

**NOTICE OF PUBLIC HEARING ON
PROPOSED REDEVELOPMENT AREA
EGG HARBOR LAKE
EGG HARBOR CITY**

PLEASE TAKE NOTICE that the Egg Harbor City Land Use Board will hold a public hearing on November 16, 2021 at 7:00 p.m., and thereafter on such other dates as such hearing may be continued, in the court room of Egg Harbor City Municipal Building, 500 London Avenue, Egg Harbor City, New Jersey 08215. The purpose of the public hearing is for the Egg Harbor City Land Use Board to conduct a preliminary investigation, pursuant to N.J.S.A. 40A:12A-1 et. seq. (Local Redevelopment and Housing Law), to determine a need for redevelopment and revitalization of the following properties as shown on the tax assessment maps of the Egg Harbor City.

Block	Lot	Address
954	1	City Park Lake
954	1.01	2500 Philadelphia Avenue
954	1.02	City Park Lake
954	1.03	City Park – West Park Avenue

At the public hearing, which may be adjourned from time to time, the Egg Harbor City Land Use Board shall hear all persons who are interested in or would be affected by a determination that the delineated area is an area in need of redevelopment. You may appear either in person or by attorney and present testimony regarding any objections or concerns you may have, ask questions to the Land Use Board or the Land Use Board's expert, or submit evidence in writing to the Land Use Board.

The designation of the redevelopment area as including the right of condemnation is solely for the purpose of resolving title issues that impede the redevelopment of one or more parcels within the proposed redevelopment area. No fee interest in private property is proposed intended to be condemned and acquired for redevelopment.

A map showing the boundaries of the proposed redevelopment area may be inspected and reviewed in the Office of the City Clerk, Egg Harbor City Municipal Building, 500 London Avenue, Egg Harbor City, New Jersey 08215 on Monday through Friday between 8:30 a.m. and 4:30 p.m. excluding legal holidays. The resolution of the Mayor and City Council setting forth the basis for the investigation is available and a Preliminary Investigation of an Area in Need of Redevelopment for the Area Known as the Egg Harbor Lake Redevelopment Area prepared by Vincent J. Polistina, PE, PP dated September 2021, will be available for public inspection beginning October 29, 2021 at the office of the City Clerk.

At the conclusion of the hearing, the Egg Harbor City Land Use Board may forward a recommendation to the City Council that some, all, or none of the properties qualify as an area in need of redevelopment. In the event that the City Council of the Egg Harbor City receives such a Land Use Board recommendation and ultimately adopts a resolution determining that any or all these properties qualify as a Redevelopment Area, such designation shall constitute a finding of public purpose which shall authorize the City (or its designated redevelopment entity), in its discretion, to acquire properties located within the area through its powers of eminent domain solely as it relates to resolving title restrictions which impair the ability to redevelopment parcels within the redevelopment area.

Any person seeking to challenge the redevelopment designation and the condemnation authority arising therefrom must bring an action in lieu of prerogative writs before a court of competent jurisdiction within 45 days of the City Council's adoption of the resolution approving this redevelopment designation. After that time, any redevelopment activities provided by law may be commenced within the redevelopment area by the City (or its designated redevelopment entity) in accordance with a validly adopted redevelopment plan, and/or by its designated redeveloper(s), and the City (or its designated redevelopment entity(ies)) may proceed to condemn any of the properties within the site which are determined to be areas in need of redevelopment in accordance with applicable law, although the intention is to limit the City's condemnation powers to resolving title restrictions which impair the ability to redevelopment parcels within the redevelopment area.

Donna Heffley
Land Use Board Secretary