTION PROVIDING FOR SEWER PAYMENT REFUND

13. PUBLIC PETITIONS

14. OPEN TIME

15. EXECUTIVE MEETING

R:2010-

A RESOLUTION TO PROVIDE FOR AN
EXECUTIVE MEETING OF THE TOWN COUNCIL
OF THE TOWN OF PHILLIPSBURG FOR THE
PURPOSE OF CONSIDERING

16. ADJOURNMENT