

**NOTICE OF SPECIAL ZOOM HEARING
OF THE
BOROUGH OF WOODCLIFF LAKE PLANNING BOARD
REGARDING THE DETERMINATION WHETHER CERTAIN PROPERTIES,
IDENTIFIED AS BLOCK 2701, LOT 3 (188 BROADWAY) IN THE BOROUGH OF
WOODCLIFF LAKE, NEW JERSEY OR ANY PORTION THEREOF SHOULD BE
DESIGNATED A NON-CONDEMNATION REDEVELOPMENT AREA**

PLEASE TAKE NOTICE that the Planning Board of the Borough of Woodcliff Lake will hold a special virtual public hearing on Monday, December 19th, 2022, at 5:00 PM to investigate and determine whether certain properties, known as BLOCK 2701, LOT 3 (188 BROADWAY) on the Borough of Woodcliff Lake Tax Map (the "Study Area") or any portions thereof meet the criteria set forth in the Local Redevelopment and Housing Law for designation as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6. A Non-Condemnation Redevelopment Area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.

THIS NOTICE is given in accordance with the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-6 and is also published, as required by law.

Pursuant to the declaration by the Governor of the State of New Jersey that the current COVID-19 (also known as Coronavirus) outbreak constitutes an emergency, and given the recent attention to the potential impacts of COVID-19, and as a general precaution to remind local governmental units of options available to ensure the regular operation of local government [Executive Order 103 (Governor Murphy 3/9/2020) and Executive Order 107 (Governor Murphy 3/20/2020)], and the mechanisms that have been used by local governments during emergencies that render in-person meetings less than optimal, pursuant to the provisions of N.J.S.A. 40:55D-11 and 12 and the most recent guidelines provided by the New Jersey Department of Community Affairs (Division of Local Government Services), the public hearing will be held by online/virtual means only. During the public hearing, any interested party will have an opportunity to view the hearing in its entirety and be heard (ask questions or provide comments whether in support of or objection to the designation of the Study Area as a Non-Condemnation Redevelopment Area) by visiting <https://us02web.zoom.us/j/83188172834>, entering Meeting ID 83188172834 and Passcode 294101, and following the instructions provided to join the online/virtual meeting by virtual means, or by participating telephonically by calling 1 (929) 205-6099 and entering Meeting ID 83188172834 and Passcode 294101. Participating via online/virtual means is free of charge to the public. The public hearing may be continued by the Board to a subsequent date or dates by way of public announcement made at the public hearing, either with or without further published notice, as the Board may determine.

PLEASE TAKE FURTHER NOTICE the Area In Need of Redevelopment Investigation Study ("Area in Need Study") prepared by Phillips, Preiss, Grygiel, Leheny Hughes, LLC dated November 2022 and accompanying map showing the boundaries of the Study Area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1) as well as any supporting documentation, which is to be considered at the above-referenced public hearing, will be on file and available for public inspection at the Office of the Planning Board, during normal business hours, from 8:30 AM to 4:30 PM, Monday through Friday (holidays excepted), consistent with current COVID-19 restrictions. The documents will be available for viewing online, free of charge to the public, at least 10 days before the public hearing, at <https://www.wclnj.com>. Alternatively, members of the public may contact the Planning Board Secretary, Claressa Neumann, at 201-391-4977 ext. 210 or cneumann@wclnj.com during normal business hours, in order to request copies of the Area in Need Study and related materials.

BOROUGH OF WOODCLIFF LAKE PLANNING BOARD

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