

PUBLIC NOTICE

BOROUGH OF BERLIN PLANNING BOARD

PUBLIC NOTICE OF HEARING REGARDING NON-CONDEMNATION REDEVELOPMENT DESIGNATION

TAKE NOTICE THAT on Monday April 27, 2026 at 7:00 PM, a public hearing will be held before the Borough of Berlin Planning Board (the "Board") at the Borough of Berlin Municipal Building, 59 South White Horse Pike, Berlin, New Jersey 08009 to consider recommending to the Borough Council whether the area consisting of Block 1108, Lots 5, 6, 7, 8, 9 and 10 (the "Study Area") meets the criteria for a Non-Condemnation Redevelopment Area in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq. (the "LRHL"). The Study Area is comprised of six (6) lots encompassing 1.13 acres of land along the South White Horse Pike. The nearest two cross streets are Thackara Avenue and Rich Avenue. The parcels within the Study Area are located to the southeast of the Berlin Borough Municipal Building and to the north of the New Berlin Diner. The Study Area is located within the Borough's C-1 Zoning District.

Pursuant to Resolution R2-54:2026 and Resolution R4-76:2026, the Board was authorized by Council to conduct a preliminary investigation into the Study Area to determine if some or all of the properties in the Study Area are in need of redevelopment as a Non-Condemnation Redevelopment Area. Accordingly, in the event that the Borough determines that some or all of the properties within the Study Area qualify as a Non-Condemnation Redevelopment Area, that determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area.

Owners and other interested parties that may be affected by the designation of a property included in the Non-Condemnation Area may appear, either in person or by attorney, and present any comments, evidence, or questions which they may have regarding the preliminary investigation and this matter.

In the event that one or more of the properties in the Study Area are designated as an Area in Need of Redevelopment by Council, owners of the designated properties will receive a notice from the Borough notifying them of the designation (the "Designation Notice"), and will have forty-five (45) days from the receipt of the Designation Notice to challenge the redevelopment designation by filing the appropriate action in Court. A preliminary report investigating the study area including a map of the potential redevelopment area has been prepared and can be inspected at the office of the Clerk of the Borough of Berlin at the Municipal Building located at 59 S. White Horse Pike, between the hours of 9:00 am and 3:00pm Monday thru Friday.