

Ordinance

No. 14-2025

AN ORDINANCE OF THE BOROUGH OF WESTVILLE, COUNTY OF GLOUCESTER, APPROVING A REDEVELOPMENT PLAN FOR THE CHESTNUT REDEVELOPMENT AREA IDENTIFIED AS BLOCK 71, LOTS 21, 22.01 & 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 intends to adopt a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area; and

WHEREAS, the Borough Council has referred the proposed Redevelopment Plan for the Chestnut Redevelopment Area Westville ("Redevelopment Plan") to the Borough of Westville Land Use Board for review and recommendation; and

WHEREAS, the Borough Council has received the recommendation of the Land Use Board and has conducted a public hearing on the proposed Redevelopment Plan.

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, the Redevelopment Plan for the Chestnut Redevelopment Area, dated October 2025, attached hereto is hereby adopted.

SECTION 2. Pursuant to the provisions of N.J.S.A. 40A:12-7.c, the Redevelopment Plan for the Chestnut Redevelopment Area hereby supersedes applicable provisions of the Land Use Ordinance of the Borough of Westville. In so doing the Redevelopment Plan for the Chestnut Redevelopment Area shall constitute an explicit amendment to the Borough Zoning Map to identify the Redevelopment Area regulated by the Redevelopment Plan for the Chestnut Redevelopment Area. The official Borough Zoning Map shall be amended to henceforth coincide with the Redevelopment Plan for the Chestnut Redevelopment Area.

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 All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.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

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

Introduced: October 27, 2025

Adopted: November 24, 2025

BOROUGH OF WESTVILLE

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

ATTEST:

**Kathleen Carroll,
DEPUTY MUNICIPAL CLERK**