

**PLANNING BOARD OF THE CITY OF PERTH AMBOY, NEW JERSEY
PUBLIC HEARING ON A NON-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 July 1, 2026 at 7:00 p.m. in the City Hall, 260 High Street, Perth Amboy New Jersey 08861, to investigate and determine whether the area hereinafter described meets the criteria for a Non-Condemnation 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 five (5) separate lots within the City: Block 310 Lots 1, 2.01, 5.01, 6.01, and 6.02 on the Tax Maps of the City (717 Convery Boulevard) (the “Study Area”). The Study Area is bounded by Kamm Street to the south, Convery Boulevard, also known as NJ Route 35 to the east, Carson Avenue to the west, and the side yards of a residential property and a commercial car dealership to the north. The Study Area is in an area of the City with a broad mix of uses. A residential neighborhood is to its west with numerous businesses and residential properties to the east, north and south along the NJ Route 35 corridor. The Study Area maintains frontages along Carson Avenue, Kamm Street, and Convery Boulevard.

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 Non-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 Non-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 Non-Condemnation Redevelopment Area shall not 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 Non-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