

PUBLIC NOTICE

(Posted June 5, 2026)

Borough of Ocean Gate

Public Hearing Concerning the Investigation and Study to determine if Block 3.03, Lots 5 & 6 (126 W. Arverne Avenue) in the Borough of Ocean Gate qualifies as An Area in Need of Redevelopment for the purposes of Condemnation will be held at Ocean Gate Borough Hall at 801 Ocean Gate Avenue, Ocean Gate, NJ 08740 at 6:30 pm.

On April 8, 2026, the Borough Council of the Borough of Ocean Gate, Ocean County, New Jersey (“Borough”) authorized, by Resolution 26-116, the Borough of Ocean Gate Land Use Board to undertake a preliminary investigation, conduct a public hearing, and then make a recommendation as to whether the following areas/properties qualify for designation as an area in need of redevelopment for condemnation purposes pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq (“LRHL”).

The area is generally located at 126 W. Arverne Avenue between W. Barnegat Avenue, Ocean Gate Avenue and W. Arverne Avenue in Ocean Gate, also known as the Ocean Gate Elementary School, three school buildings including the historic one-room school house, recreational fields, parking area, three sheds and consists of the following blocks, lots, and addresses:

126 West Arverne Avenue
Block 3.03 Lot 5
Block 3.03 Lot 6

Pursuant to this authorization, the Land Use Board has engaged its professionals in the preparation of a preliminary investigation to determine whether the above-referenced areas of the Borough meet the criteria to be designated as a Condemnation Redevelopment Area. A Condemnation Redevelopment Area determination may authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area. The Planning Board’s professional prepared a report titled “Area In Need of Redevelopment Investigation and Study New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A) Borough of Ocean Gate Block 3.03, Lots 5 & 6 126 West Arverne Avenue Ocean Gate Public School & Vicinity Prepared for the Boro of Ocean Gate Land Use Board By Tara B. Paxton, MPA, PP, FAICP of Paxton Planning Group, LLC June 2026” which contains maps

showing the boundaries of the potential Redevelopment area and the location of properties included therein and provides a statement setting forth the basis for the investigation.

The LRHL requires that the Land Use Board conduct a public hearing on whether the referenced Study Area or portions thereof shall be designated as a Condemnation Redevelopment Area before making its determination. Accordingly, the Land Use Board shall conduct a public hearing on Tuesday, June 23, 2026 at 6:30 PM, at the Ocean Gate Borough Municipal Building, located at 801 Ocean Gate Avenue, Ocean Gate, NJ 08740.

Members of the public may attend, ask questions, cross-examine, make comments, and/or present witnesses as allowed by law. Documents, including the maps referenced above, are available for public review and inspection at the Land Use Board Office and in the Office of the Municipal Clerk in the Ocean Gate Municipal Building located at 801 Ocean Gate Avenue, Ocean Gate, NJ 08740 Monday -Friday (except Holidays), between the hours of 9:00 AM and 4:00 PM.