

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Land Use Board (the “Land Use Board”) of the Borough of Highlands (the “Borough”), Monmouth County, New Jersey, will hold a public hearing on August 5, 2021 at 7:30 p.m. in person at the Highlands Community Center, located at 22 Snug Harbor Avenue, Highlands, New Jersey 07732, to investigate and determine whether the area hereinafter described meets the criteria for an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), specifically N.J.S.A. 40A:12A-5, and should be designated as such an area.

Said study area consists of the properties identified on the official tax maps of the Borough listed below according to block and lot number (the “Properties” or the “Study Area”).

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 are privileged to be present at said public meeting to present any and all objections or support you may have and other general comments relative to the Land Use Board investigation as to whether the Study Area should continue to be designated an 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 Paul Grygiel, AICP, PP and Spach Trahan, AICP, PP, and a map depicting the boundaries of the proposed redevelopment area along with a statement setting forth the basis for the investigation are on file with the Borough Clerk and the Land Use Board at Borough of Highlands Administrative Offices, 42 Shore Drive, Highlands, New Jersey 07732, and all are available for inspection during normal business hours.

PLEASE TAKE FURTHER NOTICE after the review by the Land Use Board at the hearing described herein, a finding by the Borough Council that the above described Study Area, or a portion thereof, constitutes an area in need of redevelopment *does not* authorize the Borough to acquire the Properties contained in said Study Area through exercise of the Borough’s power of eminent domain. As a result, a redevelopment area determination *does not* permit condemnation within the Study Area and shall be referred to as a “Non-Condensation Redevelopment Area.”

PLEASE TAKE FURTHER NOTICE if the Borough Council designates all or a portion of the Properties within the Study Area as a Non-Condensation Redevelopment Area, owners of the designated Properties will receive a notice from the Borough notifying them of the designation and will have forty-five (45) days from the receipt of such notice to challenge the redevelopment designation by filing the appropriate action in Superior Court of New Jersey, Law Division.

The Study Area shall include the following properties, which properties are listed according to block and lot number as shown on the official tax map of the Borough.

Block	Lot	Location
40.01	21.01	40 West North Street
40.01	21.02	42 West North Street
40.01	22.01	38 West North Street
41	2.01	57 Bay Avenue
41	3	59 Bay Avenue
41	4	61 Bay Avenue
41	5	65-67 Bay Avenue
41	6	69-71 Bay Avenue
41	7	30 Second Street
41	8	75 Bay Avenue
41	9	Bay Avenue
41	10	85-87 Bay Avenue
41	13.01	95-99 Bay Avenue
42	1	60 Bay Avenue
42	10	88 Bay Avenue
42	12.01	84 Bay Avenue
42	13	78 Bay Avenue
42	14	74 Bay Avenue
42	15	68 Bay Avenue
45	4.01	102 Bay Avenue
45	6.01	98 Bay Avenue
45	7	92 Bay Avenue – Kay Street
46	1	103-107 Bay Avenue
46	2	111 Bay Avenue
46	3	123 Bay Avenue
46	4	125 Bay Avenue
46	5	139 Bay Avenue
46	6	141 Bay Avenue
46	7	143 Bay Avenue
46	8	Bay Avenue & West No Street
47	6	132 Bay Avenue
47	7	130 Bay Avenue
47	8	128 Bay Avenue
47	9	126 Bay Avenue
47	10	124 Bay Avenue
47	11	122 Bay Avenue
47	12	120 Bay Avenue
52	1	Cornwall Street & Bay
52	2	140 Bay Avenue
53	1	Miller Street

53	2	65 Miller Street
53	3	9 West North Street
53	4	7 North Street
53	5	63 Miller Street
53	6	Bay Avenue & Miller Street
53	7	Bay Avenue
53	8	157 Bay Avenue
53	9	151 Bay Avenue
54	1	150 Bay Avenue
54	3.01	146-148 Bay Avenue
54	4	144 Bay Avenue
54	5	38 North Street
54	7.01	49 Miller Street
58	1	154 Bay Avenue
58	3.01	50 Miller Street
58	17.01	192 Bay Avenue
58	18	190 Bay Avenue
58	19 & 20	188 Bay Avenue
58	23.01	182 Bay Avenue
58	24	170 Bay Avenue
58	25	168 Bay Avenue
58	26	164 Bay Avenue
59	5	Second Street
59	6	Second to Miller
59	8	66 Miller Street
59	9	165 Bay Avenue
59	10	171 Bay Avenue
59	11.01	181 Bay Avenue
59	11.02	179 Bay Avenue
59	13.01	187 Bay Avenue
59	14	191 Bay Avenue
59	16.01	193-195 Bay Avenue
63	4	Valley Street
63	5	197 Bay Avenue
63	6	203 Bay Avenue
63	7	205 Bay Avenue
63	9.01	207 Bay Avenue
63	10	211 Bay Avenue
63	11	213 Bay Avenue
63	13.01	215 Bay Avenue
63	14	219-221 Bay Avenue
63	15	219-221 Bay Avenue

63	16	225 Bay Avenue
63	17	227 Bay Avenue
63	19.01	231 Bay Avenue
64	1	196 Bay Avenue
64	2	208 Bay Avenue
64	17	230 Bay Avenue
64	18	228 Bay Avenue
64	19	226 Bay Avenue
64	20	222 Bay Avenue
64	21	218 Bay Avenue
64	22	218 Bay Avenue
64	23	216 Bay Avenue
64	24	214 Bay Avenue
64	25	210 Bay Avenue
64	28.01	208 Bay Avenue
69	1	234 Bay Avenue
69	2	238 Bay Avenue
69	4.01	242 Bay Avenue
69	6.01 (previously 5 and 6)	29 Atlantic Street
70	1	233 Bay Avenue
70	2	235 Bay Avenue
70	3	237 Bay Avenue
70	15	239 Bay Avenue
70	16	241 Bay Avenue
70	17	245 Bay Avenue
71	4	247 Bay Avenue-Atlantic Street
71	5	249 Bay Avenue
71	6	251 Bay Avenue
72	1	28 Atlantic Street
72	2	Bay Avenue
72	11.01	270 Bay Avenue
72	12	272 Bay Avenue
73	2	Seadrift Avenue
74	1	273 Bay Avenue
74	8.01	83 Barbarie Avenue
74	9	277 Bay Avenue
75	1	274-276 Bay Avenue
75	17	282 Bay Avenue
75	18	284 Bay Avenue
80	1	286 Bay Avenue

80	2	288 Bay Avenue
80	20	294 Bay Avenue
80	21	292 Bay Avenue
80	22	290 Bay Avenue
81	1	285 Bay Avenue
81	2	287 Bay Avenue
81	10.01	295 Bay Avenue
81	12	289 Bay Avenue
82	1.01	297-299 Bay Avenue
82	6.01	Bay & Huddy Avenue
83	1 (previously 1 & 14)	300 Bay Avenue
88	1.01	311 Bay Avenue
88	2	71 Waterwitch Avenue
88	3	71 Waterwitch Avenue
88	4.01	67-69 Waterwitch Avenue
88	5	321 Bay Avenue
89	1	310 Bay Avenue
89	2	58-60 Huddy Avenue
89	13.01	65 Waterwitch Avenue
94	1	Bay & Waterwitch Avenue
94	15.02 (previously 15)	69 Snug Harbor Avenue
94	15.03 (previously 15)	71 Snug Harbor Avenue
94	16	326 Bay Avenue
95	1	Waterwitch & Bay Avenue
96	1	331 Bay Avenue
96	2.01	171 Bay Avenue
96.01	2.01	Bay Avenue
96 (previously 96.01)	3	409 Bay Avenue
114	1.01	301 Shore Drive
114	1.02	Shore Drive
114	3.02	Shore Drive

BOROUGH OF HIGHLANDS
LAND USE BOARD