

## PUBLIC NOTICE

Please take notice that the Borough of Haddon Heights Land Use Board desires to inform you that, in accordance with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) and, specifically, N.J.S.A. 40A:12A-6, the Land Use Board will conduct a Public Hearing for the purposes of investigating and determining whether certain properties within the Borough of Haddon Heights qualify as a "condemnation area in need of redevelopment" pursuant to the criteria set forth in N.J.S.A. 40A:12A-5.

The following area has been studied:

Redevelopment Study Area. Block 29 Lot 4. This study area is located at 222 West Atlantic Avenue.

A map depicting the properties which are the subject of the Land Use Board's redevelopment area investigations is available for public inspection during regular business hours at the office of the Borough of Haddon Heights Clerk located at **625 Station Avenue Haddon Heights, NJ 08035**.

A Public Hearing will be held on **July 20, 2017 at 7:00 p.m.** at the Borough of Haddon Heights Building, 625 Station Avenue Haddon Heights, NJ 08035, at which time the Land Use Board will hear any persons who are in attendance who are interested in or would be affected by a determination that the above-mentioned property is a redevelopment area. A map and report has been prepared by the Borough of Haddon Heights's Land Use Board's Professional Planner, of Bach Associates, P.C. and will be submitted to the Board and on file with the Borough of Haddon Heights Clerk's Office ten days prior to the hearing for any interested members of the public for review and consideration at the hearing.

At the conclusion of the hearing and after listening to the testimony of the Planner and members of the public, the Land Use Board will determine whether or not the above referenced property is in need of redevelopment.

The Governing body of the Borough of Haddon Heights has determined that it reserves the right to use its eminent domain powers for the proposed redevelopment area and that the proposed redevelopment area shall be a "condemnation redevelopment area".

A resolution finding that the properties are or are not in need of non-condemnation redevelopment will be forwarded to the Governing Body for consideration.

This notice contains the following specific information in respect of a February 2008 New Jersey Superior Court Appellate Division decision (Harrison Redevelopment Agency v. Anthony J. DeRose) advising that the Land Use Board or Governing Body notify the public and affected owners of the following facts:

- (1) A finding that these properties are in need of redevelopment by the Land Use Board and if officially designated as such by the Governing Body, is a finding of public purpose, the governing body has determined that it may use its eminent domain powers and the proposed redevelopment area shall be a "condemnation redevelopment area".
- (2) Affected property owners, shall have 45 days from the date of determination that a property is in need of redevelopment to challenge the redevelopment designation, if so desired.