

55-255. NOTICE REQUIREMENTS FOR HEARINGS.

Whenever a hearing is required on any application for development pursuant to N.J.S.A. 40:55D-12 et seq. or pursuant to the determination of the municipal agency in question, the applicant shall give notice thereof as follows:

- A. Public notice shall be given by publication in the official newspaper of the Township at least ten (10) days prior to the date of the hearing.
- B. Notice shall be given to the owners of all real property, as shown on the current tax rolls, located in the State and within two hundred (200) feet in all directions of the property which is the subject of such hearing and whether located within or without the municipality. Such notice shall be given by serving a copy thereof on the owner, as shown on said current tax roll, or his agent in charge of the property, or by mailing a copy thereof by certified mail to the property owner at his address as shown on said current tax roll. A return receipt is not required. Service of notice requirements shall be as set forth in N.J.S.A. 40:55D-12(b).
- C. Notice of all hearings on applications for development involving property located within two hundred (200) feet of an adjoining municipality shall be given by personal service or certified mail to the Clerk of such municipality, which notice shall be in addition to the notice required to be given pursuant to paragraph B of this section to the owners of lands in such adjoining municipality which are located within two hundred (200) feet of the subject premises.
- D. Notice shall be given by personal service or certified mail to the County Planning Board of a hearing on an application for development of property adjacent to an existing county road or proposed road shown on the Official County Map or on the County Master Plan, adjoining other county land or situated within two hundred (200) feet of a municipal boundary.

- E. Notice shall be given by personal service or certified mail to the Director of the Division of State and Regional Planning in the Department of Community Affairs of a hearing on an application for development of property which exceeds one hundred fifty (150) acres or five hundred (500) dwelling units. Such notice shall include a copy of any maps or documents required to be on file with the administrative officer pursuant to Section 6b of the Municipal Land Use Law.
- F. Notice shall be given by personal service or certified mail to the Commissioner of Transportation of a hearing on an application for development of property adjacent to or within two hundred (200) feet of a State highway or State-owned lands.
- G. All notices hereinabove specified in this section shall be given at least ten (10) days prior to the date fixed for hearing, and the developer shall file an affidavit of proof of service with the Board holding the hearing on the application for development.
- H. Any notice made by certified mail as hereinabove required shall be deemed complete upon mailing in accordance with the provisions of N.J.S.A. 40:55D-14.
- I. All notices required to be given pursuant to the terms of this chapter shall state the date, time and place of the hearing; the nature of the matters to be considered; identification of the property proposed for development by street address, if any, or by reference to lot and block numbers as shown on the current tax rolls in the Township Tax Assessor's office; and the location and times at which any maps or documents for which approval is sought are available as required by law.