

PUBLIC NOTICE

BOROUGH OF WOODSTOWN PLANNING BOARD

HEARING ON PROPOSED REDEVELOPMENT AREA

2-8 North Main Street (Block 21, Lot 39)

TAKE NOTICE that on **June 2, 2021, at 7:00 p.m.**, a remote public hearing using Internet live-streaming of audio and video via “Zoom” (zoom.us) will be conducted by the Borough of Woodstown Planning Board for the purpose of considering whether to recommend that the Woodstown Borough Council should designate certain real property located in the Borough of Woodstown as an “area in need of redevelopment” or “redevelopment area” pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* The proposed redevelopment area consists of a single parcel of land located at 2-8 North Main Street at the northwest corner of West Avenue (U.S. Route 40) and North Main Street (N.J.S.H. Route 45) designated as Tax Map Block 21, Lot 39, which is the site of the old First National Bank building. The general boundaries of proposed redevelopment area are coextensive with the boundaries of that parcel.

At the direction of the Woodstown Borough Council, the Woodstown Planning Board has authorized an investigation of the proposed redevelopment area and the parcel under consideration (also referred to as the “study area”). Maps depicting the proposed redevelopment area and the location of the parcel under consideration have been prepared and are included, with a statement of the basis for the investigation and other information, in a report entitled “Borough of Woodstown, Salem County, New Jersey – Preliminary Need Investigation/Determination of Need Report – Block 21, Lot 39 – May 2021” (referred to hereafter as the “Preliminary Need Investigation”).

The Preliminary Need Investigation is currently on file at the office of the Woodstown Planning Board Secretary, Woodstown Borough Hall, 25 West Avenue, Woodstown, New Jersey 08098, and is available for public inspection by appointment by contacting the Woodstown Borough Clerk or Deputy Clerk at woodstownclerk@comcast.net; woodstowndeputyclerk@comcast.net; by calling them at (856) 769-2200, ext. 10, during regular business hours; or by sending a request via regular mail to the above Borough Hall address. The Preliminary Need Investigation may also be viewed at and downloaded from the Planning Board’s webpage on the Woodstown Borough website historicwoodstown.org, which can be accessed through the “Departments” pull-down tab at the top of the Woodstown Borough website homepage. Additional documents and exhibits may be presented during the hearing and viewed on the remote meeting platform.

The Woodstown Borough Council’s resolution assigning the preliminary investigation to the Planning Board stated that the redevelopment determination shall establish a “Non-Condemnation Redevelopment Area.” Therefore, a redevelopment area determination shall NOT authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.

Any person who is interested in or would be affected by a determination that the delineated area is a redevelopment area may appear and be heard at the public hearing via zoom.us (“Zoom”) in accordance with the rules of the Woodstown Planning Board and applicable laws. All objections to the redevelopment area determination, and evidence in support of such objections, whether given orally or in writing, shall be received and considered and made part of the public record.

“ZOOM” MEETING ACCESS INFORMATION:

<https://us02web.zoom.us/j/86087360493?pwd=RIN2SII1c3BWUFJvZjlQbEdOUWNwdz09>

Meeting ID: 860 8736 0493

Passcode: 833435

One tap mobile

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+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 860 8736 0493

Passcode: 833435

Find your local number: <https://us02web.zoom.us/u/kb5QM7j4Kr>

The above Zoom meeting information also appears on the Planning Board’s webpage on the Woodstown Borough website historicwoodstown.org, where the meeting can be accessed by clicking on the link.

When you join the meeting, your microphone will be off (muted) and your camera (if you have one) will not send video to other participants. You will have some control of these features, but the meeting moderator will have the ability to override your control of these features if necessary.

Due to current COVID-19 restrictions the hearing will be conducted by remote participation only. There will be no in-person participation. No one will be admitted to the Woodstown Borough Hall except for essential Borough personnel.

This notice is published by authorization of the Woodstown Borough Planning Board pursuant to *N.J.S.A. 40A:12A-6*.

William L. Horner, Esq., Solicitor
Woodstown Borough Planning Board