

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, June 11, 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 one parcel located at 1 Route 46 West and identified as Block 177, Lot 2.01 on the Totowa Tax Map.

The hearing will be conducted pursuant to Borough of Totowa Resolution No. 46-2026 dated February 10, 2026 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. 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 InSite Engineering, LLC, are currently on file in the Building Department and may be viewed online 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