

BOROUGH OF WHARTON, NEW JERSEY SPECIAL PLANNING BOARD MEETING JUNE 28, 2018 7:00 P.M.
PLANNING BOARD HEARING ON AREA IN NEED OF REDEVELOPMENT INVESTIGATION

PLEASE TAKE NOTICE that on June 28, 2018 at 7:00 p.m. a special meeting of the Borough of Wharton Planning Board will be held at the Municipal Building, 10 Robert Street, Wharton, New Jersey, to consider the designation of an "Area in Need of Redevelopment" for the following parcels of land as identified on the Borough Tax Records: Tax Map Identifier: Address: Block 1317, Lot 1 8 North Main Street Block 1317, Lot 2 10 North Main Street Block 1317, Lot 3 14 North Main Street Block 1317, Lot 4 17 East Central Avenue Block 1317, Lot 5 19 East Central Avenue Block 1317, Lot 6 21-23 East Central Avenue Block 1317, Lot 7 25 East Central Avenue Block 1317, Lot 9 (including former Lot 8) 15 & 17 Second Street Block 1317, Lot 10 19-21 Second Street (including former Lot 11) Block 1317, Lot 12 27-29 Second Street Block 1317, Lot 13 33-37 Second Street Block 1317, Lot 14 24-26 North Main Street Block 1317, Lot 15 22 North Main Street Block 1317, Lot 16 32-40 North Main Street Block 1317, Lot 17 6 & 8 Fern Avenue Block 1317, Lot 18 10-12 Fern Avenue Block 1317, Lot 19 14-16 Fern Avenue Block 1317, Lot 20 18-20 Fern Avenue Block 1317, Lot 21 22-26 Fern Avenue Block 1317, Lot 22 30-2-4 Fern Avenue (including former Lot 23) A copy of a report entitled "Area in Need of Redevelopment Study for Block 1317, Lots 1 - 23", which includes a map identifying the location of the parcels that are the subject of the proposed redevelopment designation hearing, is on file in the office of Planning Board Secretary. The report is available for inspection during the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. This public hearing is being held pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"). The Redevelopment Law authorizes municipal governing bodies to designate certain areas of the municipality as being in need of redevelopment. PLEASE TAKE NOTICE: 1) You have a right to be heard at the public hearing. Any interested party may appear at the public hearing and participate in the public hearing, in accordance with the rules of the Planning Board. 2) If the Planning Board recommends the designation of this property as an area in need of redevelopment, and the Borough Council designates this property as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6, the designation would operate as a finding of public purpose under the law. THIS PROPERTY IS BEING CONSIDERED FOR A NON-CONDEMNATION REDEVELOPMENT AREA DESIGNATION AND THE BOROUGH SHALL NOT BE AUTHORIZED TO EXERCISE THE POWER OF EMINENT DOMAIN TO ACQUIRE PROPERTY IN THE DELINEATED AREA AGAINST THE OWNER'S WILL. If the property is designated as an area in need of redevelopment by the Borough Council, owners of the designated property will receive a notice from the Borough notifying them of the designation (the "Designation Notice") and will have forty-five (45) days from the receipt of the Designation Notice to challenge the redevelopment designation by filing the appropriate action in the Superior Court of New Jersey, Law Division.