BOROUGH OF TOTOWA
PASSAIC COUNTY, NEW JERSEY
NOTICE OF HEARING
BOROUGH OF TOTOWA PLANNING BOARD REDEVELOPMENT STUDY

PLEASE TAKE NOTICE that the Borough of Totowa Planning Board will conduct a public hearing on Thursday, November 12, 2026, at 7:30 pm, at 537 Totowa Road, 2nd Floor, Totowa, New Jersey 07512. The purpose of the hearing is to determine whether or not a certain property may be designated as an area in need of redevelopment pursuant to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. The proposed redevelopment area consists of parcels located at 1 Route 46 West and identified as Block 177, Lots 2 and 2.01, and 75 Route 46, Block 177, Lot 3 and 3.01 on the Totowa Tax Map.

A hearing was conducted on June 11, 2026, pursuant to Borough of Totowa Resolution No. 46-2026 dated February 10, 2026 as to the property identified as 1 Route 46 West, known as Block 177, Lot 201, directing the Planning Board to conduct a preliminary investigation as a non-condemnation study and determine whether the identified parcel constitutes an area in need of redevelopment.

The Planning Board Commissioners reviewed the scope of the preliminary investigation and recommended that the geographic boundaries of the study area be expanded to include adjacent parcels identified on the Borough of Totowa Tax Map as Block 177, Lots 2, 3 and 3.01. The complete Study Area shall now collectively consist of Block 177, Lots 2, 2.01, 3 and 3.01 on the Borough of Totowa Tax Map.

A hearing will be conducted pursuant to Borough of Totowa Resolution No. 104-2026 dated June 23, 2026, directing the Planning Board to investigate a preliminary investigation as a non-condemnation study and determine whether the identified parcels constitute an area in need of redevelopment. This means that the municipality may not use eminent domain to acquire the property.

A map showing the boundaries of the proposed redevelopment area may be inspected and reviewed in the Office of the Planning Board Secretary located within the Borough of Totowa Building Department, 537 Totowa Road, Totowa, New Jersey 07512, Monday through Friday, between the hours of 9:00 am to 4:30 pm (holidays excepted). The resolution authorizing the study along with the preliminary investigation report entitled "Non-Condemnation Area in Need of Redevelopment Study" prepared by Benchmark Land Use Advisors, LLC, are currently on file in the Building Department and may be viewed on-line on the Borough of Totowa website at www.totowanj.org/affordable-housing.

During the public hearing, any interested party will have an opportunity to ask questions or provide comments whether in support of or objection to the designation of the Study Area as a Non-Condemnation Redevelopment Area.

At the conclusion of the hearing, the Totowa Planning Board may forward a recommendation to the Borough Council that the property qualifies as an Area in Need of Non-Condemnation Redevelopment.

Patricia Paulson
Planning Board Secretary