

**TOWNSHIP OF MOUNT LAUREL  
AGENDA  
REGULAR COUNCIL MEETING  
NOVEMBER 13, 2023  
MOUNT LAUREL TOWNSHIP COURT ROOM  
7:00 P.M.**

**ITEM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & TRADITIONAL MOMENT OF SILENCE
3. ROLL CALL
4. PUBLIC ANNOUNCEMENT OF THE TOWNSHIP COUNCIL TO BE MADE AT THE COMMENCEMENT OF EVERY MEETING
5. APPROVAL OF BILL LIST  
Moved by:                      Seconded by:
6. APPROVAL OF MINUTES  
Moved by:                      Seconded by:
7. HOUSE DECORATING CONTEST WINNERS:  
BEST USE OF THEME - A HAUNTINGTON LANCELOT LANE - CHRIS LOVATO  
BEST CLASSIC - DOLLS GRAVEYARD - TIMOTHY CANN  
MOST CREATIVE - THE HAUNTED MANSION DEAD AND BREAKFAST - KEVIN RILEY  
MAYOR'S CHOICE - HILDEBRANDT - BILL HILDEBRANDT
8. SWEARING IN:  
DEPUTY CHIEF TIMOTHY HUDNALL  
LIEUTENANT NICHOLAS DIGIROLAMO  
LIEUTENANT MARK COLLIGAN  
SERGEANT JASON ZINGER
9. RESOLUTIONS
  - 23-R-193 PROCLAMATION EXPRESSING COMMENDATION TO ADAM CAVALLARO FOR ATTAINING THE RANK OF EAGLE SCOUT
  - 23-R-194 RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 1103.09 LOT 7
  - 23-R-195 RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 402.01 LOT 19
  - 23-R-196 RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 703.02 LOT 14
  - 23-R-197 RESOLUTION AUTHORIZING CANCELLATION OF OUTSTANDING CHECKS IN THE MUNICIPAL COURT'S GENERAL ACCOUNT CITIZENS BANK #800124444
  - 23-R-198 RESOLUTION AUTHORIZING CANCELLATION OF OUTSTANDING CHECKS IN THE MUNICIPAL COURT'S BAIL ACCOUNT CITIZENS BANK #100072922
  - 23-R-199 ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)
  - 23-R-200 ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

- 23-R-201 ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)
- 23-R-202 ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)
- 23-R-203 MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR LARRY & STEPHANIE NEJMAN, 152 JEFFERSON STREET, BLOCK 405, LOT 6.01, PB 2105
- 23-R-204 MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR DUNKIN DONUTS BLOCK 1103.02, LOT 2, SP #8A
- 23-R-205 APPROVING CHANGE ORDER #1 HOOTON ROAD IMPROVEMENTS
- 23-R-206 AUTHORIZATION TO INSTALL A FENCE WITHIN A DRAINAGE EASEMENT AND ACCESS EASEMENT AREA FOR BLOCK 406.09, LOT 7
- 23-R-207 RESOLUTION CONFIRMING STAFF TOP TIER RANKS FOR THE MOUNT LAUREL POLICE DEPARTMENT
- 23-R-208 RESOLUTION SUPPORTING THE 2023 DRIVE SOBER OR GET PULLED OVER YEAR-END HOLIDAY CRACKDOWN DECEMBER 1, 2023 - JANUARY 1, 2024
- 23-R-209 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE PURCHASE OF PHONE SYSTEM, CONSULTING AND RELATED SERVICES THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS)
- 23-R-210 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THREE CHEVROLET TRAVERSES THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM
- 23-R-211 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A LARCHMONT TENNIS/ BASKETBALL COURT THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY, NEW JERSEY COOPERATIVE PRICING SYSTEM
- 23-R-212 A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR A RESERVE FOR SIDEWALKS TRUST FUND REQUIRED BY N.J.S.A. 40A:5-29
- 23-R-213 RESOLUTION AUTHORIZING CANCELLATION OF OUTSTANDING CHECKS
- 23-R-214 RESOLUTION AUTHORIZING THE TOWNSHIP OF MOUNT LAUREL TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2023 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE
- 23-R-215 RESOLUTION AUTHORIZING RENEWAL OF LEGALIZED GAMES OF CHANCE FOR THE FALLS GROUP, LLC, T/A THE FUNPLEX
- 23-R-216 RESOLUTION AUTHORIZING 2023 BUDGET TRANSFER OF FUNDS
- 23-R-217 A RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER THE "AUTHORITY" TO PAY ALL BILLS, MAKE NECESSARY TRANSFERS AND CANCEL APPROPRIATIONS THROUGH THE END OF THE YEAR
- 23-R-218 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR COURT ROOM RENOVATIONS THROUGH THE CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION COOPERATIVE PRICING SYSTEM #66CCEPS
- 23-R-219 A RESOLUTION OF THE MOUNT LAUREL TOWNSHIP COUNCIL AUTHORIZING THE TAX COLLECTOR TO CANCEL SMALL BALANCES
- 23-R-220 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE PURCHASE OF TECH SOLUTIONS THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS)

23-R-221 RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH NEW JERSEY ANIMAL CONTROL  
FOR THE PROVISION OF ANIMAL CONTROL SERVICES

10. ORDINANCE FOR SECOND READING AND PUBLIC HEARING

ORDINANCE 2023-14 AN ORDINANCE AMENDING THE ROUTE 38, ARK ROAD, AND FOSTERTOWN ROAD  
REDEVELOPMENT PLAN

Moved by:                      Seconded by:

11. DISCUSSION  
A. BEST PRACTICES 2023

12. PUBLIC PARTICIPATION

13. COMMENTS BY COUNCIL

14. ADJOURNMENT

\*\*NEXT MEETING IS MONDAY, DECEMBER 4, 2023

**Township of Mount Laurel  
Regular Council Meeting  
October 2, 2023  
Mount Laurel Municipal Center**

Mayor Steglik called the meeting to order.

Pledge of Allegiance & Traditional Moment of Silence

**ROLL CALL**

Councilwoman Karen Cohen – present, Councilman Nick Moustakas – present,  
Councilman Kareem Pritchett – absent, Deputy Mayor Fozia Janjua – present, Mayor  
Stephen Steglik - present, George Morris, Township Solicitor – present, Meredith  
Riculfy, Township Manager/Township Clerk - present

**PUBLIC ANNOUNCEMENT**

The Public Announcement, which is required by the “Open Public Meetings Act” of the  
State of New Jersey and read at every meeting of the Township Council was read by the  
Municipal Clerk.

**APPROVAL OF BILL LIST IN THE AMOUNT OF \$2,008,194.27**

Motion to Move: Councilwoman Cohen, 2<sup>nd</sup> Deputy Mayor Janjua  
Roll Call 4 yes votes

**APPROVAL OF MINUTES**

Motion to Move: Councilman Moustakas, 2<sup>nd</sup> Deputy Mayor Janjua  
Roll Call 4 yes votes

**PRESENTATION JACOBS CHAPEL BY REVEREND PERSON**

**RESOLUTION #182-2023: PROCLAMATION EXPRESSING COMMENDATION  
TO BRENDAN AGREN AND LEVI SHAMAN FOR THEIR OUTSTANDING  
SERVICE IN THE COMMUNITY**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #182-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman  
Moustakas  
Roll Call 4 yes votes

**RESOLUTION #183-2023: PROCLAIMING THE MONTH OF OCTOBER 2023 AS BREAST  
CANCER AWARENESS MONTH**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #183-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman  
Cohen  
Roll Call 4 yes votes

RESOLUTION #184-2023: ESTABLISHMENT OF CURFEW FOR MISCHIEF NIGHT AND HOURS FOR TRICK-OR-TREATING ON HALLOWEEN

Township Clerk read Resolution as entitled.

Motion to Move Resolution #184-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

RESOLUTION #185-2023: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 303.05 LOT 1 C4101

Township Clerk read Resolution as entitled.

Motion to Move Resolution #185-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

RESOLUTION #186-2023: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR UNDERDRAIN REPAIRS THROUGH THE CHERRY HILL COOPERATIVE PRICING SYSTEMS OF NEW JERSEY, NEW JERSEY COOPERATIVE PRICING SYSTEM

Township Clerk read Resolution as entitled.

Motion to Move Resolution #186-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

RESOLUTION #187-2023: STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM ENABLING RESOLUTION

Township Clerk read Resolution as entitled.

Motion to Move Resolution #187-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

RESOLUTION #188-2023: TOWNSHIP OF MOUNT LAUREL APPOINTING EB EMPLOYEE SOLUTIONS, LLC, DBA THE DIFFERENCE CARD TO PROVIDE HRA SERVICES FOR THE TOWNSHIP OF MOUNT LAUREL

Township Clerk read Resolution as entitled.

Motion to Move Resolution #188-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

RESOLUTION #189-2023: A RESOLUTION TRANSFERRING CERTAIN EQUIPMENT RELATED TO A POLICE OFFICER TO THE CAMDEN COUNTY PROSECUTOR'S OFFICE

Township Clerk read Resolution as entitled.

Motion to Move Resolution #189-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

RESOLUTION #190-2023: RESOLUTION APPROVING THE PERSON-TO-PERSON  
TRANSFER OF HOTEL/MOTEL CONSUMPTION LIQUOR LICENSE #0324-36-001-008,  
GRANDE PROPERTIES, LLC TO MONTEREY GRILL MT. LAUREL, LLC

Township Clerk read Resolution as entitled.

Motion to Move Resolution #190-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

RESOLUTION #191-2023: RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL  
AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE FOR THE PURCHASE OF A  
PORTION OF BLOCK 205.01, LOT 30

Township Clerk read Resolution as entitled.

Motion to Move Resolution #191-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

RESOLUTION #192-2023: RESOLUTION APPROVING THE ADOPTION OF THE REVISED  
EMPLOYEE HANDBOOK FOR THE TOWNSHIP OF MOUNT LAUREL

Township Clerk read Resolution as entitled.

Motion to Move Resolution #192-2023: Councilman Moustakas, 2<sup>nd</sup> Councilwoman Cohen

Roll Call 4 yes votes

ORDINANCE FOR FIRST READING

ORDINANCE #14-2023: AN ORDINANCE AMENDING THE ROUTE 38, ARK  
ROAD, AND FOSTERTOWN ROAD REDEVELOPMENT PLAN

Clerk read Ordinance as entitled.

Motion to move Ordinance #14-2023: Councilman Moustakas, 2<sup>nd</sup> Deputy Mayor Janjua

Roll Call 4 yes votes

ORDINANCE FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #10-2023: AN ORDINANCE AMENDING THE CODE OF THE  
TOWNSHIP OF MOUNT LAUREL CHAPTERS 121 "REGISTRATION OF RENTAL  
PROPERTY," 124 "SITE PLAN REVIEW," 138 "SUBDIVISION OF LAND," AND

154 "ZONING" TO MODERNIZE THE CODE AND STREAMLINE REVIEW PROCEDURES

Clerk read Ordinance as entitled.

Mayor opened public participation.

None.

Mayor closed public participation.

Motion to move Ordinance #10-2023: Deputy Mayor Janjua, 2<sup>nd</sup> Councilman Moustakas  
Roll Call 4 yes votes

PUBLIC PARTICIPATION

Robert Ball, 148 Glenbrook Drive – Countryside stop signs.

COMMENTS BY COUNCIL

Councilman Moustakas – Thanked Jacob's Chapel. Food truck festival was an amazing event.

Councilwoman Cohen – Thanked everyone for their comments. Countryside is a great school. Thanked police chief. Stay safe.

Councilwoman Cohen – Principal of Countryside. Chief Judy Lynn Schiavone Woman Advisory Committee. Thanked Boy Scouts. Encourages everyone to vote in person or by mail. Thanks to veterans for everything they did and do. It's a wonderful day. Thanked Meredith and staff for a great Food Festival Day. Mt. Laurel book sale October 25<sup>th</sup> – 28<sup>th</sup>. Grand opening of basketball court at Laurel Acres Park. Happy Halloween.

Deputy Mayor Janjua – Congratulations to Chief Schiavone and Boy Scouts. Food truck festival very successful. Thanked Meredith and employees for putting it on. Happy Halloween.

Mayor Steglik – Thanked Jacob's Chapel. Congratulations to Chief Schiavone and Boy Scouts. October 18<sup>th</sup> meeting regarding redevelopment. Thanked Meredith and staff for great job on Food Truck Festival.

Motion to adjourn: Deputy Mayor Janjua, 2<sup>nd</sup> Councilman Moustakas

All in favor.

Respectfully submitted,

Meredith Riculfy, RMC  
Township Clerk





**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-193

REGULAR MEETING

NOVEMBER 13, 2023

**PROCLAMATION EXPRESSING COMMENDATION TO  
ADAM CAVALLARO FOR ATTAINING THE RANK OF EAGLE SCOUT**

**WHEREAS**, in Mount Laurel Township we have many young people actively involved in various levels of the Boy Scouts of America program; and

**WHEREAS**, Adam Cavallaro is a Boy Scout in Mount Laurel who completed a project that benefits the community gardens in the township. He contacted the Environmental Commission about his project, and began in the spring with weeding and mulching trees, along with putting up blue bird houses at the community gardens.

**WHEREAS**, Adam's ultimate goal was to build a plant share stand for the community gardens. Working with local businesses, he organized fundraisers to raise money for the materials to build the plant share stand. Following that, he worked hard constructing and installing it at the community gardens. This will allow gardeners to place plants on the stand to share with fellow gardeners.

**WHEREAS**, it is the desire of the Mayor, Township Council and Township Manager to recognize Adam Cavallaro for his outstanding achievement in the scouting movement, peaking in his attainment of the Eagle Scout Award through his service to his community;

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey extend their commendation and sincere congratulations to Adam Cavallaro for his outstanding achievement in attaining the highest rank in Scouting, Eagle Scout.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-194

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING THE  
REFUND or CANCELLATION OF PROPERTY TAXES**

**Block 1103.09 Lot 7**

**177 Ramblewood Parkway**

**100% Totally & Permanently Disabled Veteran**

**WHEREAS**, N.J.S.A. 54:4-3.30 permits the exemption from property taxes for any citizen and resident of the State who is a 100% Totally and Permanently Disabled Veteran and,

**WHEREAS**, the United States Department of Veteran Affairs has classified the veteran, Kelly A. Sowder as 100% Totally and Permanently Disabled and,

**WHEREAS**, this status grants the veteran the right to be exempt from property taxes as of the date of eligibility by application. (N.J.S.A. 54:4-3.30a)

**WHEREAS**, taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded. Additionally, the Tax Collector is authorized to cancel 2024 Preliminary Taxes.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amount<sup>1</sup></u>
1103.09	7	Kelly A. Sowder	October 10, 2023	\$1868.78

**WHEREAS**, the Burlington County Board of Taxation requires a resolution for the cancellation of property taxes in order to credit to the Municipality in the Abstract of Ratables the amount of County Taxes and County Open Space Taxes refunded or cancelled for this property. This resolution will be submitted to the Burlington County Board of Taxation with the Application & Approval of Assessment Debit and Credit for the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Council of the Township of Mount Laurel, County of Burlington that the 2023 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

<sup>1</sup> Calculation: 2023 taxes \$8321.08 / 365 = 22.79 per day x 82 days exempt - \$1868.78



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-195

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING THE  
REFUND or CANCELLATION OF PROPERTY TAXES**

**Block 402.01 Lot 19**

**10 Sheffield Court**

**100% Totally & Permanently Disabled Veteran**

**WHEREAS**, N.J.S.A. 54:4-3.30 permits the exemption from property taxes for any citizen and resident of the State who is a 100% Totally and Permanently Disabled Veteran and,

**WHEREAS**, the United States Department of Veteran Affairs has classified the veteran, Shane J. Farmer as 100% Totally and Permanently Disabled and,

**WHEREAS**, this status grants the veteran the right to be exempt from property taxes as of the date of eligibility by application. (N.J.S.A. 54:4-3.30a)

**WHEREAS**, taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded. Additionally, the Tax Collector is authorized to cancel 2024 Preliminary Taxes.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amount<sup>i</sup></u>
402.01	19	Shane J. Farmer	September 30, 2023	\$2224.27

**WHEREAS**, the Burlington County Board of Taxation requires a resolution for the cancellation of property taxes in order to credit to the Municipality in the Abstract of Ratables the amount of County Taxes and County Open Space Taxes refunded or cancelled for this property. This resolution will be submitted to the Burlington County Board of Taxation with the Application & Approval of Assessment Debit and Credit for the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Council of the Township of Mount Laurel, County of Burlington that the 2023 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

<sup>i</sup> Calculation: 2023 Fourth Quarter Taxes \$2224.27



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-196

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING THE  
REFUND or CANCELLATION OF PROPERTY TAXES**

**Block 703.02 Lot 14**

212 Summit Road

100% Totally & Permanently Disabled Veteran

**WHEREAS**, N.J.S.A. 54:4-3.30 permits the exemption from property taxes for any citizen and resident of the State who is a 100% Totally and Permanently Disabled Veteran and,

**WHEREAS**, the United States Department of Veteran Affairs has classified the veteran, Adam Slepian as 100% Totally and Permanently Disabled and,

**WHEREAS**, this status grants the veteran the right to be exempt from property taxes as of the date of eligibility by application. (N.J.S.A. 54:4-3.30a)

**WHEREAS**, taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded. Additionally, the Tax Collector is authorized to cancel 2024 Preliminary Taxes.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amount<sup>i</sup></u>
703.02	14	Adam Slepian	October 3, 2023	\$5196.71

**WHEREAS**, the Burlington County Board of Taxation requires a resolution for the cancellation of property taxes in order to credit to the Municipality in the Abstract of Ratables the amount of County Taxes and County Open Space Taxes refunded or cancelled for this property. This resolution will be submitted to the Burlington County Board of Taxation with the Application & Approval of Assessment Debit and Credit for the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Council of the Township of Mount Laurel, County of Burlington that the 2023 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

<sup>i</sup> Calculation: 2023 taxes \$21,313.73 / 365 = 58.39 per day x 89 days exempt - \$5196.71



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-197

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING CANCELLATION  
OF OUTSTANDING CHECKS IN THE MUNICIPAL COURT'S  
GENERAL ACCOUNT CITIZENS BANK #8001244444**

**WHEREAS**, the following checks remain uncashed and outstanding in the Municipal Court's Regular Account; and

**WHEREAS**, we will now be voiding these checks due to the time and expiration;

See attached list.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mt. Laurel a copy of this resolution is forwarded to the Court so that these accounts can be reconciled.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

General Checks

9/13/2021	6014	1.00
11/8/2021	6034	150.00
1/7/2022	6049	1.00
3/7/2022	6066	1.00
3/7/2022	6067	1.00
4/4/2022	6076	10.00
7/6/2022	6105	5.00
8/8/2022	6117	10.00
8/8/2022	6118	10.00
3/9/2023	6190	350.00
3/9/2023	6193	100.00
4/14/2023	6210	92.95
4/14/2023	6216	500.00



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-198

**REGULAR MEETING**

**NOVEMBER 13, 2023**

**RESOLUTION AUTHORIZING CANCELLATION  
OF OUTSTANDING CHECKS IN THE MUNICIPAL COURT'S  
BAIL ACCOUNT CITIZENS BANK #100072922**

**WHEREAS**, the following checks remain uncashed and outstanding in the Municipal Court's Bail Account  
and

**WHEREAS**, we will now be voiding these checks due to the time and expiration;

See attached list

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mt. Laurel a  
copy of this resolution is forwarded to the Court so that these accounts can be reconciled.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023  
and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	<b>MOTION</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAINED</b>	<b>ABSENT</b>	<b>TRANSMITTED</b>
<b>Cohen</b>						
<b>Janjua</b>						
<b>Moustakas</b>						
<b>Pritchett</b>						
<b>Steglik</b>						

Bail Checks

1262	4/28/22	100.00	Andrea Robledo
1300	6/14/22	20.00	Jacob McDonald
1362	11/10/22	500.00	Omer Waks
1398	3/1/23	160.00	Sandi Tagland
1415	3/29/23	127.00	Desiree Jiminian





**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-199

**REGULAR MEETING**

**November 13, 2023**

**ANTICIPATION OF A SPECIAL ITEM OF REVENUE  
IN THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO  
N.J.S.A. 40A:4-87 (CHAPTER 159)**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of a municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of any item of appropriation for equal amount;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey who respectfully request of the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the 2023 Local Municipal Budget in the amount of \$2,932.80 which item is now available as revenue:

- Bulletproof Vest Partnership Grant - \$2,932.80

**BE IT FURTHER RESOLVED** that a like amount of \$2,932.80 is hereby appropriated under the captions of:

- Bulletproof Vest Partnership Grant - \$2,932.80

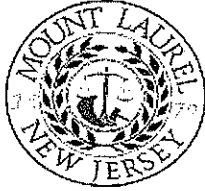
**BE IT FINALLY RESOLVED** that certified copy of this resolution is forwarded to the Director of the Division of Local Government Services, and one certified copy each to the Township CFO and Township Auditor.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	<b>MOTION</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAINED</b>	<b>ABSENT</b>	<b>TRANSMITTED</b>
<b>Cohen</b>						
<b>Janjua</b>						
<b>Moustakas</b>						
<b>Pritchett</b>						
<b>Steglik</b>						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-200

REGULAR MEETING

November 13, 2023

**ANTICIPATION OF A SPECIAL ITEM OF REVENUE  
IN THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO  
N.J.S.A. 40A:4-87 (CHAPTER 159)**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of a municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of any item of appropriation for equal amount;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey who respectfully request of the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the 2023 Local Municipal Budget in the amount of \$7,000.00 which item is now available as revenue:

- Drive Sober Grant - \$7,000.00

**BE IT FURTHER RESOLVED** that a like amount of \$7,000.00 is hereby appropriated under the captions of:

- Drive Sober Grant - \$7,000.00

**BE IT FINALLY RESOLVED** that certified copy of this resolution is forwarded to the Director of the Division of Local Government Services, and one certified copy each to the Township CFO and Township Auditor.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
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Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-201

REGULAR MEETING

November 13, 2023

**ANTICIPATION OF A SPECIAL ITEM OF REVENUE  
IN THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO  
N.J.S.A. 40A:4-87 (CHAPTER 159)**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of a municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of any item of appropriation for equal amount;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey who respectfully request of the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the 2023 Local Municipal Budget in the amount of \$8,000.00 which item is now available as revenue:

- It Pays to Plug In Grant - \$8,000.00

**BE IT FURTHER RESOLVED** that a like amount of \$8,000.00 is hereby appropriated under the captions of:

- It Pays to Plug In Grant - \$8,000.00

**BE IT FINALLY RESOLVED** that certified copy of this resolution is forwarded to the Director of the Division of Local Government Services, and one certified copy each to the Township CFO and Township Auditor.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
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**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-202

**REGULAR MEETING**

**November 13, 2023**

**ANTICIPATION OF A SPECIAL ITEM OF REVENUE  
IN THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO  
N.J.S.A. 40A:4-87 (CHAPTER 159)**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of a municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of any item of appropriation for equal amount;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey who respectfully request of the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the 2023 Local Municipal Budget in the amount of \$14,400.00 which item is now available as revenue:

- Lead Grant Assistance Program - \$14,400.00

**BE IT FURTHER RESOLVED** that a like amount of \$14,400.00 is hereby appropriated under the captions of:

- Lead Grant Assistance Program - \$14,400.00

**BE IT FINALLY RESOLVED** that certified copy of this resolution is forwarded to the Director of the Division of Local Government Services, and one certified copy each to the Township CFO and Township Auditor.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	<b>MOTION</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAINED</b>	<b>ABSENT</b>	<b>TRANSMITTED</b>
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**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-203

REGULAR MEETING

NOVEMBER 13, 2023

**MOUNT LAUREL TOWNSHIP RESOLUTION  
AUTHORIZING RELEASE OF PERFORMANCE  
GUARANTEE FOR LARRY & STEPHANIE NEJMAN,  
152 JEFFERSON STREET, BLOCK 405, LOT 6.01, PB 2105**

**WHEREAS**, the Township has received a request for the release of the performance guarantee that was previously posted in connection with the above-referenced project; and

**WHEREAS**, by report dated October 23, 2023, attached hereto and made a part hereof, the Township Engineer has advised that the required improvements for the project were installed and are in satisfactory condition and has recommended that the performance guarantee in place for the project be released; and

**WHEREAS**, the Township Engineer has further advised that since the project involves a private site, a maintenance bond is not required; and

**WHEREAS**, developer is required to pay all taxes, fees and required escrow deposits, which may be due and owing prior to the release of the performance guarantee.

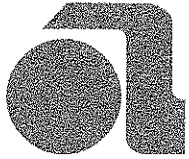
**NOW, THEREFORE, BE IT RESOLVED**, on this 13<sup>th</sup> day of November, 2023, by the Township Council of the Township of Mount Laurel, County of Burlington, and State of New Jersey, that, as recommended by the Township Engineer, the performance guarantee in place for Larry & Stephanie Nejman, 152 Jefferson Street, Block 405, Lot 6.01, PB 2105 is released.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

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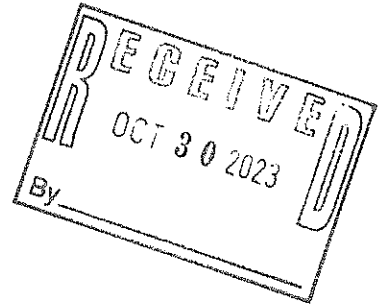


## *Richard A. Alaimo Associates*

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-845-0300

October 23, 2023

Ms. Meredith Riculfy, Township Manager/Clerk  
Mount Laurel Township  
100 North Mount Laurel Road  
Mount Laurel, NJ 08054



RE: PB 2105  
Mount Laurel Township  
Larry and Stephanie Nejman  
152 Jefferson Street  
Block 405, Lot 6.01  
**Performance Guarantee**  
**Release Recommendation**  
Our File No. M-0278-2105-000

Dear Meredith:

At the request of the developer, we have evaluated the status of the required improvements associated with the performance guarantee in place for the referenced project. We found that all the required improvements installed by the developer are in satisfactory condition.

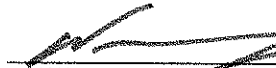
Based on the above, we recommend that the performance guarantee in place for this project be released. A copy of the performance guarantee is enclosed for your information. The developer shall pay all taxes, fees and required escrow deposits which may be due and owing prior to release of the Performance Guarantee. Since this is a private site, a maintenance bond is not required.

Please advise Council to pass a resolution authorizing the same for the next meeting.

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES

  
William R. Long, PE  
Senior Associate

WRL/kho  
Enclosure

cc: Carol Modugno, Deputy Clerk, Mount Laurel Township  
Trish Hochreiter, Secretary, Mount Laurel Township Planning Board  
Larry Nejman  
John Kang (via email: [john@goldleaf-designs.com](mailto:john@goldleaf-designs.com))  
Alaimo Field Services Department

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*- Consulting Engineers -*

Civil • Structural • Mechanical • Electrical • Environmental • Planners



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-204

REGULAR MEETING

NOVEMBER 13, 2023

**MOUNT LAUREL TOWNSHIP RESOLUTION  
AUTHORIZING RELEASE OF PERFORMANCE  
GUARANTEE FOR DUNKIN DONUTS  
BLOCK 1103.02, LOT 2, SP #8A**

**WHEREAS**, the Township has received a request for the release of the performance guarantee that was previously posted in connection with the above-referenced project; and

**WHEREAS**, by report dated October 16, 2023, attached hereto and made a part hereof, the Township Engineer has advised that the required improvements for the project were installed and are in satisfactory condition and has recommended that the performance guarantee in place for the project be released; and

**WHEREAS**, the Township Engineer has further advised that since the project involves a private site, a maintenance bond is not required; and

**WHEREAS**, developer is required to pay all taxes, fees and required escrow deposits, which may be due and owing prior to the release of the performance guarantee.

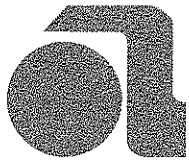
**NOW, THEREFORE, BE IT RESOLVED**, on this 13<sup>th</sup> day of November, 2023, by the Township Council of the Township of Mount Laurel, County of Burlington, and State of New Jersey, that, as recommended by the Township Engineer, the performance guarantee in place for Dunkin Donuts, Block 1103.02, Lot 2, SP #8A is released.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

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Moustakas						
Pritchett						
Steglik						



## *Richard A. Alaimo Associates*

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-845-0300

October 16, 2023

Ms. Meredith Riculfy, Township Manager/Clerk  
Mount Laurel Township  
100 North Mount Laurel Road  
Mount Laurel, NJ 08054

RE: SP #8A  
Mount Laurel Township  
Ramblewood 73 Associates, LLC  
Dunkin Donuts  
1155 N.J.S.H. 73  
Block 1103.02, Lot 2  
**Performance Guarantee**  
**Release Recommendation**  
Our File No. M-0171-0008-00A

Dear Meredith:

At the request of the developer, we have evaluated the status of the required improvements associated with the performance guarantee in place for the referenced project. We found that all the required improvements installed by the developer are in satisfactory condition.

Based on the above, we recommend that the performance guarantee in place for this project be released. A copy of the performance guarantee is enclosed for your information. The developer shall pay all taxes, fees and required escrow deposits which may be due and owing prior to release of the Performance Guarantee. Since this is a private site, a maintenance bond is not required.

Please advise Council to pass a resolution authorizing the same for the next meeting.

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES

  
\_\_\_\_\_  
William R. Long, PE  
Senior Associate

WRL/kho  
Enclosure

cc: Carol Modugno, Deputy Clerk, Mount Laurel Township  
Trish Hochreiter, Secretary, Mount Laurel Township Planning Board  
Ramblewood 73 Associates, LLC  
Marc Matut (via email: lamode@att.net)  
Alaimo Field Services Department

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*- Consulting Engineers -*

Civil • Structural • Mechanical • Electrical • Environmental • Planners





**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-205

REGULAR MEETING

NOVEMBER 13, 2023

**APPROVING CHANGE ORDER #1  
HOOTON ROAD IMPROVEMENTS**

**WHEREAS**, American Asphalt Company, Inc. was awarded a contract for the Hooton Road Improvements Project; and

**WHEREAS**, the Project Engineer has notified the Township Clerk that it will be necessary to amend the specifications prepared for this purpose as follows; and

**WHEREAS**, it is recommended the following Change Order #1 for quantity adjustments and additional items to complete this project. See Attachment A.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that approval be and is hereby granted for Change Order #1;

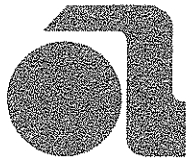
**BE IT FURTHER RESOLVED**, that the Municipal Manager be and she is hereby authorized to sign Change Order #1 on behalf of the Township of Mount Laurel.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

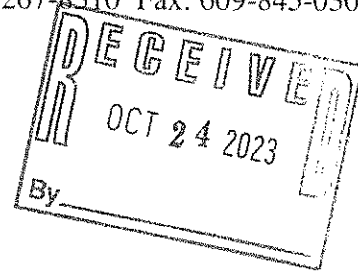
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Pritchett						
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## *Richard A. Alaimo Associates*

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-845-0300

October 19, 2023



Ms. Meredith Riculfy, Clerk/Manager  
Mount Laurel Township  
100 Mount Laurel Road  
Mount Laurel, New Jersey 08054

RE: Mount Laurel Township  
FY 2021 & FY 2022 NJDOT Municipal Aid  
Program – Hooton Road Improvements  
Contract No. 2022-1  
**Current Estimate No. 1 and**  
**NJDOT Change Order No. 1**  
Our File No. M-0170-0362-000

Dear Ms. Riculfy:

Please find enclosed Voucher and Current Estimate No. 1 in the amount of \$210,555.50 payable to American Asphalt Company, Inc. for work performed on the above captioned project. We recommend payment as indicated to be approved at the next meeting. Certified Payroll Reports and Monthly Project Workforce Report will follow under separate cover.

In addition, please find enclosed four (4) copies of NJDOT Change Order No. 1 for approval at your next meeting. This NJDOT Change Order No. provides for quantity adjustments and additional items to complete this project. Note, this change order should be approved prior to your approval of payment for the above Current Estimate No. 1. Please return all signed Change Orders to our office for further approval by the State. A fully executed copy will be returned to you once all signatures have been obtained.

Should there be any questions, please do not hesitate to call me at this office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES

*Brian Lafferty*  
\_\_\_\_\_  
Brian A. Lafferty, ~~SE~~ NJDOT,  
Senior Project Manager

BAL/dal  
Enclosure

cc: American Asphalt Company  
Tara Krueger, CFO/Treasurer, Mount Laurel Township  
Carol Modugno, Deputy Clerk, Mount Laurel Township  
Tyrell Villegas, Sr. Engineer Transportation, NJDOT  
William R. Long, P.E., Senior Associate, RAAA  
RAAA Field Services Department

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*- Consulting Engineers -*

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**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-206

REGULAR MEETING

NOVEMBER 13, 2023

**AUTHORIZATION TO INSTALL A FENCE WITHIN A  
DRAINAGE EASEMENT AND ACCESS EASEMENT AREA FOR  
BLOCK 406.09, LOT 7  
130 Kettlebrook Drive**

**WHEREAS**, the Township of Mount Laurel is the grantee of easements contiguous to Block 406.09, Lot 7, 130 Kettlebrook Drive; and

**WHEREAS**, the property owner for Block 406.09, Lot 7, 130 Kettlebrook Drive, has requested permission to install a fence within a drainage easement and access easement; and

**WHEREAS**, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced drainage easement and access easement areas subject to the recommendations of the Township Engineer and Township Planner; and

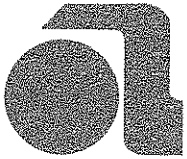
**BE IT FURTHER RESOLVED**, that after review and approval of said easements by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

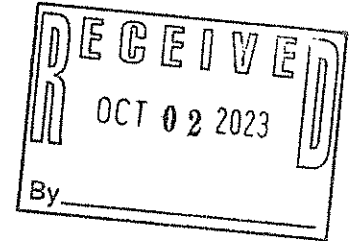
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## *Richard A. Alaimo Associates*

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-845-0300

September 26, 2023



Ms. Carol Modugno, Deputy Clerk  
Mount Laurel Township  
100 North Mount Laurel Road  
Mount Laurel, NJ 08054

RE: Mount Laurel Township  
The Lakes  
Block 406.09, Lot 7  
130 Kettlebrook Drive  
**Boccolini License Agreement**  
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within The Lakes development. The parcel contains a 2-story stone and frame dwelling with associated improvements. A shared six-foot (6') wide drainage and access easement with adjoining Lot 6 is offset three feet (3') from the applicant's northernly side yard property line. The applicant also has a fifteen-foot (15') wide drainage easement, off-set seven and a half feet (7.5') located along the rear yard property line.

The applicant is proposing to install a five-foot (5') high board-on-board fence to enclose a portion of the yard. The fence is shown along the rear and side yard. Since the fence location infringes upon the aforementioned easements, a License Agreement is necessary.

Based on a site inspection as well as our review of the development plans, tax map information and submitted survey, we offer the following comments:

1. Our review of the water, sewer, and storm sewer as-built plans show no piping within the easements.
2. Fencing is not permitted within the access easement located along the northernly side yard. The submitted drawing shows the proposed fence in an acceptable location within the applicant's property lines.

*- Consulting Engineers -*

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3. As the fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.
4. The application states the height of the proposed fence is five feet (5'). It should be noted that the maximum fence height permitted without obtaining a variance is six feet (6').
5. The fence should be installed to allow stormwater to run under the fence unobstructed.

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should, however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES



William R. Long, PE  
Senior Associate

WRL/JMH/kho

cc: Erin Chavis, Zoning Officer, Mount Laurel Township  
Mary Bocolini

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***Richard A. Alaimo Associates***  
***- Consulting Engineers -***



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-207

**REGULAR MEETING**

**NOVEMBER 13, 2023**

**RESOLUTION CONFIRMING STAFF TOP TIER RANKS FOR THE  
MOUNT LAUREL POLICE DEPARTMENT**

**WHEREAS**, the Township of Mount Laurel Police Department ("Police Department") works to provide all who live, work, or visit the community a safe environment; and

**WHEREAS**, the Township of Mount Laurel ("Township") participates in New Jersey's Civil Service system, therefore subjecting the Township to the rules and regulations promulgated by the Civil Service Commission; and

**WHEREAS**, the Civil Service Commission requests that the Township confirm the top tier positions in the department; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey that effective January 1, 2023 the Township Police Department reorganized for the efficiency of operation and public safety with top tier officers to include the Chief of Police, Deputy Chief of Police and four Captains overseeing the various divisions within the Department.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
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**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-208

REGULAR MEETING

NOVEMBER 13, 2023

**Resolution supporting the  
2023 Drive Sober or Get Pulled Over Year-End Holiday Crackdown  
December 1, 2023 – January 1, 2024**

**WHEREAS**, impaired driving is a serious, life-threatening practice that is preventable; and

**WHEREAS**, impaired driving can result in injuries and deaths to all road users (motorists, pedestrians, and bicyclists); and

**WHEREAS**, impaired driving occurs when drivers divert their attention away from the task of driving to focus on another activity instead; and

**WHEREAS**, the State of New Jersey will participate in the nationwide *Drive Sober or Get Pulled Over Year-End Holiday Crackdown* from December 1, 2023, to January 1, 2024, in an effort to raise awareness and decrease drunk driving through a combination of enforcement and education; and

**WHEREAS**, the national slogan for the campaign is *Drive Sober or Get Pulled Over*; and

**WHEREAS**, a reduction in drunk and impaired driving in New Jersey will save lives on our roadways;

**NOW, THEREFORE, BE IT RESOLVED** that Mount Laurel Council declares its support for the *Drive Sober or Get Pulled Over Year End Holiday Crackdown* both locally and nationally from December 1, 2023, through January 1, 2024, and pledges to increase awareness of the dangers of impaired driving.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

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**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-209

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE  
PURCHASE OF PHONE SYSTEM, CONSULTING AND RELATED SERVICES  
THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS)**

**WHEREAS**, N.J.S.A. 40A:11-11 authorizes contracting units to establish a Cooperative Pricing Agreement for its administration; and

**WHEREAS**, TIPS, hereinafter referred to as "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

**WHEREAS**, the governing body of the Township of Mount Laurel, County of Burlington, State of New Jersey, authorized participation in the aforesaid Cooperative Pricing System for the provision and performance of goods and services.

**WHEREAS**, Rivell LLC, 123 Egg Harbor Rd., Suite 507, Sewell, NJ 08080, has been awarded a contract for Audio Visual Equipment, Supplies and Services for the period October 1, 2022 through November 30, 2023 by the Lead Agency as part of the Cooperative Purchasing Program; and

**WHEREAS**, the Township of Mount Laurel is desirous of participating with the Lead Agency for the purchase of a Phone System, Consulting and Related Services from the aforesaid vendor.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing for a Phone System, Consulting and Related Services from Rivell LLC, 123 Egg Harbor Rd., Suite 507, Sewell, NJ 08080, for an amount not to exceed \$200,000.00.
2. This is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

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Pritchett						
Steglik						





**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-210

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THREE  
CHEVROLET TRAVERSES THROUGH THE STATE OF NEW JERSEY  
COOPERATIVE PURCHASING PROGRAM**

**WHEREAS**, The Township of Mount Laurel wishes to purchase Three Chevrolet Traverses, from an authorized vendor under contract by the Division of Purchase and Property, Department of Treasury, State of New Jersey; and

**WHEREAS**, Gentilini Chevrolet, 2703 Fire Road, Egg Harbor Township, NJ 08234 has been awarded New Jersey State Contract Number 20-FLEET-01393 for Sport Utility Vehicles, Gasoline/Hybrid/Electric for the period February 19, 2021 to February 18, 2024.

**WHEREAS**, the Police Chief has recommended the award of this contract, price and other factors considered; and

**WHEREAS**, the cost for this purchase is \$134,080.65; and

**WHEREAS**, this is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed; required certification of available funds shall be made when goods or services are ordered.

**NOW THEREFORE BE IT RESOLVED**, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, as follows:

1. Gentilini Chevrolet, 2703 Fire Road, Egg Harbor Township, NJ 08234 be awarded a contract for the purchase of Three Chevrolet Traverses, as recommended by the Police Chief, in the amount of \$134,080.65.
2. This is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-211

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A  
LARCHMONT TENNIS/BASKETBALL COURT THROUGH THE EDUCATIONAL  
SERVICES COMMISSION OF NEW JERSEY, NEW JERSEY COOPERATIVE  
PRICING SYSTEM**

**WHEREAS**, N.J.S.A. 40A:11-11 authorizes contracting units to establish a Cooperative Pricing Agreement for its administration; and

**WHEREAS**, ESCNJ, hereinafter referred to as "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

**WHEREAS**, the governing body of the Township of Mount Laurel, County of Burlington, State of New Jersey, authorized participation in the aforesaid Cooperative Pricing System for the provision and performance of goods and services.

**WHEREAS**, Fieldturf USA, Inc., 175 N. Industrial Blvd., Calhoun, GA 30701, has been awarded a contract for Synthetic Turf Maintenance, Repair and Replacement for the period March 22, 2023 through March 21, 2024 by the Lead Agency as part of the Cooperative Purchasing Program; and

**WHEREAS**, the Township of Mount Laurel is desirous of participating with the Lead Agency for the purchase of a Larchmont Tennis/Basketball Court from the aforesaid vendor.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing of a Larchmont Tennis/Basketball Court from Fieldturf USA, Inc., 175 N. Industrial Blvd., Calhoun, GA 30701, in an amount not to exceed \$1,600,000.00.
2. This is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No 23-R-212

**REGULAR MEETING**

**November 13, 2023**

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER  
FOR A RESERVE FOR SIDEWALKS TRUST FUND REQUIRED BY N.J.S.A. 40A:5-29**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

**WHEREAS**, N.J.S.A. 40A:5-29 provides for receipt of donations, primarily from, but not limited to Developers for sidewalk funds, to provide for the operating costs to administer this act; and

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedication of revenues anticipated from the Reserve for Sidewalks Trust Fund are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Reserve for Sidewalks Trust Fund N.J.S.A. 40A:5-29
2. The Clerk of Mount Laurel Township, County of Burlington is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-213

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING CANCELLATION  
OF OUTSTANDING CHECKS**

**WHEREAS**, the following checks remain uncashed and outstanding; and

**WHEREAS**, we will now be voiding these checks due to the time and expiration, SEE ATTACHMENT A;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mt. Laurel a copy of this resolution is forwarded to the Township Treasurer so that these accounts can be reconciled.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

# ATTACHMENT A

## Outstanding Checks:

<u>Account</u>	<u>Date</u>	<u>Check Number</u>	<u>Vendor</u>	<u>Amount</u>
Current	03/11/22	85675	Lereta LLC	1,312.72
Current	03/22/22	85851	Lereta LLC	857.10
Current	03/28/22	85868	Lereta LLC	1,115.18
Current	04/13/22	86156	Logan Adams	40.00
Current	04/21/22	86174	Integrity Title Agency	544.26
Current	05/19/22	86370	168 Industries, LLC	687.90
Current	07/18/22	86802	Jason Clark	19.74
Current	08/30/22	87024	Comcast	192.85
Current	09/29/22	87337	Elizabeth Collazo-Pollock	70.00
Citizens Trust Other	10/27/22	1195	United States Police Canine	150.00
Municipal Recreation	03/17/22	3648	King, Alexis	900.00
Municipal Recreation	07/27/22	3718	Shalini Patel	90.00
Municipal Recreation	07/27/22	3720	Shirley Freeman	100.00
PNC Escrow	06/27/22	2084	Weiner Law Group, LLP	288.00
PNC Trust Other	06/09/22	3223	Borges, Frank	100.00
Payroll	06/26/22	65984	Barlow, Dylan A	27.09
Payroll	06/26/22	65985	Barlow, Jack E	27.09



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-214

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING THE TOWNSHIP OF MOUNT LAUREL TO ACCEPT  
A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2023 OF EMERGENCY  
MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT  
AGENCY ASSISTANCE**

**WHEREAS**, the Township of Mount Laurel Office of Emergency Management has been awarded State Homeland Security Grant Program Sub-grant AFN #97.042, Subgrant Award #FY23-EMPG-EMAA-0324 from the New Jersey Department of Law and Public Safety, Office of the Attorney General. The subgrant, consisting of \$10,000.00 Federal Award is for the purpose of enhancing the Township's ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

**WHEREAS**, the Township of Mount Laurel will use these funds to enhance our Emergency Management Program and that the funds will be used for Emergency Management purposes; and

**WHEREAS**, the award period is from July 1, 2023 to June 30, 2024; and

**WHEREAS**, the subgrant award incorporates all conditions and representations contained or made in application and notice of award; and

**WHEREAS**, the Township of Mount Laurel Office of Emergency Management, designated by the New Jersey State Police, Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Office of Emergency Management.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Township of Mount Laurel in the County of Burlington, State of New Jersey:

1. That the Council accepts the award of the FFY23 Emergency Management Performance Grant Program (EMPG), Emergency Management Agency Assistance Subgrant (EMAA) in the amount of up to \$10,000.00 Federal Funds from the New Jersey State Police, Office of Emergency Management.
2. That the Chief Financial Officer and Director of Emergency Management are authorized to sign the appropriate subgrant award documents.
3. That copies of this resolution shall be forwarded to the New Jersey State Police, Office of Emergency Management, the Township Manager, the Chief Financial Officer, and the County Division of Emergency Management and Office of Treasury.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-215

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING RENEWAL OF LEGALIZED GAMES OF CHANCE  
FOR THE FALLS GROUP, LLC, T/A THE FUNPLEX**

**WHEREAS**, the Superior Court of New Jersey, Appellate Division, ruled on January 10, 2011, that The FunPlex indoor amusement facility constitutes a "recognized amusement park" under N.J.A.C. 13; and

**WHEREAS**, pursuant to the consent order entered by the Burlington County Superior Court on February 2, 2011, the initial licenses for up to 50 skill based games was approved by the Township Clerk; and

**WHEREAS**, the Legalized Games of Chance Control Commission requires a yearly application and renewal; and

**WHEREAS**, The Falls Group, LLC has filed application and fees with the Township Clerk for 101 redemption game positions; and

**WHEREAS**, the police department has conducted a background check on applicants and has recommended the approval of the license; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby authorize The Falls Group, LLC, t/a The Funplex amusement games license, and the Township Clerk is authorized to issue said license and to transmit said application and license to the State of New Jersey Legalized Games of Chance Control Commission.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-216

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING 2023 BUDGET TRANSFER OF FUNDS**

**WHEREAS**, there are certain 2023 Budget Appropriations of the Township of Mount Laurel which appear to be insufficient to fulfill the purpose as indicated in the affairs of Mount Laurel; and

**WHEREAS**, there are other 2023 Budget Appropriations where there are unexpended balances which will not be required for such purposes; and

**WHEREAS**, the Revised Statutes, N.J.S.A. 40A:4-58, provides for the transfers from such excess over and above the amount deemed necessary to those accounts that have insufficient balances;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the transfers attached of Budget Appropriations are necessary and they are hereby approved.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



To:

Manager S&W	3-01-20-100-011	5,000.00
Finance S&W	3-01-20-130-011	5,000.00
Audit	3-01-20-135-028	5,000.00
Tax Collector S&W	3-01-20-145-011	15,000.00
Community Development OE	3-01-20-195-028	45,000.00
Housing S&W	3-01-23-195-011	30,000.00
Tax Appeals	3-01-25-225-200	150,000.00
Police OE	3-01-25-240-032	100,000.00
Roads S&W	3-01-26-290-011	25,000.00
Buildings & Grounds OE	3-01-26-310-026	75,000.00
Vehicle Maintenance S&W	3-01-26-315-011	5,000.00
Vehicle Maintenance OE	3-01-26-315-034	75,000.00
Animal Control	2-01-28-371-001	5,000.00
Electricity	3-01-31-430-071	110,000.00
Landfill	3-01-32-465-029	240,000.00
		890,000.00

From:

Tax Assessor S&W	3-01-20-150-011	10,000.00
Police S&W	3-01-25-240-011	225,000.00
EMS S&W	3-01-25-260-011	60,000.00
EMS Billing	3-01-25-261-028	15,000.00
Buildings and Grounds S&W	3-01-26-310-011	15,000.00
Municipal Services Act/Condos	3-01-26-325-029	30,000.00
Recreation S&W	3-01-28-370-011	30,000.00
Social Security	3-01-36-472-029	100,000.00
Group Health Insurance	3-01-23-220-092	150,000.00
General Liability Insurance	3-01-23-210-094	110,000.00
Worker Compensation Insurance	3-01-23-215-095	145,000.00
		890,000.00



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No 23-R-217

REGULAR MEETING

November 13, 2023

**A RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER THE  
"AUTHORITY" TO PAY ALL BILLS, MAKE NECESSARY TRANSFERS AND  
CANCEL APPROPRIATIONS THROUGH THE END OF THE YEAR**

**WHEREAS**, the Township Council of the Township of Mount Laurel is holding their regular public meeting on November 13, 2023; and

**WHEREAS**, notwithstanding prior transfers and to assure that all 2023 budget appropriations have adequate funds to support Township activities through year end, the Township Council hereby authorizes that the Chief Financial Officer be delegated the authority to make additional transfers of funds, if required; and

**WHEREAS**, the Township Council authorizes that the Chief Financial Officer has the authority to pay all necessary bills through year end; and

**WHEREAS**, the Township Council authorizes that the Chief Financial Officer has the authority to cancel appropriations as deemed necessary:

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Chief Financial Officer is hereby delegated the authority to make transfers of funds in the 2023 budget, cancel unexpended appropriations and to pay all necessary bills and expenditures to assure uninterrupted Township operations with ratification by the Township at a meeting in the following year.

**BE IT FURTHER RESOLVED**, that all applicable Township Officers, whom are authorized to sign checks to pay the aforementioned bills and expenditures, are hereby authorized to sign such checks.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-218

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR COURT  
ROOM RENOVATIONS THROUGH THE CAMDEN COUNTY EDUCATIONAL  
SERVICES COMMISSION COOPERATIVE PRICING SYSTEM #66CCEPS**

**WHEREAS**, N.J.S.A. 40A:11-11 authorizes contracting units to establish a Cooperative Pricing Agreement for its administration; and

**WHEREAS**, the Camden County Educational Services Commission, hereinafter referred to as "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

**WHEREAS**, on April 8, 2019, the governing body of the Township of Mount Laurel, County of Burlington, State of New Jersey, authorized participation in the aforesaid Cooperative Pricing System for the provision and performance of goods and services.

**WHEREAS**, W.J. Gross, Inc., 495 Center Street, Sewell, NJ 08080, has been awarded a contract for General Construction Repairs, Specialty Trade & Carpentry Services for the period January 10, 2023 through January 10, 2026 by the Lead Agency as part of the Cooperative Purchasing Program; and

**WHEREAS**, the Township of Mount Laurel is desirous of participating with the Lead Agency for Court Room Renovations from the aforesaid vendor.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing for Court Room Renovations from W.J. Gross, Inc., 495 Center Street, Sewell, NJ 08080, in an amount not to exceed \$1,000,000.00.
2. This is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No 23-R-219

**REGULAR MEETING**

**NOVEMBER 13, 2023**

**A RESOLUTION OF THE MOUNT LAUREL TOWNSHIP COUNCIL AUTHORIZING  
THE TAX COLLECTOR TO CANCEL SMALL BALANCES**

**WHEREAS**, N.J.S.A. 40A:5-17 allows for the cancellation of property tax overpayments or delinquent amounts in the amounts of less than Ten (\$10.00) Dollars.

**WHEREAS**, the governing body may authorize the Tax Collector to process, without further action on their part, any cancellation of property tax overpayments or delinquencies of less than \$10.00

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of Mount Laurel Township, County of Burlington, State of New Jersey, hereby authorize the Tax Collector to cancel said tax amounts as deemed necessary.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the Tax Collector, the Chief Financial Officer and the Municipal Auditor.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Batch Id: CANTAX

Block/Lot/Qual	Yr/Prd/Instl	Tran	Date	Code	Ded	Type Description	Acct Id	Owner Name Principal	Install Int	Interest	Total	Seq
100.01	2023	4	11/06/23	069		Tax CANCEL +/- BALANCES		COTE, LARRY A & LAURA NEWSOME 5.96-	0.00	0.00	5.96-	1
100.02	2023	4	11/06/23	069		Tax CANCEL +/- BALANCES		KHOKHAL, SAMIR & KOMAL S 0.01-	0.00	0.00	0.01-	2
102.03	2023	4	11/06/23	069		Tax CANCEL +/- BALANCES		GNATZ, GARY & MARCIA 0.01-	0.00	0.00	0.01-	4
103.01	2023	4	11/06/23	069		Tax CANCEL +/- BALANCES		HAMMAR, ULF CARL-EDUARD & SUSAN F 0.01-	0.00	0.00	0.01-	5
201.02	2023	4	11/06/23	069		Tax CANCEL +/- BALANCES		BRENNAN, THOMAS J & JANE A 8.00-	0.00	0.00	8.00-	6
212.	2023	4	11/06/23	069		Tax CANCEL +/- BALANCES		FIGORE,DOROTHY - ESTATE OF - TRUSTEE 0.06-	0.00	0.00	0.06-	8
214.	2023	4	11/06/23	069		Tax CANCEL +/- BALANCES		AMMENDOLEA, DIANE 0.10-	0.00	0.00	0.10-	9
215.16	2023	4	11/06/23	069		Tax CANCEL +/- BALANCES		D R HORTON, INC-NEW JERSEY 10.00-	0.00	0.00	10.00-	10
301.19	2023	4	11/06/23	069	-C0113-	Tax CANCEL +/- BALANCES		CHEY, SARIK & HUOT, PHARY 9.38-	0.00	0.00	9.38-	12
301.19	2023	4	11/06/23	069	-C0776-	Tax CANCEL +/- BALANCES		GOMES,JANET L 0.01-	0.00	0.00	0.01-	13
301.19	2023	4	11/06/23	069	-C1016-	Tax CANCEL +/- BALANCES		LOY, CHARLES K & LOY, BARBARA E 0.05-	0.00	0.00	0.05-	14
301.19	2023	4	11/06/23	069	-C3297-	Tax CANCEL +/- BALANCES		FIGORENTINO, CHARLENE 6.15-	0.00	0.00	6.15-	15
301.19	2023	4	11/06/23	069	-C3521-	Tax CANCEL +/- BALANCES		LUCERI, MICHAEL J & FLORENCE A 0.07-	0.00	0.00	0.07-	16
301.19	2023	4	11/06/23	069	-C5707-	Tax CANCEL +/- BALANCES		SCHOFIELD, BARBARA J 0.05-	0.00	0.00	0.05-	17
301.20	2023	4	11/06/23	069	-C1903-	Tax CANCEL +/- BALANCES		ANTHONY, SUE 2.59-	0.00	0.00	2.59-	18
301.20	2023	4	11/06/23	069	-C2805-	Tax CANCEL +/- BALANCES		ML4319B LLC 7.55-	0.00	0.00	7.55-	19
301.21	2023	4	11/06/23	069	-C3901-	Tax CANCEL +/- BALANCES		YANG, JUN & LIU, JUN 0.01-	0.00	0.00	0.01-	20

November 6, 2023  
09:30 AM

MOUNT LAUREL TOWNSHIP  
Adjustment Batch Verification Listing

Page No: 2

Block/Lot/Qual	Yr/Prd/Instl	Tran Date	Code	Ded	Type Description	Acct Id	Owner Name Principal	Install Int	Interest	Total	Seq
302.09	14.				Tax		JORDAN, THOMAS F JR & BARBARA A				
2023	4	11/06/23	069		CANCEL +/- BALANCES		0.31-	0.00	0.00	0.31-	21
302.09	19.				Tax		MYERS, TAL S				
2023	4	11/06/23	069		CANCEL +/- BALANCES		0.01-	0.00	0.00	0.01-	22
302.11	32.				Tax		DAI, ZHENLE				
2023	4	11/06/23	069		CANCEL +/- BALANCES		9.86-	0.00	0.00	9.86-	23
302.12	4.				Tax		LEE, CHARLES & CHEN, FULI				
2023	4	11/06/23	069		CANCEL +/- BALANCES		8.85-	0.00	0.00	8.85-	24
302.17	4.				Tax		PALO, STEVEN				
2023	4	11/06/23	069		CANCEL +/- BALANCES		0.16-	0.00	0.00	0.16-	25
303.02	5.				Tax		CHI, FENG & LIN, WEI				
2023	4	11/06/23	069		CANCEL +/- BALANCES		7.01-	0.00	0.00	7.01-	26
304.25	2.				Tax		LAYLIEV, DROR & MENASHE, ROEE				
2023	4	11/06/23	069		CANCEL +/- BALANCES		5.65-	0.00	0.00	5.65-	27
305.01	209.				Tax		PICKETT, ANACELY				
2023	4	11/06/23	069		CANCEL +/- BALANCES		0.01-	0.00	0.00	0.01-	28
305.01	209.				Tax		STEWART, COURTNEY				
2023	4	11/06/23	069		CANCEL +/- BALANCES		4.66	0.00	0.00	4.66	29
305.01	209.				Tax		MCVAUGH, DAVID B				
2023	4	11/06/23	069		CANCEL +/- BALANCES		6.01-	0.00	0.00	6.01-	30
305.02	201.				Tax		LORD, JOHN & VIRGINIA				
2023	4	11/06/23	069		CANCEL +/- BALANCES		0.30-	0.00	0.00	0.30-	31
307.01	1.				Tax		MEDLEY, RICHARD & MARY				
2023	4	11/06/23	069		CANCEL +/- BALANCES		3.12-	0.00	0.00	3.12-	32
308.01	1.				Tax		ML4319B LLC				
2023	4	11/06/23	069		CANCEL +/- BALANCES		6.22-	0.00	0.00	6.22-	33
308.01	1.				Tax		BOCKARI,RICHARD I & BOCKARI,AGNES R				
2023	4	11/06/23	069		CANCEL +/- BALANCES		1.14	0.00	0.00	1.14	34
308.01	1.				Tax		ALBRECHT, MAXINE				
2023	4	11/06/23	069		CANCEL +/- BALANCES		1.12	0.00	0.00	1.12	35
308.01	1.				Tax		FUHRMAN, KENNETH G				
2023	4	11/06/23	069		CANCEL +/- BALANCES		2.24-	0.00	0.00	2.24-	36
310.08	8.				Tax		ANDERSON, JOSEPHINE W				
2023	4	11/06/23	069		CANCEL +/- BALANCES		0.91	0.00	0.00	0.91	37
310.08	10.				Tax		BERRESFORD, ELIZABETH				
2023	4	11/06/23	069		CANCEL +/- BALANCES		4.62-	0.00	0.00	4.62-	38

Block/Lot/Qual	Yr	Prd	Instl	Tran	Date	Code	Ded	Type	Description	Acct Id	Owner Name	Principal	Install	Int	Interest	Total	Seq
310.08	2023	4		11/06/23	069			Tax	MILLS, PAMELA								
								CANCEL +/- BALANCES				0.51-	0.00		0.00	0.51-	39
311.01	2023	4		11/06/23	069			Tax	WEIGAND, JERRI L								
								CANCEL +/- BALANCES				0.77-	0.00		0.00	0.77-	40
311.01	2023	4		11/06/23	069			Tax	MC CLUNG, JOHN F & MARIANNE K								
								CANCEL +/- BALANCES				0.01-	0.00		0.00	0.01-	41
311.01	2023	4		11/06/23	069			Tax	IGUSEVA-VALDMANIS, INGRIDA								
								CANCEL +/- BALANCES				3.35	0.00		0.00	3.35	42
311.01	2023	4		11/06/23	069			Tax	JPO FAMILY RENTALS LLC %D MCQUILLAN								
								CANCEL +/- BALANCES				2.50-	0.00		0.00	2.50-	43
401.02	2023	4		11/06/23	069			Tax	SHINKUNAS, EMILY								
								CANCEL +/- BALANCES				2.28-	0.00		0.00	2.28-	44
401.03	2023	4		11/06/23	069			Tax	JERRELL, WAYNE BRIAN JR & MICHELLE								
								CANCEL +/- BALANCES				6.09-	0.00		0.00	6.09-	45
401.08	2023	4		11/06/23	069			Tax	SACHDEVA, CHANDER K & SHALINI								
								CANCEL +/- BALANCES				0.36-	0.00		0.00	0.36-	46
402.05	2023	4		11/06/23	069			Tax	FIGUEREDO, MELBA								
								CANCEL +/- BALANCES				9.19-	0.00		0.00	9.19-	47
404.01	2023	4		11/06/23	069			Tax	GONZALEZ, JESUS C								
								CANCEL +/- BALANCES				0.24-	0.00		0.00	0.24-	48
405.90	2023	4		11/06/23	069			Tax	KHAROUDH, BOOTA & PARMINDER								
								CANCEL +/- BALANCES				0.08-	0.00		0.00	0.08-	49
406.01	2023	4		11/06/23	069			Tax	HOOK, EDWARD A JR								
								CANCEL +/- BALANCES				0.02-	0.00		0.00	0.02-	50
406.01	2023	4		11/06/23	069			Tax	HORNER, JANET D								
								CANCEL +/- BALANCES				0.11	0.00		0.00	0.11	51
406.07	2023	4		11/06/23	069			Tax	BOTTIGLIERI, GARY & THERESA								
								CANCEL +/- BALANCES				0.01-	0.00		0.00	0.01-	52
406.08	2023	4		11/06/23	069			Tax	MASLOW, STEVEN M								
								CANCEL +/- BALANCES				0.09-	0.00		0.00	0.09-	53
407.09	2023	4		11/06/23	069			Tax	O'HARE, JAMES ALAN & BONNIE LYNN								
								CANCEL +/- BALANCES				0.09-	0.00		0.00	0.09-	54
407.09	2023	4		11/06/23	069			Tax	1902B RALSTON DRIVE LLC								
								CANCEL +/- BALANCES				0.84-	0.00		0.00	0.84-	55
407.09								Tax	DETTORRE, ALAINA R								

Block/Lot/Qual Yr/Prd/Instl	Tran	Date	Code	Ded	Type Description	Acct Id	Owner Name Principal	Install	Int	Interest	Total	Seq
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.10-	0.00		0.00	0.10-	56
501.21	59.				Tax		JS HOVNANIAN RESIDUARY FAMILY TRUST					
2023 4	11/06/23	069			CANCEL +/- BALANCES		6.84-	0.00		0.00	6.84-	57
501.23	5.				Tax		HOVNANIAN,P;HOVNANIAN,S;ETAL TRSTEE					
2023 4	11/06/23	069			CANCEL +/- BALANCES		9.77-	0.00		0.00	9.77-	58
510.	2.01				Tax		VEREIT OFC%TITLE RES GRP J WALKER					
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.02-	0.00		0.00	0.02-	59
515.	1.				Tax		7000 MIDLANTIC CONDO ASSN % HIGH					
2023 4	11/06/23	069			CANCEL +/- BALANCES		1.52	0.00		0.00	1.52	60
601.	4.				Tax		CROWLEY, MICHAEL & BROWN, CAROLINE					
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.23-	0.00		0.00	0.23-	61
601.03	1.				Tax		DOWD, DIANE C					
2023 4	11/06/23	069			CANCEL +/- BALANCES		1.00	0.00		0.00	1.00	62
601.14	38.				Tax		VAUGHN, DANIEL V & JANET R					
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.01-	0.00		0.00	0.01-	63
602.01	1.	-C0377- -			Tax		CLANCY, PATRICIA A					
2023 4	11/06/23	069			CANCEL +/- BALANCES		3.10-	0.00		0.00	3.10-	64
702.	29.04	-QFARM- -			Tax		HANSON, KATHRYN					
2023 4	11/06/23	069			CANCEL +/- BALANCES		6.85-	0.00		0.00	6.85-	65
802.	3.04				Tax		KELLY, BARRY & KATHLEEN					
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.05-	0.00		0.00	0.05-	67
802.	4.04				Tax		DCV TERRITORY LLC					
2023 4	11/06/23	069			CANCEL +/- BALANCES		4.00-	0.00		0.00	4.00-	68
804.03	33.				Tax		VAN SCIVER, ALBERT & JOANNE					
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.10-	0.00		0.00	0.10-	69
805.01	12.				Tax		ZOHLMAN, JEFFREY A & THERESA					
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.11	0.00		0.00	0.11	70
806.01	15.				Tax		YUN, HYUNG SUN & KEE NAM					
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.60-	0.00		0.00	0.60-	71
808.01	4.				Tax		TROST, JOSEPH A & ROSEMARY A					
2023 4	11/06/23	069			CANCEL +/- BALANCES		0.81-	0.00		0.00	0.81-	72
809.02	2.01	-QFARM- -			Tax		CARDILLO, CHRISTOPHER					
2023 4	11/06/23	069			CANCEL +/- BALANCES		3.81-	0.00		0.00	3.81-	73
900.	18.				Tax		DI MARTINE, JARED R & AMY L					
2023 4	11/06/23	069			CANCEL +/- BALANCES		7.62-	0.00		0.00	7.62-	74



Block/Lot/Qual Yr/Prd/Instl	Tran	Date	Code	Ded	Type Description	Acct Id	Owner Name Principal	Install	Int	Interest	Total	Seq
904.	19.	-QFARM-	-	Tax			WILLIAMS, THOMAS J					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		6.85-	0.00		0.00	6.85-	75
904.03	10.			Tax			LEVIN, REBECCA					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		6.81-	0.00		0.00	6.81-	76
905.04	16.			Tax			ZIEMBA, DENNIS P & TAMMY L					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.01-	0.00		0.00	0.01-	77
905.07	15.			Tax			PATINO, DAVID & SHERRY R					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.78-	0.00		0.00	0.78-	78
909.	1.	-C0503-	-	Tax			BENTLEY, WAYNE D & YVONNE L					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		2.62-	0.00		0.00	2.62-	79
909.	1.	-C0505-	-	Tax			SAMBUCCI, JOANN					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		1.11-	0.00		0.00	1.11-	80
910.03	17.			Tax			TIWARI, MAYANK & TRIPATHI, SHIVANGI					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.01	0.00		0.00	0.01	81
1004.	46.	-QFARM-	-	Tax			200 N BROAD STREET LLC					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		4.57-	0.00		0.00	4.57-	82
1006.04	8.			Tax			KELLY, DOROTHY					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		2.43-	0.00		0.00	2.43-	83
1102.04	22.			Tax			PETTIPAW, STEPHEN C & MARGARET A					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		8.98-	0.00		0.00	8.98-	84
1103.05	26.			Tax			POPLER, JOEL R & MARILYN A					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.05-	0.00		0.00	0.05-	85
1105.02	20.			Tax			JOE-SAMUEL, ITA & CHIOWA					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.02	0.00		0.00	0.02	86
1106.03	12.			Tax			CAMPBELL, MARK & LISA					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.51-	0.00		0.00	0.51-	87
1106.09	7.			Tax			HRIN, GEORGE J & NANCY B					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.02-	0.00		0.00	0.02-	88
1301.02	17.			Tax			PATEL, KANTIBHAI, TARABEN, M & B					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		5.70	0.00		0.00	5.70	89
1303.03	14.			Tax			CECCHINI, ROLAND & KELLY ANN					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		8.16-	0.00		0.00	8.16-	90
1400.	36.			Tax			ADAMS, STACEY ANNE					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.03	0.00		0.00	0.03	91
1404.	11.			Tax			LIU, YAN					
2023	4	11/06/23	069	CANCEL	+/- BALANCES		0.03-	0.00		0.00	0.03-	92

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MOUNT LAUREL TOWNSHIP  
Adjustment Batch Verification Listing

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Block/Lot/Qual				Type	Acct Id	Owner Name					
Yr/Prd/Instl	Tran	Date	Code	Ded	Description	Principal	Install	Int	Interest	Total	Seq
1405.	121.	-C0010-	-	Tax		MCCULLOUGH, MICHELLE					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	2.81	0.00	0.00		2.81	93
1405.	121.	-C0033-	-	Tax		BROWN, ALBERT D					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	0.82-	0.00	0.00		0.82-	94
1405.	121.	-C0087-	-	Tax		EMMERT, MICHAEL					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	2.96-	0.00	0.00		2.96-	95
1414.	2.			Tax		DINO, JOSEPHINE M					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	6.52-	0.00	0.00		6.52-	96
1425.	1.			Tax		MURPHY, SUZANNE M					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	2.11-	0.00	0.00		2.11-	97
1425.01	62.			Tax		SMIALOWSKI, FRANCIS L - LIFE ESTATE					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	3.99-	0.00	0.00		3.99-	98
1503.	32.			Tax		STEFANOU, KATY & STEFANOU, E -EST OF					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	2.40-	0.00	0.00		2.40-	99
1503.	60.			Tax		BOGUSZEWICZ, HELENA					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	4.54-	0.00	0.00		4.54-	100
1504.	7.			Tax		HALASZ, STEVEN H & FRANCES					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	0.01	0.00	0.00		0.01	101
1506.	3.			Tax		LEVINE, ELIZABETH A					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	4.36-	0.00	0.00		4.36-	102
1506.	25.			Tax		VETRANO, PETER & PATRICIA B					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	3.02-	0.00	0.00		3.02-	103
1506.	32.			Tax		MELCHIORE, SUZANNE					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	2.73-	0.00	0.00		2.73-	104
1509.	21.			Tax		MILLER, LEGH P					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	0.01-	0.00	0.00		0.01-	105
1510.	12.			Tax		HITTNER, MICHAEL					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	0.11-	0.00	0.00		0.11-	106
1512.	6.			Tax		ORIO, KATHLEEN M & ORIO, MICHAEL					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	0.27-	0.00	0.00		0.27-	107
1513.	28.			Tax		DOGOSTINO, SARAH & TOMAFSKY, SARAH					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	0.41-	0.00	0.00		0.41-	108
1600.	193.	-C0065-	-	Tax		CESARETTI, PHILLIP & ELAINE					
2023	4	11/06/23	069	CANCEL +/-	BALANCES	3.55-	0.00	0.00		3.55-	109
1601.	1.			Tax		WALLS, PATRICIA M					

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MOUNT LAUREL TOWNSHIP  
Adjustment Batch Verification Listing

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Block/Lot/Qual	Yr/Prd/Instl	Tran	Date	Code	Ded	Type Description	Acct Id	Owner Name Principal	Install	Int	Interest	Total	Seq
	2023	4	11/06/23	069		CANCEL +/- BALANCES		0.60-		0.00	0.00	0.60-	110
1601.	63.					Tax		DEEHAN, DENNIS G & BARBARA M					
	2023	4	11/06/23	069		CANCEL +/- BALANCES		5.10-		0.00	0.00	5.10-	111
1601.	67.					Tax		BRAUN, ROBERT M & JUDY L					
	2023	4	11/06/23	069		CANCEL +/- BALANCES		0.04-		0.00	0.00	0.04-	112
1601.01	11.					Tax		SACKS, EDWARD & PATRICIA					
	2023	4	11/06/23	069		CANCEL +/- BALANCES		0.30-		0.00	0.00	0.30-	113
1601.04	4.					Tax		ZAORSKI, MARLENE - TRUSTEE					
	2023	4	11/06/23	069		CANCEL +/- BALANCES		0.01-		0.00	0.00	0.01-	114
1601.06	22.					Tax		BRICKNER, DANIEL W					
	2023	4	11/06/23	069		CANCEL +/- BALANCES		1.05		0.00	0.00	1.05	115
1602.	44.					Tax		LYMAN, IRENE					
	2023	4	11/06/23	069		CANCEL +/- BALANCES		0.02-		0.00	0.00	0.02-	116
1602.	57.					Tax		PERSON, MATTHEW L					
	2023	4	11/06/23	069		CANCEL +/- BALANCES		4.65-		0.00	0.00	4.65-	117
1603.04	5.					Tax		ROGERS, PAULINE A					
	2023	4	11/06/23	069		CANCEL +/- BALANCES		0.30-		0.00	0.00	0.30-	118

There are NO errors in this listing.

Code	Description	Count	Principal	Install Int	Interest	Total	Ded Count
Total for Year 2023							
069	Cancel by Resolution	<u>114</u>	<u>239.57-</u>	<u>0.00</u>	<u>0.00</u>	<u>239.57-</u>	<u>      </u>
		114	239.57-	0.00	0.00	239.57-	
Totals for All Years:							
		114	239.57-	0.00	0.00	239.57-	



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-220

**REGULAR MEETING**

**NOVEMBER 13, 2023**

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE  
PURCHASE OF TECH SOLUTIONS THROUGH THE INTERLOCAL PURCHASING  
SYSTEM (TIPS)**

**WHEREAS**, N.J.S.A. 40A:11-11 authorizes contracting units to establish a Cooperative Pricing Agreement for its administration; and

**WHEREAS**, TIPS, hereinafter referred to as "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

**WHEREAS**, the governing body of the Township of Mount Laurel, County of Burlington, State of New Jersey, authorized participation in the aforesaid Cooperative Pricing System for the provision and performance of goods and services.

**WHEREAS**, Rivell LLC, 123 Egg Harbor Rd., Suite 507, Sewell, NJ 08080, has been awarded a contract for Audio Visual Equipment, Supplies and Services for the period October 1, 2022 through November 30, 2023 by the Lead Agency as part of the Cooperative Purchasing Program; and

**WHEREAS**, the Township of Mount Laurel is desirous of participating with the Lead Agency for the purchase of Tech Solutions from the aforesaid vendor.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing for Tech Solutions from Rivell LLC, 123 Egg Harbor Rd., Suite 507, Sewell, NJ 08080, for \$47,500.00.
2. This is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-221

REGULAR MEETING

NOVEMBER 13, 2023

**RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH NEW JERSEY  
ANIMAL CONTROL FOR THE PROVISION OF ANIMAL CONTROL SERVICES**

**WHEREAS**, Mount Laurel Township requires animal control services; and

**WHEREAS**, Mount Laurel Township currently uses New Jersey Animal Control, LLC, 617 Stokes Road, Suite 4 – Box #302, Medford, NJ 08055 to perform animal control services;

**WHEREAS**, the current contract has a renewal option. Mount Laurel Township will be renewing their 2024 animal control services with New Jersey Animal Control, LLC, 617 Stokes Road, Suite 4 – Box #302, Medford, NJ 08055.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Mt. Laurel, in the County of Burlington and State of New Jersey, that the Township Manager is hereby authorized to execute the “Animal Control Services Agreement,” with New Jersey Animal Control, said Agreement being attached hereto and made a part hereof.

This resolution was adopted at a meeting of the Township Council held on November 13, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

**TOWNSHIP OF MOUNT LAUREL**

**ORDINANCE 2023-14**

**AN ORDINANCE AMENDING THE ROUTE 38, ARK ROAD, AND FOSTERTOWN ROAD REDEVELOPMENT PLAN**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. permits New Jersey municipalities the authority to utilize redevelopment as a tool to stimulate economic development on particular properties if they are found to meet the statutory criteria necessary for designation; and

**WHEREAS**, by Resolution 18-R-144 of the Township Council of the Township of Mount Laurel (the "Township"), the following properties were designated as an Area in Need of Redevelopment in accordance with the procedures set forth in the Local Redevelopment and Housing Law:

- Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04;
- Block 303, Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11; and
- Block 308, Lot 1; and

**WHEREAS**, these properties are collectively referred to as the Route 38, Ark Road, and Fostertown Road Redevelopment Area (the "Redevelopment Area"); and

**WHEREAS**, on March 25, 2019, the Township Council adopted the Route 38, Ark Road, and Fostertown Road Redevelopment Plan by Ordinance No. 2019-7 (the "Redevelopment Plan"), which set forth the superseding land use regulations to govern the Redevelopment Area including goals and objectives, permitted land uses, and development standards; and

**WHEREAS**, on December 2, 2019, the Township Council adopted Ordinance No. 2019-35, amending certain standards set forth in the Redevelopment Plan; and

**WHEREAS**, the Township Council has been approached by potential redevelopers with a request to consider further amendments to the Redevelopment Plan so as to permit a combined assisted living and congregate care facility, retail sales, and a fast-food establishment with drive-through facilities; and

**WHEREAS**, the Township Council has reviewed the conceptual plan provided in furtherance of such request, a copy of which is attached hereto as "Exhibit A"; and

**WHEREAS**, in the interest of furthering the development of this economic corridor of the Township, the Township Council has considered this request and finds that in limited applications and with appropriate conditions, the proposed development is not objectionable at the intended location; and

**WHEREAS**, the Township Council wishes to amend the Redevelopment Plan in order to permit the proposed development; and

**WHEREAS**, the Township Council finds that such amendments to the Redevelopment Plan are not a substantial departure from the original intent of the Redevelopment Plan and would further the objective of the Redevelopment Plan to ameliorate existing conditions upon the Redevelopment Area that have been characterized by lands vacant more than ten (10) years and that are remote and lack of means of access; and

**WHEREAS**, the amendments to the Redevelopment Plan would not require any relocation of existing businesses or residents; and

WHEREAS, the amendments to the Redevelopment Plan do not alter the Redevelopment Plan's relationship to and consistency with the Township's Master Plan; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, as follows:

SECTION 1. The Township Council hereby adopts the following amendments to the Redevelopment Plan:

- a. Section 2.0, entitled "Definitions," is hereby amended to include the following additional definitions:

*"Assisted Living Facility" means a multi-unit, age-restricted residential facility licensed by the State of New Jersey offering assisted living services to residents.*

*"Congregate Care Facility" means a multi-unit, age-restricted residential facility offering limited to no personal care assistance to residents for day-to-day tasks.*

- b. Section 4.11, entitled "Provision of Affordable Housing," is hereby amended to read as follows:

*Per Section 16 of the LRHL, all projects, programs and actions shall be in accordance with the housing element of the master plan, and with any fair share housing plan filed, whether or not the municipality has petitioned for substantive certification of the plan. Inclusionary development, or 20% of the total market rate housing units or 2.5% of the equalized assessed value of non-residential development, shall be permitted to accommodate persons of low and moderate income.*

*Notwithstanding anything contained in this Section 4.11 to the contrary, the affordable housing requirements for any redevelopment undertaken pursuant to the provisions of this Redevelopment Plan which provides for a congregate care facility and/or an assisted living facility shall be limited to (i) setting aside 10% of the total bed count attributable solely to the assisted living facility for use by Medicaid-eligible persons, in accordance with N.J.S.A. 26:2H-12, 16 et seq., and (ii) paying a fee equal to 2.5% of the equalized assessed value of the congregate care facility.*

- c. Section 6.4, entitled "Land Use and Development Regulations," subsection 1, entitled "Permitted Principal Uses," is hereby amended to include the following additional uses:

*m. Congregate care facilities.*

*n. Restaurants, fast-food establishments, and retail establishments with drive-through facilities.*

*o. A combination of the foregoing permitted uses.*

- d. Section 6.4, entitled "Land Use and Development Regulations," subsection 2, entitled "Permitted Accessory Uses," sub-subsection j is hereby amended to read as follows:

*j. Other accessory uses and structures normally considered incidental to one or more of the principal uses located on the same lot.*



*including but not limited to pergolas, bocce courts, and other associated courtyard amenities.*

- e. Section 6.4, entitled "Land Use and Development Regulations," unidentified subsection, entitled "Prohibited Uses," is hereby amended to strike the following:

- a. *Fast-food establishments and drive-through facilities.*

- f. Section 6.4, entitled "Land Use and Development Regulations," unidentified subsection, entitled "Bulk and Area Requirements," sub-subsection B.2 is hereby amended to read as follows:

*The gross floor area of the nonresidential space within the Fostertown Road Mixed-Use (FR-MX) District shall be a minimum of 10,000 square feet and shall not exceed 125,000 square feet. For purposes of this calculation, square footage attributable to any assisted living facility unit or congregate care facility unit shall not be included.*

- g. Section 6.4, entitled "Land Use and Development Regulations," unidentified subsection, entitled "Bulk and Area Requirements," sub-subsection B.3 is hereby amended to read as follows:

*The total number of assisted living facility units or congregate care facility units within the Fostertown Road Mixed-Use (FR-MX) District shall not exceed 175.*

- h. Section 6.4, entitled "Land Use and Development Regulations," unidentified subsection, entitled "Bulk and Area Requirements," sub-subsection F.2 is hereby amended to read as follows:

*Accessory uses: 20 feet from any tract boundary line; provided, however, such setback may be reduced if screening from neighboring uses and any public right-of-way is provided and approved by the Planning Board.*

- i. Section 6.5, entitled "Parking," subsection 1 is hereby amended to read as follows:

*Residential uses. The minimum number and dimensions of all on-site parking stalls and parking areas for residential uses, assisted living facilities, and congregate care facilities shall be governed by the RSIS.*

- j. Section 7.2, entitled "Design Standards," subsection 7.2.4, entitled "Landscape and Buffering," sub-subsection 2 is hereby amended to read as follows:

*A minimum 25-foot landscaped buffer area shall be provided along the Route 38 right-of-way and along Fostertown Road. A minimum 50-foot landscaped buffer shall be provided along any other tract boundary line. Said buffers shall be free of structures except for internal roads, permitted signs, stormwater management facilities, walkways, and pedestrian circulation areas.*

- k. Section 7.2, entitled "Design Standards," subsection 7.2.4, entitled "Landscape and Buffering," sub-subsection 2 is hereby amended to read as follows:

*There shall be a minimum 50-foot landscaped buffer between residential and non-residential developments. Said buffer shall be free of structures and encroachments except for internal roads, permitted signs, stormwater management facilities, walkways, and pedestrian circulation areas provided screening from neighboring residential uses is provided and approved by the Planning Board.*

l. Section 7.2, entitled "Design Standards," subsection 7.2.6, entitled "Infrastructure," is hereby amended to include the following:

5. *Cross-access drive aisles and/or easements may be requested and pursued between neighboring and compatible uses.*

m. Section 7.2, entitled "Design Standards," subsection 7.2.9, entitled "Signage," is hereby amended to include the following:

4. *Notwithstanding anything contained in this Section 7.2.9 or Township of Mount Laurel Code Section 154-92 et seq. to the contrary, the following shall be permitted:*

i. *Multi-tenant monument signs shall be permitted in connection with any multi-tenant development and/or building and such signs shall be permitted to include both the names and logos of such tenants.*

ii. *The maximum area permitted for multi-tenant monument signs shall be 64 square feet per side.*

iii. *The maximum height permitted for multi-tenant monument signs shall be 8 feet.*

**SECTION 2.** The amendments set forth in Section 1 above shall be deemed a part of, but shall take precedence over and supersede any provisions to the contrary contained in, the Redevelopment Plan. Except as specifically modified hereby, all of the provisions of the Redevelopment Plan which are not in conflict with the terms of the foregoing amendments shall remain in full force and effect.

**SECTION 3.** The Township Council declares and determines that the Redevelopment Plan, as amended by this Ordinance, meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development, redevelopment and rehabilitation of the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

**SECTION 4.** The Township Council expressly incorporates within this Ordinance the findings of the Township Planning Board as set forth in Resolution 18-R-144, dated September 24, 2018.

**SECTION 5.** The Township Council shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan, as amended by this Ordinance.

**SECTION 6.** The Redevelopment Plan, as amended by this Ordinance, shall supersede any and all other local development regulations to the extent set forth therein, and the Township Zoning Map is hereby amended, as may be necessary, to conform with the provisions of the Redevelopment Plan, as amended by this Ordinance.

**SECTION 7.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 8.** In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Council that the balance of this Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of this Ordinance.

**SECTION 9.** This Ordinance shall take effect after final adoption and publication according to law.

Introduction Date: October 2, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen		✓				
Janjua	2	✓				
Moustakas	1	✓				
Pritchett					✓	
Steglik		✓				

Publication Date: October 9, 2023

Public Hearing Date: November 13, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Stephen Steglik, Mayor

ATTEST:

Meredith Riculfy, Township Clerk

## EXHIBIT A

***REDEVELOPMENT PLAN***  
***NJ Route 38, Ark Road,***  
***and Fostertown Road***

**Block 302.15,**  
**Lots 4, 5, 6, 7, 8, 9, 10, 11,**  
**12, 12.01, 12.02, 12.03, 12.04**

**Block 303,**  
**Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11**

**Block 308, Lot 1**

Township of Mount Laurel  
County of Burlington, State of New Jersey

Prepared By:

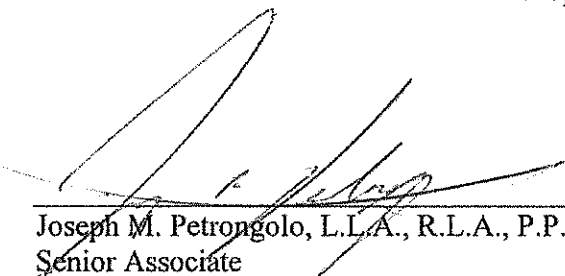


REMINGTON  
& VERNICK  
ENGINEERS

232 Kings Highway East  
Haddonfield, New Jersey 08033

February , 2019  
Revised March 11, 2019

Adopted: March 25, 2019



Joseph M. Petrongolo, L.L.A., R.L.A., P.P.  
Senior Associate  
License #33LI00525100

N.B. The original of this document was signed and sealed as per N.J.A.C. 13:41-1.3.b

**Township of Mount Laurel**

**Mayor**  
Kurt Folcher

**Deputy Mayor**  
Linda Bobo

**Township Council**  
Irwin Edelson  
Kareem Pritchett  
Stephen Steglik

**Township Manager and Clerk**  
Meredith Tomczyk

**Planning Board Members**  
Joseph Cortese, Chairman  
Lisa Conte, Vice-Chairman  
Kurt Folcher, Mayor  
Kareem Pritchett, Council Representative  
William Allen  
Timothy Cassidy  
Deborah Ingravallo  
Gaurav Naik  
Andrew Pizzo

**Planning Board Solicitor**  
John Armano, Esquire

**Planning Board Engineer**  
William Long, PE, CME

**Planning Board Traffic Engineer**  
Michael Angelastro, Ph.D, PE, CME, PTOE

**Planning Board Planner**  
Joseph M. Petrongolo, LLA, RLA, PP

**Remington and Vernick Engineers**  
Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Project Manager  
Tamika K. Graham, P.P., AICP

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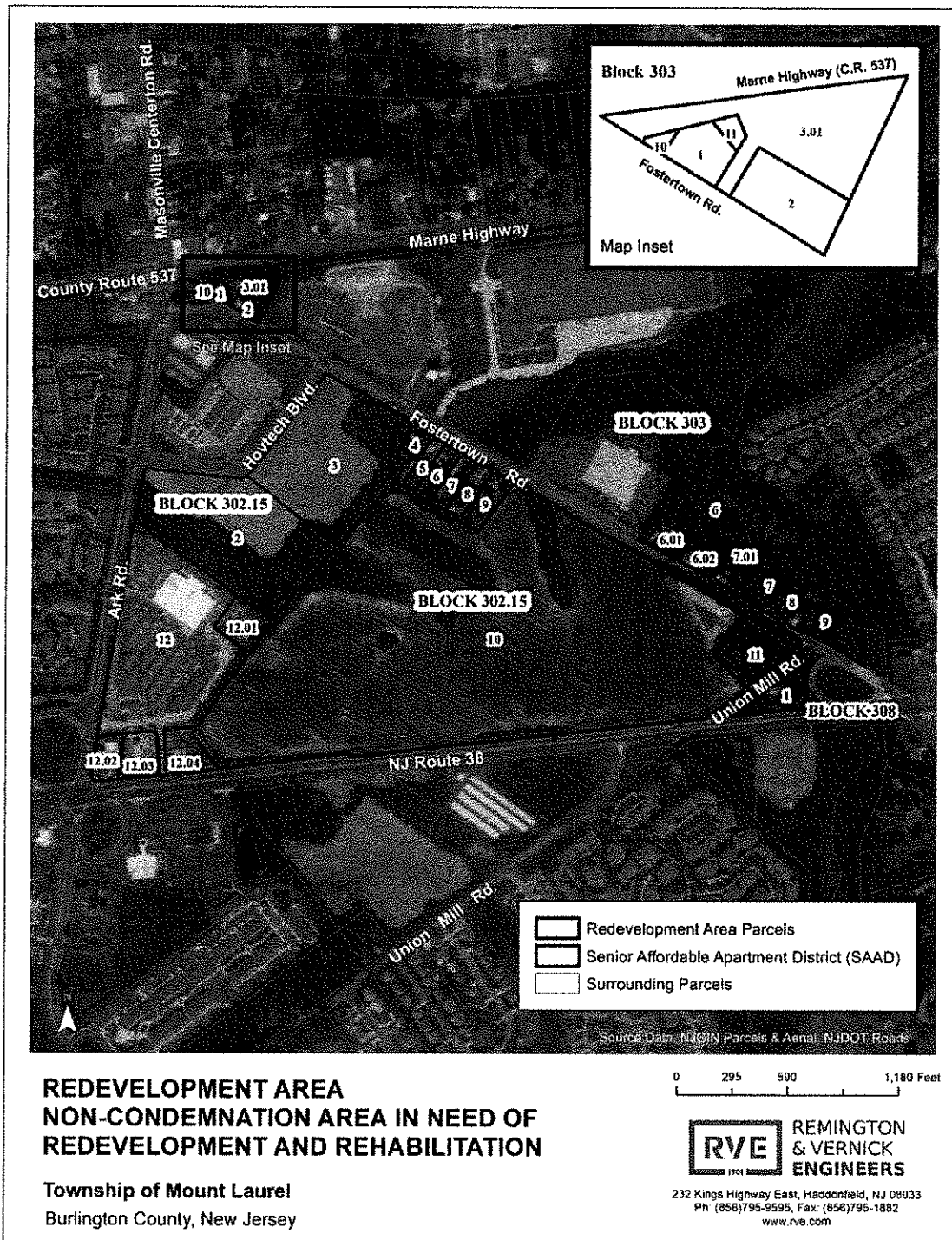


## 1.0 Introduction

### 1.1 Background

This Redevelopment Plan is intended to regulate redevelopment activity over those lands designated as Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04; Block 303, Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11; and Block 308, Lot 1, in the Township of Mount Laurel, as shown on Map 1. This Plan emanates from adoption of a resolution by the Township of Mount Laurel Township Council, which declared the said area to be in need of redevelopment and rehabilitation, as enabled under N.J.S.A. 40A:12A-14. With this declaration of area in need of redevelopment in place, the Township is now able to develop and implement a plan for the redevelopment of the area. The Council of the Township of Mount Laurel will serve as the redevelopment entity responsible for the effectuation of this Plan, which is intended to supersede the provisions of the Township of Mount Laurel Zoning and Development Regulations Ordinance, being Chapter 154 of the Code of the Township of Mount Laurel.

Map 1: Adopted Redevelopment and Rehabilitation Area



## 1.2 Redevelopment Process and Preliminary Investigation

The first step in the redevelopment process is for the municipal Governing Body to direct the municipal Planning Board to undertake what the Local Redevelopment and Housing Law (LRHL) terms a "Preliminary Investigation" to determine if an area meets the statutory criteria under which it may be declared to be "In Need of Redevelopment" pursuant to sections 5 and 6 of the Redevelopment Law. A total of eight (8) criteria are listed in the statute, however, only one criterion being met will allow an area to qualify as in need of redevelopment. Additionally, under N.J.S.A. 40A:12A-5, a delineated area may be declared in need of rehabilitation if, after investigation, any one of the six (6) criteria is met, *and* a program of rehabilitation will prevent further deterioration and promote overall community development.

The task to undertake the preliminary investigation was memorialized by the Township of Mount Laurel Resolution No. 18-R-144, adopted September 24, 2018. The final report is dated November 9, 2018 for the Preliminary Investigation for Determination of Eligibility for Declaration as a Non-Condemnation Area in Need of Redevelopment or Rehabilitation for the Route 38, Ark Road, and Fostertown Road Redevelopment Area. As a non-condemnation area, the Township is prohibited to exercise the power of eminent domain to acquire any property in the delineated redevelopment area.

The preliminary investigation report concluded that the entirety of the study area, known as Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04; Block 303, Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11; and Block 308, Lot 1 (the "Study Area"), qualifies for declaration as a non-condemnation area in need of redevelopment given the following statutory criteria, of N.J.S.A. 40A:12A-5, as prescribed by the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.:

- Criterion "c" - lands owned by the municipality and where vacant more than 10 years and that are remote and lack of means of access and is not likely to be developed through the instrumentality of private capital;
- Criterion "d" - faulty arrangement; the prevalent significant deterioration of parking and traffic circulation area pavement, to include that of the access roadway;

Additionally, the preliminary investigation report concluded that the entirety of the Study Area qualifies for declaration as a non-condemnation area in need of rehabilitation given the following statutory criteria, of N.J.S.A. 40A:12A-5, as prescribed by the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.:

- Criterion “a” - a significant portion of structures therein are in a deteriorated or substandard condition;
- Criterion “b” - more than half of the housing stock in the delineated area is at least 50 years old;
- Criterion “c” - there is a pattern of vacancy, abandonment or underutilization of properties in the area.

Per the LRHL, proper public notice and a public hearing was held to afford the general public and other stakeholders, who were interested or may be affected by the redevelopment designation, an opportunity to review and comment on the findings of the final report. A subsequent resolution directed the preparation of this Redevelopment Plan for the Redevelopment Area.

#### 1.2.1. Redevelopment Statutory Requirements

While some flexibility is permitted in the plan components, there are statutory elements required of a redevelopment plan. Pursuant to N.J.S.A. 40A:12A-7, the plan shall include an outline for the planning, development, and redevelopment, or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan.
- Any significant relationship of the Redevelopment Plan to the master plans of contiguous municipalities, the master plan of the County in which the municipality is located, the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.), the local ordinances and master plan.

- A housing inventory of all affordable housing units to be removed.
- Adequate provision that requires the replacement, on a one-for-one basis, any affordable unit that is lost as a result of the redevelopment plan implementation.

### **1.3 Authorization and Purpose**

This Redevelopment Plan satisfies all statutory requirements under the Local Redevelopment and Housing Law (LRHL), upon adoption by the Governing Body. The LRHL authorizes the Township of Mount Laurel to pursue Redevelopment activities only within a designated Redevelopment Area. Per N.J.A.C. 40A:12A-7, “no redevelopment project shall be undertaken or carried out except in accordance with the development plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate”. Accordingly, except for right-of-way or infrastructure improvements, the Township of Mount Laurel cannot undertake any redevelopment action outside of the Redevelopment Area, without first conducting the investigation to declare an area in need of redevelopment and/ or rehabilitation, along with required public input.

Having declared the Redevelopment Study Area to be in Need of Redevelopment and Rehabilitation under the Local Housing and Redevelopment Law and acknowledging that the conditions which caused the Township to make such a declaration are amenable to correction and amelioration and are not likely to be corrected or ameliorated solely by private capital. The purpose of this Redevelopment Plan is to promote a mechanism for redevelopment, ensure development that is compatible with the surrounding area, reduce conditions that contributed to the need for the declaration of an area in need of redevelopment and rehabilitation, and advance the goals and objectives of the Township of Mount Laurel Master Plan. More specifically, this Plan provides a framework for repurposing over 60 acres of vacant land to create a mixed-use development and senior and affordable housing opportunities.

### **1.4 Relationship to the Municipal Land Use Law**

The LRHL intends to integrate redevelopment planning into the local land use planning process. The Municipal Land Use Law (N.J.S.A. 40:55D-2) grants municipalities the power to enact a master plan to establish land use priorities and adopt a zoning ordinance. By default, this Redevelopment Plan has been designed to advance the purposes of the New Jersey Municipal Land Use Law by:

- Guiding the appropriate use and development of lands in a manner which will promote the public health, safety, morals and general welfare;
- Secure safety from fire, flood, panic and other natural and man-made disasters;
- Providing adequate light, air and open space;
- Ensuring that development does not conflict with the development and general welfare of neighboring municipalities;
- Establishing appropriate population densities and distribution;
- Encouraging the expenditure of public funds on appropriate projects by coordinating capital programming and land development;
- Providing appropriate lands for all types of uses, in accordance with environmental capacities and meeting the needs of all residents;
- Encouraging the appropriate development of transportation facilities and routes that will enhance movement of goods and people;
- Promoting a desirable visual environment;
- Promoting conservation of historic resources, open space, energy resources, natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land;
- Encouraging planned unit developments;
- Encouraging development of senior housing;
- Reducing the cost of development by streamlining the procedures of public and private development;
- Promoting the use of renewable energy resources; and
- Promoting recovery and recycling of recyclable materials.

## 2.0 Definitions

For this Redevelopment Plan, the following terms shall have the meaning as set forth in this section.

“Age-in-place” means planning for the creation and integration of housing, land-use, transportation, economic, social service and health systems that support a high quality of life for older adults to remain functional and active in their communities so that they can successfully age in their homes and communities.

“Condominium” means an apartment or townhouse building(s) where each dwelling unit is individually owned by respective housekeeping units while common property is collectively owned and maintained by all the residents of the building(s).

“Fast-casual restaurant” means an eating establishment that does not offer full table service, but advertises higher quality food than fast food restaurants, with fewer frozen or processed ingredients. It is an intermediate concept between fast food and casual dining and has a higher dine in ratio than fast food/quick service. Includes quality labeling such as organic, fresh, and local.

“Fast-food/ quick service restaurant” means an eating establishment with fast food cuisine and minimal table service, offered from a limited menu, cooked in bulk in advance and kept hot, finished and packaged to order, usually designed to be eaten “on the go”, though limited seating may be provided.

“Housing project” means a project, or distinct portion of a project, which is designed and intended to provide decent, safe and sanitary dwellings, apartments or other living accommodations for persons of low and moderate income.

“Lifestyle center” means a walkable, mixed-use community of retail, restaurants, entertainment, and office, with an urban feel, and that has high-end amenities that support a live-work-play lifestyle and maximizes quality of life. Amenities include covered seating and social areas (“third spaces”), pool, decks, covered garden patio, bicycle storage, dog park, pet washing station and other features, barbeque areas, paved biking/ walking trails, outdoor fireplaces, community garden, and any other features that support residential use combined with commercial uses.

“Multifamily dwelling” means any building or structure or complex of buildings or structures in which three or more dwelling units are rented or leased or offered for rental or lease for residential purposes, whether privately or publicly financed, except hotels, motels or other guest houses serving transient or seasonal guests.

"Persons of low and moderate income" means persons or families who are, in the case of State assisted projects or programs, so defined by the Council on Affordable Housing in the Department of Community Affairs, or in the case of federally assisted projects or programs, defined as of "low and very low income" by the United States Department of Housing and Urban Development.

"Placemaking" means a multi-faceted approach to planning, design, and management of public spaces to create a cohesive community.

"Redeveloper" means any person, firm, corporation or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of this act, or for any construction or other work forming part of a redevelopment or rehabilitation project.

"Redevelopment area" or "area in need of redevelopment" means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A:12A-6) or determined heretofore to be a "blighted area" pursuant to P.L.1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VIII, Section III, paragraph 1 of the Constitution. A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

"Redevelopment entity" means a municipality or an entity authorized by the governing body of a municipality pursuant to subsection c. of section 4 of P.L. 1992, c.79 (C.40A:12A-4) to implement redevelopment plans and carry out redevelopment projects in an area in need of redevelopment, or in an area in need of rehabilitation, or in both. Such entities may be created by Council pursuant to N.J.S.A. 40A:12A-11 and then authorized by Council to implement redevelopment plans.

"Redevelopment project" means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping, and administrative, community, health, recreational, educational, and welfare facilities.

"Semi-detached dwelling" or "townhouse" means a building containing two attached dwelling units that share a common wall at the lot line and that are on separate lots.



“Third spaces” refers to social areas where people congregate other than home and work and are valuable tools to stabilize neighborhoods and strengthen communities.

## 3.0 Redevelopment Area

### 3.1 Redevelopment Area Delineation and Existing Conditions

The Redevelopment Area (known as Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04; Block 303, Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11; and Block 308, Lot 1) is located in the northeast portion of the Township and situated in an area to the north of Route 38, South of County Route 537 (Marne Highway) and Ark Road to the west and Fostertown Road to the east. The entirety of the Redevelopment Area falls within the municipality's sewer service area, with some exceptions. The entirety of Block 303, Lot 6, a Township-owned vacant lot, is outside of the sewer service area. The front portion only of Block 303, Lots 7, 7.01, 8, and 9 are partially within the sewer service area. All the parcels within the Redevelopment Area have roadway frontage and are accessible from the public right-of-way, except for three landlocked parcels which are Block 302.15, Lot 12.01 and Block 303, Lots 6 and 11. The Redevelopment Area consists of improved and unimproved lots under public and private ownership.

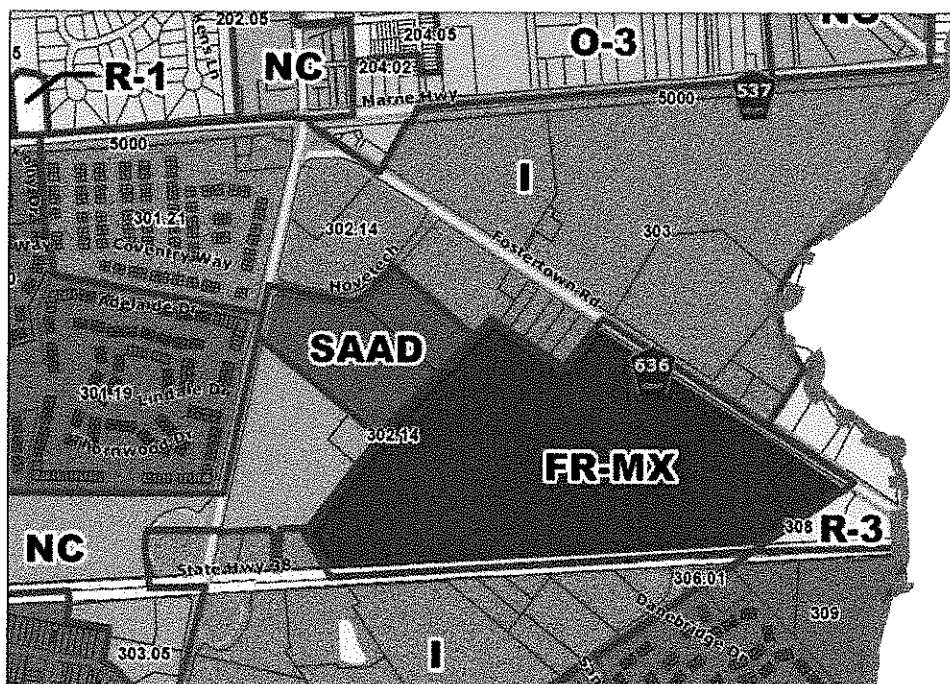
### 3.2 Redevelopment Area Existing Zoning

Based on the existing underlying zoning, the Redevelopment Area lies within five different zoning districts. Per Chapter 154 of the Township's Code, the regulations of these various zoning districts anticipate the following uses:

- O-3 Office Residential - Provides for single-family detached homes, professional business and general offices, medical and legal offices, real estate and insurance offices, and banks and fiduciary institutions.
- Industry - Primarily for providing space for manufacturing, processing, fabricating, repairing, storing and wholesaling.
- FR-MX – Facilitate mixed-use development within a single tract designed to create a total of 600 residential units (not inclusive of assisted living facilities) which will include a 20% set-aside of affordable units and applied specifically to the future mixed-use development located on Block 302.15, Lots 10 and 11.
- R-3 - Provides for single-family dwellings, public parks and facilities, golf courses and municipal facilities, and banks and fiduciary institutions, any form of agriculture or horticulture.

- NC Neighborhood Commercial - Provides for retail business and personal service establishments which are clearly of a neighborhood service character, churches, professional offices, etc.

Map 2: Mount Laurel's Existing Zoning for the Area



Upon adoption of this Redevelopment Plan, the land use and building development requirements detailed herein shall govern all lands within the Redevelopment Area.

### 3. Redevelopment Plan Goals and Objectives

The primary goal of this Redevelopment Plan is to ameliorate existing conditions upon the Redevelopment Area that have been characterized by lands vacant more than 10 years and that are remote and lack of means of access, structures in a deteriorated or substandard condition, more than half of the housing stock in the delineated area is at least 50 years old; and there is a pattern of vacancy, abandonment or underutilization of properties in the area, and the prevalent significant deterioration of parking and traffic circulation area pavement and that collectively are presently detrimental to the Township's public health, safety, and welfare.

The Redevelopment Plan objectives are as follows:

- Develop the site with a variety of complementary mixed uses that are compatible with surrounding uses in terms of scale, character, use, and density;
- Promote a high quality of life that contributes to Mount Laurel's overall attractiveness as a vibrant place to live, work, and play;
- Support the Township's economic viability by improving the value existing development and creating new commercial and residential parcels that contribute to the Township's tax base;
- Assist in the accommodation of the Township's future affordable housing obligation;
- Advance age-in-place principles to support individuals of all ages and abilities;
- Provide increased access between the Senior Affordable Apartments District (SAAD) and future senior housing to be located therein with the commercial attributes of the redevelopment area.
- Provide complete streets to accommodate all modes of transportation;
- Provide adequate design standards, with flexibility, that enhance the visual environment of the mixed-use community, and create a distinguishable neighborhood feel; and
- Promote new urbanism and placemaking principles that focus on creating a destination and prioritizes function before form.

## 4.0 Relationship to Definite Local Objectives

The Redevelopment Plan includes an outline of all pertinent information required for the redevelopment area per N.J.S.A 40:A-7. Under Section 5.0 of this Plan, the relationship to the Redevelopment Plan is provided regarding other significant county and state plans. Under Section 5.1, the Master Plan for the Township of Mount Laurel is covered in detail. Below, some highlights of the Master Plan are noted to address the statutorily required explanation of the interconnectedness between the Redevelopment Plan and the Township's effective Master Plan.

### 4.1 Appropriate Land Uses

The site's location, compatibility with surrounding uses, existing infrastructure, and environmental factors influence the type of land uses that are most appropriate in this redevelopment project. The Redevelopment Area is centered upon two major transportation routes - NJ Route 38 and County Route 537 (Marne Highway). NJ Route 38, a principal arterial roadway, is located on the south side of the Redevelopment Area and is a key corridor of the Township which is heavily travelled and characterized by commercial and business uses. The Redevelopment Area is also easily accessible to various parts of the Township based on its proximity to the NJ Turnpike and I-295 located to the northwest. To the immediate west of the Redevelopment Area, at the intersection of Route 38 and Ark Road, is Larchmont Commons Shopping Center. The site's location to existing surrounding uses makes it compatible and suitable for a mix of commercial and residential use, and therefore, the existing land uses will not conflict with the proposed mixed residential and commercial uses. In fact, the proposed use will complement other land uses nearby. The site is also large enough to provide adequate buffering to protect adjacent uses as necessary.

The Redevelopment site, specifically Block 302.15, Lots 10 and 11, is also conducive for residential subdivisions as the large tract of land can be repurposed into smaller parcels. Further, some of the area is restricted by environmental conditions due to NJ Department of Environmental Protection (NJDEP) delineated wetlands. Minimum lot size and building spacing needs to suit residential uses can be accommodated under the environmental constraints.

The variety of residential uses that will be permitted within this area will further contribute to Mount Laurel's goals for strong neighborhoods and will also provide opportunities to address affordable housing needs in the future. Mixed lot sizes and residential building types will contribute to the diversity of places to live throughout the Township. Finally, creating additional opportunities for commercial and residential development within the Redevelopment Area is in alignment with the Township's Master Plan.

## **4.2 Density of Population**

The proposed intensity of land use anticipated within the Redevelopment Area is consistent with the Township's existing zoning for higher density and with its future goals as outlined in the effective Master Plan. A land use goal of the Master Plan is to ensure that developments are compatible with the adjacent land uses in surrounding communities, where feasible. This Redevelopment Plan anticipates residential uses that are medium density and will be achieved through semi-detached dwellings and multifamily apartments. To maintain appropriate densities, accessory housing is discouraged.

## **4.3 Improved Traffic and Public Transportation**

Roadway improvements should be provided to adequately address the increase in traffic as a result of the redevelopment project(s). A traffic study may or may not be required at the time of site plan. An updated traffic circulation system will be developed as part of the redevelopment of this area. It is expected that the redevelopment of this area will include a new internal street system to provide safe and accessible roads, with adequate sidewalks, within the residential areas and connecting to the main thoroughfare of NJ Route 38.

While NJ Route 38 can accommodate residential and retail traffic, the widening of Fostertown Road may become necessary to facilitate additional points of ingress and egress to the redeveloped area. Currently, Fostertown Road is classified as a collector roadway and is one-lane in each direction. Existing capacity is limited to accommodate the scale of development envisioned for the area. Future developers or the master redeveloper should pursue with the NJ Department of Transportation (NJDOT) a full movement intersection onto NJ Route 38. Overall, redevelopment upon the primary vacant tracts of land can optimize transportation infrastructure investments and can be coordinated with roadway upgrades in the vicinity.

This Redevelopment Plan also envisions a development that is conscious of existing public transit routes that are available along the NJ Route 38 corridor. While public transit buses will not circulate through the site, it is reasonable to expect a high-quality transit experience, which is directly linked with a high-quality pedestrian experience. Amenities for transit users, such as covered and well-lit waiting areas, bus schedule and map kiosks, trash receptacles, and sidewalks, should be deliberately integrated into the initial design and not added as an afterthought. Currently, there are no known proposed changes in existing public transportation. Per NJTransit's policy, any future bus stops are evaluated at the request of the municipality. The Redeveloper should work with the Township of Mount Laurel to address transit accessibility needs for the redevelopment area for future residents.

#### **4.4 Public Utilities**

Mount Laurel's Master Plan goals related to utility services aims to ensure the provision of safe, adequate, and proper utilities to residents and businesses and to preserve, maintain, and improve the community's existing water, sewer, stormwater, and solid waste infrastructure. Accordingly, any proposed development associated with the redevelopment area shall be supported by adequate infrastructure and public services. It shall be the responsibility of the Redeveloper to assess the condition of existing infrastructure, additional capacity needed and to upgrade or replace inadequate infrastructure as required. Also, all necessary studies, surveys, and construction of on-site and off-site improvements shall be the cost and expense of the Redeveloper. Within all new developments, utility lines are required to be located underground and telescoped.

#### **4.5 Recreational and Community Facilities**

An objective of the Mount Laurel Master Plan is "to provide for a variety of public open space, recreational and conservation uses" and "to acquire more open space and recreation land as set forth in the recently updated recreation and open space program." As a future residential area, the redevelopment site is anticipated to have adequate recreational amenities - passive and active - including playgrounds and/or "tot lots," community facilities such as "third spaces" and common open space.

#### **4.6 Other Public Improvements**

Except for required infrastructure mentioned above, there are no other public improvements anticipated on the redevelopment site at this time.

#### **4.7 Proposed Land Uses and Building Requirements**

As previously noted, the Redevelopment Area is currently located within the Study Area lies within five different zoning districts: 1) O-3 Office Residential; 2) Industry; 3) Fostertown Road Mixed-Use District (FR-MX); 4) R-3 Residential; and 5) NC Neighborhood Commercial. The existing use, bulk standards, design standards and performance standards are set forth under the Mount Laurel Development Regulations Ordinance.

For the Redevelopment Area, use and bulk standards, as defined and detailed herein, shall supersede the provisions, where noted for specific parcels, of the underlying zone as described in the Mount Laurel Development Regulations Ordinance. All other relevant land use and building requirements as set forth in the Mount Laurel Development Regulations Ordinance, and all other ordinances and regulations of the Township of Mount Laurel not

conflicted in this Plan remain applicable. The definitions of the Mount Laurel Township Land Development Ordinance shall apply except as otherwise noted herein.

#### **4.8. Provision for Temporary and Permanent Relocation**

The Redevelopment Area does not necessitate the need for the temporary or permanent relocation of residents. Existing dwellings within the area will remain.

#### **4.9 Identification of Property to be Acquired**

The condemnation of land via the exercise of eminent domain is not permissible as the Plan emanates from a non-condemnation declaration of area in need of redevelopment and rehabilitation per N.J.S.A. 40A:12A-15.

#### **4.10 Plan for Affordable Replacement Housing**

Per N.J.S.A 40:A-7, the Redevelopment Plan shall include a provision that requires the replacement, on a one-for-one basis, any affordable unit that is lost as a result of the Redevelopment Plan implementation. While the Redevelopment Area does contain existing housing, no displacement of housing is necessary to advance the Redevelopment Plan. Therefore, no housing units are required by the LRHL to be replaced as a result of this Redevelopment Plan.

#### **4.11 Provision of Affordable Housing**

Per Section 16 of the LRHL, all projects, programs and actions shall be in accordance with the housing element of the master plan, and with any fair share housing plan filed, whether or not the municipality has petitioned for substantive certification of the plan. Inclusionary development, or 20% of the total market rate housing units or 2.5% of the equalized assessed value of non-residential development, shall be permitted to accommodate persons of low and moderate income.



## 5.0 Relationship to Other Plans

The Redevelopment Plan must demonstrate consistency with the local municipal Master Plan objectives. Additionally, per N.J.S.A 40:A-7, the redevelopment plan shall include any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.). Upon review of the latest available plans, this Redevelopment Plan is consistent with the goals and objectives of various adjacent municipalities, the Northern Burlington County Growth and Preservation Plan, and the New Jersey State Plan for Regional Centers within a Suburban Planning Area (PA2). Further details for each plan are provided below.

### 5.1 Mount Laurel Master Plan

The Master Plan is the Township's policy document that guides the all future aspects of the community including physical, economic, and social. It defines Mount Laurel's vision and goals, which was crafted through a robust planning process with input from community residents and stakeholders. It lays out recommendations for achieving the vision and goals in the future, both short- and long-term.

The Redevelopment Plan is to be substantially consistent with the Township of Mount Laurel Master Plan or designed to effectuate the Master Plan. Mount Laurel Township's Master Plan, was adopted by the Planning Board on April 20, 2006 (amended in 2009, 2010 and 2017), consists of the following elements: 1) Goals and Objectives, 2) Land Use, 3) Housing and Fair Share (amended March 2010 and later revision dated April 2017), 4) Recreation and Open Space (amended May 2009), 5) Circulation, 6) Community Facilities, 7) Conservation and Open Space, 8) Energy Conservation and Recycling Plan, and 9) Stormwater Management. The Master Plan was Re-examined in 2017. Similar to the NJ State Development and Redevelopment Plan, smart growth policies are incorporated into all of the Master Plan elements.

#### 5.1.1 Land Use Goals and Objectives

The Township of Mount Laurel's Master Plan defined specific goals and objectives for each of the plan elements that specifically describe the various facets and policies for articulating the community's vision. The community's vision is implemented through various tools such as land use ordinances and land development proposals.

The Redevelopment Plan advances the following goals and objectives of the Land Use Element:

- To preserve and enhance the character and living quality for all residents in all parts of the Township.
- To guide future land development and community facilities to meet the needs of residents while ensuring that new development is compatible with existing developments.
- To provide for a variety of residential, commercial, industrial, public open space, recreational and conservation uses.
- To ensure that developments are compatible with the adjacent land uses in surrounding communities, where feasible.
- To provide for a balanced economic base and a source of employment through utilization of non-residential lands.
- To provide for the efficient movement of goods and people through the Township.
- To provide for the implementation of low and moderate-income housing.
- To satisfactorily address the issue of increased traffic congestion.

Overall, the Township of Mount Laurel's Master Plan is consistent with smart growth principles of efficient land use. The Redevelopment Plan allows the Township to grow in a responsible and sustainable manner and meet its land use and housing goals by creating new housing opportunities for a broad spectrum of the community in the most appropriate locations. The Redevelopment Plan proposes no major changes to the Township of Mount Laurel's Master Plan and is, therefore in substantial compliance with the Plan.

## **5.2 Master Plans of Contiguous Municipalities**

Mount Laurel Township is contiguous with various municipalities; however, due to the location of the Redevelopment Area, the primary contiguous municipality is Hainesport Township. Hainesport's Master Plan Reexamination and Development Regulations were adopted December 2008. Similar to the Township of Mount Laurel, this municipality prioritizes efficient land development and encourages the redevelopment and reuse of existing sites to serve future development needs. Generally, the goals of the Redevelopment Plan are consistent with the intent and goals of the Master Plan for the adjoining municipality.

### **5.3 Burlington County Master Plan**

The Burlington County region is growing and experiencing development pressures, particularly for residential developments. Some of Burlington County's regional goals include:

- Revitalize the Burlington County's hamlets, villages and towns;
- Conserve Burlington County's agricultural and natural resources and systems;
- Promote beneficial economic growth, development and renewal for all residents of the County;
- Protect the environment, prevent and clean up pollution;
- Provide adequate public facilities and services at a reasonable cost;
- Provide adequate housing at a reasonable cost;
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value; and
- Ensure sound and integrated planning and implementation throughout the Burlington County region.

The County has put forth several policy statements related to a range of priority subject matters, including land use, housing, redevelopment, economic development, transportation, and agriculture. Burlington County also puts forth general design principals to influence local land development regulations to ensure the desired character of development. One policy document that guides Burlington County's future land use is the Northern Burlington County Growth and Preservation Plan (GAPP), adopted by the Burlington County Board of Chosen Freeholders in October 2010. However, the southern Burlington County region includes the Township of Mount Laurel. The County's Office of Economic Development has confirmed that the County relies upon the State Development and Redevelopment plan for the purpose of planning the future. As discussed in detail below, this Redevelopment Plan is substantially consistent with the State Plan, and therefore, is consistent with the County's position on future growth and development.

### **5.4 New Jersey State Development and Redevelopment Plan**

The State Planning Act of 1985 mandated the New Jersey State Development and Redevelopment Plan (SDRP), which establishes State-level planning policy. Planning principles for smart growth are integrated into and is also a subset of the State Development and Redevelopment Plan (adopted March 2001). Smart growth is a comprehensive strategy for sustainable development that aims to achieve the needs of the present generation without compromising the ability of future generations to meet their needs.

Smart growth emphasizes the following objectives:

- Mixed land uses;
- Compact, clustered community design;
- Range of housing choice and opportunity;
- Walkable neighborhoods;
- Distinctive, attractive communities offering a sense of place;
- Open space, farmland and scenic resource preservation;
- Direct future development to existing communities with infrastructure;
- Variety of transportation options;
- Predictable, fair and cost-effective development decisions; and
- Community and stakeholder collaboration in development decision-making.

The SDRP outlines eight (8) broad planning goals for the State. Most related to this redevelopment effort are two statewide goals which aim to “revitalize the State’s cities and towns” and to “promote economic growth, development, and renewal.” The State Plan envisions improved livability and sustainability by investing public resources, leveraging private investments and improving the natural and built environments.

The SDRP identifies several planning areas that are defined by shared characteristics, such as population density and existing infrastructure over a designated area of land. Under the New SDRP, the entirety of the Study Area for redevelopment or rehabilitation falls within the Suburban Planning Area (PA2) which the SDRP defines as a smart growth area.

Per the State Plan, the Suburban Planning Area (PA2) aims to:

- Provide for much of the State’s future redevelopment;
- Promote growth in Centers and other compact forms;
- Promote the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

Proposed redevelopment activity as a result of this Redevelopment Plan, pursuant to the Local Redevelopment and Housing Law, encourages development and redevelopment within state-designated growth areas. The intent of the State Plan is achieved through this Redevelopment Plan.

## 6.0 Redevelopment Plan

### 6.1 Plan Principles and Concept Overview

This Plan envisions a lifestyle center with a mix of residential, retail, restaurants, and third spaces, primarily within the largest swath of vacant land available within the Redevelopment Area. Mount Laurel's Master Plan encourages efficient development patterns that support walkability and access to public and civic spaces. Future development in this area should eliminate the shortcomings of the existing outdated shopping center regarding site layout and design. Where existing frontages lack a safe, accessible sidewalk, new development projects should include buffered sidewalks that are interconnected to encourage walking.

Planning principles to be incorporated into the Redevelopment Plan include the following:

- Walkability - create a pedestrian friendly environment;
- Connectivity - create an efficient grid network for traffic and pedestrians;
- Mixed-Use and Diversity - create various uses for variety of people;
- Mixed Housing - create a mix of housing types and prices in close proximity;
- Quality Architecture and Urban Design - provide a human-scale environment and a sense of place;
- Traditional Neighborhood Structure - contains a range of uses and densities within 10-minute walk;
- Increased Density - orient more buildings closer together for efficient land use and ease of walking;
- Green Transportation - build neighborhoods that support non-motorized modes of transportation;
- Sustainability - reduce environmental degradation; and
- Quality of Life - create places of lasting value.
- The final site improvements/layout shall be coordinated with the Redevelopment Entity.

The below summary describes some imminent changes expected for the Redevelopment Area as well as new development concepts that are proposed.

#### Approved Changes

##### *Block 302.15, Lot 12.04*

Lot 12.04 is a Friendly's Restaurant with associated parking within the front yard along the property's frontage. Under Planning Board approval received, the existing Friendly's Restaurant will be demolished and a new bank with drive-through tellers will be constructed.

The new facility is excepted to incorporate pedestrian facilities along the frontage of NJ Route 38. This new improvement for pedestrian circulation should be connected to the new development on the adjacent parcels to the east (Block 302.15, Lot 10). This site will have aesthetic improvements such as landscaping to incorporate redevelopment goals as established in this Redevelopment Plan.

#### Proposed Changes

##### *Block 302.15, Lots 4, 5, 6, 7, 8, 9*

This cluster of six (6) parcels are located along Fostertown Road (eastbound) and categorized as low-density residential with detached single-family dwellings. The dwellings are setback notably from the right-of-way. The rear portion of each parcel has some vegetative buffering from the adjacent vacant parcels. These pre-existing non-conforming uses are inconsistent with the Township's existing zoning. This Plan envisions these parcels being developed in accordance with the standards of the Industry Zoning District.

##### *Block 302.15, Lots 10 and 11*

The bulk of the transformative improvements for the Redevelopment Area will occur on Block 302.15, Lot 10, which is vacant and 64.44 acres in total. Lot 10 has frontage on NJ Route 38, Fostertown Road, and Union Mill Road. There are also swaths of deciduous forests on the parcel, located closest to the cluster of residential dwellings on Fostertown Road (eastbound). This parcel is also impacted by a swath of NJDEP delineated agricultural wetlands. Adjacent to Lot 10 is Lot 11, which is also vacant, has dual frontage, and under the same private ownership.

The current zoning for Block 302.15, Lots 10 and 11 is Fostertown Road Mixed-Use District (FR-MX). The FR-MX zoning district aims to facilitate mixed-use development within a single tract designed to create a total of 600 residential units (not inclusive of assisted living facilities) which will include a 20% set-aside of affordable units and applied specifically to the future mixed-use development. However, this Redevelopment Plan supersedes the underlying zoning for these parcels and permits additional uses.

##### *Block 302.15, Lot 12*

Lot 12 is the parcel for the ShopRite Shopping Center on Ark Road, where the grocery store is the anchor tenant along with a L-shaped row of strip stores and a standalone pad site to the southwest corner. The standalone commercial pad site is currently vacant and indicative of a prior bank with an associated drive-through teller. A similar commercial use is

contemplated. Redevelopment of the site should evaluate ways to eliminate excess parking stalls on the site.

Also, Lot 12 shares a 40-foot access easement with adjacent lots 12.02, 12.03, and 12.04 within Block 302.15. Future development many envision this accessway being extended onto the adjacent property via a cross access agreement.

*Block 302.15, Lots 12.02, 12.03*

These two (3) subject parcels together comprise the commercial pad sites at the corner of NJ Route 38 and Ark Road (Exxon gas station and McDonald's). The underlying zoning will remain in place for these parcels.

*Other Changes Proposed*

*Block 302.15, Lots 2 and 3*

Block 302.15, Lots 2 and 3 are not included in, but are adjacent to the Redevelopment Area. Both parcels are vacant land owned by the Township and anticipated to be used for affordable housing. Lot 2 is 10.38 acres and Lot 3 is 10.14 acres. Combined, these two parcels total more than 20 acres of developable land. Under the existing zoning, these two parcels are classified as the Senior Affordable Apartments District (SAAD). The SAAD is designed to create a total of 184 affordable rental housing for senior citizens, 4 units for non-age restricted on-site staff residents and common space with support amenities to enable the senior citizen residents to "age in place."

These two parcels are an important component of connectivity to the Redevelopment Area. While primary access will be achieved from Hovtech Boulevard, this Redevelopment Plan envisions these two parcels will be well connected to the Redevelopment Area via an internal road and pedestrian walkways. Additionally, this Redevelopment Plan envisions the tracts of land to be subdivided into small residential parcels for the future housing developments, that are semi-detached dwellings, and common open spaces. Homes for aging in place typically have a single-story, a level entry, and an open floor plan with lends itself to adapting to individual needs.

## **6.2 Parcelization**

The Redevelopment Area is approximately 122± acres of land, of which 60 acres is undeveloped. Parcelization is the subdivision or partitioning of a larger parcel into smaller parcels. Site assembly, a result of parcelization, is required for this Redevelopment Area. Considering the size and scope of future redevelopment activities, subdivision is necessary

in order to create development parcels for various residential and commercial buildings. Parcelization will assist in the creation of a building frontage line which will be required for all parcels of land that will front upon future interior roadways. The subdivision plat must illustrate that all properties comply with zoning regulations and have access to a roadway. Fostertown Road will need to be expanded to accommodate higher amounts of vehicle traffic generated. Specify roadway upgrades to bring this roadway to safety standards will be addressed at the time of site plan for the redevelopment projects. Parcelization should also account for some land set aside and dedicated for open space within the redevelopment projects. One approach for the Redevelopment Plan is to avoid individual parcel development and encourage a planned development approach in order to realize a unified plan.

### **6.3 Revision to Zoning Map**

As previously stated, where noted for specific parcels, this Redevelopment Plan shall supersede the provisions of the underlying zone as described in the Township of Mount Laurel Zoning and Development Regulations Ordinance. As a result, the Township's zoning map is to be amended to designate the block and lots under discussion as a Redevelopment Area.

### **6.4 Land Use and Development Regulations**

This Redevelopment Plan has been designed to supersede the provisions of the underlying zone as described in Mount Laurel's Zoning and Development Regulations Ordinances, specifically for Block 302.15, Lots 10 and 11. This area will create a total of 600 residential units (not inclusive of assisted living facilities) which will include a 20% set-aside of affordable units and applied specifically to the future mixed-use development. Commercial development should be concentrated along the NJ Route 38 corridor and responsible for 2.5% of the equalized assessed value of non-residential development.

#### **1. Permitted Principal Uses**

No building or other structure and no land shall be used, and no building or other structure shall be built, altered or erected to be used, for any purpose other than that of mixed uses consisting of the following:

- a. Lifestyle center with specific uses as permitted by the Redevelopment Entity.
- b. Multi-family dwellings, Garden apartments; no more than 25%.
- c. Semi-detached dwellings.
- d. Assisted living facilities.



- e. Retail sales, trade and other related businesses.
- f. Fast casual eating establishments, sit-down restaurants, tea rooms, taverns, brew pubs, micro-breweries or distilleries, and confectioneries. Permanent and temporary outdoor seating shall be permitted.
- g. Banks and fiduciary institutions.
- h. Professional, business and corporate offices, including medical offices.
- i. Indoor theaters, including motion picture theaters.
- j. Indoor entertainment.
- k. Recreation facilities, such as health or fitness clubs/studios which may include activities such as swimming pools, gymnasiums, tennis courts, saunas, and salon and spas.
- l. Commercial uses on ground floor with residential rental apartment use, permitted on the second floors.

Multiple uses and buildings are permitted within a mixed-use development tract.

## 2. Permitted Accessory Uses

Any accessory uses and structures that are incidental and customarily associated with the permitted principal uses include the following:

- a. Child-care centers.
- b. Parking facilities.
- c. Private passive or active recreational facilities, including, but not limited to: a clubhouse, tennis courts, and swimming pool.
- d. Stormwater management facilities.
- e. Streets and driveways subject to the New Jersey Residential Site Improvement Standards (RSIS).
- f. All necessary utilities.
- g. Storage shed.
- h. Fences and walls.
- i. Decks.
- j. Other accessory uses and structures normally considered incidental to one or more of the principal uses located on the same lot.

## Prohibited Uses

The following uses are not permitted as either a principal or accessory use within any area of the Redevelopment Area.

- a. Fast-food establishments and drive-through facilities.

- b. Warehouse, convenience, and discount retailers.
- c. Motor vehicle service stations and/or fueling stations.
- d. Marijuana related businesses or facilities.

### Bulk and Area Requirements

Development of the Redevelopment Area shall be governed by the following:

Permitted Uses	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard (ft)	Min. Rear Yard (ft)	Max. Building Coverage	Max. Building Height (ft)
Commercial	15,000	100	150	30	20 (30 adjacent to a street)	30	30%	40 ft.
Multi-Family dwellings, Garden apt.	10,000	75	120	35	25	40	25%	3 sty. or 50
Semi-detached dwellings	3,000	30	90	25	10	25	40%	30
Assisted Living Facilities	20,000	100	150	100	20 (30 adjacent to a street)	35	30	60

These additional development standards shall apply:

#### A. Minimum tract size

- The required gross tract size for mixed-use development shall be a minimum of 60 contiguous acres.
- Internal subdivision within the overall tract is allowed for phasing, financing, conveyance or similar purposes. This includes the creation of fee simple lots for townhouse units. As the intent of the Fostertown Road Mixed-Use (FR-MX) District is to encourage creative and innovative design and provide flexibility in terms of how use and buildings relate to each other as well as the general landscape, there shall be

no minimum lot area, depth, width or setback requirements to any interior lot line that may be created as part of any future subdivision of the development tract.

**B. Maximum Development Yield**

1. The total number of residential units within the Fostertown Road Mixed-Use (FR-MX) District shall not exceed 600. No more than 25% shall consist of garden apartments.
2. The gross floor area of the nonresidential space within the Fostertown Road Mixed-Use (FR-MX) District shall be a minimum of 85,000 square feet and shall not exceed 125,000 square feet.
3. The total number of assisted living units within the Fostertown Road Mixed-Use (FR-MX) District shall not exceed 120.

**C. Phasing**

1. Phasing of the development of the overall tract shall be allowed subject to Planning Board approval.
2. The phasing of the inclusionary development shall be in accordance with UHAC requirements.

**D. Coverage and Open Space Requirements**

1. Impervious coverage for any portion of the tract area devoted to nonresidential uses or assisted living facilities shall not exceed 72%.
2. Open space. Ten percent (10%) of the tract area devoted to multiple-family apartment and townhouse development shall be set aside as permanent open space to be owned and/or maintained by the property owner and/or any management entity. Open space shall specifically include all landscaped areas, stormwater management structures and environmentally restricted areas on the property.

**E. Building location requirements**

1. Buildings containing retail commercial uses shall be located no more than 500 feet from the Route 38 right-of-way.
2. Buildings containing assisted living facilities shall be located no more than 750 from the Route 38 right-of-way.
3. Buildings containing residential uses shall be located no less than 200 feet from the Route 38 right-of-way and shall have non-residential uses separating the residential from Route 38.

**F. Additional required building setbacks**

1. Principal uses.
  - a. Residential and Assisted living facilities: 100 feet from the Route 38 right-of-way and 50 feet from any other tract boundary line.

- b. Retail commercial: 75 feet from the Route 38 right-of-way and 50 feet from any other tract boundary line.
  2. Accessory uses: 20 feet from any tract boundary line.
  3. All setbacks All setbacks required from this section shall be measured from the external tract boundary line or right-of-way line, and not as set forth in § 154-68D(3) and (5) requiring setbacks to be measured from required buffer areas.
- G. Minimum distance between buildings
  1. Minimum distance between multifamily garden apartments: 35 feet.
  2. Minimum distance between commercial buildings: 100 feet.
  3. Minimum distance between commercial and residential buildings: 100 feet.
- H. Maximum number of units per building

A maximum of 36 units shall be permitted in each multifamily apartment building.
- I. Affordable Housing Requirements
  1. Twenty percent of the total residential dwelling units shall be provided as affordable housing units.
  2. Bedroom distribution: The affordable units shall comply with N.J.A.C. 5:80-26.3-bedroom distribution requirements, adopted as of the date of the adoption of this article.
  3. The affordable housing units shall be developed and marketed in accordance with the applicable UHAC regulations and N.J.A.C. 5:93-1 et seq. provisions,[1] adopted as of the date of the adoption of this article, which requirements include but are not limited to: split between low- and moderate-income housing, bedroom distribution, range of affordability, pricing and rent of units, affirmative marketing, affordability controls and construction phasing with the market-rate units developed on the tract.
  4. Consistent with UHAC, the developer (or its agent) may act as the administrative agent to be responsible for the administering of the affordable housing program and reporting to the Municipal Housing Liaison.
  5. Controls on affordability shall expire on each unit 30 years subsequent to the initial certificate of occupancy.
  6. The affordable housing units shall be integrated within buildings (i.e., with market - rate units).
- J. The site improvements/layout shall be coordinated with the Redevelopment Entity.

## 6.5 Parking

Proposed parking requirements:

1. Residential uses. The minimum number and dimensions of all on-site parking stalls and parking areas for residential uses and assisted living facilities shall be governed by the RSIS.
2. Commercial uses. The minimum number and dimensions of all on-site parking stalls and parking areas shall be governed by Section 154-69.
3. The Planning Board may allow reduced parking for mixed-use projects that incorporate walkability, up to 10% less of the required minimum parking stalls per use.
4. A designated area for Taxi/Shared-Rides may be permitted for pick-ups/drop-offs.

## 7.0 Standards for Site Design and Architectural Elements

### 7.1 General Design Principles

Neighborhoods are often identified by the visual quality of the buildings, orientation, and surrounding elements. In order to promote and maintain the visual interest of the neighborhood(s) which are a result of this Redevelopment Plan, the design standards for new projects must construct buildings that are compatible and complimentary to one another. This Redevelopment Plan puts forth a flexible design approach which discourages monotonous development, and instead creates a recognizable community that has a sense of place, value, and vibrancy. The intended character of development upon the Redevelopment Area is intended to positively contribute to the overall character of Mount Laurel Township as a collective whole.

Overall site design principles that govern the Redevelopment Area include:

- Encourage compatibility with building scale and the surrounding environment;
- Ensure buildings and open space are harmonious;
- Maintain light, air, and space through appropriate setbacks;
- Include architectural features to enhance the unique neighborhood character; and
- Utilize carefully selected building materials that provide character, texture, and visual interest.

Overall principles for architectural features for the Redevelopment Area include:

- The building's exterior shall consist of durable and lasting materials;
- All sides of a building facing a street shall be architecturally designed and consistent throughout regarding style, materials, colors and details;
- Building exteriors shall have visual breaks and windowless walls are not permitted on the side of a building; and
- All entrances to a building shall be defined and articulated by architectural elements such as porticos.

### 7.2 Design Standards

These design standards apply to all projects within the Redevelopment Area. If any relief is requested from the following standards, the Redeveloper shall provide appropriate justification as to why such standards cannot be achieved.

Applicable Township ordinance sections should apply unless superseded by a requirement listed below.

#### 7.2.1 Accessory Structures

All accessory structures shall be architecturally compatible with and the same color as the principal structure and shall be screened from view from the public right-of-way, to the greatest extent feasible. No storage shall be permitted in any required front yard and must comply with required accessory setbacks. Screening of the shed from adjacent uses by a buffer strip consisting of a dense planting shall be provided.

#### 7.2.2 Design Variety

The repetition of housing and commercial buildings, and the exact same distances between buildings shall not be permitted. To the greatest extent feasible, the exterior construction materials of the buildings or structures of all buildings shall be designed to be consistent and coordinated while minimizing the uniformity of appearance.

For multifamily units, the rooflines of proposed buildings or structures shall be broken up and shall not be contiguous, to give the buildings or structures within the project an individual appearance to the extent feasible. The front facade of any multifamily housing dwelling unit shall not continue on the same plane for a distance of more than the width of two connected dwelling units, and all offsets between front facades shall be at least four feet in depth. If garages are to be provided, they shall be an integral part of the structure and design scheme. All construction of multifamily housing shall provide variety in architectural appearance, related to the following elements:

- Windows and doors
- Dormers
- Building height
- Rooflines and roof types
- Materials, textures, and colors
- Masonry frames
- Compatible architecture
- Entryways and porches
- Garages integrated with dwelling units

All corner properties shall include windows on both sides of the structure facing the street.

#### 7.2.3 Open Space and Recreation

The Redevelopment area shall contain publicly assessable and safely lit passive and active open spaces, including recreational facilities, walkways, and multiuse paths. The Township's policy is to centralize recreation facilities at key locations throughout the Township. The purpose is to prevent a multitude of small scattered sites with insufficient facilities that cannot be properly maintained and secured. Instead, the Township will generate a few large-scale recreation facilities with major recreation components and adequate support facilities such as parking that will benefit more of the Township's residents. As a result, the Township may determine that recreation facilities not be built within each development, and that instead an equivalent contribution be made to a recreation fund for the purpose of constructing and maintaining recreation facilities at another location.

#### 7.2.4 Landscape and Buffering

Landscaping and buffering requirements are as follow:

1. A landscape plan shall be submitted which shall specify the location of planting material, their minimum sizes, quantity, variety and species.
2. A minimum twenty-five-foot landscaped buffer area shall be provided along the Route 38 right-of-way and along Fostertown Road. A minimum fifty-foot landscaped buffer shall be provided along any other tract boundary line. Said buffers shall be free of structures except for internal roads, permitted signs and stormwater management facilities.
3. There shall be a thirty-foot buffer between the top of the bank around any constructed stormwater basin, pond, lake or watercourse and the nearest wall of any residential structure.
4. There shall be a minimum fifty-foot landscaped buffer between residential and commercial developments.

#### 7.2.5 Streetscape and Sidewalks

The visual elements of a street that collectively form its character, including the road, buildings, sidewalks, street furniture, trees and open spaces, shall be carefully planned and cohesive. Streetscape improvements for interior and residential streets should aim to deter speeding and create usable space within the public realm.

A minimum of four-foot-wide sidewalks shall be provided along all street frontage for safe and convenient pedestrian travel. ADA-accessible accommodations shall be provided in accordance with federal guidelines. Textured pedestrian accessways and crosswalks shall be encouraged along major roadways within the residential development.



Additional elements such as branding and signage, beautification of entry points and surrounding areas, and civic amenities are encouraged to enhance the area.

#### 7.2.6 Infrastructure

Infrastructure requirements are as follow:

1. The width of all on-site residential streets shall be governed by the RSIS.
2. Curbs and sidewalks shall be provided along a single side of the entire length of major internal street frontages. Sidewalks shall be provided to reasonably connect the residential, commercial, recreational and parking areas within the development.
3. Utilities and stormwater management facilities, including basins and structures, shall be allowed within any required setback areas.
4. The applicant should pursue with the NJDOT a full movement intersection onto Route 38.

#### 7.2.7 Lighting

All areas of the development projects shall be properly illuminated. The lighting structure shall be architecturally compatible with buildings, provide down lighting, and shall prevent night glow and light pollution onto adjacent properties. All guest parking areas shall be adequately illuminated, and lighting poles shall not exceed 20 feet in height. Adequate parking is required for public open space areas.

#### 7.2.8 Garage Door Design and Placement

Parking garages are encouraged to be attached to the principal structure. All garage doors shall not detract from but rather contribute to the visual interest of the residential community. Garage doors shall be designed to fit the within the overall architecture of the residential structure.

#### 7.2.9 Signage

Signage requirements are as follows:

1. Permanent and temporary signs and sign types are permitted in accordance with Section 154-92.4.
2. Residential and assisted living uses shall be subject to the sign regulations set forth in Section 154-92.5.
3. Nonresidential uses shall be subject to the sign regulations set forth in Section 154-92.6B and C.

#### 7.2.10 Utility Panels

When placed on the front building facade, utility panels and meters can detract from the neighborhood character. All utility panels and meters shall not be placed in visible locations upon the front of building structures or on the sidewalks. Locations shall be recessed or completely hidden from view. The placement of all utilities shall be coordinated with the placement of required street trees.

#### 7.3 Other Design and Performance Standards

Where this Redevelopment Plan does not address any design or performance standards, then the applicable design and performance standards of the Township of Mount Laurel's Zoning and Development Regulations shall govern.

## 8.0 Plan Administration

### 8.1 Selection of Redeveloper(s)

Following a comprehensive process to solicit potential redevelopers, the Township of Mount Laurel's Mayor and Township Council, acting as the Redevelopment Entity, may engage Redeveloper(s) to execute a redevelopment agreement to implement this Redevelopment Plan. The details of how this Redevelopment Plan will be implemented will be negotiated between the Township and a single or multiple redeveloper. No development within the Redevelopment Area shall proceed to the Land Use Board until after a Redevelopment Agreement is executed. In accordance with the Local Redevelopment and Housing Law, the following provisions, related to the selection of Redeveloper(s) for this Redevelopment Plan shall apply:

- Compliance with the Redevelopment Plan
- Schedule for construction of improvements
- Consent prior to transfer of redeveloper rights
- Project completion determination

### 8.2 Redeveloper Agreement Provisions

The redevelopment agreement(s) shall contain all mandatory provisions of the LRHL to assure the timely construction of the redevelopment project, and any other provisions to assure the successful completion of the project, such as the qualifications, financial capability and financial guarantees of the Redeveloper(s).

### 8.3 Obligations of the Redeveloper

All property within the project area is to be developed in accordance with the requirements of this Plan and the Township of Mount Laurel Development Regulations Ordinance, as applicable. Redevelopers or any private developer (s) will be required to:

- a. Submit development plans consistent with this Redevelopment Plan to the Township Zoning Officer and Township Engineer for review and recommendations, as to need for formal Planning Board approval in conjunction with any proposed redevelopment activity.

- b. For all projects affecting two or more lots within the Redevelopment Area, enter into a Redevelopment Agreement with the Township of Mount Laurel, or receive an Administrative waiver of such requirement, prior to the commencement of any development and/or improvements as permitted in this Redevelopment Plan. Such Redevelopment Agreement shall include a development schedule and the private developer(s) shall commence the undertaking of the development in accordance with the development schedule.
- c. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s) or the successors, lessees, or assigns of them, by which land in the Project Area is restricted as to sale, lease or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status as determined in more detail in a redevelopment agreement.

#### **8.4 Deviations from Provisions of the Approved Redevelopment Plan**

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other Township development ordinances, except as set forth below. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions or design standards set forth in this Redevelopment Plan or the Township of Mount Laurel Development Regulations and Zoning Ordinance so long as the Redeveloper obtains an appropriate variance from the Planning Board. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as required by Township ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-70(c), in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

No deviations shall be granted that result in any of the following:

- a. To allow a use not specifically permitted within the Redevelopment Area;
- b. Exceeding the maximum building coverage permitted;
- c. Exceeding the maximum building or structure height as measured in feet and/or stories.
- d. Deviation from the contractual obligations of the redeveloper to the Redevelopment Authority, if applicable.

#### **8.5 Effective Date of the Redevelopment Plan**

The Effective Date of this Redevelopment Plan shall be the date the Ordinance adopting this Plan becomes effective.

#### **8.6 Duration of the Redevelopment Plan**

This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of fifteen (15) years from the date that the Board of Commissioners of the Township of Mount Laurel first approves this Redevelopment Plan. Unless, however, there is a portion of a Redevelopment Project or independent component thereof which has commenced construction but has yet to receive a Certificate of Completion and Compliance. In such case, this Redevelopment Plan shall remain in effect for any such area until the issuance of said Certificate of Completion and Compliance.

Nothing shall be construed to limit the ability of the Governing Body to extend the duration of this Redevelopment Plan beyond that described herein upon adoption of an Ordinance authorizing same.

The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, marital status, national origin or ancestry.

#### **8.7 Amendments to the Redevelopment Plan**

This Redevelopment Plan may be amended from time to time upon approval of the Governing Body in accordance with the provisions of the Local Redevelopment and Housing Law of 1992, which may be amended.

In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12A-13, and any applicable provisions of a Redevelopment Agreement, mutual agreement between the Township and a Redeveloper is required where a Redevelopment Agreement is in place and where any amendment would change the controls governing the use of lands under the Agreement.

#### **8.8 Certificate of Completion and Compliance**

Upon completion of construction of a redevelopment project, at the request of the Redeveloper, the Township shall issue a Certificate of Completion and Compliance certifying that the project was completed in accordance with this Redevelopment Plan, the Redevelopment Agreement, and the development plans approved by the Planning Board

and further certifying that all applicable provisions of the Redevelopment Agreement, including provisions related to N.J.S.A. 40A:12A-9a, have been satisfied.

The request for Certificate of Completion and Compliance made by a Redeveloper shall be accompanied by as-built plans of the redevelopment project depicting the final constructed configuration of the project.

The Redevelopment Plan will remain in effect until the Certificate of Completion and Compliance have been issued for the designated Redevelopment Area, or until the Redevelopment Plan is deemed no longer in the best interest for the public health, safety, morals, and welfare of the Township.

### **8.9 Severability**

The provisions of this Redevelopment Plan are subject to approval by an adopted ordinance. If a Court with jurisdiction over the matter finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid or illegal, the word, phrase, clause, section, or provision shall be deemed severable and the remainder of the Redevelopment Plan and its implementing ordinance shall remain valid and in effect.