NOTICE OF PUBLIC HEARING

PLANNING BOARD

BOROUGH OF HO-HO-KUS

Non-Condemnation Redevelopment Area Designation

PLEASE TAKE NOTICE that on Monday, June 29, 2020, at 11:00 a.m., the Ho-Ho-Kus Planning Board will hold a virtual/remote special meeting with regard to its preliminary investigation as to whether an area located in the Borough of Ho-Ho-Kus should be designated as "an area in need of redevelopment" in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. The purpose of this hearing is to determine if the study area described below complies with the requirements of N.J.S.A. 40A:12A-5 for it to be designated as an "area in need of redevelopment." A redevelopment area determination would establish a Non-Condemnation Redevelopment Area, which shall not authorize the Borough to exercise the power of eminent domain to acquire any property in the delineated area.

This notice is in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and P.L. 2020, Chapter 11, approved on March 20, 2020, permitting public meetings to be conducted by means of communication or other electronic equipment, and in consideration of Executive Orders issued by the Hon. Philip D. Murphy, Governor of the State of New Jersey, including but not limited to, Executive Orders 104 and 107 restricting public gatherings and directing New Jersey residents to stay at home in consideration of the current coronavirus pandemic. In further consideration of the coronavirus pandemic, the Ho-Ho-Kus Planning Board will hold this meeting by virtual/remote video/audio conference.

The study area that the Mayor and Council of Ho-Ho-Kus authorized the Planning Board to consider is comprised of Block 1016, Lots 3, 5 and 11 on the official tax map of the Borough of Ho-Ho-Kus, commonly known as 619 North Maple Avenue, 217 First Street, and 239 First Street, respectively. The study area is located in the southwestern part of the Borough, bounded by North Maple Avenue to the west, First Street and the municipal boundary with the Village of Ridgewood to the south, and the Ho-Ho-Kus Brook to the north and east.

PLEASE TAKE FURTHER NOTICE that the public is invited to attend this special public virtual/remote hearing and present any and all comments and information with regard to the Planning Board's investigation as to whether such area should be designated as "an area in need of redevelopment." Such comments and information will be considered by the Planning Board and made part of the public record of the hearing. Instructions to attend this virtual/remote hearing are set forth below.

The Resolution of the Borough's Mayor and Council authorizing and directing the Planning Board to undertake this investigation and the report entitled, "Area in Need of Redevelopment Study - Non-Condemnation" prepared by Burgis Associates, Inc. on behalf of the Planning Board, including a map showing the boundaries of the proposed redevelopment area and the location of the parcels of property included therein, shall be on file with the offices of the Borough Clerk and Planning Board no less than ten (10) days prior to the public hearing. Such documents shall be available for public inspection on the Website of the Borough of Ho-Ho-Kus (www.ho-ho-kusboro.com). If members of the public lack the ability to access such documents on the Website, or otherwise experience difficulty accessing such documents, they may contact JoAnn Carroll, Planning Board Secretary, at (201)652-4400, Ext. 236, or at her email address, carrollj@ho-ho-kusboro.com, to make arrangements to review such documents during normal business hours, Monday through Friday, from 8:30 a.m. to 4:30 p.m.

The agenda and related documents for the meeting shall be placed on the Website of the Borough of Ho-Ho-Kus for public inspection. The agenda is subject to change. If members of the public lack the ability to access the agenda and related documents on the Website, or otherwise encounter difficulty in accessing the agenda and related documents, they may contact JoAnn Carroll, Planning Board Secretary, at the telephone number or email address appearing above.

The virtual/remote meeting will be held by way of Zoom Conference. As recommended by the New Jersey Division of Local Government Services, Local Operation Guidance, COVID-19, instructions for accessing the virtual/remote meeting and procedures for participating are as follows:

You may participate online by:

Clicking the following link to join the virtual/remote meeting:
https://zoom.us/j/91972702306?pwd=NVo1SDhwd1lBbzNDMkdPMGRhbFc3QT09

Meeting ID: 919 7270 2306
Password: 420574
One tap mobile
+19292056099,,91972702306#,,1#,420574# US (New York)
+13017158592,,91972702306#,,1#,420574# US (Germantown)

Dial by your location
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 919 7270 2306
Password: 420574
Find your local number: https://zoom.us/u/act0yWEMyz
The meeting ID and password are the same.

Virtual/remote meeting access instructions will be posted on the Borough's Website and will be included on the agenda for this meeting. Any interested party encountering difficulty in accessing the virtual/remote meeting may contact JoAnn Carroll, Planning Board Secretary, at the telephone number or email address appearing above, at any time, including during the meeting as well.

The conferencing services offered by Zoom can be accessed via the Zoom App, which can be downloaded to a computer or mobile device prior to the meeting.

Members of the public may participate in the virtual/remote meeting in accordance with the customary practice and procedures of the Planning Board. If they have any evidence to present in the form of written or prepared documents or other tangible evidence, they should submit them to the Planning Board Secretary before the hearing.

JoAnn Carroll
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