

# WILHELM & ROEMERSMA, P.C.



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October 25, 2024

Susan Turner  
Acting Municipal Clerk  
Town of Phillipsburg  
120 Filmore Street  
Phillipsburg, NJ 08865

Re: Town Council Resolution No. 2024-27

Dear Ms. Turner:

On October 24, 2024, at its regularly scheduled meeting, the Town of Phillipsburg Land Use Board undertook an investigation of whether the proposed amendments to the zoning standards for the Riverfront Redevelopment Zone/Area, District 1, to wit, to allow a retail cannabis dispensary as a permitted use in the Zone/Area is consistent with the Town's Master Plan and the Zone/Area's zoning ordinances at the request of the Town Council as set forth in the Council's Resolution No. 2024-27.

The Board undertook the investigation in consultation with the input of Town Planner and Town Engineer Timothy M. O'Brien, PE, PP, CME. After consideration of the matter, the Board has directed me to report their determination to the Council.

The Board is of the opinion that the proposed zoning amendments to the zoning standards for the Riverfront Redevelopment Zone/Area, District 1, to allow a retail cannabis dispensary as a permitted use in the Zone/Area is consistent with the Town's Master Plan and the Zone/Area's zoning ordinances, provided that the Council adopts the recommendations, if any, set forth in the enclosed October 24, 2024 report prepared by Van Cleef Engineering Associates.

I believe the preceding addresses the Council's inquiry of the Board. If, however, I am mistaken, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Scott M. Wilhelm'.

Scott M. Wilhelm, Esq.

Attorney for Phillipsburg Land Use Board

cc: William Duffy, Board Chairman – via email  
Timothy O'Brien, P.E., Town Engineer & Town Planner – via email  
Richard Wenner, Esq., Town Attorney - via email  
Kelly Lefler, Board Secretary – via email