

HEARING TO DETERMINE THE APPROPRIATENESS OF A REDEVELOPMENT ZONE PURSUANT TO N.J.S. 40A:12-6a

Please take notice that the Planning Board of the Borough of Lake Como will hold a virtual remote public hearing on Monday, June 8, 2020, at 7 PM, to consider the application of the Borough of Lake Como for premises known as 1728-1740 Main Street, also known as Block 12, Lot 1 on the official tax map of the Borough of Lake Como as an area in need of redevelopment with a non-condemnation designation. The use of condemnation is not to be authorized, and 628 18th Avenue, also known as Block 12, Lot 42 on the official tax map of the Borough of Lake Como.

Due to the current coronavirus/COVID19 state directives, this meeting is being held virtually/remotely via video conferencing, email communications, and conference calls. **You are hereby notified that you are permitted to participate in this remote hearing to present any and all comments you may have regarding the granting or denial of said designation.**

Prior to the meeting, comments will be accepted via email, written correspondence, or any other delivery methods adhering to safe social distancing to encourage and allow public comment. These comments will be addressed at the meeting. Comments during the meeting will be allowed via the internet or conference call. All comments shall be directed to Vgraham@boro.lake-come.nj.us or to Viveca Graham, Borough Hall, 1740 Main Street, Lake Como, New Jersey, 07719. There will not be a live meeting at the Borough Hall. Written comments after the meeting received prior to the next scheduled meeting of July 13, 2020 will also be considered by the board.

TO PARTICIPATE:

Option 1. Join meeting via computer: meet.google.com/rze-npgu-krq

Option 2. Join meeting by smart phone or regular phone if you do not have a computer or Internet access, or if your computer doesn't have a microphone and or audio: +1 505-738-1561 (PIN: 103403418)

Option 3. If you do not have computer or internet access, contact Board Secretary Viveca Graham between the hours of 9:00 AM and 4:00 PM at (732) 681-3232 or vgraham@boro.lake-como.nj.us , or contact the undersigned attorney, Adam Schneider (contact information below), to discuss other options available. Written questions presented to the Board will be considered at the virtual meeting.

PUBLIC INSPECTION OF APPLICATION MATERIALS:

Members of the public may contact Board Secretary Viveca Graham to request a copy of the application documents, specifically Steven Gottlieb's proposed area in need of redevelopment study, which includes exhibits and plans that are part of the report. This report may be requested as either an electronic copy via email or hard copy via regular mail, subject to any standard fees or charges.

Members of the public must notify the Board Secretary in advance of the meeting, via email or phone call, to advise her of their intention to undertake cross-examination, introduce evidence, make public comments, or otherwise participate in the public meeting. This is to ensure that their technological needs are accommodated, and documents that will be referenced are available for review by all participants.

THE APPLICATION:

This is an application by the Borough of Lake Como for the Planning Board of the Borough of Lake Como to determine whether the area known as 1740 Main Street and 626 18th Avenue, also known as Block 12, Lots 1 and 42 on the tax map of the Borough of Lake Como, qualify as an area in need of redevelopment pursuant to NJSA 40A:12A. The study was prepared by Steven Gottlieb, Professional Planner, LLA, License No 5267, associated with the firm CME ASSOCIATES.

CONDEMNATION: The use of the borough's right of condemnation is not being considered by the board and is not part of the application.

Please take further notice that you are invited to attend this virtual meeting, either by web conference or telephone as outlined above, to present any and all comments you may have regarding the granting of said designation. The hearing may be continued without further notice to other dates as the Board may determine necessary. The application and supporting documents will be on file with the Borough Clerk at the Lake Como Borough Hall, 1740 Main Street, Lake Como, New Jersey 07719, and are available for inspection as outlined above.

ADAM SCHNEIDER, ESQ.

Attorney for the Planning Board of the Borough of Lake Como

1141 Lincoln Square

Long Branch, NJ 07740

(732) 222-8800

(732) 222-6931 Fax

aschneiderlawoffice@comcast.net