

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on Thursday, December 12, 2024, at 7:00 p.m., the Borough of Highlands (the "**Borough**") Municipal Land Use Board (the "**Land Use Board**") will hold and conduct an in-person Public Hearing at the Municipal Building, 151 Navesink Avenue, Highlands, New Jersey 07732, to consider whether to recommend to the Governing Body of the Borough (the "**Borough Council**") that the property identified as Block 84, Lot 2.01 on the Tax Map of the Borough, along with all riparian rights, streets and rights of way appurtenant thereto (the "**Study Area**") should be designated as a condemnation area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"). The property that makes up the Study Area is bounded by Cheerful Place and Washington Avenue to the South, Marine Place and Washington Avenue to the North, by the properties along Huddy Avenue to the West and to the East by Washington Avenue. This public hearing is being held pursuant to the Redevelopment Law, which authorizes municipal governing bodies to designate certain areas of the municipality as being in need of redevelopment.

PLEASE TAKE FURTHER NOTICE that you have a right to be heard at the public hearing to present any and all objections or support you may have and any other general comments, in accordance with the rules of the Land Use Board, relative to the Land Use Board's investigation as to whether the Study Area should be designated as a condemnation area in need of redevelopment. The resolution of the Borough Council authorizing and directing the Land Use Board to undertake this investigation, the area in need of redevelopment investigation report prepared by Heyer, Gruel & Associates, and a map depicting the boundaries of the proposed condemnation area in need of redevelopment along with a statement setting forth the basis for the investigation are on file with the Borough Clerk at the Borough's Administrative Offices located at 151 Navesink Avenue, Highlands, New Jersey 07732, and all are available for inspection by the public during normal business hours. Please contact the Borough Clerk's office to schedule an appointment, if and as necessary.

PLEASE TAKE FURTHER NOTICE that once the Land Use Board has made its recommendation, the Borough Council will consider whether to designate the Study Area as a condemnation area in need of redevelopment by resolution pursuant to the Redevelopment Law. A redevelopment area so designated shall be referred to as a "Condemnation Redevelopment Area." Such a determination shall operate as a finding of public purpose and shall authorize the Borough to exercise all powers afforded to it under the Redevelopment Law in the Condemnation Redevelopment Area, including the power of eminent domain.

PLEASE TAKE FURTHER NOTICE If following the public hearing the Land Use Board recommends to the Borough Council to designate the Study Area as a Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6, and the Borough Council so designates the Study Area as a Condemnation Redevelopment Area, that designation by the Borough Council will operate as a finding of public purpose under the law. If the

properties in the Study Area are designated as a Condemnation Redevelopment Area by the Borough Council, owners of the designated properties 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.

Published by:
**THE MUNICIPAL LAND USE BOARD OF
THE BOROUGH OF HIGHLANDS**