

**TOWNSHIP OF HARDYSTON PLANNING BOARD  
NOTICE OF SPECIAL MEETING FOR PUBLIC HEARING  
TO DETERMINE WHETHER THE REAL PROPERTY KNOWN AND  
DESIGNATED AS BLOCK 16, LOTS 8.01 AND 3.03 AND BLOCK 14, LOT 24.01  
IN THE TOWNSHIP OF HARDYSTON QUALIFY FOR DESIGNATION  
AS AN AREA IN NEED OF REDEVELOPMENT  
PURSUANT TO THE CRITERIA SET FORTH IN  
N.J.S.A. 40A:12A-5**

**NOTICE** is hereby given that the Planning Board of the Township of Hardyston (the “Board”), at a Special Meeting on **Thursday, December 10, 2020, at 7:00 PM**, will hold a public hearing to determine whether the subject property known and designated as Block 16, Lots 8.01 and 3.03, and Block 14, Lot 24.01 (the “Study Area”) on the official Tax Map(s) of the Township of Hardyston qualify as a non-condemnation area in need of redevelopment, pursuant to the Redevelopment Study entitled “Route 94 Area In Need of Redevelopment Investigation Report, Township of Hardyston, Sussex County, New Jersey,” dated November 2, 2020, and prepared by Heyer, Gruel and Associates, 236 Broad Street, Red Bank, New Jersey 07701. The Study Area is vacant land measuring approximately 96.9 acres in size, and is currently located in the Township’s C-R (VC) Commercial Recreation (Village Center) Zone District.

The public hearing shall be held on **Thursday, December 10, 2020, at 7:00 PM** at the Township of Hardyston Municipal Building, Suite A, 149 Wheatsworth Road, Township of Hardyston, New Jersey 07419. Accommodation will be made for individuals with a disability, pursuant to the Americans with Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Township Clerk before the public meeting. With respect to individuals with a hearing disability who require live transcription services, such as the services of a CART transcriber, seven days advance notice to the Township Clerk or to the Township Land Use Administrator before the public meeting will be necessary. At the hearing, the Board may take formal action, and opportunity will be given to all those in interest to be heard. In addition to allowing members of the public to attend and participate in the hearing in-person, the Board shall also provide remote meeting access to the public electronically via ZOOM and/or telephone, pursuant to the below log-in instructions. Opportunity for electronic or telephonic public comment for those attending the hearing remotely will be provided via the ZOOM chat function or via telephone. Said opportunity will be moderated by the Board.

From your computer, tablet, or smartphone: please go to:

<https://zoom.us/j/99203110905?pwd=THMzUURNZGlpTDNDTFdGcExiNjNyZz09;>

Enter Passcode: 411509 Or join by telephone: Dial (for higher quality, dial a number based on your current location): US: [+1 346 248 7799](tel:+13462487799) or [+1 646 558 8656](tel:+16465588656) or [+1 669 900 9128](tel:+16699009128) or [+1 253 215 8782](tel:+12532158782) or [+1 301 715 8592](tel:+13017158592) or [+1 312 626 6799](tel:+13126266799); Enter Webinar ID: [992 0311 0905](https://zoom.us/j/99203110905) followed by #; Enter Passcode: 411509, followed by #

The Study Area is located along Route 94 in the north-central portion of the Township, adjacent to the Hamburg Borough municipal border along Route 94. It is generally bounded by Hamburg Borough to the west, the Eastern Concrete Materials quarry to the north, and the Crystal Springs development to the south. The properties within the Study Area (Block 16, Lots

8.01 and 3.03, and Block 14, Lot 24.01) are not contiguous, but are adjacent to each other, separated by rights-of-way. Block 16, Lots 8.01 and 3.03 both have frontage along the southern side of Route 94 and are separated by Van Decker Road. Block 14, Lot 24.01 is located on the northern side of Route 94, across from Block 16, Lot 8.01. Copies of the aforementioned report entitled "Route 94 Area In Need of Redevelopment Investigation Report, Township of Hardyston, Sussex County, New Jersey," and other related documents are on file and available for public review and inspection in the Office of the Township of Hardyston Land Use Administrator, 149 Wheatsworth Road, Hardyston, New Jersey, during normal office hours, Monday – Friday, 8:30 a.m. – 4:30 p.m. They are also available for review on the Township of Hardyston's official website, [www.hardyston.com](http://www.hardyston.com). Please contact the Land Use Administrator, Anne-Marie Wilhelm, at (973) 823-7020 x9408, or via email at [amwilhelm@hardyston.com](mailto:amwilhelm@hardyston.com), if you have any questions.

Anne-Marie Wilhelm  
Land Use Administrator