

Ordinance

No. 2-2017

**AN ORDINANCE AMENDING THE ADOPTED 1000-1010 BROADWAY
REDEVELOPMENT PLAN FOR
BLOCK 73, LOTS 6 & 7 IN THE BOROUGH OF WESTVILLE**

WHEREAS, on May 15, 2013, the Borough of Westville, (the "Borough"), in the County of Gloucester, State of New Jersey, designated Block 73, Lots 6 & 7 in the Borough of Westville as an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12-1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the development of the housing project for Block 73, Lots 6 & 7, the Borough, via Ordinance No. 6-2013, adopted a 1000-1010 Broadway Redevelopment Plan for Block 73, Lots 6 & 7 in the Borough of Westville (the "Original Redevelopment Plan"); and

WHEREAS, the "Original Redevelopment Plan" provides a broad overview for the planning, development, redevelopment and rehabilitation of Block 73, Lots 6 & 7 for purpose of creating a housing project; and

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to amend the Original Redevelopment Plan to better effectuate the development of a housing project; and

WHEREAS, the governing body referred this Ordinance, which contains the amendments to the Original Redevelopment Plan, to the Planning Board for review and approval following introduction and first reading.

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. The Borough hereby adopts the amendments to the Original Redevelopment Plan for Block 73, Lots 6 & 7 in the Borough of Westville, as set forth below (additions are underlined):

Section 11.c(1)(a) located on page 7.

A.(1)(b) Maximum total number of units per building is 64.

A.(1)(c) Maximum density is 52 units per acre

Section 2. The Borough Council declares and determines that said Amended Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development of a housing project in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 3. The governing body of the Borough of Westville shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Amended Redevelopment Plan.

Section 4. The Amended Redevelopment Plan shall supercede any other local development regulation and Borough of Westville Zoning Map and is hereby amended to conform with the provisions of the Redevelopment Plan.

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Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. 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 remain in full force and effect to the extent it allows the Borough to meet the goals of this Ordinance.

Section 7. This Ordinance shall take effect after final adoption and publication according to law.

Introduced: February 13, 2017

Adopted: March 13, 2017

BOROUGH OF WESTVILLE

**Michael O. Ledrich
COUNCIL PRESIDENT**

ATTEST:

**Christine A. Helder
CMC/MUNICIPAL CLERK**