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NOTICE OF HEARING

BOROUGH OF BOUND BROOK PLANNING BOARD

DOWNTOWN REDEVELOPMENT STUDY AREA

PLEASE BE ADVISED that the Borough of Bound Brook Planning Board (the “Board”) will conduct a public hearing on December 16, 2021, to determine whether or not certain properties in the Borough identified in this notice may be designated as an area in need of redevelopment pursuant to the criteria set forth in Sections 5 and 6 of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et. seq.). This hearing will take place on December 16, 2021, at 7:30 p.m., in the Bound Brook Borough Municipal Building, 230 Hamilton Street, Bound Brook, New Jersey 08805

The Study Area is identified on the Borough Tax Assessor’s Records as follows:

Block 10, the entirety of Lots 4, 5, 9, 10, 18, 19 and 20

Addresses: 209, 217 and 219 East Main Street, 11, 15 and 17 Maiden Lane; and 16 and 18 Mountain Avenue (the “Study Area”)

A map showing the boundaries of the Study Area and the location of the various parcels included in the Study Area, as well as the Redevelopment Study & Preliminary Investigation Report prepared by Carlos Rodrigues, PP/AICP entitled “Area In Need of Redevelopment Study, Block 10, Lots, 4, 5, 9, 10, 18, 19 and 20, Borough of Bound Brook, New Jersey” dated November 8, 2021, which Report may be updated, revised, and/or supplemented prior to the continued public hearing, all of which will be considered by the Board at its December 16, 2021, hearing, are on file at the office of the Planning Board Secretary, Bound Brook Borough Municipal Building, 230 Hamilton Street, Bound Brook, New Jersey 08805. The map, the Report, and any supplemental reports that may be generated may be viewed during regular business hours, Monday, Tuesday, Wednesday, Thursday and Friday, between 9 am to 4:30 pm.

Based on the testimony presented at this hearing, the Board may take action and recommend to the Borough Council that all or a portion of the Study Area be designated an area in need of redevelopment. This recommendation will be sent to the Borough Council of the Borough of Bound Brook for further action as per the requirements of the Local Redevelopment and Housing Law. The Borough Council can approve, reject, or amend the Planning Board’s recommendation and may adopt a resolution determining that the Study Area, or any part thereof, is an area in need of redevelopment.

If the Borough Council adopts a resolution that the Study Area is in need of redevelopment, this designation will include all of the properties in the Study Area unless the Council alters or revises the list of properties in the Study Area. The designation that the properties in the Study Area are an area in need of redevelopment **will serve** as a finding of public purpose that provides the Borough with the authority to acquire property in the **area so designated by eminent domain (a.k.a. condemnation)** if necessary to advance the purposes of the redevelopment plan for the area.

Pursuant to Borough Council Resolution No. 2021-165 adopted on July 27, 2021, which and P.L. 2003, Chapter 159, the preliminary investigation of the Study Area and any subsequent designation **shall** authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, **specifically including the power of eminent domain** (hereinafter referred to as a “Condemnation Redevelopment Area”)

If the Borough Council adopts a resolution designating the Study Area as being an area in need of redevelopment, any property owner wishing to challenge the designation must file a complaint in the Superior Court within 45 days of the adoption of that resolution. Failure to file any such challenge to the designation of the Study Area as an area in need of redevelopment within the 45-day period shall prevent any challenge to the designation.

Any interested party may appear at said hearing virtually and participate therein. All evidence provided at the hearing, given orally or in writing, shall be received and considered and made a part of the public record.

Jasmine Mathis, Planning Board Secretary
Bound Brook Borough Municipal Building
230 Hamilton Street
Bound Brook, New Jersey 08805

Dated: November 15, 2021