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Notice Content

PLANNING BOARD OF THE BOROUGH OF SOUTH TOMS RIVER

PLEASE TAKE NOTICE that on April 18, 2016 at 7:00 p.m. in the Municipal Council Chamber of the Borough Municipal Building, 144 Mill Street, South Toms River, New Jersey 08757, the Planning Board of the Borough of South Toms River **will hold a public hearing to investigate and determine whether the study area hereinafter described meets the criteria for an area in need of redevelopment** pursuant to N.J.S.A. 40A:12A-1 et seq. and consider a redevelopment plan for such area.

The purpose of the investigation is to determine if the hereinafter described study area complies with the requirements of N.J.S.A. 40A:12A-1 et seq. to be designated as an area in need of redevelopment. The study area that the Municipal Council requested the Planning Board to consider is comprised of the property commonly known as **Block 20, Lots 1.01, 1.02 and 1.03** on the tax map of the Borough of South Toms River.

PLEASE TAKE FURTHER NOTICE that you are privileged to attend said public hearing to present any and all objections or support you may have and any other general comments relative to the Planning Board's investigation as to whether such area should be designated an area in need of redevelopment. The resolution of the Municipal Council authorizing and directing the Planning Board to undertake this investigation and a map depicting the boundaries of the area and the location of the various parcels of property included in the study area, including a statement setting forth the basis of the investigation, are all on file with the Borough Clerk and the Planning Board and all such documents are available for inspection during normal business hours.

PLEASE TAKE FURTHER NOTICE, after the review by the Planning Board at the hearing described herein, **a finding by the Municipal Council** that the above-described area, or a portion thereof, constitutes an area in need of redevelopment operates as a finding of public purpose and authorizes the Borough to acquire the properties contained in said area, with or without the consent of the owner, including through exercise of the Borough's power of eminent domain. If property owned by you is designated as part of an area in need of redevelopment and

authorizes the use of eminent domain and you wish to challenge such designation, you must take legal action to do so within 45 days after receiving notice of the Municipal Council's action adopting such designation.

BOROUGH OF SOUTH TOMS RIVER PLANNING BOARD 4/2,6/2016 \$257.30