

**BOROUGH OF FAIR HAVEN PLANNING BOARD
NOTICE OF VIRTUAL PUBLIC HEARING
ON _____, 2021**

NOTICE IS HEREBY PROVIDED that M&M Realty Partners at Fair Haven, LLC (“Applicant”) has filed an application (“Application”) with the Borough of Fair Haven Planning Board pertaining to property located at 626 River Road, Fair Haven, New Jersey, designated on the Borough Tax Map as Block 31, Lot 1, and consisting of approximately .686 acres. The Property is in the Affordable Housing (AH) district, where mixed-use residential with required commercial on the ground floor are permitted uses. The Application seeks Preliminary and Final Major Site Plan approval for a proposed mixed-use development from the Borough of Fair Haven Planning Board. If approved, the Application will result in the development of one building consisting of 4,250 sf of commercial space on the first floor, and 14 residential units (of which 2 will be affordable) that are equally divided between the second and third floors in accordance with the final judgment of compliance and repose entered in In the Matter of the Application of the Borough of Fair Haven, Dkt. No. MON-L-893-19.

The Applicant is not requesting any variance relief and/or design waivers/exceptions. However, the Applicant will request such variances and/or waivers as the Planning Board or its staff and professionals may determine are necessary or appropriate during their review of the application, or as may be generated by changes to the plan required or suggested by members of the Planning Board, its consultants, and/or members of the public.

A hearing will be held on this application by the Planning Board of the Borough of Fair Haven on _____ **2021**. The meeting will be held **remotely via ZOOM**. The meeting will commence at _____ **PM** at which time you may participate via ZOOM and present any objection or questions you may have. Instructions on how to access the meeting via ZOOM are listed below:

PUBLIC ACCESS TO ZOOM MEETING

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access, microphone, speakers, and camera and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click

on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Borough website found on this page: <https://www.fairhavennj.org/planning-board>

Topic: Planning Board - Regular Meeting -
Time:

Join Zoom Meeting

Meeting ID:
Passcode:
One tap mobile

PUBLIC PARTICIPATON IN ZOOM MEETING

You are privileged to attend this virtual/remote public hearing either by web conference or telephone as outlined above to present any and all comments you may have regarding this application. You will be able to participate when the Board Chair opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals for you to ask questions and/or cross examine these witnesses. Once testimony is completed, the Board Chair will open the meeting for public comment.

It is recommended that Members of the public notify the Board Secretary in advance, via email or phone of their intention to undertake cross-examination, introduce evidence and/or make public statements or comments to ensure technological needs are accommodated and documents that will be referenced are available for review by all participants. If you are objecting and have exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary and the Applicant's Attorney at least 72-hours in advance of the meeting so they may be marked into evidence at the email addresses set forth below. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

The hearing may be continued without further notice on such additional or other dates as the Board may determine. IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, OR IF AT THE TIME OF THE MEETING YOU ARE HAVING DIFFICULTY ACCESSING THE OR NEED ASSISTANCE DOING SO, CONTACT JOE MULE AT 732-245-5591 OR JMULE@FHBORO.NET OR SANDI PAPA, SPAPA@FHBORO.NET.

PUBLIC ACCESS TO APPLICATION FILES

The application and supporting documents are on file with the Borough of Fair Haven's Planning Board at the Borough Hall Municipal Building, 748 River Road, Fair Haven, NJ 07704 and are available for inspection as outlined herein.

If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice. Members of the public may contact the **(applicant/applicant's attorney) at (phone number) or (email)** to request a copy of the application documents including all exhibits and plans either as an electronic copy via email or hard copy by regular mail, subject to any standard fees or charges. Members of the public may also contact the Board Secretary via email or telephone as referenced below. The application and supporting documents will also be posted on the Borough website at: <https://www.fairhavennj.org/planning-board>

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