

Ordinance

No. 7-2018

AN ORDINANCE AMENDING ORDINANCE NO. 9-2017 OF THE BOROUGH OF WESTVILLE AMENDING CHAPTER 350, TAXATION, ARTICLE I, FIVE-YEAR HOME IMPROVEMENT EXEMPTION

WHEREAS, the Governing Body of the Borough of Westville adopted Ordinance No. 9-2017, Amending Chapter 350, Taxation, Article I, Five-Year Home Improvement Exemption, on August 14, 2017; and

WHEREAS, the Governing Body has determined that certain changes and additions be made since adoption of Ordinance No. 9-2017.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Westville, County of Gloucester and State of New Jersey as follows:

Section 1. Chapter 350-1, short title, be and is hereby amended to read as follows:

“This article shall be known as the Tax Exemption for Real Property Improvements.”

Section 2. Chapter 350 is hereby amended by adding a new sub-section 350-7A and 7B to read as follows:

350-7A. Improvements to existing commercial and industrial structures.

- A. There shall be an exemption from taxation of improvements to commercial and industrial structures. In determining the value of the real property, the Borough shall regard the first \$50,000 in the Assessor’s full and true value of the improvements or conversion alterations as not increasing the value of the property for a total of five years, notwithstanding that the value of the property upon which the construction or conversion occurs is increased thereby. During the exemption period, the assessment on the property shall not be less than the assessment thereon existing immediately prior to the improvements, unless there is damage to the structure through action of the elements sufficient to warrant a reduction.
- B. Any applicant for a tax exemption in excess of \$50,000 shall make application to the governing body pursuant to Sections 350-8 and 350-9 of this article. An application for exemption pursuant to this section may be approved after review and evaluation by the governing body.
- C. An exemption pursuant to Section 350-7A(A) of this article shall be approved by the Assessor upon the filing of an application pursuant to Section 350-13 of this article.

350-7B. New construction of commercial structures and industrial structures.

- A. The governing body of the Borough of Westville is hereby authorized to enter into tax agreements for an exemption and abatement from taxation of new construction of commercial structures and industrial structures in accordance with the procedures set forth in Section 350-8 through 350-16 of this article.

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Section 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. In the event any clause, section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of Borough Council that the balance of this Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of this Ordinance.

Section 5. This Ordinance shall take effect after final adoption and publication according to law.

Introduction: April 11, 2018

Adoption: May 31, 2018

BOROUGH OF WESTVILLE

Russell W. Welsh, Jr.
MAYOR

ATTEST:

Kathleen Carroll
DEPUTY MUNICIPAL CLERK