

January 30, 2025

**Re: Redevelopment of Lots 23, 28 & 30
 Morris Street and 11 & 17 Union Square
 Phillipsburg, NJ 08865
 Tax Lots 21, 23, 28 & 30 Block 903**

Dear Dennis Contois
NJDEP Environmental Protection

The Town of Phillipsburg has been engaged by the developer of the property at 11 & 17 Union Square. They intend to develop this property for a new mixed use building. The property currently lies within the Town's Riverfront Redevelopment Area – Union Square (RRA-2). The area was designated an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law by the Phillipsburg Town Council in August 2005.

The intent for this district is to strengthen the core of the historic downtown by providing a well-designed commercial base with opportunities for mixed-use commercial-residential buildings to provide for an “after-hours” presence. This district is also strongly aligned with and anchors the eco-tourism opportunities associated with the river, canal, and railroads.

It has been brought to the towns attention that the area where the subject property lies is within a regulated flood hazard area. As per mapping provided by the developer prepared by EKA Associates, P.A. on a plan entitled Boundary & Topographic Survey dated 3/31/2023. The New Jersey flood hazard elevation per this mapping results in a flood elevation of 203.6 where the ground elevation along the road frontage ranges from 193.41 to 201.60. This results in the property not having the required dry access pursuant to N.J.A.C. 7:13 Flood Hazard Area Control Act Rules dated July 17, 2023.

The Town of Phillipsburg owns the property to the north of the Developers property (Lot 21 Block 903) fronting on Morris Street. This property is higher than the developer's property and no part of it is within the regulated flood hazard area. Furthermore Morris Street continues up hill and away from the flood hazard area. To facilitate the redevelopment of the developer's property and abide by the Local Redevelopment and Housing Law created by our Town Council. The Town will sell the Developer a portion of Lot 21 to provide dry access and an evacuation route on foot to Morris Street for the apartments that are above the design flood elevation. The first floor that will be inundated by flooding and per our Redevelopment Ordinance will be used for a parking garage and a seasonal space.

If the project is approved by the NJDEP the Town will sell a portion of the Town owned property to the Developer. If you should have any questions or need any further clarification please reach out to my office.

Sincerely,

Mayor Randy Piazza, Jr.
Town of Phillipsburg