

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Borough of Oaklyn Planning Board desires to inform you that, in accordance with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and, specifically, N.J.S.A. 40A:12A-6, the Planning Board will conduct a Public Hearing for the purpose of investigating and determining whether certain properties within the Borough of Oaklyn qualify “as areas in need of redevelopment” pursuant to the criteria set forth in N.J.S.A. 40A:12A-5 and if so, that determination may also authorize the Borough to exercise the power of eminent domain to acquire properties in the delineated area.

PLEASE ALSO TAKE NOTICE that the Planning Board of the Borough of Oaklyn will conduct this Public Hearing on October 15, 2020 at 7:00 p.m. by means of Zoom Video Conferencing. The Zoom Conference log in is as follows:

<https://us02web.zoom.us/j/9486357615>

Meeting ID: 948 635 7615. There is no password required.

One (1) Tap Mobile:

+1 301 715 8592,,9486357615# US (Germantown)

+1 312 626 6799,,9486357615# US (Chicago)

Find your local number: <https://us02web.zoom.us/j/9486357615>

The properties are located at 20 W. Park Avenue, 18 W. Park Avenue, and 7 W. Cedar Avenue, Oaklyn, NJ 08107 and is also known as Block 60, Lots 9, 10 and 20 on the Official Tax Maps for the Borough.

A map depicting the properties which are the subject of the Planning Board’s redevelopment area investigation is available for public inspection during regular business hours at the office of the Oaklyn Borough Clerk at the Oaklyn Municipal Building, 500 White Horse Pike, Oaklyn, NJ 08107. Due to COVID-19 Restrictions you must announce your purpose at the front door of the Municipal Building and the Clerk will provide access. Visitors must wear masks.

The Redevelopment Area Map will also be available for public review on and through the Borough of Oaklyn website at www.oaklyn-nj.net. Additional exhibits may be posted on the website in advance of the October 15, 2020 hearing and posted for Board and public access during the video meeting.

A Public Hearing will be held via Zoom Video Conferencing on October 15, 2020 at 7:00 p.m. at which time the Planning Board will hear any persons who are in attendance who were interested in or would be affected by a determination that the above-mentioned properties are an area in need of redevelopment. A Report will be prepared by Professional Planner Robert Scott Smith, P.L.S., P.P. and will be submitted to the Board

and any interested attending members of the public for review and consideration at the Hearing.

At the conclusion of the Hearing and after listening to the testimony of the Planner and members of the public, the Planning Board will determine whether or not the above referenced properties are in need of redevelopment in accordance with the Statute. The Planning Board will then forward their recommendations in the form of a resolution to the Mayor and Council of the Borough of Oaklyn for consideration.

The Superior Court of New Jersey, Appellate Division, in the case of Harrison Redevelopment Agency vs. DeRose, 398 N.J. Super. 361 (App. Div. 2008), announced the standard for notice of the "in need of redevelopment" designation for condemnation cases. In order to assure compliance with the notice requirements of the Harrison case, the Planning Board is issuing this Notice to the affected property owners, lien holders of record and the public in fulfillment of the requirement that comprehensive notice be given of this public hearing.

N.J.S.A. 40A:12A-1 et. seq. is also known as "The Local Redevelopment and Housing Law". This Law provides municipalities with certain powers to assist them in redeveloping areas and properties within its boundaries. The Planning Board has been asked to examine whether these properties meet the statutory criteria to be designated as an "area in need of redevelopment." This is the first step in a process that could give the Borough the power to acquire, if necessary, this property through the use of eminent domain. Therefore, what is commonly known as a condemnation action could be brought by the Borough to acquire these properties for the purposes described in the Local Redevelopment and Housing Law.

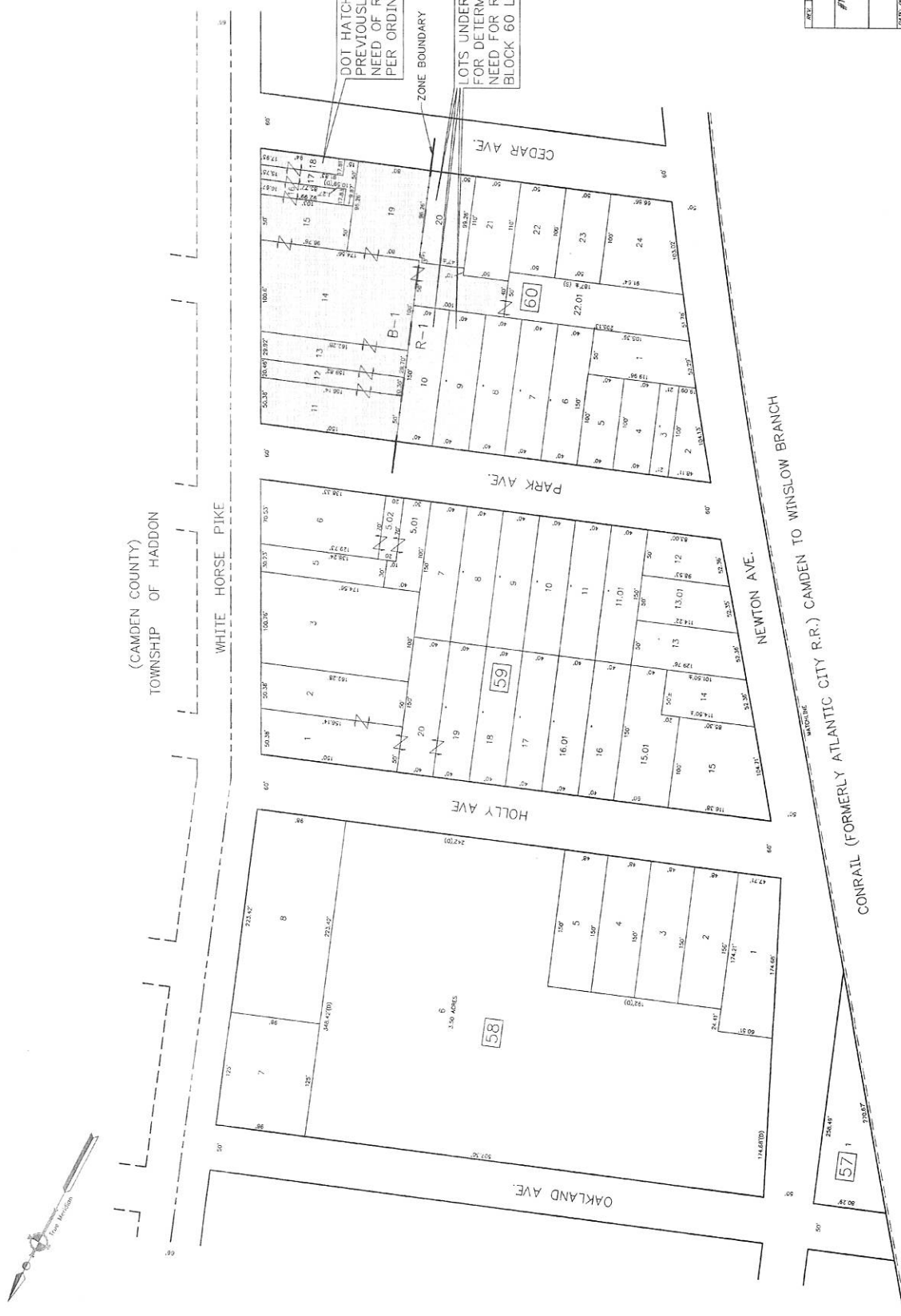
The redevelopment process consists of several phases including the "determination of need" phase and the "redevelopment plan" phase. The "determination of need" phase involves an investigation of the targeted sites and a determination as to whether the conditions in the target areas meet the criteria set forth in State Law allowing the Borough to redevelop that area. The Planning Board has been asked by the Borough Council of the Borough of Oaklyn to perform a study to determine if the conditions are present at the subject properties that meet the criteria contained in the Local Redevelopment and Housing Law for these properties to be deemed "in need of redevelopment".

Please note that if the Planning Board determines these properties to be an area in need of redevelopment, this will be the first step in a redevelopment determination that will establish a "Condemnation Redevelopment Area" which shall authorize the Borough of Oaklyn to exercise the power of eminent domain to acquire the properties in the delineated area.

Prior to the public hearing, questions or comments may be directed to the person listed below during regular business hours.


Robert Scott Smith, P.L.S., P.P.
Planning Board Planner for the Borough of Oaklyn
Key Engineers, Inc.
80 S. White Horse Pike
Berlin, NJ 08009
856-767-6111 Ext. 20

1. DRAWING BASED ON CURRENT VERSION OF PLATE 19 OF THE OAKLIN BORDEN TAX MAPS
2. SUPPLEMENTAL AREA INVESTIGATION AUTHORIZED BY GOVERNING BODY RESOLUTION NO. 137-20 ADOPTED AUGUST 11, 2020

[illegible]

REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN SHALL BE PERFORMED ONLY BY KET ASSOCIATES, P.A. AND SHALL BE PERFORMED UNDER THE AUSPICES DIRECTION OF THE LICENSED PROFESSIONAL WHOSE NAME AND SIGNATURE APPEARS HEREON.

Redevelopment Study Map
#10 West Park Avenue, #20 West Park Avenue and
#7 West Cedar Avenue
Tax. Map Plate 19, Block 60, Lots 9, 10 & 20
Borough of Oaklyn
Camden County, New Jersey
Certificate of Title No. 1546, T-1-20
Date: 05/21/99
Sheet No. 1 of 1


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