

PLANNING BOARD OF THE CITY OF PERTH AMBOY, NEW JERSEY
PUBLIC HEARING ON A CONDEMNATION AREA IN NEED OF REDEVELOPMENT
INVESTIGATION

PLEASE TAKE NOTICE that the Planning Board (the “Planning Board”) of the City of Perth Amboy, Middlesex County, New Jersey (the “City”), will hold a public hearing on November 4, 2026 at 7:00 p.m. at City Hall, Council Chambers, 260 High Street, Perth Amboy, New Jersey, to investigate and determine whether the area hereinafter described meets the criteria for a Redevelopment Area designation pursuant to the Local Redevelopment and Housing Law, an “area in need of redevelopment” N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), specifically, N.J.S.A. 40A:12A-5.

Said area consists of the following lots within the City:

Block Lot

62	2 and 3
62	4 and 5
62	6, 7, 8 and 9
62	10, 11 and 12
62	13 and 14
62	15
62	16, 17, 18, 19 and 20
62	21, 22, 23, 24 and 25
63	1, 2 and 3.01
63	3.02 and 4
63	6
63	6.02 and 7
120	1, 2, 3, 4, 5, 6, 7 and 8.01
120	9.01, 10.01, 11.01, 12.01, 13.01 and 14.01
120	15, 16, 17, 18, 19
120	20, 21, 22, 23, 24, 25, 26 and 27
121	1 and 2
121	1.02
121	1.03
121	1.04
121	3 and 4
121	5, 6, 22, 23, 24.01
121	7, 8, 20 and 21
121	9, 10, 11 and 12
121	13 and 14
121	15, 16, 17, 18 and 19
121	24.02, 25, 26 and 27
155	1, 2, 3, 4, 5, 6 and 7
155	8 and 9
155	10 and 11
155	12, 13, 14, 17
155	15 and 16

155 18, 19, 20, 21 and 22

155 23, 24, 25 and 26,

(hereinafter, the “Study Area”). The Study Area is located within the Downtown section of the City of Perth Amboy. It is adjacent to the City’s train station and NJ Transit’s North Jersey Coast Line (NJCL) railway. Generally, the Study Area contains lots along Maple Street and Elm Street between Market Street, Smith Street, Jefferson Street Fayette Street and New Brunswick Avenue. The Study Area contains a mixture of residential, commercial, medical, institutional, and religious uses. The Study Area also includes numerous parking lots and the Perth Amboy Train Station. uses. Apart from a portion of Block 63 and Block 121, the Study Area is located within the city’s Urban Enterprise Zone (UEZ).

This public hearing is being held pursuant to the Redevelopment Law, which authorizes municipal governing bodies to designate certain areas of the municipality as being in need of redevelopment.

PLEASE TAKE FURTHER NOTICE that you are entitled to appear 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 the Study Area should be designated as a Condemnation Redevelopment Area. The resolution of the City Council authorizing and directing the Planning Board to undertake this investigation, the redevelopment assessment prepared by City Principal Planners, and a map depicting the boundaries of the proposed Condemnation Redevelopment Area along with a statement setting forth the basis for the investigation are on file with the City Clerk at the City Hall, 260 High Street, Perth Amboy New Jersey 08861, and are available for inspection during normal business hours.

PLEASE TAKE FURTHER NOTICE, after review by the Planning Board at the hearing described herein, a finding by the City Council that the Study Area constitutes a Condemnation Redevelopment Area shall authorize the City to exercise the power of eminent domain to acquire the Study Area.

PLEASE TAKE FURTHER NOTICE, if the City Council designates the Study Area as a Condemnation Redevelopment Area, the owner(s) of the Study Area will receive a notice from the City notifying him or her 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.

PERTH AMBOY PLANNING BOARD