

**ORDINANCE #21 - 27**

**BOROUGH OF GLASSBORO  
GLOUCESTER COUNTY, NEW JERSEY**

**ORDINANCE OF THE BOROUGH OF GLASSBORO PROPOSING AMENDING  
THE GLASSBORO CENTRAL BUSINESS DISTRICT (CBD) AND NEARBY  
ENVIRONS REDEVELOPMENT PLAN AS WELL AS THE THIRD  
AMENDMENT, FOURTH AMENDMENT AND FIFTH AMENDMENT TO THE  
GLASSBORO CENTRAL BUSINESS DISTRICT (CBD) AND NEARBY  
ENVIRONS REDEVELOPMENT PLAN**

*WHEREAS*, the Borough has observed that existing structures along Delsea Drive present valuable opportunities to spur the economic development of the corridor; and

*WHEREAS*, the Borough has revised its Master Plan Reexamination Report to consider revisions to redevelopment plans that contain superseding zoning.

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

1. The Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan, Third Amendment to the Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan, Fourth Amendment to the Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan, and Fifth Amendment to the Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan of the Glassboro Development Regulations and Zoning Ordinance are hereby amended to state:

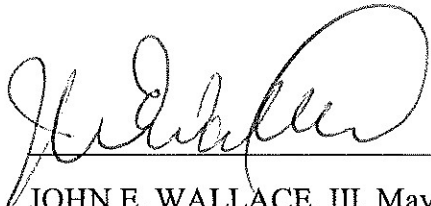
Where parcels contain existing buildings, the underlying zoning may be utilized. All vacant lots and new construction, must utilize the standards contained herein.

2. The Borough Council further declares and determines that said Ordinance is consistent with the Borough Master Plan.
3. The Borough Council of the Borough of Glassboro, Gloucester County, State of New Jersey shall have, be entitled to, and is hereby vested all power and authority.
4. This ordinance shall constitute an overlay zone to the extent set forth therein.
5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

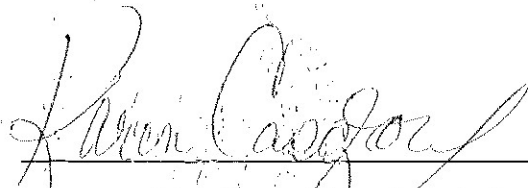
INTRODUCTION: 11-23-2021  
PUBLIC HEARING: 12-14-2021

6. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Borough Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.
7. This Ordinance shall take effect after final adoption and publication according to law.

BOROUGH OF GLASSBORO

  
\_\_\_\_\_  
JOHN E. WALLACE, III, Mayor

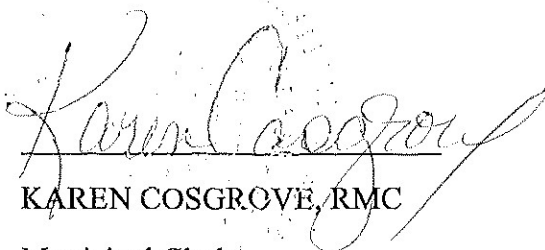
Attest:

  
\_\_\_\_\_  
KAREN COSGROVE, Municipal Clerk

| ROLL CALL VOTE   |      |      |         |        |
|------------------|------|------|---------|--------|
|                  | AYES | NAYS | ABSTAIN | ABSENT |
| Mr. Cossabone    | ✓    |      |         |        |
| Mr. D'Alessandro | ✓    |      |         |        |
| Mr. Fiola        | ✓    |      |         |        |
| Mr. Halter       | ✓    |      |         |        |
| Ms. Miller       |      |      |         | ✓      |
| Ms. Spence       | ✓    |      |         |        |
| <b>TALLY:</b>    | (5)  | (0)  | (0)     | (1)    |

INTRODUCTION: 11-23-2021  
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The foregoing Ordinance was finally adopted by the Mayor and Council of the  
Borough of Glassboro on December 14, 2021.

A handwritten signature in cursive script, appearing to read "Karen Cosgrove", is written over a horizontal line. The signature is positioned above the printed name and title.

KAREN COSGROVE, RMC

Municipal Clerk