

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF LAUREL SPRINGS,  
COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

**SECTION 1.** Chapter 202, Section 2, entitled "Definitions," of the Code of the Borough of Laurel Springs is amended and supplemented by the deletion of the definition of "vacant" and the addition of the following definition:

**Abandoned Property** - Abandoned property means any parcel of land in the Borough that contains any building or structure that is not lawfully occupied or inhabited by human beings as evidenced by the conditions set forth in the definition of "Evidence of Vacancy" below which is without lawful tenant, or lawful occupant or without a certificate of occupancy

**SECTION 2.** Chapter 202, Section 2, Subsection 5, entitled "Registration of Defaulted Mortgaged Real Property," of the Code of the Borough of Laurel Springs is hereby amended by the addition of a new Subsection c) as follows:

c) An out-of-state mortgagee found by the court to be in violation of the requirement to appoint an in-State representative shall be subject to a \$2,500 fine for each day of the violation.

**SECTION 3.** Chapter 202, Section 2, Subsection 5 g) is amended by the addition of the following sentence: Property registration fees are considered a municipal charge.

**SECTION 4.** Chapter 202, Section 2, Subsection 5, entitled "Registration of Defaulted Mortgaged Real Property," of the Code of the Borough of Laurel Springs is hereby amended by the addition of a new Subsection n) as follows:

n) A mortgagee filing a summons and complaint in an action to foreclose shall provide notice to the Borough of Laurel Springs.

**SECTION 5.** Chapter 202, Section 2, Subsection 6, entitled "Maintenance Requirements," of the Code of the Borough of Laurel Springs is hereby amended and supplemented by the addition of a new Subsection i) as follows:

i) The Borough of Laurel Springs may contract with a private entity to assist the municipality in the implementation and administration of the property registration program.

**SECTION 6.** Chapter 202, Section 2, Subsection 13, entitled "Enforcement and Penalties," of the Code of the Borough of Laurel Springs is hereby amended and supplemented by the deletion of Subsections A(1) and (3), and by the addition of new Subsections H and I as follows:

H. The Borough of Laurel Springs may impose an annual fee for Foreclosure properties with a filing to a mortgagee of up to \$500 per property annually for any property that is required to be registered because a summons and complaint in an action to foreclose was filed by the creditor; and an additional \$2,000 per property annually if the Foreclosure property is vacant or abandoned when the summons and complaint in an action to foreclose is filed, or becomes vacant and abandoned while the property is in Foreclosure.

I. A mortgagee found by the court to be in violation of this ordinance shall be subject to a fine of \$1,500 for each day of the violation which shall commence thirty-one (31) days

following receipt of the notice of violation, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence eleven (11) days following receipt of the notice.

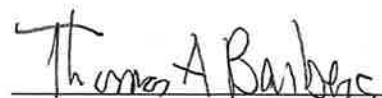
**SECTION 7.** All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistencies, hereby repealed.

**SECTION 8.** This ordinance shall take effect upon final passage, adoption, and publication in the manner prescribed by law.

Attest:

BOROUGH OF LAUREL SPRINGS

  
Dawn T. Amadio, RMC, Municipal Clerk

  
Thomas A. Barbera, Mayor

The foregoing Ordinance was introduced by Mayor and Council of the Borough of Laurel Springs at their meeting held on Monday, July 11, 2022. The ordinance will be considered for adoption after second reading and public hearing to be held on Monday, August 8, 2022 at 7:00 p.m. in the Laurel Springs Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021.

  
Dawn T. Amadio, RMC, Municipal Clerk

The foregoing Ordinance was duly passed and adopted by Mayor and Council of the Borough of Laurel Springs after second reading and public hearing thereon, at a meeting held on Monday, August 8, 2022, 7:00 p.m.

  
Dawn T. Amadio, RMC, Municipal Clerk