



Robbinsville

TOWNSHIP

BE AT THE CENTER OF IT ALL

**NOTICE OF PUBLIC HEARING
PROPOSED DESIGNATION OF REDEVELOPMENT AREA
TOWNSHIP OF ROBBINSVILLE**

Mayor
David L. Fried

Council President
Mike Cipriano

Council Vice President
Vincent J. Calcagno

Township Council
Deborah A. Blakely
Christine Ciaccio
Ron Witt

Township Administrator
Joy Tozzi

Municipal Clerk
Michele Seigfried

PLEASE TAKE NOTICE that the Planning Board of the Township of Robbinsville will conduct a public hearing at 7:00 p.m. on February 24, 2021, to determine whether all or part of the area more particularly described below (the "Study Area") is an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. At the hearing, those who are interested or who may be affected by a determination that the delineated area is a redevelopment area will have the opportunity to be heard, and may be represented by legal counsel. Due to the COVID-19 health emergency, the Municipal Building remains closed to members of the public, and therefore, the hearing will be held virtually and can be accessed by following the directions below.

The Study Area is comprised of approximately 110 Lots, consisting of lands that either front on or are adjacent to U.S. Route 130 between the Township's municipal boundary with Hamilton Township and Gordon Road, more particularly described as:

BLOCK	LOT(s)
1	42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 56, 57.01, 58.01 & 63
2	10, 11, 12, 13, 14, 15.01, 15.02, 17.01 & 20
8	15.01, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 34, 35, 36, 37, 38, 38.01, 46, 47, 48 & 72
8.03	9.03
21	27.01 & 27.02
26	1.01, 1.02, 3, 5, 6.02, 6.03, 6.04 & 9.01
27	1, 2, 3, 4, 5, 6.47, 7, 8, 8.01, 9, 11, 18, 19, 20.01, 21, 23, 25, 26 & 27
28.13	4.01
28.14	1, 2, 3, 4, 59 & 60
29	1.011, 1.19, 2.39, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12

Please be advised that any Redevelopment Area determination arising from this process shall be in furtherance of a Non-Condensation Area in Need of Redevelopment,

which shall authorize the Township to use all those powers provided by the New Jersey Legislature for use in a Redevelopment Area, excluding the power of eminent domain.

PLEASE TAKE FURTHER NOTICE Members of the public can join to observe the meeting and participate during the public comment period of the hearing by using the Zoom remote meeting application. There will be no physical gathering of Board members or others for the meeting.

If you wish to participate and offer comments and/or questions at the Public Hearing, you must follow the steps below. Please click the link below to join the webinar:

Link to Meeting:
<https://zoom.us/join>

Meeting/Webinar ID#: 974 6368 6599

Access/Webinar Code: 848849

To observe and to participate, prior to the meeting you should download the Zoom meeting application to the electronic device you will use to access the meeting. Just prior to or at the time of the meeting, you should open the Zoom application, and input the meeting Line, Meeting ID, and Access Code to join the meeting. You will be prompted on audio and video access choices. You may wish to familiarize yourself with the operation of the Zoom platform prior to the time of the meeting, particularly with the process of "raising your Hand" to be recognized during the public participation.

You will be able to listen to the meeting and participate telephonically by dialing any of the following Zoom numbers and entering the Meeting ID and Access Code listed above:

Or Telephone:

Dial (for higher quality, dial a number base on your current location):

(888) 788-0099 US Toll-free (877) 853-5247 US Toll-free (833) 548-0276 US Toll-free

Meeting/Webinar ID#: 974 6368 6599

Access/Webinar Code: 848849

Find Your Local Number: <https://zoom.us/u/abLidX6RC2>

A copy of the Redevelopment Study and Map will be placed on the Township's website for public viewing no less than 10 days prior to the hearing. This will be located on the Planning and Zoning Department's webpage and by clicking "EXHIBITS" on the meeting information for the dates at the following website:

https://www.robbinville-twp.org/departments/planning_and_zoning/index.php

or directly at:

https://www.robbinville-twp.org/departments/planning_and_zoning/meeting_exhibits.php

If you are unable to access the study and map via the electronic link described above, please contact Danielle B. Sims, by email dsims@robbinville.net or by phone (609) 259-3600 x1120 for arrangements to view the documents. You may also contact the Planning Board if you have any questions related to your participation. Any other questions may be directed to Paul V. Renaud, III, Esq., Acting Director of Community Development, c/o Robbinsville Township, 2298 Route 33, Robbinsville, New Jersey 08691 by email at Prenaud@robbinville.net or by telephone (609) 259-3600 x1118.

In addition to the study and map on file, any other proposed exhibits to be utilized during the public hearing shall be posted in the above electronic link. Those exhibits shall be posted at least two (2) days

prior to the public hearing. Access to all materials and proposed exhibits shall be available for access prior to and during the public hearing.

At the time of the public hearing, members of the public may ask questions or present comments in support of, or in opposition to, the study or any other matter that may come before the Board. Members of the public may also follow the procedures posted on the Township's Website to provide written comment to the Board prior to the meeting. Those procedures can be accessed at:

www.robbinville-twp.org/government/boards_committees_and_commissions/planning_board.php

The Board may act on the study during the Wednesday, February 24, 2021, hearing or may continue the hearing to another date, without further notice. Formal action may be taken by the Board at this meeting/hearing.

Meeting Participation Rules:

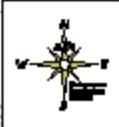
- All participants will be set to "listen only."
- If a participant that has registered for the electronic (i.e. Zoom) meeting would like to comment during the portion of the meeting set aside for public participation, they must click the "Raise Hand" button and the host will unmute the participant to allow for comment.
- If a participant who has dialed into the electronic (i.e. Zoom) meeting would like to comment during the portion of the meeting set aside for public participation, they must dial *9 and the host will unmute them.

If you do not have computer access or are otherwise unable to access the submitted information for the study for which was noticed, please contact the Planning/Zoning Board Secretary (see contact information above) to make other arrangements to inspect the same. In the event that the Board Secretary is not available to immediately answer the telephone, please leave a message and call back during regular business hours.

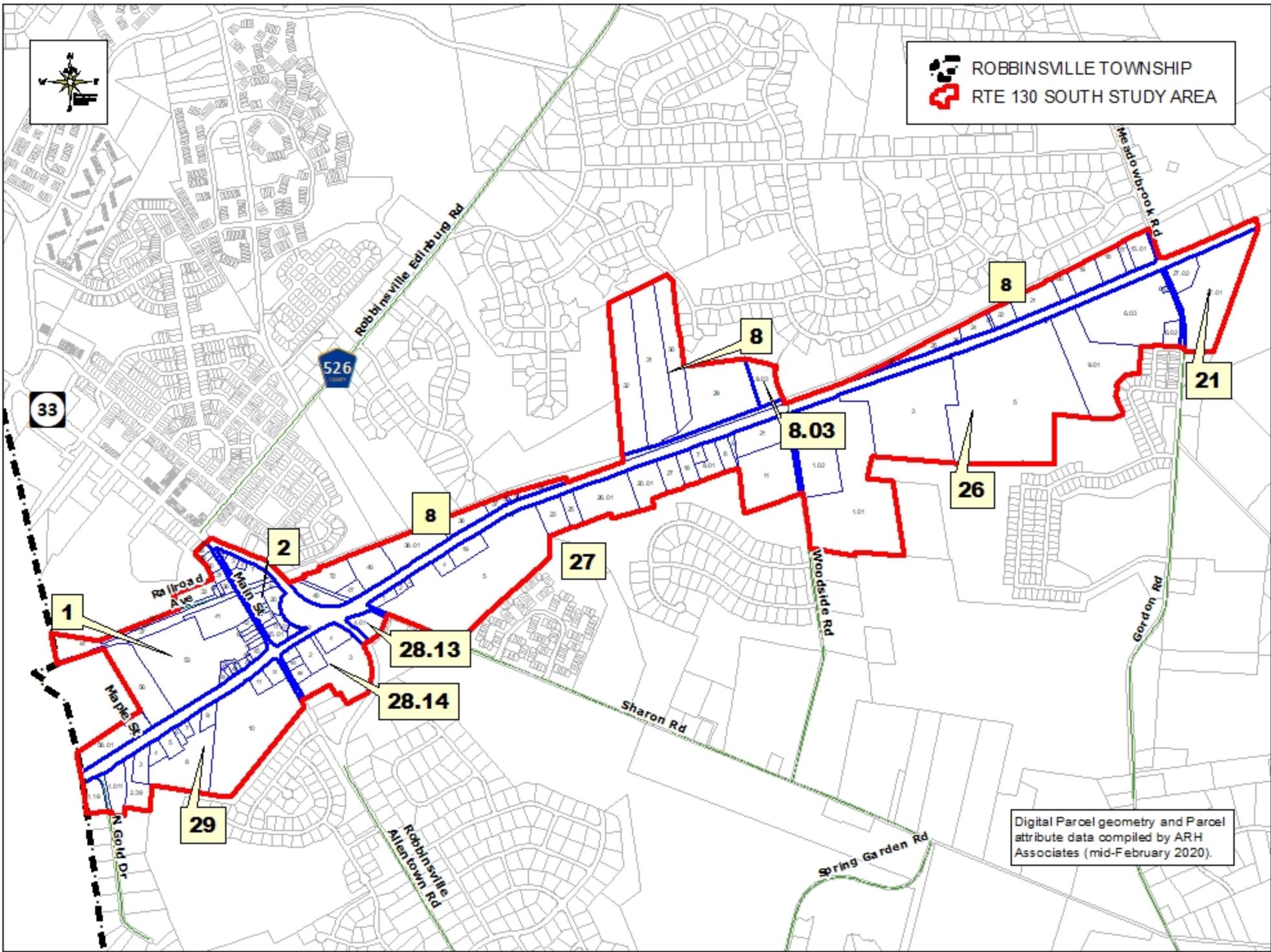
Notice by: Michele Seigfried, Municipal Clerk

Refer Questions to:

Paul V. Renaud, III, Esq.
Acting Director of Community Development
Robbinsville Township
2298 Route 33
Robbinsville, New Jersey 08691
Prenaud@robbinville.net
(609) 259-3600 x1118



ROBBINSVILLE TOWNSHIP
RTE 130 SOUTH STUDY AREA



Digital Parcel geometry and Parcel attribute data compiled by ARH Associates (mid-February 2020).