

**NOTICE OF PUBLIC HEARING  
PLANNING BOARD  
TOWNSHIP OF SPRINGFIELD, NEW JERSEY**

**PLEASE TAKE NOTICE** that on **Wednesday, December 16, 2015 at 7:00 p.m.**, a public meeting will be held before the Township of Springfield Planning Board (the "Planning Board") at the Municipal Building located at 100 Mountain Avenue, Springfield, New Jersey, regarding Application No.11-2015-S by **Morris and Center Avenue LLC and Springfield Center Urban Renewal Corp.** (the "Applicants") for the property located at 259-279 Morris Avenue, 7-19 Caldwell Place, 14-26 Center Street and 280 Morris Avenue, also known as Block 706, Lots 10-17 and Block 206, Lot 6, on the official tax map of the Township of Springfield (the "Property"). The Property is located in the Downtown Redevelopment Area pursuant to the "Redevelopment Plan for Block 706, Lots 10-17" (the "Redevelopment Plan").

Applicant seeks Preliminary and Final Site Plan approval to construct a four and a half-story apartment building consisting of a total of 140 residential units and approximately 30,140 square feet of commercial/retail space, including accessory parking and other related amenities and improvements. A total of 195 parking spaces will be provided on-site, on-street and located in the municipal lot at 280 Morris Avenue (Block 206, Lot 6), as part of a shared parking analysis, which is permitted pursuant to the Redevelopment Plan. In connection with this application, the Applicant does not request any variances, as this application complies with the Redevelopment Plan. However, the Applicant requests that the Planning Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary by the Board during the review and processing of this application.

Any interested party may appear either in person, by agent or attorney at the aforesaid hearing on Wednesday, December 16, 2015 and may present any objections regarding this application.

The application, plans, survey and all documents submitted in relation to this application are on file in the office of the administrative officer of the Planning Board located in the Annex Building, 20 North Trivett Avenue, Springfield, New Jersey and are available for inspection Monday through Friday during regular business hours, excluding holidays.

**Morris and Center Avenue LLC and Springfield Center  
Urban Renewal Corp., Applicants**  
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