

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
OFFICE OF THE PLANNING BOARD



CHRISTOPHER LANGSTON, CHAIRPERSON
CAMERON BLACK, PP, AICP, SECRETARY

STEVEN M. FULOP, MAYOR
ANNISIA CIALONE, PP, AICP, HEDC DIRECTOR
TANYA MARIONE, PP, AICP, PLANNING DIRECTOR

August 5, 2022

VIA CERTIFIED MAIL

Gary and Ellen Droutman
1705 Kennedy Boulevard
Jersey City, NJ 07305

Re: Investigation and Designation of Condemnation Redevelopment Area for the Ocean Avenue South Expansion Study Area City of Jersey City Planning Board Hearing

Dear Property Owner,

Please be advised that the Planning Board of the City of Jersey City, Hudson County, New Jersey (the “Planning Board”), will hold a public hearing on September 20, 2022, at 5:30 pm via video conferencing ZOOM, to investigate and determine whether all or a portion of the area hereinafter described meets the criteria for a condemnation area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and should be designated as such an area. Any interested party may access the meeting by navigating to this link below to join the webinar:

<https://us02web.zoom.us/j/81456191353>, or calling in:

1(929)205-6099 using Webinar ID: 814 5619 1353

The map showing the boundaries along with the report designating the Study Area as an Area in need of Redevelopment can be found on the Jersey City Data Portal by searching for “Ocean Avenue South Ward A Expansion Area in Need of Redevelopment Report,” or using this link below:

<https://data.jerseycitynj.gov/explore/dataset/ocean-avenue-south-ward-a-expansion-area-in-need-of-redevelopment-report/information/>

You are being provided with this notice as you are the last known owner of one or more of the parcels in the study area, according to the City’s tax assessment records. THIS PROPERTY IS BEING CONSIDERED FOR A CONDEMNATION REDEVELOPMENT AREA DESIGNATION AND IF SO DESIGNATED THE REDEVELOPMENT ENTITY SHALL BE AUTHORIZED TO EXERCISE THE POWER OF EMINENT DOMAIN TO ACQUIRE PROPERTY IN THE DELINEATED AREA AGAINST THE OWNER’S WILL.

The Planning Board will consider the designation of the Ocean Avenue South Ward A Expansion Area as a condemnation redevelopment area in need of redevelopment

It is recommended that property owners refer to the map on file showing the boundary of the study area.

The authorizing resolution specified which block and lots were to be studied for designation as condemnation study area. Said area consists of the following properties for investigation as a Condemnation Study Area:

BLOCK	LOT	PROPERTY LOCATION
27201	21	311 Ocean Avenue
27201	23	307 Ocean Avenue
27201	24	305 Ocean Avenue
27201	25	270 Chapel Avenue

The public hearing is being held pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, which authorizes municipal governing bodies to designate certain areas of the municipality as being in need of redevelopment. The Planning Board will recommend appropriate action to the City Council.

PLEASE TAKE FURTHER NOTICE that you may be present at said public hearing to present any and all objections or support you may have and any other general comments relative to the Planning Board's investigation as to whether all or a portion of such area should be designated as a condemnation area in need of redevelopment. The resolution of the City Council of the City of Jersey City (the "City Council") authorizing and directing the Planning Board to undertake this investigation, the condemnation area in need of redevelopment investigation report, and a map depicting the boundaries of the proposed condemnation redevelopment area are on file with the City Clerk and the Planning Board at City Hall, 280 Grove Street, Jersey City, New Jersey, and all are available for inspection during normal business hours. A copy of the study and related documents can be accessed here: <https://data.jerseycitynj.gov/explore/dataset/ocean-avenue-south-ward-a-expansion-area-in-need-of-redevelopment-report/information/>

PLEASE TAKE FURTHER NOTICE, after review by the Planning Board at the hearing described herein, a finding by the City Council that the above-described area, or a portion thereof, constitutes a condemnation area in need of redevelopment shall operate as a finding of public purpose, which WILL authorize the Redevelopment Entity to exercise the power of eminent domain to acquire property in the delineated area.

PLEASE TAKE FURTHER NOTICE, if the City Council designates all or a portion of the properties as a Condemnation Redevelopment Area, owners of the designated properties will receive a notice from the City notifying them of the designation and will have forty-five (45) days from the receipt of such notice to challenge the redevelopment designation by filing the appropriate action in the Superior Court of New Jersey, Law Division.

Sincerely,

Jersey City Planning Board

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Liberty Motors Inc.
1705 Kennedy Boulevard
Jersey City, NJ 07305

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John & Maryann, LLC
140 Bleeker Street
Jersey City, NJ 07307

Re: Investigation and Designation of Condemnation Redevelopment Area for the Ocean Avenue South Expansion Study Area City of Jersey City Planning Board Hearing

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Gary and Ellen Drouman

Street and Apt. No., or PO Box No.

1705 Kennedy Blvd

City, State, ZIP+4®

Jersey City, NJ 07305

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