

Ordinance

No. 13-2025

AN ORDINANCE OF THE BOROUGH OF WESTVILLE, COUNTY OF GLOUCESTER, AUTHORIZING THE CONVEYANCE OF AN EASEMENT TO BABYLON PROPERTIES, LLC OVER PART OF BLOCK 71 LOT 23 ON THE TAX MAPS OF THE BOROUGH OF WESTVILLE

WHEREAS, the Borough Council of the Borough of Westville, County of Gloucester, New Jersey ("Borough Council") has designated the following properties identified on the Tax Maps of the Borough of Westville as Block 71, Lots 21, 22.01 & 23 ("Redevelopment Area") an "area in need of redevelopment," pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the "Redevelopment Law"); and

WHEREAS, the Borough Council has adopted a Redevelopment Plan for the Redevelopment of the Redevelopment Area; and

WHEREAS, the Babylon Properties, LLC ("Developer") is the owner of certain lands and premises situate in the Borough of Westville, County of Gloucester and State of New Jersey, identified as Lot 21 in Block 71 on the Official Tax Map of said Borough of Westville ("Redeveloper Parcel"); and

WHEREAS, the Borough, is the owner of certain lands and premises situate in the Borough of Westville, County of Gloucester and State of New Jersey, identified as Lot 23 in Block 71 on the Official Tax Map of said Borough of Westville ("Borough Parcel"), which property fronts on Chestnut Street and is used for park purposes ("Park"); and

WHEREAS, the Redeveloper Parcel currently contains multi-family apartment units and associated parking and adjoins the Borough Parcel; and

WHEREAS, the Redeveloper desires to obtain an easement over part of Borough Parcel that immediately adjoins the Redeveloper Parcel (the "Easement Parcel"), to provide Redeveloper with parking on the Easement Parcel; and

WHEREAS, the Redeveloper will make certain improvements to the Easement Parcel; and

WHEREAS, Redeveloper has been designated Redeveloper of Easement Parcel; and

WHEREAS, the Parties have entered into a Redevelopment Agreement whereby Redeveloper has redeveloped the Redeveloper Parcel, consistent with the Redevelopment Plan, and will redevelop the Easement Parcel, and the Borough has determined that the grant of the easement set forth herein will advance the purposes of the Redevelopment Plan and the redevelopment of the Easement Parcel; and

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

SECTION 1. Pursuant to the authority granted to the Borough Council by N.J.S.A. 40A:12A-7, and the Redevelopment Plan for the Chestnut Redevelopment Area, dated October 2025, the Borough is hereby authorized to grant an Easement over part of Block 71, Lot 23 as depicted on Exhibit A attached hereto to Redeveloper for the sum of \$1.00.

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SECTION 2. The Mayor and Borough Clerk are hereby authorized to executed the Easement Agreement and any other documents necessary to convey the Easement.

SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 4. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 5. This ordinance shall take effect after final approval and publication according to law.

Introduced: October 27, 2025

Adopted:

BOROUGH OF WESTVILLE

**Fritz H. Sims, Jr.
MAYOR**

ATTEST:

**Kathleen Carroll
DEPUTY MUNICIPAL CLERK**