

NOTICE

TOWNSHIP OF MONTVILLE ROUTE 46 WEST CONDEMNATION REDEVELOPMENT AREA BLOCK 162, LOTS 4, 6 and 7

Please be advised that the Township of Montville (“Township”) is seeking expressions of interest for the redevelopment of all of the Route 46 West Condemnation Redevelopment Area (“Redevelopment Area”) which consists of the properties identified as Block 162, Lots 4, 6 and 7 on the Township’s tax map. This request is non-binding and the Township may accept or reject any submission for any reason.

OVERVIEW

The Redevelopment Area consists of 5.44 acres which were declared to be a condemnation area in need of redevelopment on October 13, 2015 under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”). As a condemnation Redevelopment Area, the Township may acquire any or all of the parcels required for the redevelopment of this area by either negotiated agreement or through the use of its power of eminent domain.

The Redevelopment Area, shown below, is located in the Township’s Pinebrook section and bordered by Route 46 on the South, Bloomfield Avenue on the north, Changebridge Road on the east and the Traxx Car Wash on the west.



The Redevelopment Area is surrounded by a variety of commercial, industrial and residential uses as shown below:

If you have a project that you wish the Township to consider, please forward the following to Victor M. Canning, Township Administrator, Montville Township Municipal Building, 195 Changebridge Road, Montville, New Jersey 07045:

1. Name of proposed developer;
2. If the proposed developer is an entity, the names of all owners of more than 10% of the developer;
3. A proposed concept plan;
4. A list of the proposed uses for the development;
5. A summary of the means of financing the project;
6. A proposed timeline for the development, and
7. Any other information you wish the Township to consider.

The Township shall provide a response once it has reviewed the submission. Please be advised that the submissions will not be confidential and may be subject to disclosure through the Open Public Records Act, N.J.S.A. 47:1A-1 et seq. Please be further advised that Township may cease accepting submissions at any time.