

NOTICE OF PUBLIC HEARING ON
PROPOSED REDEVELOPMENT AREA:
WEST WARD STREET REDEVELOPMENT AREA
BOROUGH OF HIGHTSTOWN

PLEASE TAKE NOTICE that the Borough of Hightstown Planning Board will hold a public hearing on September 14, 2026 at 7:00 p.m., and thereafter on such other dates as such hearing may be continued, at the Hightstown Engine Company 1 Building, 140 N. Main Street, Hightstown, New Jersey 08520. The hearing will be held on the second floor; the entrance is on the south side of the building. The purpose of the public hearing is for the Borough of Hightstown Planning Board to conduct a preliminary investigation, pursuant to N.J.S.A. 40A:12A-1 et seq. (Local Redevelopment and Housing Law), to determine a need for redevelopment and revitalization of Block 56; Lots 32.01, 33-39 and 43 (161-177 Mercer Street, 117-139 W. Ward Street) on the tax assessment maps of the Borough of Hightstown. Said hearing will be conducted pursuant to Hightstown Borough Council Resolution No. 2026-111, adopted May 4, 2026, directing the Planning Board to conduct such a preliminary investigation as a NON-CONDEMNATION study. This means that the municipality is barred from the use of eminent domain to acquire this property now and in the future.

A map showing the boundaries of the proposed redevelopment area may be inspected and reviewed in the Office of the Borough Clerk, 156 Bank Street, Hightstown, New Jersey 08520, weekdays Monday through Friday from 8:30 am to 4:30 pm, excluding legal holidays. The resolution and statement of the Borough Council setting forth the basis for the investigation is available from the Borough Clerk.

At the conclusion of the hearing, the Hightstown Planning Board may forward a recommendation to the Borough Council that the property qualifies as an Area in Need of Non-Condemnation Redevelopment. The Borough Council, following the receipt of the resolution of the Planning Board recommending that the area qualifies as an Area in Need of Non-Condemnation Redevelopment, may by resolution establish such Non-Condemnation Redevelopment Area. In this event, any person seeking to challenge the Redevelopment Area designation arising therefrom must bring an action in lieu of

prerogative writs within 45 days of the Borough Council's adoption of the resolution approving this redevelopment designation. After that time, redevelopment activities may be commenced within the redevelopment area by the Borough (or its designated redevelopment entity) in accordance with a validly adopted redevelopment plan, and/or by its designated redevelopers in accordance with applicable law.

Peggy Riggio, RMC/CMR
Borough Clerk