

**AN ORDINANCE OF THE BOROUGH OF LAUREL SPRINGS DESIGNATING  
BLOCKS 1 THROUGH 6 AND BLOCK 8 AREAS IN NEED OF REDEVELOPMENT  
PURSUANT TO N.J.S.A. 40A:12A-1, ET SEQ. and adopting THE "2022  
AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005  
REDEVELOPMENT PLAN"**

**WHEREAS**, in 2005 the Governing Body of the Borough of Laurel Springs directed the Combined Land Use Board ("Board") to undertake a determination of needs study to determine whether the properties located in Blocks 1 through 6 and Block 8, were appropriate for designation as an area in need of redevelopment and based upon that study and recommendations, the Borough Mayor and Council adopted a redevelopment plan known as the White Horse Pike Corridor Redevelopment Plan ("Plan") pursuant to Ordinance No. 663-2005, subsequently supplemented by Ordinance No. 675-2006; and

**WHEREAS**, since adoption of the White Horse Pike Corridor Redevelopment Plan ("Plan") there has been no redevelopment of any properties within the designated area and many of the properties within that Plan have changed ownership and/or condition, and many became vacant or deteriorated, significant amendments to the NJ Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et seq. were made and the Borough has completed a Master Plan Re-examination in 2021, and adopted a revised Zoning Ordinance (Chapter 270); and

**WHEREAS**, accordingly the Governing Body of the Borough of Laurel Springs directed the Board to engage in a review and reconsideration of the lots situate in Blocks 1 through 6 and Block 8 to determine whether amendments to the White Horse Pike Corridor Redevelopment Plan were appropriate, including, but not limited to whether lots in blocks formerly excluded meet the revised criteria of the LRHL and be included in the Plan; and

**WHEREAS**, the Board undertook the review and determination, have studied the document titled "2022 AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005 REDEVELOPMENT PLAN" prepared by Environmental Resolutions, Inc, Edward E. Fox III, AICP/NJPP, NJ Professional Planner, and have, on December 15, 2022, held a Public Hearing thereon and forwarded their memorialized decision recommending the determination and amendment to Borough Council;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Laurel Springs, County of Camden, and State of New Jersey, that the White Horse Pike Corridor Redevelopment Plan is hereby amended as follows:

1. Lots located in Blocks 1 through 6 and Block 8 are areas in need of redevelopment, including blocks formerly excluded which now meet the revised criteria of NJ Local Redevelopment and Housing Law and therefore include them in the Plan by amendment; and
2. All said properties are designated as an "area in need of non-condemnation redevelopment" except for the following properties which are designated as "condemnation redevelopment" because their acquisition through eminent domain may be required as part of a future development or redevelopment project and that they do qualify for "condemnation redevelopment":


Block	Lot(s)	Location
1	1-6	1 White Horse Pike
2	1-2.01, 3.01 and 4.01	121 White Horse Pike
2	3 and 4	101 White Horse Pike
3	1	221 White Horse Pike

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3	1.01	205 White Horse Pike
3	1.02 and 1.03	211 White Horse Pike
4	1	323 White Horse Pike
4	2	317 White Horse Pike
4	2.01 and 3	309 White Horse Pike
4	4 and 5	301 White Horse Pike
5	6 and 7	415 White Horse Pike
5	9	409 White Horse Pike
5	10	403 White Horse Pike
6	2	25 Broadway
6	2.02	501 White Horse Pike

3. The Borough of Laurel Springs hereby adopts the amendment to redevelopment plans for said properties identified as follows: "2022 AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005 REDEVELOPMENT PLAN" prepared by Environmental Resolutions, Inc, Edward E. Fox III, AICP/NJPP, NJ Professional Planner
4. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed; and
5. This Ordinance shall take effect upon final passage, adoption, and publication in the manner prescribed by law.

ATTEST:   
 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, January 23, 2023. The ordinance will be considered for adoption after second reading and public hearing to be held on Monday, February 13, 2023 at 7:00 p.m. at 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, February 13, 2023 7:00 p.m. in the Laurel Springs Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021.*

  
 Dawn T. Amadio, RMC, Municipal Clerk