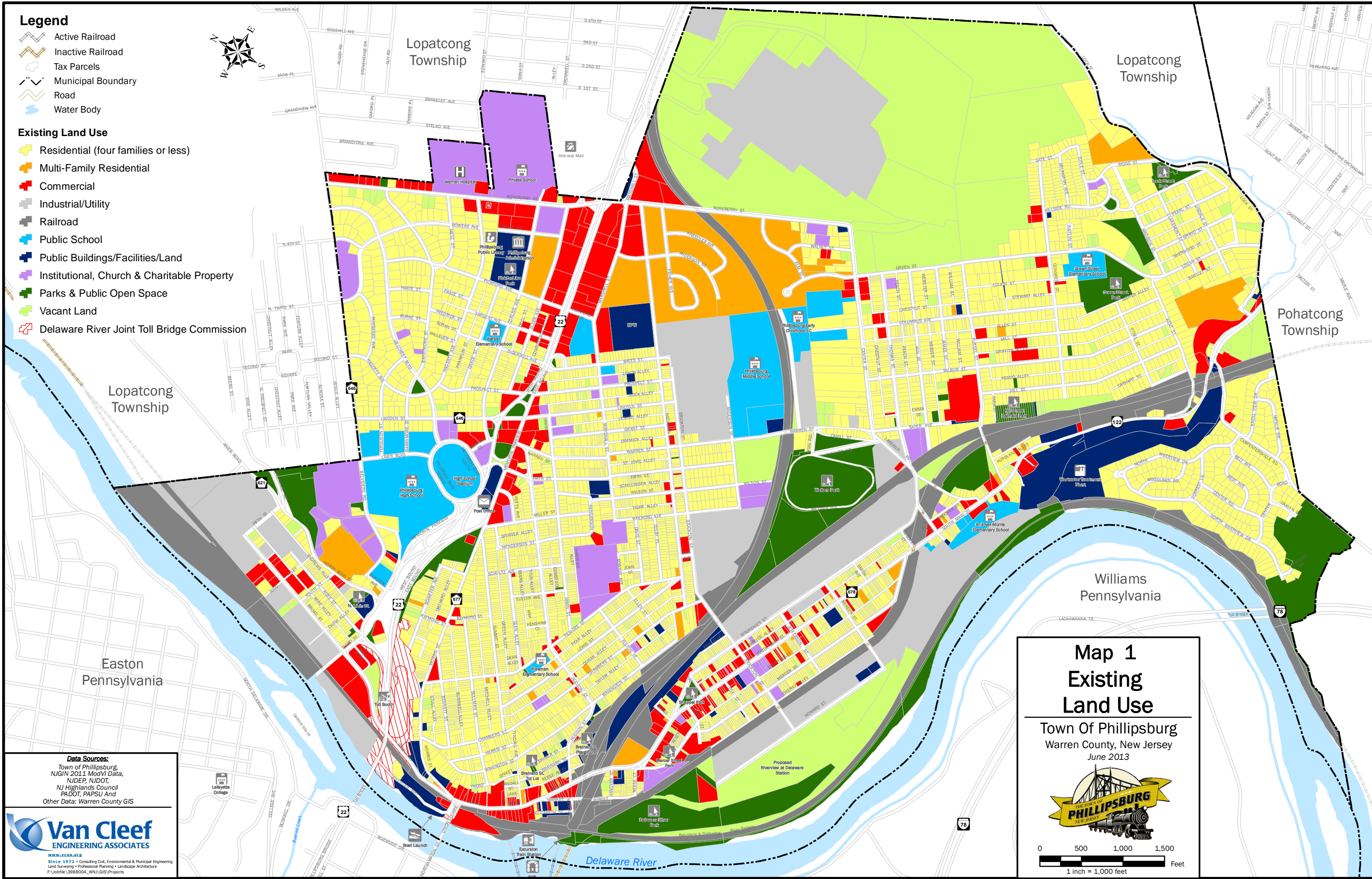


Legend


-  Active Railroad
-  Inactive Railroad
-  Tax Parcels
-  Municipal Boundary
-  Road
-  Water Body

Existing Land Use

-  Residential (four families or less)
-  Multi-Family Residential
-  Commercial
-  Industrial/Utility
-  Railroad
-  Public School
-  Public Buildings/Facilities/Land
-  Institutional, Church & Charitable Property
-  Parks & Public Open Space
-  Vacant Land
-  Delaware River Joint Toll Bridge Commission




Map 1
Existing Land Use
Town Of Phillipsburg
Warren County, New Jersey
June 2013



0 500 1,000 1,500
Feet
1 inch = 1,000 feet

Data Sources:
Town of Phillipsburg
NJGIN 2011, ModVI Data,
NJDEP, NJDOT,
NJ Highlands Council
PADOT, PAPSU And
Other Data: Warren County GIS



Van Cleef
ENGINEERING ASSOCIATES

www.vanclief.com
Since 1972 • Consulting Civil, Environmental & Municipal Engineering
Land Surveying • Professional Planning • Landscape Architecture
F:\jobfile\3988004_WNJ\GIS\Projects

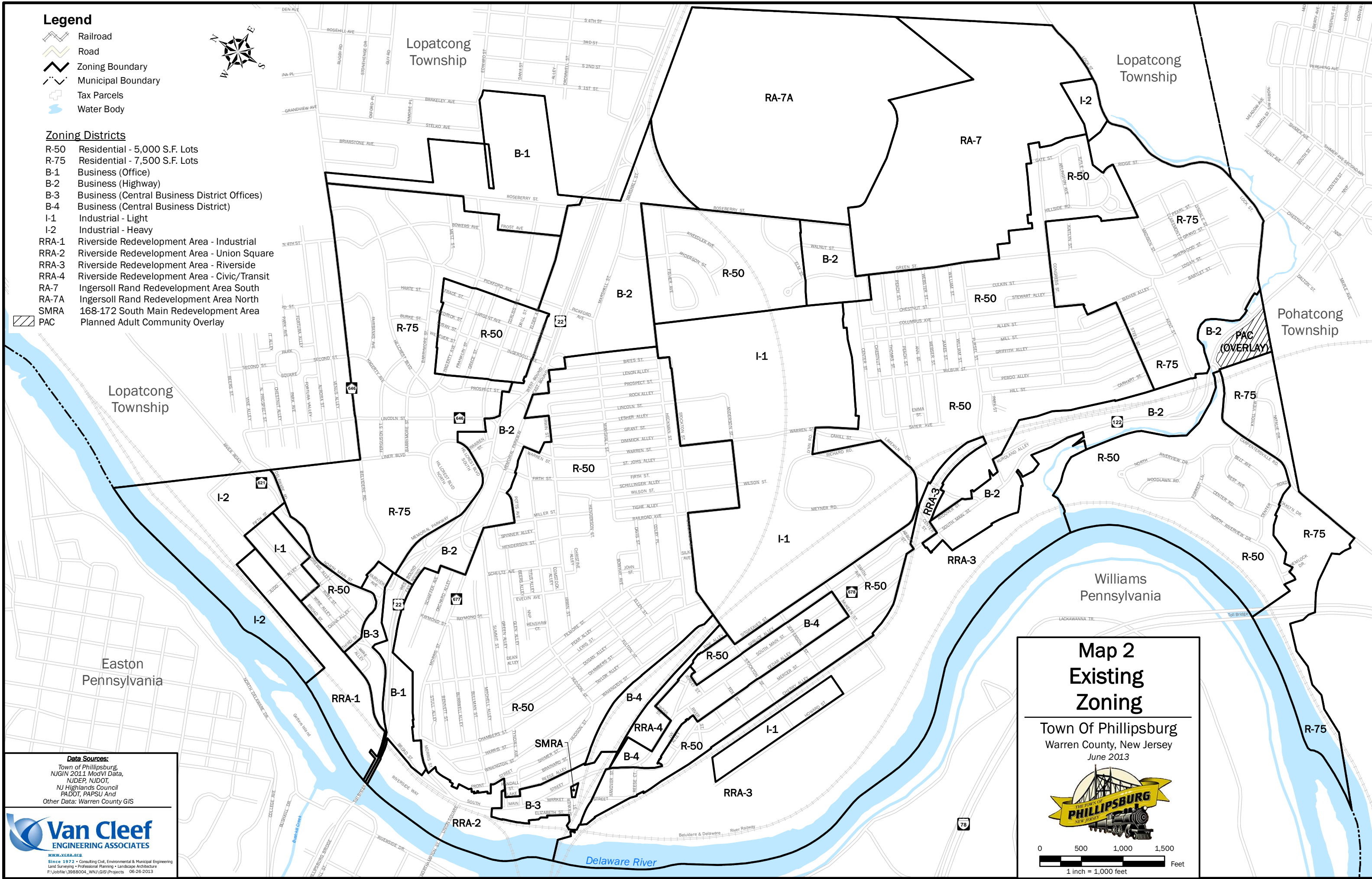
Legend

-  Railroad
-  Road
-  Zoning Boundary
-  Municipal Boundary
-  Tax Parcels
-  Water Body




Zoning Districts


- R-50 Residential - 5,000 S.F. Lots
- R-75 Residential - 7,500 S.F. Lots
- B-1 Business (Office)
- B-2 Business (Highway)
- B-3 Business (Central Business District Offices)
- B-4 Business (Central Business District)
- I-1 Industrial - Light
- I-2 Industrial - Heavy
- RRA-1 Riverside Redevelopment Area - Industrial
- RRA-2 Riverside Redevelopment Area - Union Square
- RRA-3 Riverside Redevelopment Area - Riverside
- RRA-4 Riverside Redevelopment Area - Civic/Transit
- RA-7 Ingersoll Rand Redevelopment Area South
- RA-7A Ingersoll Rand Redevelopment Area North
- SMRA 168-172 South Main Redevelopment Area
- PAC Planned Adult Community Overlay



Map 2
Existing Zoning


Town Of Phillipsburg
Warren County, New Jersey
June 2013





1 inch = 1,000 feet

Data Sources:
 Town of Phillipsburg
 NJGIN 2011, ModVI Data,
 NJDEP, NJDOT,
 NJ Highlands Council
 PADOT, PAPSU And
 Other Data: Warren County GIS



Van Cleef
ENGINEERING ASSOCIATES

www.vccra.com
 Since 1972 • Consulting Civil, Environmental & Municipal Engineering
 Land Surveying • Professional Planning • Landscape Architecture
 F:\office\3988004_WNJ\GIS\Projects 06-26-2013

Legend

- Active Railroad
- Inactive Railroad
- Tax Parcels
- Municipal Boundary
- Road
- Water Body

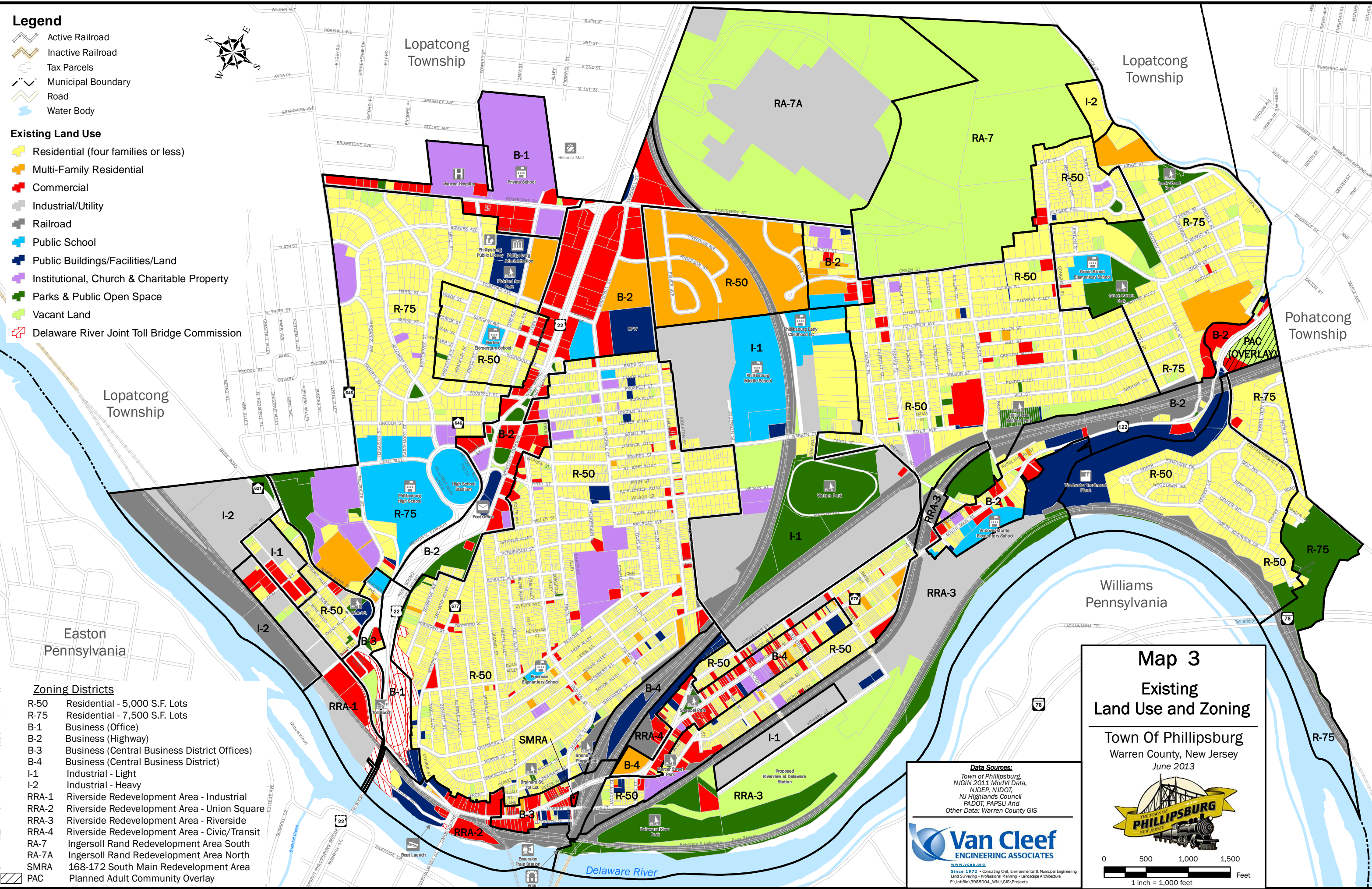
Existing Land Use

- Residential (four families or less)
- Multi-Family Residential
- Commercial
- Industrial/Utility
- Railroad
- Public School
- Public Buildings/Facilities/Land
- Institutional, Church & Charitable Property
- Parks & Public Open Space
- Vacant Land
- Delaware River Joint Toll Bridge Commission



Zoning Districts

- R-50 Residential - 5,000 S.F. Lots
- R-75 Residential - 7,500 S.F. Lots
- B-1 Business (Office)
- B-2 Business (Highway)
- B-3 Business (Central Business District Offices)
- B-4 Business (Central Business District)
- I-1 Industrial - Light
- I-2 Industrial - Heavy
- RRA-1 Riverside Redevelopment Area - Industrial
- RRA-2 Riverside Redevelopment Area - Union Square
- RRA-3 Riverside Redevelopment Area - Riverside
- RRA-4 Riverside Redevelopment Area - Civic/Transit
- RA-7 Ingersoll Rand Redevelopment Area South
- RA-7A Ingersoll Rand Redevelopment Area North
- SMRA 168-172 South Main Redevelopment Area
- PAC Planned Adult Community Overlay



Map 3
Existing Land Use and Zoning
 Town of Phillipsburg
 Warren County, New Jersey
 June 2013

Data Sources:
 Town of Phillipsburg,
 NJGIN 2011, ModVI Data,
 NJDEP, NJDOT,
 NJ Highlands Council
 PADOT, PAPSU And
 Other Data: Warren County GIS

Van Cleef
 ENGINEERING ASSOCIATES

www.vcaea.com
 Since 1972 • Consulting Civil, Environmental & Municipal Engineering
 Land Surveying • Professional Planning • Landscapes Architecture
 P:\jobfile\3898004_WNJ\GIS\Projects

0 500 1,000 1,500
 Feet
 1 inch = 1,000 feet