

**TOWNSHIP OF MOUNT LAUREL
AGENDA
REGULAR COUNCIL MEETING
AUGUST 15, 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. RESOLUTIONS
 - 23-R-146 PROCLAMATION HONORING MARY JANE MULLEN
 - 23-R-147 PROCLAIMING THE MONTH OF SEPTEMBER 2023 AS PROSTATE CANCER AWARENESS MONTH
 - 23-R-148 RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 301.19 LOT 1 C3408
 - 23-R-149 MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR THE NEW LAUREL CREEK COUNTRY CLUB, INC. BLOCK 216, LOT 1, SP #2486A
 - 23-R-150 RESOLUTION AUTHORIZING THE APPOINTMENT OF POLICE CHAPLAIN FOR THE MOUNT LAUREL POLICE DEPARTMENT
 - 23-R-151 RESOLUTION AUTHORIZING THE RENEWAL OF HOTEL/MOTEL CONSUMPTION LIQUOR LICENSE #0324-36-039-001
 - 23-R-152 AUTHORIZATION TO INSTALL A FENCE WITHIN A 10' WIDE UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 5
 - 23-R-153 AUTHORIZATION TO INSTALL A FENCE WITHIN A 20' WIDE LANDSCAPE EASEMENT & 15' WIDE SANITARY EASEMENT FOR BLOCK 402.02, LOT 49
 - 23-R-154 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A CHEVROLET TAHOE THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM
 - 23-R-155 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A LAUREL ACRES BASKETBALL COURT THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY, NEW JERSEY COOPERATIVE PRICING SYSTEM
 - 23-R-156 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR ABATEMENT OF CONTAMINATED SOILS AND AN ATHLETIC TURF FIELD THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY, NEW JERSEY COOPERATIVE PRICING SYSTEM
 - 23-R-157 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A BACKHOE LOADER THROUGH SOURCEWELL (FORMERLY NJPA), NEW JERSEY COOPERATIVE PRICING SYSTEM

- 23-R-158 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A JOHN DEERE TRACTOR THROUGH SOURCEWELL (FORMERLY NJPA), NEW JERSEY COOPERATIVE PRICING SYSTEM
- 23-R-159 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A Z MASTER AND SAND PRO THROUGH SOURCEWELL (FORMERLY NJPA), NEW JERSEY COOPERATIVE PRICING SYSTEM
- 23-R-160 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR FURNITURE THROUGH OMNIA PARTNERS COOPERATIVE PRICING SYSTEM
- 23-R-161 RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AMENDED AGREEMENT
- 23-R-162 AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE A CERTIFICATION OF MUNICIPAL CONSENT FOR MOUNT LAUREL ANIMAL HOSPITAL'S SUBMISSION OF A NJDEP TREATMENT WORKS APPROVAL (TWA) APPLICATION
- 23-R-163 A RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD AND DESIGNATING BLOCK 101.15, LOTS 60, 61, AND 62, AND BLOCK 205.01, LOTS 24 AND 25, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT AS DEFINED IN THE LOCAL REDEVELOPMENT AND HOUSING LAW
- 23-R-164 RESOLUTION AUTHORIZING THE SIGNING OF A PRE-EMPTION AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION
- 23-R-165 MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR TOPGOLF USA MOUNT LAUREL, LLC, BLOCK 503.01, LOT 2 SP #7910
- 23-R-166 A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR EQUIPMENT FOR POLICE DEPARTMENT TRUST FUND REQUIRED BY N.J.S.A. 40A:5-29
- 23-R-167 A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR POLICE SPONSORED EVENTS TRUST FUND REQUIRED BY N.J.S.A. 40A:5-29
- 23-R-168 A RESOLUTION AUTHORIZING THE TOWNSHIP OF MOUNT LAUREL'S APPLICATION TO THE IT PAY\$ TO PLUG IN GRANT

8. ORDINANCES FOR FIRST READING

ORDINANCE 2023-10 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

Publication Date: August 22, 2023
Public Hearing Date: October 2, 2023

ORDINANCE 2023-11 AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, BURLINGTON COUNTY, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE RANCOCAS WOODS REDEVELOPMENT AREA

Publication Date: August 22, 2023
Public Hearing Date: October 2, 2023

ORDINANCE 2023-12 REPEALING CHAPTER 4-87.6 OF THE TOWNSHIP CODE AS INCONSISTENT WITH STATE LAW

Publication Date: August 22, 2023
Public Hearing Date: September 12, 2023

ORDINANCE 2023-13 ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL TO ENTER INTO A RECREATION

AND CONSERVATION LEASE AGREEMENT WITH ROWAN UNIVERSITY FOR THE USE
OF PROPERTY FORMERLY KNOWN AS PAWS FARM

Publication Date: August 22, 2023

Public Hearing Date: September 12, 2023

9. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

ORDINANCE 2023-7 AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON,
AND STATE OF NEW JERSEY, AMENDING THE CODE OF THE TOWNSHIP OF MOUNT
LAUREL AT CHAPTER 154 "ZONING" TO REZONE CERTAIN PARCELS FROM THE 'O-2'
OFFICE DISTRICT TO BE PLACED IN THE 'I' INDUSTRIAL DISTRICT

Moved by:

Seconded by:

ORDINANCE 2023-9 AMENDING CHAPTER 148-41, OF THE TOWNSHIP CODE, SCHEDULE XII BUS STOPS,
TO APPROVE AND ADD ONE (1) BUS STOP TO SERVE HADDON POINT

Moved by:

Seconded by:

10. PUBLIC PARTICIPATION

11. COMMENTS BY COUNCIL

12. RESOLUTION

23-R-169 RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF MOUNT LAUREL TO DISCUSS
PENDING OR ANTICIPATED LITIGATION, CONTRACT NEGOTIATIONS AND/OR PERSONNEL MATTERS

13. RETURN TO OPEN

14. ADJOURNMENT

**NEXT MEETING IS TUESDAY, SEPTEMBER 12, 2023

**Township of Mount Laurel
Regular Council Meeting
July 11, 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 Kareem Pritchett – present,
Councilman Nick Moustakas – present, 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 \$3,578,021.71

Motion to Move: Councilman Pritchett, 2nd Councilman Moustakas
Roll Call 5 yes votes

APPROVAL OF MINUTES

Motion to Move: Councilwoman Cohen, 2nd Councilman Pritchett
Roll Call 5 yes votes

OATH OF OFFICE ADMINISTERED FOR:

Lieutenant Jeffrey Palladino
Sergeant Michael Sheridan

**RESOLUTION #135-2023: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN
THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87
(CHAPTER 159)**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #135-2023: Councilwoman Cohen, 2nd Councilman
Moustakas
Roll Call 5 yes votes

**RESOLUTION #136-2023: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN
THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87
(CHAPTER 159)**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #136-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #137-2023: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN
THE 2023 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87
(CHAPTER 159)

Township Clerk read Resolution as entitled.

Motion to Move Resolution #137-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #138-2023: RESOLUTION AUTHORIZING THE CANCELAN OF
A GRANT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #138-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #139-2023: RESOLUTION AUTHORIZING PURCHASES TO BE
MADE UNDER STATE CONTRACT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #139-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #140-2023: RESOLUTION APPROVING THE PLACE-TO-PLACE
TRANSFER OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-
024-007

Township Clerk read Resolution as entitled.

Motion to Move Resolution #140-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #141-2023: RESOLUTION AUTHORIZING THE REFUND OR
CANCELLATION OF PROPERTY TAXES BLOCK 211 LOT 1.07

Township Clerk read Resolution as entitled.

Motion to Move Resolution #141-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #142-2023: RESOLUTION AUTHORIZING THE REFUND OR
CANCELLATION OF PROPERTY TAXES BLOCK 101.25 LOT 48

Township Clerk read Resolution as entitled.

Motion to Move Resolution #142-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #143-2023: A RESOLUTION AUTHORIZING THE TOWNSHIP OF
MOUNT LAUREL'S APPLICATION TO THE LEAD GRANT ASSISTANCE
PROGRAM

Township Clerk read Resolution as entitled.

Motion to Move Resolution #143-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #144-2023: APPROVAL TO SUBMIT A GRANT APPLICATION
AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT
OF TRANSPORTATION FOR THE NJDOT BRIGGS ROAD IMPROVEMENTS

Township Clerk read Resolution as entitled.

Motion to Move Resolution #144-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

RESOLUTION #145-2023: RESOLUTION AUTHORIZING THE APPOINTMENT OF
SPECIAL LAW ENFORCEMENT OFFICERS FOR THE MOUNT LAUREL POLICE
DEPARTMENT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #145-2023: Councilwoman Cohen, 2nd Councilman
Moustakas

Roll Call 5 yes votes

ORDINANCE FOR FIRST READING

ORDINANCE #9-2023: AMENDING CHAPTER 148-41, OF THE TOWNSHIP CODE,
SCHEDULE XII BUS STOPS, TO APPROVE AND ADD ONE (1) BUS STOP TO
SERVE HADDON POINT

Clerk read Ordinance as entitled.

Motion to move Ordinance #9-2023: Councilman Moustakas, 2nd Councilman Pritchett
Roll Call 5 yes votes

ORDINANCE FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #8-2023: AN ORDINANCE AMENDING CHAPTER 95A “LICENSING” TO STRENGTHEN SECURITY STANDARDS, LIMIT AVAILABLE LICENSES AND INCREASE SECURITY STANDARDS AS A CONDITION TO RENEW LICENSES

Clerk read Ordinance as entitled.

Mayor opened public participation.

None.

Mayor closed public participation.

Motion to move Ordinance #8-2023: Deputy Mayor Janjua, 2nd Councilman Pritchett
Roll Call 5 yes votes

PUBLIC PARTICIPATION

Jennifer Harris, 3025 Fostertown Road – Expressed her concern with the flooding that has been going on near her property for months. She said that she feels progress is not being made to fix the issue and asked about a timeline on when it will be fixed.

Township Clerk Meredith Riculfy explained that it is a County road and a request was made to do a survey, and they cannot do the work until they have approval from the County. She gave a timeline of 4-6 months and said she would reach out when she has a more accurate timeline.

Luke Damato, Mill Run Development – Discussed a dip in the road by his house that developed due to replacing a water main. He expressed concern with the safety of it because of himself and younger neighbors potentially tripping and hurting themselves.

Jim Weston, 170 Ramblewood Terrace – Concerned with the number of cannabis locations on Route 73. Explained that traffic in that area is already bad and does not feel that multiple cannabis locations will be helpful to that. Requested that the businesses be spread out more.

Jeanne Andersen – Stated that she is on the zoning board and wanted to explain their powers. She said that when a legal business comes before the board, they do not have the discretion to just say no.

COMMENTS BY COUNCIL

Meredith Riculfy, Township Manager/Clerk – No comment.

George Morris, Township Attorney – Announced that he became the Chair of the Southern New Jersey Red Cross and will be pushing participation in blood drives.

Councilman Moustakas – Thanked everyone for coming out. Stated that he just wants everyone to enjoy the rest of their summer.

Councilwoman Cohen – Thanked everyone for participating. Congratulated George. Discussed the Juneteenth event and said that she learned a lot from it. Announced National Night Out on August 1 and encouraged everyone to come out. Also mentioned the Alice Paul Institute's Women's Equality Day Festival on August 26. Thanked the first responders for assisting with flooding issues. Also thanked the public works staff for working in the heat.

Councilman Pritchett – No comment.

Deputy Mayor Janjua – Congratulated Lieutenant Palladino and Sergeant Sheridan. Thanked everyone who came out for the Juneteenth event. Wished everyone a great summer.

Mayor Steglik – Thanked everyone for attending the meeting.

Motion to adjourn: Councilman Moustakas, 2nd Deputy Mayor Janjua

All in favor.

Respectfully submitted,

Meredith Riculfy, RMC
Township Clerk



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-146

REGULAR MEETING

AUGUST 15, 2023

PROCLAMATION HONORING MARY JANE MULLEN

WHEREAS, Mary Jane Mullen worked as a secretary at Lenape High School for 62 years. Prior to that, she was a student at Lenape, and began her career there the month after she graduated; and

WHEREAS, Mary Jane was known and adored by all at Lenape High School. She lovingly embraced everyone that came through the school doors with a smile, a greeting, and a treat. Her desk was always stocked with candy and crackers to give freely to students and staff on a daily basis; and

WHEREAS, Mary Jane was the epitome of acceptance. Encouraging and mentoring students and staff from her desk in the reception area, she accepted people exactly as they are. She was a champion for the underdog, a listening ear for the misunderstood, and a support system for the outcast. No matter what, she did not discriminate. She could often be found at various school and sporting events throughout the year, constantly showing support for the students.

WHEREAS, unfortunately, Mary Jane passed away this year on Mother's Day. Dedicating her entire working life to Lenape High School, she was the heart of the school. Mary Jane was beloved by staff, students, and families for generations, and this September will be the first time in 62 years that she will not be in the main office when school opens for the new year. While her presence will be incredibly missed by all who knew her, memories and stories of her will live on, in the words of Mary Jane, "absolutely, positively, always."

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 honor Mary Jane Mullen for her lifelong dedication to the students, staff, administration, and alumni of Lenape High School for more than six decades. She will be forever remembered and greatly missed by the entire Lenape community.

This resolution was adopted at a meeting of the Township Council held on August 15, 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-147

REGULAR MEETING

AUGUST 15, 2023

**PROCLAIMING THE MONTH OF SEPTEMBER 2023 AS PROSTATE CANCER
AWARENESS MONTH**

WHEREAS, this year, approximately 288,300 men will be diagnosed with prostate cancer in the United States alone – one man every two minutes; and roughly 34,700 will die this year from the disease, about 3,500 more than 2020 – which is one man every 15 minutes; and

WHEREAS, in New Jersey, an estimated 9,460 new cases of prostate cancer will be diagnosed and an estimated 730 deaths will occur in 2023; and

WHEREAS, men with relatives – father, brother, son – with a history of prostate cancer are twice as likely to develop the disease; and

WHEREAS, prostate cancer is the most commonly diagnosed cancer in American men and the third leading cause of cancer death behind lung and colon cancer; and

WHEREAS, one in eight men are diagnosed with prostate cancer in their lifetime and one in six African American men will develop prostate cancer in their lifetime. Overall, African American men are 1.7 times more likely to be diagnosed with – and 2.1 times more likely to die from – prostate cancer than white men; and

WHEREAS, veterans who were exposed to herbicides like Agent Orange are at increased risk for developing prostate cancer, and are more likely to have an aggressive form of the disease; and

WHEREAS, education regarding prostate cancer and early detection strategies is critical to saving lives, preserving, and protecting our families.

WHEREAS, if caught early prostate cancer has a five-year survival rate of nearly 100%. However, for late stage prostate cancer the five-year survival rate is 31%; and

WHEREAS, many more men will be diagnosed in 2023 at a later stage because of delayed screenings and treatment due to COVID-19; and

WHEREAS, all men are at risk for prostate cancer and we encourage the citizens of Mount Laurel Township to increase the importance of prostate cancer awareness and screenings.

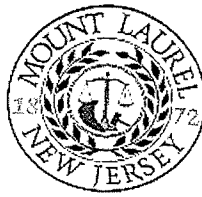
NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby proclaim the month of September 2023 to be Prostate Cancer Awareness Month in Mount Laurel Township.

This resolution was adopted at a meeting of the Township Council held on August 15, 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-148

REGULAR MEETING

AUGUST 15, 2023

RESOLUTION AUTHORIZING THE
REFUND or CANCELLATION OF PROPERTY TAXES

Block 301.19 Lot 1 C3408

3408B Neil's 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, Glenn Matthews 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>Amountⁱ</u>
301.19	1 C3408	Glenn Matthews	July 5, 2023	\$1727.35

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 August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

ⁱ Calculation: 2023 Taxes \$3521.04 / 365 = \$9.65 per day x 179 days exempt = \$1727.35



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-149

REGULAR MEETING

AUGUST 15, 2023

**MOUNT LAUREL TOWNSHIP RESOLUTION
AUTHORIZING RELEASE OF PERFORMANCE
GUARANTEE FOR THE NEW LAUREL CREEK COUNTRY CLUB, INC.
BLOCK 216, LOT 1, SP #2486A**

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 July 11, 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 15th day of August, 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 The New Laurel Creek Country Club, Inc., Block 216, Lot 1, SP#2486A is released.

This resolution was adopted at a meeting of the Township Council held on August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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

July 11, 2023

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

RE: SP #2486A
Mount Laurel Township Planning Board
New Laurel Creek Country Club, Inc.
Block 216, Lot 1
**Performance Guarantee Release
Recommendation, Phase 2**
Our File No. M-0172-0486-00A

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/tg
Enclosure

cc: Carol Modugno, Deputy Clerk, Mount Laurel Township
Patricia Hochreiter, Secretary, Mount Laurel Township Planning Board
Joel Inman, PGA, CCM, Laurel Creek Country Club, Inc.
Alaimo Field Services Department

M:\Projects\M01720486000\M0172048600A\Letters\Riculfy-SP, Perf Guar Rel Recomm.docx

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

THE ALAIMO GROUP 200 High Street Mount Holly, NJ 08060	IMPROVEMENT BOND ESTIMATE
MUNICIPALITY Mount Laurel Township 100 N. Mount Laurel Road, Mount Laurel, NJ 08054	PROJECT INFO: Name: Laurel Creek Clubhouse Expansion Proj. No.: M-0172-0486-00A
APPLICANT New Laurel Creek Country Club, Inc. 701 Centerton Road Mount Laurel, NJ 08054	Date: 7/27/17 Estimated by: BEE Checked by: WRL Recommended Bond Amount: \$412,015.80

(1) ITEM NO	(2) DESCRIPTION	(3) QTY	(4) UNIT PRICE	(5) COST OF INSTALLATION
1	SOIL EROSION & SEDIMENT CONTROL DEVICES			
a.	Silt Fence	1880 LF	\$2.30	\$4,324.00
b.	Tree Protection Fence	500 LF	\$5.00	\$2,500.00
c.	Inlet Protection	10 UN	\$104.00	\$1,040.00
d.	Construction Entrance	1 UN	\$2,164.00	\$2,164.00
e.	Soil Erosion and Sediment Control, Non-Municipal Property	0.5 AC	\$2,779.00	\$1,389.50
2	PAVING			
a.	Hot Mix Asphalt Surface Course (1-5), 2" Thick	2885 SY	\$8.10	\$23,368.50
b.	Bituminous Stabilized Base Course (1-2), 3" Thick	2885 SY	\$16.40	\$47,314.00
c.	Dense Graded Aggregate, 6" Thick	2885 SY	\$12.70	\$36,639.50
3	CONCRETE			
a.	New Granite Curb	1150 LF	\$20.90	\$24,035.00
b.	Concrete Sidewalk (New), 4" Thick	240 SF	\$7.70	\$1,848.00
4	STRIPING & SIGNAGE			
a.	Striping, Parking Lot, 4" Wide	1030 LF	\$0.80	\$824.00
b.	Traffic Control Signs	17 UN	\$194.00	\$3,298.00
5	STORM SYSTEM			
a.	6" PVC	215 LF	\$20.20	\$4,343.00
b.	HDPE Pipe, 18"	90 LF	\$57.40	\$5,166.00
6	STORM INLETS & MANHOLES			
a.	4' Diameter Manhole, 0' - 6' Deep	1 UN	\$3,524.00	\$3,524.00
b.	Replace "B" Inlet/W. Type "N" Eco Curb Place	6 UN	\$362.00	\$2,172.00
c.	Reset "E" Inlet	2 UN	\$600.00	\$1,200.00
7	MISCELLANEOUS STORM SEWER			
a.	Cleanout (In Grass)	5 UN	\$319.00	\$1,595.00
b.	Underground Recharge System	1 UN	\$50,000.00	\$50,000.00
c.	Up-Flow Filter	1 UN	\$60,000.00	\$60,000.00
d.	Stack Two Chambers	1 UN	\$10,000.00	\$10,000.00
8	LANDSCAPING			
a.	Deciduous Trees	12 UN	\$486.00	\$5,832.00
b.	Coniferous Trees	19 UN	\$395.00	\$7,505.00
c.	Shrubs	51 UN	\$73.00	\$3,723.00
d.	Topsoil, Fertilize, and Seed	2720 SY	\$6.10	\$16,592.00
9	LIGHTING			
a.	Shoebox Fixtures, Exist Pole	6 UN	\$700.00	\$4,200.00
b.	Double Shoebox Fixtures, Exist Pole	4 UN	\$1,400.00	\$5,600.00
c.	Double Shoebox, 216 Watt/LED, 20' High Pole Mounted	1 UN	\$3,200.00	\$3,200.00
d.	Single, Post Top, 46 Watt/LED, 14' High Pole Mounted	3 UN	\$2,000.00	\$6,000.00

THE ALAIMO GROUP 200 High Street Mount Holly, NJ 08060	IMPROVEMENT BOND ESTIMATE
MUNICIPALITY Mount Laurel Township 100 N. Mount Laurel Road, Mount Laurel, NJ 08054	PROJECT INFO: Name: Laurel Creek Clubhouse Expansion Proj. No.: M-0172-0486-00A
APPLICANT New Laurel Creek Country Club, Inc. 701 Centerton Road Mount Laurel, NJ 08054	Date: 7/27/17 Estimated by: BEE Checked by: WRL Recommended Bond Amount: \$412,015.80

(1) ITEM NO	(2) DESCRIPTION	(3) QTY	(4) UNIT PRICE	(5) COST OF INSTALLATION
10	REPAIR EXIST TRASH ENCLOSURE GATES	1 LS	\$500.00	\$500.00
Cost of Installation				\$339,896.50
Cost of Improvements (Cost of Installation x 120%)				\$407,875.80
As-Builts				
		1 LS	\$4,140.00	\$4,140.00
Total Bond Amount (Cost of Improvements + As-Builts)				\$412,015.80
Inspection Escrow				\$16,994.83

NOTES:

- 1 Minimum allowable bond amount after reductions is 30% of original amount (per NJSA 40:55D-53e).
- 2 Applicant must contact our Chief of Field Services Department in writing 48 hours prior to start of construction and by telephone (609/267-8310) 24 hours prior to each restart of construction in order that we may schedule a field services representative for the project.
- 3 The above estimates are given for the purpose of allowing orderly periodic reduction of bond amounts as work progresses. The making of such estimates or the bond reduction based thereon shall not be taken or construed as an approval or acceptance of any work so estimated, even if any individual line item(s) shows 100% completion. Final acceptance does not occur until the release of the maintenance bond.



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No 23-R-150

REGULAR MEETING

August 15, 2023

**RESOLUTION AUTHORIZING THE APPOINTMENT OF
POLICE CHAPLAIN FOR THE
MOUNT LAUREL POLICE DEPARTMENT**

WHEREAS, the Code of the Township of Mount Laurel allows for the appointment of Police Chaplain by the Township Council for a term not exceeding one year or upon revocation of the appointment; and

WHEREAS, the Mount Laurel Police Department has requested that Police Chaplains be appointed; and

WHEREAS, the following candidates hold the requisite qualifications of Police Chaplain:

Christopher Cannatella
Erik Jarvis
Curtis Green
Floyd White
Adrienne Lewis
Michael Perice

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey does hereby appoint Chaplain Christopher Cannatella, Chaplain Erik Jarvis, Chaplain Curtis Green, Chaplain Floyd White, Chaplain Adrienne Lewis, and Chaplain Michael Perice for a one year term with an appointment date of August 16, 2023 and terminating on August 15, 2024; and

BE IT FURTHER RESOLVED that this appointment may be revoked prior to the termination date if so determined by the governing body and, if revoked, all powers, rights and duties of this position shall immediately cease or shall cease upon the expiration of the term of the appointment.

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-151

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE RENEWAL OF HOTEL/MOTEL
CONSUMPTION LIQUOR LICENSE #0324-36-039-001**

WHEREAS, an application has been made by Hotel/Motel Consumption Liquor License #0324-36-039-001, The Falls Group LLC, for renewal of their Alcoholic Beverage License; and

WHEREAS, said applicant has paid the proper fees for renewal of said license and has complied with the rules and regulations of the Alcoholic Beverage Control Act for renewal; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Hotel/Motel Consumption Liquor License #0324-36-039-001, The Falls Group LLC, and is hereby granted renewal of their license for the year beginning July 1, 2023 through June 30, 2024; and

BE IT FURTHER RESOLVED that the Municipal Clerk be and she is hereby directed to sign said license on behalf of the Township Council and that a certified copy of this resolution be forwarded to the Director of the Division of Alcoholic Beverage Control of the State of New Jersey, Department of Law and Public Safety.

This resolution was adopted at a meeting of the Township Council held on August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
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Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-152

REGULAR MEETING

AUGUST 15, 2023

**AUTHORIZATION TO INSTALL A FENCE WITHIN A 10' WIDE
UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 5
8 Sage Way**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 302.16, Lot 5, 8 Sage Way; and

WHEREAS, the property owner for Block 302.16, Lot 5, 8 Sage Way, has requested permission to install a fence within a 10' wide utility 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 to utilize a 10' wide utility easement area subject to the recommendations of the Township Engineer and Township Planner; and

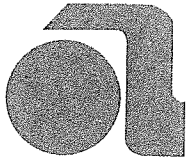
BE IT FURTHER RESOLVED, that after review and approval of said easement by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

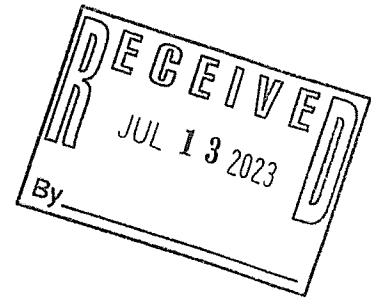
	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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

July 10, 2023



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

RE: Mount Laurel Township
Haddon Point
Block 302.16, Lot 5
8 Sage Way
D'Intino 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 Haddon Point development. The parcel contains a 3-story wood frame townhouse with associated improvements. There is a ten foot (10') wide utility easement located in the rear of the applicant's yard along the northern property line.

The applicant is proposing to install a six foot (6') high white vinyl fence to enclose the rear yard. The proposed fence is shown along the rear yard and side property lines. Since the proposed fence location infringes upon the aforementioned easement, a License Agreement is necessary.

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

1. Our review of the storm as-built plans shows a 36" RCP storm pipe and an "E" inlet installed in the utility easement. The pipe should be located prior to fence installation. The fence should be installed to allow stormwater to sheet flow under the fence unobstructed. No fence posts are permitted over the pipe.
2. Our review of the sanitary sewer and water as-builts show no MUA piping in the easements.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

July 10, 2023

3. As the proposed 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 notes the height of the proposed fence to be six feet (6'). It should be noted that this is the maximum fence height permitted without obtaining a variance.

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

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
John D'Intino (8 Sage Way, Mount Laurel, NJ 08054)

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Richard A. Alaimo Associates
- Consulting Engineers -



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-153

REGULAR MEETING

AUGUST 15, 2023

**AUTHORIZATION TO INSTALL A FENCE WITHIN A 20' WIDE
LANDSCAPE EASEMENT & 15' WIDE SANITARY EASEMENT
FOR BLOCK 402.02, LOT 49
8 Whitechapel Court**

WHEREAS, the Township of Mount Laurel is the grantee of easements contiguous to Block 402.02, Lot 49, 8 Whitechapel Court; and

WHEREAS, the property owner for Block 402.02, Lot 49, 8 Whitechapel Court, has requested permission to replace a fence within a 20' wide landscape easement and a 15' wide sanitary 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 to utilize a 20' wide landscape easement and a 15' wide sanitary easement to the recommendations of the Township Engineer and Township Planner; and

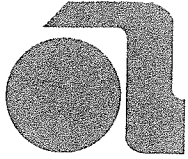
BE IT FURTHER RESOLVED, that after review and approval of said easements by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

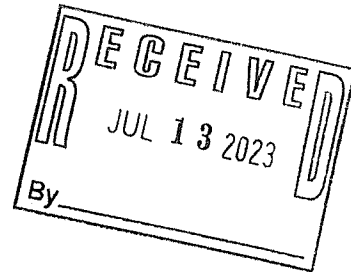
	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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

July 6, 2023



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

RE: Mount Laurel Township
Larchmont Village II
Block 402.02, Lot 49
8 Whitechapel Court
Kirkwood 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 Larchmont Village II development. The parcel contains a 2-story single-family residential dwelling with associated improvements. A shared 15' wide sanitary easement with adjoining Lot 48 is offset 7.5' from the applicant's northern property line. There is also a 20' wide landscape easement along the eastern property line.

The applicant is proposing to replace a fence enclosure that was previously installed. The proposed fence is shown along the rear yard and side property lines. Since the proposed 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 as-built plans shows a 14" ACP sanitary pipe located on the northern side of the house installed within the sanitary easement. The pipe should be located prior to fence installation. The fence should be installed to allow stormwater to sheet flow under the fence unobstructed. The sanitary pipes have less than 3' of cover. No fence posts are permitted over the pipe.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

July 6, 2023

2. The existing trees within the buffer easement should be protected to prevent damage or removal during fence construction.
3. As the proposed 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 does not indicate the height of the fence. It should be noted that the maximum fence height permitted without obtaining a variance is 6'.

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, MLTMUA 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

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Stephen Kirkwood (8 Whitechapel Court, Mount Laurel, NJ 08054)
Pamela J. Carolan, PE, Executive Director, MLTMUA



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-154

REGULAR MEETING

AUGUST 15, 2023

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

WHEREAS, The Township of Mount Laurel wishes to purchase a Chevrolet Tahoe, 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 21-FLEET-01485 for Police Pursuit and SSV: Sedans and Sport Utility Vehicles with Gasoline Engine for the period April 30, 2021 to April 29, 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 \$48,517.10; 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 a Chevrolet Tahoe, as recommended by the Police Chief, in the amount of \$48,517.10.

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 August 15, 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-155

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A LAUREL
ACRES 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 Laurel Acres 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 Laurel Acres Basketball Court from Fieldturf USA, Inc., 175 N. Industrial Blvd., Calhoun, GA 30701, per their proposal for \$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 August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
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Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-156

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR ABATEMENT
OF CONTAMINATED SOILS AND AN ATHLETIC TURF FIELD 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 Abatement of Contaminated Soils and an Athletic Turf Field 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 Abatement of Contaminated Soils and an Athletic Turf Field from Fieldturf USA, Inc., 175 N. Industrial Blvd., Calhoun, GA 30701, per their proposal for \$4,481,318.00.
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 August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

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

Distribution _____

Resolution No. 23-R-157

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A BACKHOE
LOADER THROUGH SOURCEWELL (FORMERLY NJPA), 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, Sourcewell, 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, Jesco, Inc., 1260 Centennial Ave. Piscataway, NJ 08854, has been awarded a contract for Heavy Construction Equipment for the period April 15, 2023 through April 14, 2027 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 Backhoe Loader 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 Backhoe Loader from Jesco, Inc., 1260 Centennial Ave. Piscataway, NJ 08854, per their proposal for \$170,000.00.
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 August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

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

Distribution _____

Resolution No. 23-R-158

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A JOHN
DEERE TRACTOR THROUGH SOURCEWELL (FORMERLY NJPA), 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, Sourcewell, 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, Central Jersey Equipment LLC, 670 Rt. 40, Elmer, NJ 08318, has been awarded a contract for Heavy Construction Equipment for the period April 15, 2023 through April 14, 2027 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 John Deere Tractor from the aforesaid vendor:

NOW, THEREFORE, BE IT RESOLVED as follows:

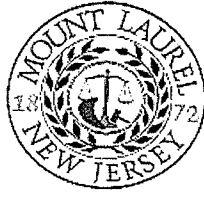
1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing for a John Deere Tractor from Central Jersey Equipment LLC, 670 Rt. 40, Elmer, NJ 08318, per their proposal for \$123,697.20.
2. This is an open-ended contract and the Township is not 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 August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

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Moustakas						
Pritchett						
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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-159

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A Z MASTER
AND SAND PRO THROUGH SOURCEWELL (FORMERLY NJPA), 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, Sourcewell, 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, Turf Equipment and Supply Co. LLC, 8015 Dorsey Run Road, Jessup, MD 20794, has been awarded a contract for Landscape and Grounds Maintenance Equipment for the period May 1, 2021 through April 30, 2025 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 Z Master and Sand Pro 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 Z Master and Sand Pro from Turf Equipment and Supply Co. LLC, 8015 Dorsey Run Road, Jessup, MD 20794, per their proposal for \$98,624.00.
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 August 15, 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-160

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR FURNITURE
THROUGH OMNIA PARTNERS 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, Omnia Partners, 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, COFCO, 2400 N. American Street, Philadelphia, PA 19133, has been awarded a contract for Furniture for the period May 1, 2019 through October 31, 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 Furniture 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 Furniture from COFCO, 2400 N. American Street, Philadelphia, PA 19133, per their proposal for \$258,470.14.
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 August 15, 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-161

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE MAYOR
TO SIGN AN AMENDED AGREEMENT**

BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Mayor is authorized to sign an amended shared services agreement with Lumberton Township.

This resolution was adopted at a meeting of the Township Council held on August 15, 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-162

REGULAR MEETING

AUGUST 15, 2023

**AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE A CERTIFICATION OF
MUNICIPAL CONSENT FOR MOUNT LAUREL ANIMAL HOSPITAL'S
SUBMISSION OF A NJDEP TREATMENT WORKS APPROVAL (TWA)
APPLICATION**

WHEREAS, Mount Laurel Animal Hospital is an approved business operating at Block 508, Lots 2.01, 2.02 and 2.03 in the Township of Mount Laurel; and

WHEREAS, NJDEP requires consent from the Governing Body and from the Mount Laurel MUA in applying for Treatment Works Approval (TWA) for wastewater/sewage management for the business.

NOW, THEREFORE, BE IT RESOLVED that the Mount Laurel Township Council hereby authorizes the Township Manager to sign the aforementioned agreement.

BE IT FURTHER RESOLVED that the signed agreement will be forwarded to the NJDEP.

This resolution was adopted at a meeting of the Township Council held on August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



State of New Jersey
Department of Environmental Protection
Division of Water Quality



INSTRUCTIONS FOR COMPLETING FORM WQM003-T

1. **General Information** – Provide the applicant/owner/operator name, facility/site/project name, and facility/site/project address. The information provided in this section should match the information provided on the TWA-1 form accompanying this form as part of the application package.
2. **Certification Checklist** – Complete this section in its entirety, identifying which certifications have been submitted with this form and, for certifications A and C, the number of certifications that were submitted. For certification applicability, refer to the below instructions.

Certification A: Governing Body

Consistent with N.J.A.C. 7:14A-22.6(a)5 and 22.8(a)3, consent from the affected municipality (i.e. governing body) regarding the project must accompany TWA applications. *Note: This certification is required for all TWA applications.*

For this certification, provide the name of the facility/site/project and the name of the municipality or municipal authority. In addition, the authorized representative must provide the necessary certifying information. This information includes their signature, date of signature, printed name, and position. This section must also include the resolution number and date authorizing the representative to certify for the governing body. The resolution must be submitted with this form. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this form.

Important Note: A separate Certification A must be submitted for each municipality (governing body) impacted by the project.

Certification B: Sewage Authority

Consistent with N.J.A.C. 7:14A-22.6(a)5 and 22.8(a)3, consent from the affected sewage authority regarding the project must accompany TWA applications. *Note: This certification must be completed when a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality. When a sewage authority is not related to the project, this certification is not required.*

For this certification, provide the name of the facility/site/project and the name of the agency. In addition, the authorized representative must provide the necessary certifying information. This information includes their signature, date of signature, printed name, and position. This section must also include the resolution number and date authorizing the representative to certify for the sewage authority. The resolution must be submitted with this form. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this form.

Certification C: Wastewater Conveyance System Owner

Consistent with N.J.A.C. 7:14A-22.6(a)5 and 22.8(a)3, consent from the owner(s) of the applicable wastewater conveyance system(s) associated with the project must accompany TWA applications. *Note: This section must be completed by the owner/operator of the wastewater conveyance system into which the project named herein will directly connect. The owner is typically a municipality or authority.*

For this certification, provide the name of the facility/site/project and the wastewater conveyance system owner. In addition, the authorized representative for the owner must provide the necessary certifying information. This information includes their signature, date of signature, printed name, and position. This section must also include the resolution number and date authorizing the representative to certify for the wastewater conveyance system owner. The resolution must be submitted with this form. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this form.

Important Note: A separate Certification C must be submitted for each wastewater conveyance system owner impacted by the project.

Certification D: Wastewater Treatment Facility Owner

Consistent with N.J.A.C. 7:14A-22.6(a)5 and 22.8(a)3, consent from owner of the receiving wastewater treatment plant associated with the project must accompany TWA applications. *Note: This certification is only required for applications that include a sewer connection/extension. This certification must be completed by the owner of the wastewater treatment facility receiving the wastewater identified in the TWA application.*

For this certification, provide the name of the facility/site/project and the wastewater treatment facility owner. In addition, the authorized representative must provide the necessary certifying information. This information includes their signature, date of signature, printed name, and position. This section must also include the resolution number and date authorizing the representative to certify for the wastewater treatment facility owner. The resolution must be submitted with this form. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this form.

Certification E: Certification by the District Sludge Management Lead Planning Agency

Consistent with N.J.A.C. 7:14A-22.6(a)5 and 22.8(a)3, consent from the district sludge management lead planning agency associated with the project must accompany TWA applications. *Note: This certification is only required for projects that involve construction of residual management units at ultimate residuals management sites.*

For this certification, provide the name of the facility/site/project and the district sludge management lead planning agency. In addition, the authorized representative for the agency must provide the necessary certifying information. This information includes their signature, date of signature, printed name, and position. This section must also include the resolution number and date authorizing the representative(s) to certify for the agency. The resolution must be submitted with this form. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this form.

Additional Information

- Approvals, permits, service contracts, or other reservations of flow capacity issued or agreed to by any participating municipality or sewerage agency do not constitute the required approval of the DEP.
- Pursuant to the NJPDES regulations (N.J.A.C. 7:14A), no application shall be submitted to the DEP if the wastewater treatment facility is not meeting its discharge permit requirements. For computation of actual flow at the receiving wastewater treatment plant, the average flow processed by the facility for the three (3) month period immediately preceding the submission of the application shall be used.
- Any document issued by a sewerage authority or municipality which is a tentative, preliminary, or conditional approval shall not be considered a statement of consent.
- If an applicant is unable to obtain the required consent from the governing body (Certification A above) or the sewerage authority (Certification B above), they may choose to follow the procedures set forth in N.J.A.C. 7:14A-22.8(a)3v.

A completed form, along with accompanying materials, should be submitted to the address identified below and must contain the original wet-ink signatures:

Mail Code: 401-02B
NJDEP - Division of Water Quality
Bureau of Ground Water, Residuals and Permit Administration
Permit Administration Section
PO Box 420
Trenton, NJ 08625-0420

IMPORTANT NOTICE: False statements, representations, or certifications, in any application, record, or document are subject to fines and penalties as set forth in the Water Pollution Control Act (N.J.S.A. 58:10A- 10F 2 and 3).



State of New Jersey
Department of Environmental Protection
Division of Water Quality



Statements of Consent for TWA applications

Refer to the attached instructions and provide ALL applicable information. Please attach additional sheets if necessary.

1. GENERAL INFORMATION

Applicant/Owner/Operator: Mount Laurel Township Municipal Utilities Authority

Name of Facility/Site/Project: Mt. Laurel Animal Hospital Wellness Center

Street Address/Location: 230 Mt. Laurel Road

City or Town: Mount Laurel State: NJ Zip Code: 08054

2. CERTIFICATION CHECKLIST (I.E. CERTIFICATIONS SUBMITTED WITH THIS FORM)

Note: Refer to this form's instructions for certification applicability.

Certification A: Governing Body (i.e. municipality where project is located)

- a. Certification(s) Submitted with this Form? ☒ Yes ☐ No
- b. Number of Certifications Submitted with this Form? 1
(Note: More than one certification is required when multiple governing bodies are impacted by the project.)

Certification B: Sewerage Authority

- a. Certification Submitted with this Form? ☒ Yes ☐ No

Certification C: Wastewater Conveyance System Owner

- a. Certification(s) Submitted with this Form? ☒ Yes ☐ No
- b. Number of Certifications Submitted with this Form? 1
(Note: More than one certification is required when multiple wastewater conveyance system owners are impacted by the project.)

Certification D: Wastewater Treatment Facility Owner

- a. Certification Submitted with this Form? ☒ Yes ☐ No

Certification E: District Sludge Management Lead Planning Agency

- a. Certification Submitted with this Form? ☐ Yes ☒ No

A. CERTIFICATION BY THE GOVERNING BODY (I.E. MUNICIPALITY WHERE PROJECT IS LOCATED)

Note: This certification is required for all TWA applications.

Name of Facility/Site/Project: Mt. Laurel Animal Hospital Wellness Center

Certifying Statement:

"As an authorized representative of the below identified governing body, I hereby certify that the municipality or municipal authority consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of all municipal ordinances."

Mount Laurel Township

Name of Municipality or Municipal Authority

Signature of Authorized Representative *

Meredith Riculfy

Print or Type Name

mriculfy@mountlaurel.com

Email

07/26/2023

Date

Township Manager

Print or Type Position

(856) 234-0001

Telephone

* Authorization to sign for the agency:

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

B. CERTIFICATION BY THE SEWERAGE AUTHORITY

Note: This certification is required when a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality.

Name of Facility/Site/Project: Mt. Laurel Animal Hospital Wellness Center

Certifying Statement:

"As an authorized representative of the below identified agency, I hereby certify that the agency consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency."

Mount Laurel Township MUA

Name of Agency

Signature of Authorized Representative *

Pamela J. Carolan, P.E.

Print or Type Name

management@mltmua.com

Email

Date

Executive Director

Print or Type Position

(856) 234-0062

Telephone

* Authorization to sign for the agency:

1999-3

01/20/1999

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

C. CERTIFICATION BY THE WASTEWATER CONVEYANCE SYSTEM OWNER

Note: This certification must be completed by the owner/operator of the wastewater conveyance system into which the project named herein will directly connect.

Name of Facility/Site/Project: Mt. Laurel Animal Hospital Wellness Center

Certifying Statement:

"By agreeing to accept wastewater from the project, I hereby certify that to the best of my knowledge the wastewater conveyance system, into which the project proposed under this application will connect, has adequate capacity in accordance with N.J.A.C. 7:14A-1.2 ("Adequate conveyance capacity"). Furthermore, I am not aware of inadequate conveyance capacity conditions in any portion of the downstream facilities necessary to convey the wastewater from this project to the treatment plant."

Mount Laurel Township MUA

Name of Municipality or Authority

Signature of Authorized Representative *

Pamela J. Carolan, P.E.

Print or Type Name

management@mltmua.com

Email

Date

Executive Director

Print or Type Position

(856) 234-0062

Telephone

* Authorization to sign for the agency:

1999-3

01/20/1999

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

D. CERTIFICATION BY THE WASTEWATER TREATMENT FACILITY OWNER

Notes: This certification is required for applications that include a sewer connection/extension. This certification must be completed by the owner of the wastewater treatment facility receiving the wastewater identified in this application.

Name of Facility/Site/Project: Mt. Laurel Animal Hospital Wellness Center

Certifying Statement:

"I hereby certify that the committed flow to the below identified wastewater treatment plant does not exceed the presently permitted design capacity and, with the additional flow proposed by this application, the permitted design capacity is not anticipated to be exceeded. For the purposes of this certification, committed flow means the sum of the (1) actual metered flow, (2) flow from DEP approved TWA applications (not yet operational), and (3) flow from locally approved projects that do not require DEP approval. I further certify that the treatment plant is currently complying with its conventional and non-conventional NJPDES permit requirements (see N.J.A.C. 7:14A- 22.17(b)-(d), percent removal and toxicity requirements excluded from this certification) as determined by a rolling average of the three most recent monthly discharge monitoring reports that were required to be submitted to the Department as of this date, and based upon my assessment of all information pertinent to this permit request, is anticipated to continue to do so with the additional flow from this project."

Hartford Road Water Pollution Control Facility

NJ0025178

Name of Wastewater Treatment Plant

NJPDES Permit Number

Mt. Laurel Township MUA

Name of Authority Accepting for Treatment

Signature of Authorized Representative *

Date

Pamela J. Carolan, P.E.

Executive Director

Print or Type Name

Print or Type Position

management@mltmua.com

(856) 234-0062

Email

Telephone

* Authorization to sign for the agency:

1999-3

01/20/1999

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

E. CERTIFICATION BY THE DISTRICT SLUDGE MANAGEMENT LEAD PLANNING AGENCY

Note: This certification is only required for applications that involve construction of residual management units at ultimate residuals management sites.

Name of Facility/Site/Project: _____

Certifying Statement:

"As an authorized representative of the below identified agency, I hereby certify that the agency consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency."

Name of Agency

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency:

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No 23-R-163

REGULAR MEETING

AUGUST 15, 2023

**A RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL ACCEPTING THE
RECOMMENDATION OF THE PLANNING BOARD AND DESIGNATING BLOCK
101.15, LOTS 60, 61, AND 62, AND BLOCK 205.01 LOTS 24 AND 25, AS A NON-
CONDEMNATION AREA IN NEED OF REDEVELOPMENT AS DEFINED IN THE
LOCAL REDEVELOPMENT AND HOUSING LAW.**

WHEREAS, The Township Council seeks to undertake a redevelopment effort within the Rancocas Woods area of the Township; and

WHEREAS, pursuant to Resolution 19-R-104, adopted by the Township Council on April 22, 2019, the Township designated certain properties on Creek Road in the Rancocas Woods neighborhood as a Non-Condensation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, establishing the Rancocas Woods Redevelopment Area; and

WHEREAS, pursuant to Resolutions 21-R-146 and 22-R-53, adopted on August 16, 2021 and January 24, 2022 respectively, the Township Council authorized the Planning Board to conduct investigations into additional properties to expand the previously designated Rancocas Woods Redevelopment Area pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Planning Board held a duly noticed public meeting on September 9, 2021 to consider a report from the Township Planner regarding Block 101.15, Lot 62, and at this public hearing determined that Block 101.15, Lot 62 met the necessary criteria to be designated as a Non-Condensation Area in Need of Redevelopment, under Criterion C of the Local Redevelopment and Housing Law; and

WHEREAS, the Township Planning Board held a duly noticed public meeting on November 10, 2022 to consider a report from the Township Planner regarding Block 101.15, Lots 60 and 61, and Block 205.01, Lots 24 and 25, and determined that these properties also met the statutory criteria of the Local Redevelopment and Housing Law to be designated as a Non-Condensation Area in Need of Redevelopment under Criteria C and H; and

WHEREAS, the Planning Board has recommended that the above referenced properties can be designated as a Non-Condensation Area in Need of Redevelopment and should be added to the Rancocas Woods Redevelopment Area;

WHEREAS, the Township Council has considered the recommendations of the Planning Board and agrees that the subject properties each meet at least one of the criteria necessary for a Non-Condensation Area in Need of Redevelopment Designation; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel that the following properties as identified on the Township Tax Maps shall be designated as a Non-Condensation Area in Need of Redevelopment:

<u>Block</u>	<u>Lot</u>
101.15	60, 61, and 62
205.01	24 and 25

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:12A-6, the Clerk shall forward a true copy of this Resolution to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. The Township shall fill any notices of veto in the Office of the Municipal Clerk.

This resolution was adopted at a meeting of the Township Council held on August 15, 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-164

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING THE SIGNING OF A
PRE-EMPTION AGREEMENT WITH THE
NEW JERSEY DEPARTMENT OF TRANSPORTATION**

WHEREAS, a traffic condition exists at the intersection of Route 73 and Rogers Walk in the Township of Mount Laurel, in the County of Burlington, which requires the installation and operation of emergency pre-emption equipment and sequence; and

WHEREAS, it is necessary to expedite the safe movement and conduct of pedestrian and vehicular traffic; and

WHEREAS, the State of New Jersey has indicated its willingness to modify the existing traffic signal system to accept the emergency pre-emption equipment and sequence at said intersection; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the Clerk of the Township of Mount Laurel, be and are hereby authorized to enter into an Agreement with the State of New Jersey, acting through its Commissioner of Transportation, for the purpose aforesaid, a copy of said Agreement being attached hereto and made a part hereof.

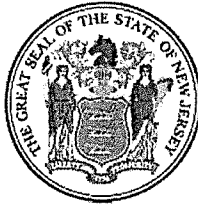
BE IT FURTHER RESOLVED that the Mayor and the Clerk of the Township of Mount Laurel, be and hereby are authorized to execute said Agreement.

This resolution was adopted at a meeting of the Township Council held on August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



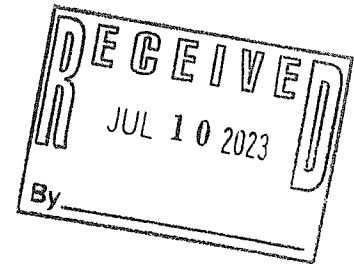
State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DIANE GUTIERREZ-SCACCETTI
Commissioner



July 3, 2023

Ms. Meredith Riculfy
Municipal Clerk
Township of Mount Laurel
100 Mount Laurel Road
Mount Laurel, NJ 08054

**Re: Pre-emption Agreement
Route 73 and Rogers Walk
Mount Laurel Township, Burlington County**

Dear Ms. Riculfy:

The New Jersey Department of Transportation has evaluated and approved the request by Mount Laurel Township to install GPS emergency pre-emption equipment at the above-captioned intersection.

The Agreement pertaining to the installation and for continual maintenance of the pre-emption at the above captioned intersection is attached for execution by Mount Laurel Township.

The Agreement provides that Mount Laurel Township will assume 100% of the costs of purchase and installation of the pre-emption equipment. The State will continue to maintain the existing traffic signals and Mount Laurel Township will maintain the emergency pre-emption equipment.

Enclosed are three (3) original copies of the pre-emption agreement, a sample resolution, and a sample acknowledgment for the above referenced intersection, all of which need to be executed by your governing body and appropriate officials. It is respectfully requested that Mount Laurel Township takes all steps necessary to adopt a

resolution similar to the enclosed sample resolution, prepare an acknowledgment similar to the enclosed sample acknowledgment, and execute the enclosed agreements. While the resolution needs not be a verbatim copy of the sample, it must however as a minimum paraphrase every paragraph therein. **(NOTE: The sentence that is underlined in the enclosed sample must be included).**

After execution, the following should be returned to our office:

1. **Three (3) original signed and sealed pre-emption agreements for the above referenced intersection.**
2. **Three (3) original signed and sealed resolutions for the above referenced intersection.**
3. **Three (3) original signed and sealed acknowledgments for the above referenced intersection.**

Please be sure to submit the same number of copies of the resolution and the acknowledgement as there are copies of the agreement for the above referenced intersection.

All copies of the Agreement, Resolution, and Acknowledgement must have original signatures and seals.

The **first page** of the Agreement should **not** be dated, only the signature page should be dated below the appropriate signature. When the Department of Transportation completes its action, the first page of the Agreement will be dated, and an original copy will be returned to you for your file.

Please be aware that the pre-emption operation will not be implemented until all parties have signed the agreement.

If there are any questions regarding this matter, please contact Mr. Nai Ng of this office at (609) 963-1757 or Nai.Ng@dot.nj.gov.

Very truly yours,

Charu Jegan

Digitally signed by Charu Jegan
Date: 2023.07.03 14:30:39 -04'00'

Charu Jegan
Supervising Engineer
Bureau of Traffic Engineering

Enclosures

NEW JERSEY DEPARTMENT OF TRANSPORTATION
BUREAU OF TRAFFIC ENGINEERING
PRE-EMPTION AGREEMENT

Route 73 and Rogers Walk

Mount Laurel Township, Burlington County

THIS AGREEMENT, made the _____ day of _____ two thousand twenty three (2023), between the Township of Mount Laurel, located at 100 Mount Laurel Road, Mount Laurel, New Jersey 08054, hereinafter referred to as **TOWNSHIP** and the State of New Jersey, acting through its Commissioner of Transportation, New Jersey Department of Transportation, located at 1035 Parkway Avenue, P.O. Box 600, Trenton, New Jersey 08625, hereinafter referred to as **STATE**, witnesses that:

WHEREAS, a traffic signal installation exists at the intersection of Route 73 and Rogers Walk, in the Township of Mount Laurel, in the County of Burlington that requires the installation and operation of emergency pre-emption equipment in order to expedite the movement of emergency vehicles through the intersection; and

WHEREAS, the **TOWNSHIP** has expressed a willingness to cooperate with the **STATE** in achieving the overall objective of safe and efficient movement of traffic on the said highway; and

WHEREAS, it is the purpose of this Agreement to provide for the participation of the **TOWNSHIP** and the **STATE** in the cost of installation of the emergency pre-emption equipment, and the cost of maintenance and operation of the emergency pre-emption equipment and the said traffic signal; and

WHEREAS, the Commissioner, under the powers vested in her by law and as more particularly set forth in N.J.S.A. 27:1A-5 and 27:7-21, has determined that it is in the **STATE's** best interest to enter into this Agreement;

NOW, THEREFORE, in consideration of the covenants contained herein, and pursuant to all applicable federal, state, and local laws and ordinances, the **TOWNSHIP** and the **STATE** agree as follows:

1. The **TOWNSHIP** will assume 100% of the purchase cost of the pre-emption equipment and the cost of the revision to the existing traffic signal necessary to allow the installation of the pre-emption equipment and sequence.

**Pre-Emption Agreement
Route 73 and Rogers Walk
Mount Laurel Township, Burlington County**

2. The **TOWNSHIP** shall install, by its own or contract forces, and shall assume 100% of the total cost of the installation of the emergency pre-emption equipment. The emergency pre-emption equipment shall include but not limited to all the receivers and transmitters, additional wiring to those devices, the separate cabinet to house the equipment, and any labor needed to install that equipment at the intersection and on the emergency vehicles. The **TOWNSHIP** or its authorized agents will have the responsibility to coordinate its work schedule with the approval of the Bureau of Maintenance. No work shall be started at the intersection without the approval of the Bureau of Maintenance. After the equipment is installed, the **STATE** will inspect it. The equipment shall not be put into operation until it is approved by the **STATE**.
3. The **TOWNSHIP** agrees that, unless otherwise directed by the **STATE**, all emergency pre-emption equipment shall be located in a separate cabinet and can be connected only to the terminal block of the signal controller. The **TOWNSHIP** shall be responsible for any unauthorized interference with the operation of the **STATE's** traffic signal and for any damage to the **STATE's** traffic signal or its operation caused by installation or maintenance of the emergency pre-emption equipment.
4. At its own expense, the **TOWNSHIP** shall perform monthly inspections on the pre-emption equipment, shall respond to all emergency calls related to the pre-emption sequence within 24 hours and shall maintain the emergency pre-emption equipment.
5. In case of malfunction of the emergency pre-emption equipment, whichever party, the **TOWNSHIP** or the **STATE**, first arrives at the intersection shall disconnect the emergency pre-emption equipment so that it shall not interfere with the normal operation of the traffic signal system.
6. After a determination by the **STATE** that traffic conditions require the mode of operation of the existing traffic signal be revised, the **TOWNSHIP** shall effect any modification of the pre-emption device as may be required and shall provide the proper emergency sequence as determined by the **STATE**, within sixty (60) days written notice to the Clerk of the **TOWNSHIP**. All costs of said modification shall be borne by the **TOWNSHIP**.
7. The **STATE** shall allow the **TOWNSHIP** or authorized agents to enter upon areas under its respective jurisdiction without the need for permit for the purpose of installing and maintaining the emergency pre-emption equipment.
8. If the **TOWNSHIP** fails to perform its obligations under this Agreement with regard to the pre-emption equipment, as set forth in paragraphs 1 through 7, the **STATE** may, upon sixty (60) days written notice to the clerk of the **TOWNSHIP**, remove the emergency pre-emption equipment from the traffic signal. The **TOWNSHIP** shall pay all costs for the removal.
9. The **STATE** will, at its own expense, periodically inspect and maintain the complete installation, including the relamping thereof, with the exception of the emergency pre-emption equipment.
10. The **TOWNSHIP** shall pay all cost for the future relocation or removal and reinstallation of any portion of the traffic signal system, if the relocation or removal and reinstallation of this equipment is made necessary by changes, such as excavations, resurfacings, widenings, and corner radius changes, authorized or effectuated by the **TOWNSHIP**.
11. The **STATE** will pay all costs for the future relocation or removal and reinstallation of any portion of the traffic signal system, if the relocation or removal and reinstallation of this equipment is made necessary by changes, such as excavations, resurfacings, widenings, and corner radius changes, authorized or effectuated by the **STATE**.
12. The **STATE** reserves the right to terminate this Agreement, for cause or for convenience, upon six months' written notice of its intention to terminate, which notice shall be served upon the Clerk of the **TOWNSHIP**. However, upon a

**Pre-Emption Agreement
Route 73 and Rogers Walk
Mount Laurel Township, Burlington County**

determination by the **STATE** that emergency conditions exist, the **STATE** may terminate this Agreement with less than the six months' notice specified above

13. Subject to the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq., the **TOWNSHIP** shall be responsible for personal injuries and property damage caused by the actions of the **TOWNSHIP** and its employees, which arises out of this Agreement. Any claim for such personal injury or property damage must be filed in accordance with N.J.S.A. 59:8-1 et seq.
14. Subject to the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq., the **STATE** shall be responsible for personal injuries and property damage caused by the actions of the **STATE** and its employees, which arises out of this Agreement. Any claim for such personal injury or property damage must be filed in accordance with N.J.S.A. 59:8-1 et seq.
15. The **TOWNSHIP** shall cause to be provided, upon 72 hours written notice to the Clerk of the **TOWNSHIP** by the **STATE**, police to direct traffic during installation of, inspection of, or repairs related to the traffic signal system. Further, the **TOWNSHIP** shall cause police to be provided to emergency pre-emption and to the direct traffic during emergency repairs, on telephonic notice to the **TOWNSHIP** by the **STATE**.
16. In the event that the **TOWNSHIP** fails to make any payments required hereunder to the **STATE**, the **TOWNSHIP** authorizes the **STATE**, without the need for prior notice, to deduct the amount of such payment due from any funds payable or to be payable by the Department of Transportation to the **TOWNSHIP**.
17. Written notice shall be sent, when required, by certified mail, return receipt, to the addresses set forth above, or to such other address or addresses as is set forth, in writing, in any notice of change of address, which has been sent to all parties of this Agreement.
18. The **TOWNSHIP** shall provide the necessary resolution authorizing it to enter into this Agreement.
19. This Agreement shall not become binding on any party until it is fully executed by the Commissioner of Transportation or designee.
20. This Agreement is subject to appropriations and the availability of funds to the **STATE**.

END OF TEXT

Pre-Emption Agreement
Route 73 and Rogers Walk
Mount Laurel Township, Burlington County

IN WITNESS WHEREOF, all parties have caused this instrument to be Signed,
Attested, and Seal Affixed.

ATTEST/WITNESSED/AFFIX SEAL

Township of Mount Laurel

Meredith Riculfy
Municipal Clerk

By: _____
Stephen Steglik
Mayor

Date: _____

Date: _____

ATTEST/WITNESSED/AFFIX SEAL

STATE OF NEW JERSEY

Anika James
Department Secretary
New Jersey
Department of Transportation

Approved: _____
By: _____
Parth Oza, P.E.
Assistant Commissioner
Capital Program Management

Date: _____

Date: _____

This Agreement has been reviewed
and approved as to form.

Matthew J. Platkin
Attorney General of New Jersey

By: _____
Nonee Lee Wagner
Deputy Attorney General

Date: _____



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-165

REGULAR MEETING

AUGUST 15, 2023

**MOUNT LAUREL TOWNSHIP
RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR
TOPGOLF USA MOUNT LAUREL, LLC, BLOCK 503.01, LOT 2 SP #7910**

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 March 6, 2020 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 with the exception of some minor landscaping material 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 prior to the release of the performance guarantee.

NOW, THEREFORE, BE IT RESOLVED on this 15th day of August, 2023, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that, as recommended by the Township Engineer, the performance guarantee for Topgolf USA Mount Laurel, LLC, Block 503.01, Lot 2 SP #7910 is hereby released.

This resolution was adopted at a meeting of the Township Council held on August 15, 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-166

REGULAR MEETING

AUGUST 15, 2023

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER
FOR EQUIPMENT FOR POLICE DEPARTMENT 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 for Equipment for Police Department by the municipality to provide for the operating costs to administer this act; and

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Equipment for Police Department 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 Equipment for Police Department 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 August 15, 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-167

REGULAR MEETING

AUGUST 15, 2023

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER
FOR POLICE SPONSORED EVENTS 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 for Police Sponsored Events by the municipality to provide for the operating costs to administer this act; and

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Police Sponsored Events 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 Police Sponsored Events 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 August 15, 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-168

REGULAR MEETING

AUGUST 15, 2023

**A RESOLUTION AUTHORIZING THE TOWNSHIP OF MOUNT LAUREL'S
APPLICATION TO THE IT PAYS TO PLUG IN GRANT**

WHEREAS, the governing body of Mount Laurel Township desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately **\$8,000.00** to fund the following project:

It Pay\$ to Plug In: NJ's Electric Vehicle Charging Grant Program

WHEREAS, the governing body resolves that the Township Manager is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the state for a grant in an amount not less than \$0.00 and not more than \$8,000.00 and (c) to execute any amendments thereto which do not increase the Grantee's obligations. The Township Council authorizes and hereby agrees to match; and

WHEREAS, the Township Council authorizes and hereby agrees to match 0% of the Total Project Amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property, is hereby certified exactly 0% of the match will be made up of in-kind services.

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 does hereby agree to comply with all applicable Federal, State, and municipal laws, rules and regulations in its performance pursuant to the agreement and authorize the Township Manager to apply for and execute a grant agreement with the New Jersey Department of Environmental Protection.

This resolution was adopted at a meeting of the Township Council held on August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

MOUNT LAUREL TOWNSHIP

ORDINANCE # 2023-10

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

WHEREAS, the Zoning Board of Adjustment of the Township of Mount Laurel has the authority to hear applications from property owners or developers who are seeking relief from certain standards or requirements of the Township's zoning code, found at Chapter 154 of the Township Code; and

WHEREAS, the Zoning Board has prepared an Annual Report for the year 2022, which lists the actions taken by the Board on applications for variances and deviations from the Township's zoning code; and

WHEREAS, this Annual Report of the Zoning Board of Adjustment was transmitted to the Township Council along with a report on recommendations for zoning ordinance revisions, by the Zoning Board, in a letter dated January 4, 2023; and

WHEREAS, Township staff have also provided input and recommendations regarding the Zoning Code; and

WHEREAS, the Township Council wishes to address the recommendations of the Zoning Board of Adjustment and Township staff by amending the Township Code; and

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Township of Mount Laurel, Burlington County, New Jersey, that the Land Development Regulations set forth in Chapters 121 Registration of Rental Property, 124 Site Plan Review, 138 Subdivision of Land, and 154 Entitled Zoning are hereby amended, modified, and supplemented as follows:

All new text to be inserted is in ***bold, italic, and underline*** type. All text to be deleted is in **~~bold and strikethrough~~** type.

Chapter 121 Rental Property

Article II Registration of Rental Property

§121-10 Periodic inspections.

C. Such inspection shall be for the purpose of determining Zoning Ordinance compliance, and to the extent applicable, to determine if the property complies with the Property Maintenance Code, Uniform Construction Code, BOCA Maintenance Code, Housing Code and/or Uniform Fire Safety Act, and to inspect certain rental dwellings for lead-based paint hazards in accordance with N.J.A.C. 5:28A et seq.

F. Lead-based paint inspection.

(1) All rental dwelling units registered with the Township of Mount Laurel are subject to periodic inspections for lead-based paint hazards in accordance with the lead-based paint inspection laws at N.J.A.C. 5:28A, except for the following:

(a) Dwellings that were constructed during or after 1978.

(b) Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants.

(c) Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no-lead based paint in the building.

(d) Rental dwellings that have been registered with the NJ Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the dwelling.

(e) Dwellings with a valid lead-safe certificate.

(2) Periodic inspections for lead-based paint hazards shall be carried out at the time of registration renewal or the time of change of occupancy. The owner or agent shall notify the Township at the time of vacancy to coordinate the inspection.

(3) At the time of inspection, the inspector shall examine rental dwellings for deteriorated paint or visible surface dust, debris, or residue. If lead-based paint hazards are found during an inspection, the owner of the dwelling must remediate the hazard by interim controls or abatement in accordance with State laws. Any abatement must be carried out by a certified and licensed lead abatement contractor.

§121-13 Fees.

At the time of the filing of the registration form, the owner or agent of the owner must pay a fee for the purposes of covering administrative costs associated with the administration of this article in accordance with the following:

A. An annual registration fee of:

(1) \$200 per rental unit for the first 10 rental units of a rental property; and

(2) \$25 per rental unit for a rental property not subject to § 121-13A(1) above.

(3) \$30 per rental unit for periodic lead-based paint hazard inspection, \$20 of which shall be deposited into the State Lead Hazard Control Assistance Fund.

Chapter 124 Site Plan Review

Article III Completion of Construction; Fees; Guaranties

§124-11 Fees.

A. Minor site plan (Board approval) or Minor Site Plan Alteration Committee or amended plan fees shall be as follows:

- (1) Application fee: \$250; plus
 - (2) Escrow: ~~\$750~~. \$4,000 for Minor Site Plan, \$1,000 for Minor Site Plan Alteration
- B. Preliminary major site plan fees, including amended approval, shall be as follows:
- (1) Application fee: \$275; plus
 - (2) Residential escrow: \$2,000 plus \$50 per unit; or
 - (3) Nonresidential escrow: \$4,000 plus ~~\$100 per lot~~ \$25 per 100 s.f. of building floor area to a maximum of \$15,000.
- C. Final major site plan fees, including amended approval, shall be as follows:
- (1) Application fee: \$275; plus
 - (2) Residential escrow: \$2,000 plus \$50 per lot; or
 - (3) Nonresidential escrow: \$3,000 plus ~~\$100 per lot~~ \$25 per 100 s.f. of building floor area to a maximum of \$10,000.
- D. Combined preliminary and final major site plan fees, including amended approval, shall be as follows:
- (1) Application fee: \$375; plus
 - (2) Residential escrow: \$3,000 plus \$50 per unit; or
 - (3) Nonresidential escrow: ~~\$4,000 plus \$100 per lot.~~ \$5,000 plus \$200 per 100 s.f. of building floor area to a maximum of \$25,000.
- E. Waiver of site plan fees shall be as follows:
- (1) Application fee: \$100; plus
 - (2) Escrow: \$200.
- F. Informal concept plan fees shall be as follows:
- (1) Application fee: \$100; plus
 - (2) Escrow: \$500.
- G. Formal concept plan to the Planning Board fees shall be as follows:
- (1) Application fee: \$500; plus
 - (2) Escrow: ~~\$1,000~~ \$2,000.
- H. Extensions of approval fees shall be as follows:
- (1) Application fee: \$150; plus
 - (2) Escrow: \$250.
- I. Special meeting fees shall be as follows:
- (1) Application fee: \$100; plus
 - (2) Escrow: \$250.
- J. Inspection fees shall be as follows: The escrow for inspection shall be 5% of the bonded amount, except for extraordinary circumstances at the time the performance bond is posted, or \$500, whichever is greater.
- K. Each applicant who shall submit a plan for site approval shall agree in writing, by execution of an escrow agreement, to pay all reasonable costs for professional review of the site plan and for inspection of improvements required by the Planning or Zoning Board. All costs shall be paid in full before any occupancy of the premises is permitted or occupancy permit is issued.

L. Conditional use fees shall be as follows:

- (1) Application fee: \$200; plus
- (2) Escrow: \$500-plus any variance, subdivision, or site plan escrow fees as applicable.

M. Publication of final decision fee shall be as follows: \$40.

N. Temporary uses or structures:

- (1) Application fee: \$100; plus
- (2) Escrow: \$500.

Chapter 138 Subdivision of Land

Article VI Administrative Procedures

§138.46 Fees.

The following schedule of fees shall be required for all applications and other matters pertaining to this chapter. No action shall be taken by the Planning or Zoning Board until all applicable fees have been paid. The schedule of fees shall be on file in the office of the Municipal Clerk and such other place or places as the Planning Board shall direct.

A. Initial application and sketch plan for minor subdivisions. The initial application for subdivision shall require payment of a fee of \$275, plus the posting of an escrow fee of ~~\$1,000~~ \$1,500 per lot. The amount placed in escrow shall be set up in an escrow fund to be placed with the Township Treasurer. Said fund shall be used to pay the fees of any professional personnel employed to process, review, inspect and make recommendations on the proposed subdivision, including but not limited to legal, engineering and planning services and including the Mount Laurel Fire Official or other persons so designated by the Mount Laurel Fire Commission. If at any time the escrow fund shall be deemed insufficient by the Planning or Zoning Board to cover actual or anticipated expenses, said fund shall be subject to increase on demand. In addition, an applicant for a major subdivision shall make payments to the escrow fund at both the preliminary approval and final approval stages in amounts as set forth below, unless the necessity for such increase in the escrow fund is waived by the Board. Any excess of the funds in the escrow account at the time of final acceptance of improvements will be returned to the subdivider upon his request in writing. If at any time it becomes evident that the escrow fund is or will be insufficient to cover the expenses of the Township's professionals, the subdivider shall increase the fund as required by the Planning or Zoning Board.

B. Major subdivisions. The following fees shall be applicable to major subdivisions:

(1) Preliminary or amended preliminary plat.

- (a) Application fee: \$275; plus
- (b) Residential escrow: ~~\$2,000 plus \$50 per unit~~ \$3,000 plus \$100 per lot; or
- (c) Nonresidential escrow: ~~\$3,000 plus \$100 per lot~~ \$5,000 plus \$100 per lot.

(2) Final or amended final plat.

- (a) Application fee: \$275; plus
- (b) Residential escrow: ~~\$2,000 plus \$50 per unit~~ \$3,000 plus \$100 per lot; or
- (c) Nonresidential escrow: ~~\$3,000 plus \$100 per lot~~ \$5,000 plus \$100 per lot.

(3) ~~Informal concept~~ Conceptual review:

- (a) Application fee: \$100; plus
- (b) Escrow: ~~\$500~~ \$2,000, to be used in conjunction with professional review of the concept plan.

CHAPTER 154 ZONING

Article I General Provisions

§154-5 Definitions and word usage.

ACCESSORY APARTMENT

A semi-independent residential dwelling unit containing sleeping quarters, a restroom, and a separate kitchen, that is wholly contained within a single-family dwelling, and is accessed primarily from within the principal single-family dwelling on the lot. Commonly referred to as an "in-law suite" or "mother-daughter suite".

ACCESSORY DWELLING UNIT

An independent residential dwelling unit either attached to a single-family dwelling, or located on the same lot as a single-family dwelling, and having an independent means of access to the dwelling unit from the principal single-family dwelling.

ACCESSORY RESIDENTIAL USE, HOME OCCUPATION

(1) A business activity or use customarily carried on within a dwelling by the residents thereof, which use is incidental and subordinate to the residential use and for which there is no contact whatsoever with the public for any purpose other than through telephone or electronic communications.

(2) ~~Accessory residential uses shall be subject to the following standards:~~

~~(a) There shall be no more than one employee.~~

~~(b) There shall be one off-street parking space in addition to those otherwise required by this chapter if deemed necessary for the operation as determined by the reviewing agency. If the additional parking changes the appearance of the site, then site plan approval from the Planning Board is required.~~

~~(c) The area used for the above uses shall occupy no more than 15% of the total floor area, including basements if so used.~~

~~(d) No storage of materials or products outside of the dwelling unit shall be permitted, including the use of vans, trucks and other vehicles to store materials and equipment.~~

~~(e) The use shall be clearly incidental to the residential use of the dwelling unit and shall not change the essential residential character of the dwelling.~~

~~(f) No external alterations inconsistent with the residential use of the dwelling unit shall be permitted.~~

~~(g) No display of products shall be visible from outside the building.~~

~~(h) Such accessory uses shall be conducted by the residential occupants, who must be continuous occupants of the dwelling while the use is in operation.~~

~~(i) No advertising display shall be visible from the street or elsewhere other than a small professional nameplate, which shall not exceed two square feet in area.~~

ADULT DAY CARE

A non-residential facility typically operating several hours per day, providing meals and social and recreational activities under general supervision for elderly persons and/or adults with disabilities.

ASSEMBLY HALL

Any building or area used for the gathering of 50 or more individuals to participate in or observe programs for educational, instructional, political, civic, entertainment, or amusement activities.

CHURCH, HOUSE OF WORSHIP

- 1) A church, synagogue, temple, mosque, or other similar facility that is used for prayer or religious services by persons of similar beliefs as its primary use;
- 2) A special-purpose building that is architecturally designed and particularly adapted for the primary use of conducting formal religious services on a regular basis.

GROUP HOME

Any single-family dwelling residence used in the placement of children or adults pursuant to law recognized and licensed as a group home, community residence for persons with developmental disabilities, community shelter for victims of domestic violence, or community residence for persons with head injuries by the appropriate agency of the State of New Jersey, where food, shelter, and guidance is provided to persons who require assistance, temporarily or permanently, in order to live in the community. Department of Institutions and Agencies in accordance with rules and regulations adopted by the Commissioner of Institutions and Agencies, provided, however, that no group home shall contain more than 12 children. All group home sites shall be subject to site plan review and be in conformance with applicable site plan and zoning standards, such as parking, drainage, lighting, signage, etc.

POLE BARN

A farm post frame building supported by poles set in the ground, which may lack lacks a foundation or basement, supported by poles set in the ground and wrapped with exterior siding comprised of corrugated steel, aluminum panels or wood, and is generally used to support agricultural activities as storage space or provide storage space for industrial equipment.

PRIVATE GARAGE, CARPORT

An accessory building or structure used for the storage and parking of any number of motor vehicles owned and used by the owner or tenant of the premises. The building or structure may not be used for commercial purposes. Not more than two commercial vehicles may be stored in a private garage nor shall the space be available to the public.

Article III Residence Districts

154-15 General use regulations.

A. General. In residence districts, 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:

(6) Group homes, community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and family day-care homes, as specified in the Municipal Land Use Law. ~~All such uses shall be subject to subdivision and site plan review and be subject to all applicable standards of those ordinances.~~

154-19 Accessory uses.

A. Only the following accessory uses shall be permitted:

(2) Utility sheds ~~not exceeding ten by twelve (10 x 12) feet.~~

(3) Private garages, pole barns, pool houses, or ornamental structures ~~greenhouses, and all other accessory buildings not exceeding 1,000 square feet.~~

(7) Accessory residential use or home occupation, subject to the following standards:

(a) There shall be no more than one employee of the business to be carried out on the residential property.

(b) There shall be one off-street parking space in addition to those otherwise required by this chapter if deemed necessary for the operation as determined by the reviewing agency. If the additional parking changes the appearance of the site, then site plan approval from the Planning Board is required.

(c) The area used for the above uses shall occupy no more than 15% of the total floor area, including basements if so used.

(d) No storage of materials or products outside of the dwelling unit shall be permitted, including the use of vans, trucks and other vehicles to store materials and equipment.

(e) The use shall be clearly incidental to the residential use of the dwelling unit and shall not change the essential residential character of the dwelling.

(f) No external alterations inconsistent with the residential use of the dwelling unit shall be permitted.

(g) No display of products shall be visible from outside the building.

(h) Such accessory uses shall be conducted by the residential occupants, who must be continuous occupants of the dwelling while the use is in operation.

(i) No advertising display shall be visible from the street or elsewhere other than a small professional nameplate, which shall not exceed two square feet in area.

(8) Accessory apartment, subject to the following additional requirements:

(a) There shall be a maximum of one (1) accessory apartment within any single-family home.

(b) One (1) additional off-street parking space shall be provided in addition to any other parking requirements for the principal dwelling.

(c) Accessory apartments shall have a maximum floor area of 600 square feet.

(d) There shall be no more than one (1) bedroom or space for sleeping quarters in any accessory apartment.

(e) The accessory apartment shall only be occupied as living quarters by a member of the household that resides in the principal dwelling on the lot.

(f) The accessory apartment shall not be rented, leased, or sold separately from the principal dwelling on the lot.

~~B. Private garages, pole barns, private greenhouses, and all other accessory buildings larger than 1,000 square feet shall require site plan approval from the Planning Board.~~
Reserved.

§154-21 Conditional uses.

A. Child-care centers may be authorized by the Planning Board as a conditional use in all residential districts subject to the following standards, specifications and criteria:

Article IV Major Commercial Planned Development Districts

§154-25 Use regulations.

A. In Major Commercial Planned Development Districts, 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:

(29) Child-care centers as a permitted use, ~~subject to the standards set forth in §154-56C(7)~~

(32) Micro brewery, craft distillery, or winery subject to the standards set forth in ~~154-80.2~~ §154-80.3.

(33) Sales room, micro brewery, craft distillery, or craft winery, subject to the standards set forth in ~~154-80.3.~~ §154-80.4.

Article V Neighborhood Commercial Districts

§154-37 Use regulations.

H. Child-care centers as a permitted use ~~subject to the standards set forth in § 154-56C(7).~~

K. Micro brewery, craft distillery, or winery subject to the standards set forth in ~~§154-80.2.~~ §154-80.3.

L. Sales room, micro brewery, craft distillery, or craft winery, subject to the standards set forth in ~~§154-80.3.~~ §154-80.4

P. Adult day cares shall be permitted as a conditional use, subject to the following conditions:

(1) A designated vehicular drop-off and pick-up location shall be provided to the facility that is separated from the public right-of-way as an internal driveway.

(2) Off-street parking shall be provided at a minimum ratio of 1 parking space per every 2 program participants on a peak day, plus one space for every fleet vehicle to be stored on site.

Article VI Business Districts

§154-43 Use regulations.

C. Child-care centers as a permitted use ~~subject to the standards set forth in § 154-56C(7).~~

D. Cannabis alternative treatment center or cannabis retailer, as a conditionally permitted use subject to the following conditions:

F. Micro brewery, craft distillery, or winery in accordance with ~~§154-80.2.~~ §154-80.3.

G. Sales room, micro brewery, craft distillery, or craft winery, subject to the standards set forth in ~~§154-80.3.~~ §154-80.4

K. Adult day cares shall be permitted as a conditional use, subject to the following conditions:

(1) A designated vehicular drop-off and pick-up location shall be provided to the facility that is separated from the public right-of-way as an internal driveway.

(2) Off-street parking shall be provided at a minimum ratio of 1 parking space per every 2 program participants on a peak day, plus one space for every fleet vehicle to be stored on site.

Article VII Specially Restricted Industrial Districts

§154-49 Use regulations.

I. Child-care centers as a permitted use ~~subject to the standards set forth in § 154-56C(7).~~

K. Cannabis cultivator, manufacturer, distributor, wholesaler and delivery service, as a conditionally permitted use, subject to the following conditions:

P. Micro brewery, craft distillery, or winery, subject to the standards set forth in ~~§154-80.2.~~ §154-80.3.

Article VIII Industrial Districts

§154-56 Use regulations; performance standards.

C. Uses permitted other than industrial. In addition to industrial type structures and uses, the following types of structures or uses are permitted in Industrial Districts:

(8) Child care centers as a permitted use ~~subject to the following standards:~~

~~(a) The use will not injure or detract from the use of neighboring property.~~

~~(b) The use will not detract from the character of any residential neighborhood.~~

~~(c) The use of the property adjacent to the area included in the plan is adequately safeguarded.~~

~~(d) The property is suitable for the intended use.~~

~~(e) The use will serve the best interests of the Township.~~

~~(f) The use will not adversely affect public facilities and services, such as water, sewer, utilities and police and fire protection.~~

~~(g) The use will not adversely affect the existing drainage facilities.~~

~~(h) The use will not adversely affect the safe flow of traffic, and adequate roadway accesses shall be provided to protect roadways from undue congestion and hazards.~~

~~(i) All active recreation areas shall be fenced with a four-foot-high vinyl-covered chain-link fence or equivalent.~~

~~(j) All property lines adjacent to residential lots shall be buffered as specified in § 154-68.~~

~~(k) Outdoor areas located near hazardous areas as determined by the Planning Board shall be fenced or otherwise protected as directed by the Planning Board.~~

~~(l) The required outdoor play areas shall be green, open and unpaved for active recreational activities.~~

~~(m) Provision shall be made in the design of the parking lot for high turnover parking spaces for child pickup and drop off.~~

~~(19) A cannabis cultivator, manufacturer, distributor, wholesaler and delivery service, subject to the following conditions: Reserved~~

~~(20) Cannabis alternative treatment center, or cannabis retailer, subject to the following conditions: Reserved~~

~~(25) Micro brewery, craft distillery, or winery in accordance with §154-80.2, §154-80.3~~

E. Conditional uses. The following uses shall be permitted as conditional uses in the Industrial District subject to the following standards, specifications, and criteria:

(2) A cannabis cultivator, manufacturer, distributor, wholesaler and delivery service, subject to the following conditions:

(a) Such facility shall meet all of the requirements for licensure, and hold the appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.

(b) Lot size, yard size, and lot area shall be regulated as specified:

[1] The minimum lot area shall be not less than 1 acre.

[2] The minimum lot width shall be not less than 100 feet.

[3] The minimum lot frontage shall be not less than 100 feet.

[4] The minimum lot front yard depth shall be not less than 50 feet.

[5] The minimum lot side yard width shall be not less than 50 feet.

[6] The minimum lot rear yard depth shall be not less than 50 feet.

(c) Shall not be any closer than 500 feet from any residential behavioral health care facility or residential medical detoxification center, as measured in a straight line from the nearest two points of the property lines.

(d) Shall not be any closer than 500 feet from a residential district or use, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the residential use or district by a state highway of at least 4-lanes in width.

(e) Shall not be located within 500 feet of the property line of any existing church or house of worship, public or parochial k-12 school, private k-12 school, child-care center, or any existing public park, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, a child-care center shall refer only to those entities and organizations licensed by the NJ Department of Human Services or another State agency of appropriate jurisdiction, to operate a program for the care, maintenance and supervision of children who are not attended by their parents or guardians, such as a day-care, pre-k, child cooperative, or nursery school. For the purposes of this conditional use requirement, a child-care center shall not refer to facilities such as a seasonal day camp, drop-in tutoring center, or recreational facility. For the purposes of this conditional use requirement, a church or house of worship shall only apply to facilities recognized by the Township and tax assessed as a class 15D property, and the church or house of worship is the principal use of the property. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the church, school, child care center, or park by a state highway of at least 4-lanes in width.

(f) No facility may permit on-site consumption of cannabis or cannabis products.

(g) No outside storage of any cannabis products or related materials shall be permitted.

(h) A security plan shall be submitted to the Mt. Laurel Township Police Department which shall demonstrate how the facility will maintain effective security and control of operations. The security plan shall identify the type and manner of 24-hour security, tracking and record-keeping of products and materials, surveillance systems to be utilized, and whether any armed security will be on the premises.

(3) Cannabis alternative treatment center, or cannabis retailer, subject to the following conditions:

(a) Such facility shall meet all requirements for licensure, and hold the appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.

(b) Lot, area, and bulk requirements:

[1] The minimum lot area shall be 20,000 square feet.

[2] The minimum front yard shall be 50 feet.

[3] The minimum side yard shall be 25 feet.

[4] The minimum rear yard shall be 50 feet.

(c) Shall not be located any closer than 500 feet from a residential behavioral health care facility or residential medical detoxification center, as measured in a straight line from the nearest two points of the property lines;

(d) Shall not be located any closer than 500 feet from a residential use or district, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the residential use or district by a state highway of at least 4-lanes in width.

(e) Shall not be located any closer than 500 feet from any public or private k-12 school, child care center, church or house of worship, or public park of the Township of Mount Laurel containing active recreation uses, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, a child-care center shall refer only to those entities and organizations licensed by the NJ Department of Human Services or another State agency of appropriate jurisdiction, to operate a program for the care, maintenance and supervision of children who are not attended by their parents or guardians, such as a day-care, pre-k, child cooperative, or nursery school. For the purposes of this conditional use requirement, a child-care center shall not refer to facilities such as a seasonal day camp, drop-in tutoring center, or recreational facility. For the purposes of this conditional use requirement, a church or house of worship shall only apply to facilities recognized by the Township and tax assessed as a class 15D property, and the church or house of worship is the principal use of the property; For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the church, school, child care center, or park by a state highway of at least 4-lanes in width.

(f) No facility may permit on-site consumption of cannabis or cannabis products.

(g) No outside storage of any cannabis, cannabis products or related materials shall be permitted;

(h) A security plan shall be submitted to the Mt. Laurel Township Police Department which shall demonstrate how the facility will maintain effective security and control of operations. The security plan shall identify the type and

manner of 24-hour security, tracking and record-keeping of products and materials, surveillance systems to be utilized, and whether any armed security will be on the premises;

(i) Off-street parking shall be provided at a ratio of 1 space for every 200 square feet of gross floor area.

(4) Adult day care, subject to the following conditions:

(a) A designated vehicular drop-off and pick-up location shall be provided to the facility that is separated from the public right-of-way as an internal driveway.

(b) Off-street parking shall be provided at a minimum ratio of 1 parking space per every 2 program participants on a peak day, plus one space for every fleet vehicle to be stored on site.

Article X Area and Height Requirements

§154-64 Yards.

A. Projections into yards.

(1) Projections of steps, sills, chimneys, eaves, cornices, ornamental features, ~~patios~~, carports and other similar projections of buildings may extend into yards for a maximum distance of five feet and for a maximum area of 40 square feet.

(2) Patios, terraces, boardwalks, basketball courts, at-grade decks, and tennis courts. These improvements may be built at any size within the permitted building envelope. Outside the permitted building envelope, these improvements may not be greater than 250 square feet. However, any lot with a frontage of less than 50 feet shall be exempt from this section on the condition that there be a minimum side yard setback of two feet to the property line and rear yard setback of 10 feet to the property line and the total impervious coverage of the rear yard shall not exceed 250 feet outside the permitted building envelope. For lots with a road frontage of 50 feet or greater, a minimum setback of 10 feet shall be maintained from all property lines, and the total impervious coverage of the rear yard shall not exceed 250 feet outside the permitted building envelope. A zoning permit shall be required and a construction permit may be required.

(3) For any swimming pool, a surface of decking, patio, or boardwalk may be permitted for up to three (3) feet in width around the perimeter of the pool, and such decking, patio, or boardwalk shall not be considered as a part of the 250 square feet of maximum permitted coverage stated in paragraph (2) above. All such decking, patio, or boardwalk shall be setback a minimum of three (3) feet from any property line when immediately surrounding a swimming pool.

(4) Raised decks that will be constructed with a finished elevation greater than 3 feet above grade shall be considered a part of the principal building and subject to all bulk requirements for principal structures.

§154-65 Accessory buildings.

E. Number and height of accessory buildings.

(3) The size of accessory buildings shall be as follows: ~~in accordance with Article III, § 154-19.~~

(a) A utility shed shall be permitted to have a maximum area of 200 square feet on any property that is 30,000 square feet in area or less. On a property greater than 30,000 square feet, utility sheds shall be permitted to have a maximum size of 300 square feet.

(b) A private garage, pole barn, or other accessory storage structure shall have a maximum area of 1,000 square feet on any property that is 30,000 square feet or less in area. On a property that has an area greater than 30,000 square feet the maximum size of such structure shall be 1,200 square feet in area.

(c) A detached accessory building solely for the purpose of containing swimming pool equipment shall be exempt provided that the size does not exceed 60 square feet.

(d) All other accessory buildings shall have a maximum size of 1,000 square feet.

Article XI Supplemental Regulations.

§154-73 Temporary use or structure permit.

A. A permit for a temporary use or structure may be issued by the Township Council for any temporary structure or use, if it deems such structure or use to be beneficial to the general health, safety, or welfare of the community. A temporary use or structure permit issued by the Township Council shall be for a duration of no greater than thirty (30) days.

B. A temporary permit may be authorized by the Board of Adjustment or Planning Board, as may be appropriate, for a temporary nonconforming structure or use when it seems will be beneficial to the public health, safety, or general welfare, or which it deems necessary to promote the proper development of the community, provided that such temporary nonconforming structure or use shall be completely removed upon expiration of the permit without cost to the Township. Such permit shall be issued for a specified period of time not exceeding one year and may be renewed annually, for an aggregate period of not more than three years, including the original authorization. Such permit shall be granted through the regular procedures set forth in Chapter 124 Site Plan Review of this code, for any structure that is intended to be in place for greater than thirty (30) days. The review of an application for a temporary use or structure permit intended to be installed for greater than thirty (30) days shall be treated as a minor site plan application or use variance application as applicable, subject to the submission requirements of same, and any temporary structures shall be subject to the area, bulk, and height requirements of the applicable zoning district in which they are located.

C. A temporary permit may be authorized by the Zoning and Construction official, for a construction trailer, temporary sales office, or similar temporary structure that is necessary for the management of the construction, sales, or initial marketing of improvements related to any subdivision or site plan approval duly granted by the appropriate Board, provided that the structure is only permitted to be located on site for the duration of the construction, initial marketing, or sales period. The temporary structure must be removed from the site at the conclusion of construction, sales, or initial marketing of the development project, at no cost to the Township. Temporary construction trailers must be removed from the site within thirty (30) days of the issuance of a certificate of occupancy. Temporary sales or marketing structures shall be permitted to remain on site for a maximum of ninety (90) days following the issuance of a certificate of occupancy.

§154-76 Solar energy systems.

D. Ground-mounted solar energy systems within nonresidential districts shall comply with §154-21F and G as well as the following standards:

(5) Ground mounted solar arrays shall be permitted within the front yard area in non-residential districts when located on canopies above fuel pumps, or when located above a non-residential parking lot. Such ground mounted solar arrays shall meet any required setback for off-street parking. Such ground mounted arrays located within a front yard area shall not be subject to the screening requirements of paragraph (3) above.

§154-77 Prohibited uses.

O. Unless otherwise expressly permitted or authorized, no lot shall be used for more than one principal use.

§154-79 ~~Building and improvement coverage.~~ Reserved.

~~No lot, tract or parcel of ground shall be developed in such a manner so as to exceed eighty percent coverage of the land with buildings and/or improvements. Improvements shall include all paving, concrete and macadam or any other material which replaces land and/or landscaping. It is the intention of this provision to maintain at least 20% of the site in open and/or landscaped area for the purpose of percolation, aesthetics, buffering, preservation of natural features and other ecological considerations. This provision shall apply to all uses in all districts in the Township, unless a more restrictive standard is imposed elsewhere.~~

Article XII Signs

§154-92.4 All districts.

S. Temporary feather flag signs. One two-sided sign is permitted per business and shall only be displayed during business hours and shall be securely fastened to the ground. Said signs shall not be utilized more than four times in a calendar year, and no more than seven consecutive days at one time for a maximum of twenty-eight (28) days in a calendar year; shall not interfere with pedestrian walkways and circulation; shall only advertise goods sold on the property; ~~and~~ shall not exceed 10 feet high by 26 inches wide; and shall be in good condition with no visible rips or tears in the fabric of the sign.

Article XIV Board of Adjustment

§154-103 Fees and procedures

B. All applications made to the Board of Adjustment for hearing and relief specified in § 154-102A(1), (2), (3) and (4) shall be subject to fees as follows:

(1) "A" variance (appeals from Zoning Officer Decision):

(a) Application fee: \$250; plus

(b) Escrow: ~~\$250~~ \$500.

(2) "B" variance (interpretation of Zoning Ordinance):

(a) Application fee: \$250; plus

(b) Escrow: ~~\$250~~ \$750.

(3) "C" variance (bulk variance):

(a) Application fee: \$250; plus

(b) Escrow.

[1] Associated with either a site plan or subdivision: ~~\$200~~ \$500 per variance.

[2] Sign escrow for applications that do not involve a site plan or subdivision: ~~\$500~~ \$1,000. These fees are cumulative and are in addition to site plan and/or subdivision fees.

~~{3} Single-family detached home escrow not involving any planning, engineering or traffic engineering reviews: flat \$200. The flat escrow fees for single-family detached homeowners pertain only to simple applications involving no more than one Zoning Board of Adjustment public hearing meeting. An applicant shall pay an additional escrow fee for the second ZBA meeting that is equal to the initial escrow fee, and he/she shall be responsible for professional reviews required by the Zoning Board of Adjustment.~~

[4] ~~Single family detached home escrow involving an application for a fence, walls, signs or roof mounted renewable energy sources where the overall height of the house and the equipment is less than 10% of the height permitted in the zoning district~~ Bulk variance for single-family residential property: flat \$500 ~~\$1,000~~. The flat escrow fees for single-family detached homeowners pertain only to simple applications involving no more than one Zoning Board of Adjustment public hearing meeting. An applicant shall pay an additional escrow fee for the second ZBA meeting that is equal to the initial escrow fee, and he/she shall be responsible for professional reviews required by the Zoning Board of Adjustment.

[5] Non-residential uses not involving a site plan or subdivision: \$1,000 per variance.

(4) "D" variance (use variance):

(a) Application fee: \$250; plus

(b) Residential escrow: ~~\$1,000~~ \$2,000; or

(c) Nonresidential escrow: ~~\$1,500~~ \$5,000.

(d) These fees are in addition to any other variance, site plan or subdivision application and escrow fees.

(5) Conditional use fees shall be as follows:

(a) Application fee: \$200; plus

(b) Escrow: \$500 plus any variance, subdivision, or site plan escrow fees as applicable.

Article XXI O-3 Office-Residential District

§154-153 Permitted uses.

A. A building may be erected, used or occupied and a lot may be used or occupied for any of the following purposes and no other:

(6) Child care centers.

(7) Adult day care shall be permitted as a conditional use, subject to the following conditions:

(a) A designated vehicular drop-off and pick-up location shall be provided to the facility that is separated from the public right-of-way as an internal driveway.

(b) Off-street parking shall be provided at a minimum ratio of 1 parking space per every 2 program participants on a peak day, plus one space for every fleet vehicle to be stored on site.

Introduction Date: August 15, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: August 22, 2023

Public Hearing Date: October 2, 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

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2023-11

AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, BURLINGTON COUNTY, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE RANCOCAS WOODS REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law at 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 Resolutions 19-R-104 adopted by the Township Council on April 22, 2019, and Resolution 23-R-163, adopted by the Township Council on August 15, 2023, the following properties were designated as an Area in Need of Redevelopment:

- Block 101.03, Lots 11, 12, 13, 14, 15, 16, 16.01;
- Block 101.12, Lots 10, 11, 12, 13, 14, 15, 16, 17;
- Block 101.15, Lots 1, 2, 60, 61, 62, 62.01, 63;
- Block 103.01, Lot 40;
- Block 205.01, Lots 1, 2, 3, 4, 5, 24, 25, 26, 27, 28, 29, 30; and

WHEREAS, these properties are collectively referred to as the Rancocas Woods Redevelopment Area of the Township of Mt Laurel; and

WHEREAS, as required by the Local Redevelopment and Housing Law, the Council wishes to adopt a redevelopment plan to guide the effective redevelopment of the area in a manner to promote the general welfare of the community; and

WHEREAS, a Redevelopment Plan for the area has been prepared and is attached to this ordinance as Exhibit A; and

WHEREAS, in the interest of furthering the development of this unique neighborhood commercial center of the Township, the Council seeks to adopt the Rancocas Woods Redevelopment Plan included as Exhibit A, as a new zoning overlay district; and

WHEREAS, the amendments to the Redevelopment Plan do not alter the Plan's relationship to and consistency with the Township's Master Plan or the New Jersey State Development and Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED AND ADOPTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Rancocas Woods Redevelopment Plan is adopted as an overlay zoning ordinance.

All other standards, requirements, provisions, and statements of the Township zoning code as previously adopted and amended shall remain in place and in full force and effect.

Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: August 15, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: August 22, 2023

Public Hearing Date: October 2, 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

RANCOCAS WOODS REDEVELOPMENT PLAN



MOUNT LAUREL TOWNSHIP

Burlington County, New Jersey

JULY 2023

Adopted by the Township Council on _____, 2023

By Ordinance 2023-_____

Prepared By:



**Consulting & Municipal
ENGINEERS**

CME Associates

1 Market Street, Suite 1F
Camden, NJ 08102
732-410-2651

A handwritten signature in blue ink, appearing to read "Ch", written over a horizontal line.

Christopher N. Dochney, AICP, PP License # 6225

The original of this document was signed and sealed in accordance with New Jersey Law.

ACKNOWLEDGEMENTS

TOWNSHIP COUNCIL

Stephen Steglik, Mayor

Fozia Janjua, Deputy Mayor

Kareem Pritchett

Nikitas Moustakas

Karen Cohen

TOWNSHIP ATTORNEY

George Morris, Esq.

PROJECT TEAM

Christopher Dochney, AICP, PP

Patrick VanBernum – Staff Planner

Andrew Malkinski – Staff Landscape Architect

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INTRODUCTION

PLAN OVERVIEW

This redevelopment plan covers the Creek Road area of the Rancocas Woods neighborhood in northern Mount Laurel Township, from the intersection of Creek Road and Marne Highway, up towards the intersection of Creek Road and Fleetwood Avenue. The following properties are included as a part of this Redevelopment Plan:

- Block 101.03, Lots 11, 12, 13, 14, 15, 16, 16.01
- Block 101.12, Lots 10, 11, 12, 13, 14, 15, 16, 17
- Block 101.15, Lots 1, 2, 60, 61, 62, 62.01, 63
- Block 205.01, Lots 1, 2, 3, 4, 5, 24, 25, 26, 27, 28, 29, 30

The Rancocas Woods community is made up of a series of local small businesses, primarily artisan businesses such as craft stores, antique shops, and specialty retail stores that serve the Mt Laurel community and surrounding neighborhoods along the Rancocas Creek and Marne Highway area in Burlington County.

This Redevelopment Plan proposes small scale infill redevelopment within the Rancocas Woods area. This is a non-condemnation redevelopment area as per the resolutions and studies designating the properties, and it is anticipated that the majority of the existing buildings and businesses within the area will remain. The primary goal of this redevelopment plan is to enhance and complement the existing character and business community of Rancocas Woods and not necessarily to remove or replace the majority of the structures.

The vision for the area is expansion and complimentary infill of the Rancocas Woods village, as well as larger development projects along the Marne Highway frontage to serve as an anchor for the village. Rancocas Woods and Creek Road should be the Township's primary "Main Street" and serve as a community gathering place and unique commercial destination.

PURPOSE OF AND STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

Redevelopment is the process of rebuilding a previously developed area of a community that has fallen into a state of disrepair. This can involve the acquisition and demolition of existing structures and facilities if needed to make way for new improvements. Redevelopment planning is the process of determining how the redevelopment of particular properties can best improve a community, and using local government powers to encourage development and growth where it otherwise would be unlikely to happen.

New Jersey laws allow for a municipality to utilize redevelopment as a tool to stimulate economic development and improve conditions on properties that meet certain statutory criteria that qualify them as being "in need of redevelopment." Redevelopment as a planning instrument offers

a number of potential benefits to the City. Through redevelopment, the City is allowed more flexibility to negotiate with and potentially offer financial incentives to potential developers than is otherwise available through standard land development procedures. Under redevelopment the City can take a more proactive approach to improving targeted areas. This can be used as a means to stimulate development where it might not occur through market forces and private capital alone.

The Township of Mount Laurel designated Block 101.03, Lots 11, 12, 13, 14, 15, 16, and 16.01; Block 101.12, Lots 10, 11, 12, 13, 14, 15, 16, and 17; Block 101.15, Lots 1, 2, 62.01, 63; Block 103.01, Lot 40; and Block 205.01, Lots 1, 2, 3, 4, 5, 26, 27, 28, 29, and 30 as an Area In Need of Redevelopment by Resolution 19-R-104 adopted on April 22, 2019. The Township later designated Block 101.15, Lots 60, 61 and 62, as well as Block 205.01, Lots 24 and 25 by Resolution 23-R-163 adopted by the Council on August 15, 2023. These properties collectively make up the Redevelopment Area. Copies of the Resolutions designating the properties can be found in Appendix C.

As per the initial resolutions requesting the investigations into the Area, this redevelopment plan does not permit the condemnation of any private property.

Once designated as an area in need of redevelopment, an area shall be developed in accordance with a redevelopment plan. According to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7, the Redevelopment Plan shall include an outline for the planning, development, 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, 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 proposed to be acquired in accordance with Redevelopment Plan;
- Any significant relationship of the Redevelopment Plans 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 Plans adopted pursuant to the “State Planning Act.”

- Additionally, a redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan; and
- The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

This document sets forth the Redevelopment Plan for the aforementioned parcels, including permitted land uses, bulk requirements, and design standards for proposed development within the Study Area.

AREA BOUNDARIES AND NEIGHBORHOOD CONTEXT

GEOGRAPHIC CONTEXT

The Redevelopment Area is located in the northeastern section of the Township and directly adjacent to Hainesport Township. The parcels are situated on along Creek Road and Marne Highway (County Road 537). The site is approximately 13 miles east of the City of Camden. The area consists of approximately 24 acres in size and contains 37 tax parcels.

Block 101.03, Lots 11, 12, 13, 14, 15, 16, and 16.01 have frontage along Creek Road. The parcels primarily contain businesses, although Lot 12 consists of a vacant parcel. The parcels are surrounded by Fleetwood School to the west across Creek Road, and the Rancocas Woods single-family neighborhood to the north and east.

Block 101.12, Lots 11, 12, 13, 14, 15, 16, and 17 have frontage along Creek Road and are developed with businesses. Lot 10 on the east side of the Block has frontage on Woolmans Lane, while Lots 16 and 17 have frontage on Conestoga Lane. These parcels are currently undeveloped, and function largely as the rear or service areas of the businesses on Creek Road. The parcels are surrounded by single-family detached dwellings to the north and east, and Fleetwood School is across Creek Road to the west.

Block 101.15 stretches from Rancocas Boulevard at Marne Highway, along Creek Road to Woolmans Lane. Lots 1 and 2 have frontage along Rancocas Boulevard. The parcels contain small office businesses. Lot 62 has frontage on Creek Road and Woolmans Lane. The lot consists of a vacant parcel. The parcel is surrounded by single-family detached to the north. Lots 62.01 and 63 have frontage along Creek Road. The parcels contain businesses. Lots 60 and 61 have frontage on Woolmans Lane, and have been functioning as an informal parking lot serving the businesses on Creek Road. Single-family detached dwellings are located to the north of the parcels.

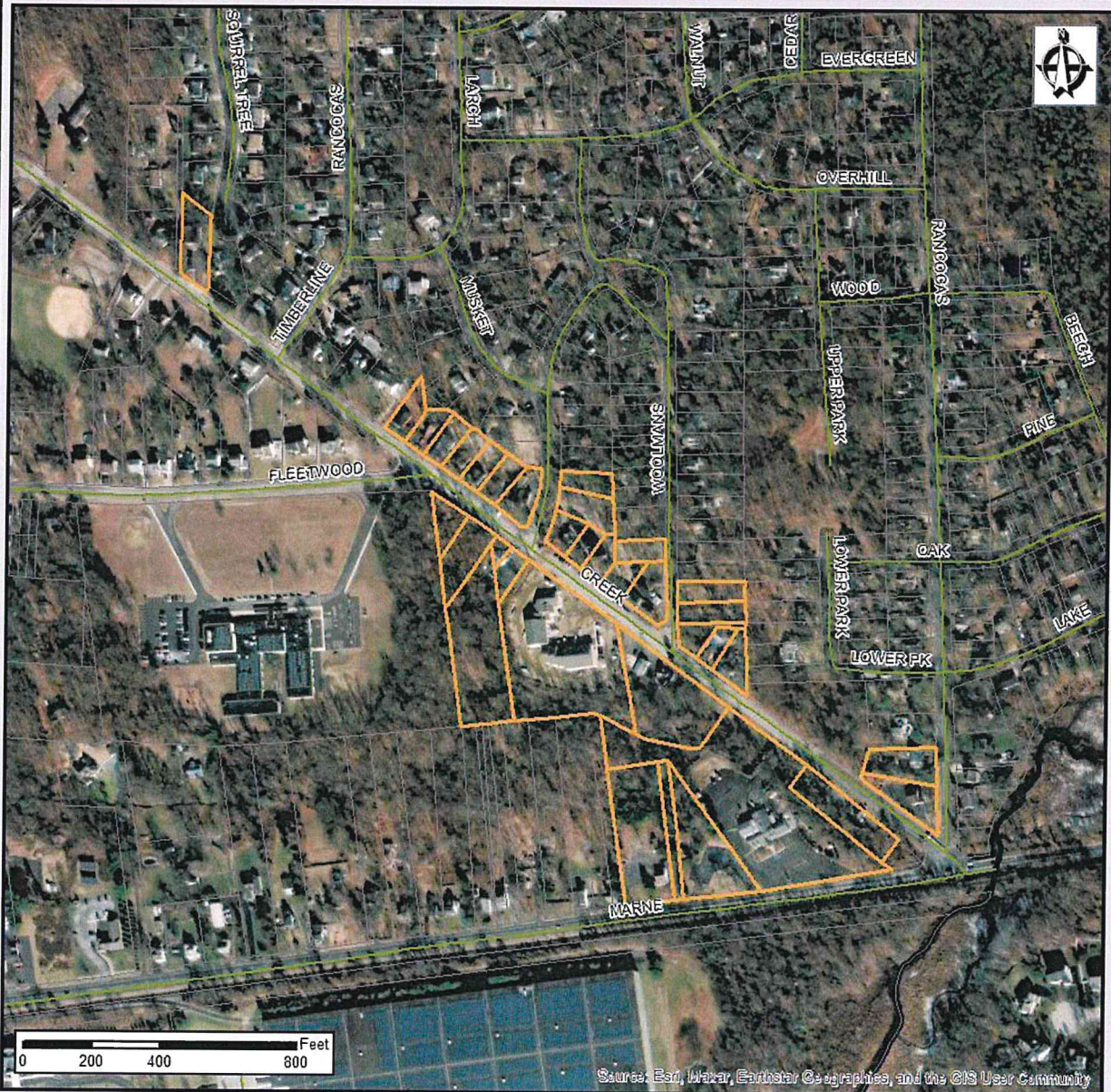
Block 103.01, Lot 40 is the northernmost property within the Redevelopment Area and is detached from the rest of the area. The parcel has frontage along Creek Road north of Willow Way. The site is developed with a mixed-use building, which contains office and residential uses.

Block 205.01 is located on the southwest side of Creek Road, south of Fleetwood Avenue and north of Marne Highway. Lots 1, 2, 24, 25, 29, and 30 all have frontage along Creek Road. Lots 3, 4, and 5 have frontage only along Marne Highway. Most of the properties are currently developed with business uses, except Lots 24 and 25 which are vacant, and Lot 29 which is developed with a new townhouse development of converted former office space.

The underlying zoning of the area is primarily the NC district, while some lots are located within the R-1 district.

The full extent of the Redevelopment Area is illustrated on the aerial image map on the following page.

Redevelopment Area Boundaries



Rancocas Woods
Redevelopment Plan

Mount Laurel
Burlington County
New Jersey



Redevelopment Area Parcels

Source:



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PART 1, N.J. 08059
1440 ROUTE 1 SOUTH BOWLING GREEN, N.J. 07711
1759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 11, CAMDEN, NJ 08102

WWW.CME1NJ.COM

DATE	SCALE	LAST REVISED	CREATED BY
23.04.10	1 inch = 400 feet	N/A	CD

EXISTING LAND USE PATTERNS

Currently, the Redevelopment Area primarily consists of small businesses and offices. There are several parcels that are wooded or completely vacant. Surrounding the Redevelopment Area is the Rancocas woods neighborhood of single-family homes. To the immediate west of the Redevelopment Area is Fleetwood Elementary School.

Due to its interchange with I-295 approximately 1 mile north of the Redevelopment Area, Creek Road serves as a major thoroughfare for truck traffic, where heavy trucks travel at high speeds on Creek Road between Marne Highway and I-295. The road also has 90-degree on-street parking spaces that require vehicles to back out into the street to exit the parking space. This combination makes the road relatively unsafe for pedestrians and bicyclists, as well as for the vehicles leaving a parking space. This traffic pattern does not lend itself to Creek Road and the Rancocas Woods business community serving as a shopping destination.

Currently the commercial corridor of Creek Road is disconnected. There are several blocks of retail stores and shops that are separated by vacant lots that serve to segregate the area and make them read as distinct and different places, rather than as a part of the same business community. In particular the gap between the east and west sides of Woolmans Lane do not necessarily function as one cohesive whole retail corridor despite having similar businesses on each side. The lack of proper sidewalks coupled with overgrown vacant spaces on the corner forms isolated spaces rather than an interconnected network of businesses. This lack of connectivity is obstructing the potential of the overall area to grow as a traditional commercial corridor.

ENVIRONMENT

The southern portion of the redevelopment area is identified as potential habitat for special concern and state endangered species. There are also wetlands located along the southern portion of the redevelopment area per the New Jersey Department of Environmental Protection (NJDEP) Mapping. Any potential redevelopment of this area would require that a Letter of Interpretation (LOI) be obtained by the developer, to determine the presence and type of wetlands and the required buffer width.

REDEVELOPMENT PLAN, VISION, GOALS, AND OBJECTIVES

PLAN VISION

The Rancocas Woods corridor along Creek Road will serve as a community gathering space and focal point for cultural attractions in Mount Laurel Township. The area will remain as an informal village of small boutique retail stores, restaurants, and other complimentary businesses that will be a hub for economic activity, and a source of local pride.

PLAN GOALS AND OBJECTIVES

Goals:

- A. Encourage new development to increase tax ratables within Mount Laurel Township.
- B. Build a critical mass of business in the area to make the Rancocas Woods village a regional destination for shopping and entertainment.
- C. Protect and enhance the village like character and charm of the community
- D. Improve neighborhood physical appearance
- E. Attract new businesses and investment

Objectives:

- A. Encourage small scale infill development among the existing shops with limited interruption to existing business
- B. Create a pedestrian friendly environment along the entire Creek Road corridor within the Area
- C. Reduce conflicts between pedestrian activity and truck/vehicular traffic on Creek Road by prioritizing pedestrian safety
- D. Provide space for off-street parking without interfering with pedestrian activity on Creek Road, or with the operation of existing business

RELATIONSHIP TO TOWNSHIP REGULATIONS

RELATIONSHIP LAND DEVELOPMENT REGULATIONS

The standards contained within this Redevelopment Plan shall serve as an overlay to the Township's existing regulations. All NC Neighborhood Commercial District and R-1 Residential District principal and accessory uses, bulk requirements, general provisions, and design standards, as applicable shall remain in place. Any development project within this Redevelopment Area may utilize either the standards found within the underlying zoning, or the standards found within this Redevelopment Plan. However, for any redevelopment project that selects to utilize the standards of this Plan, the regulations found herein shall govern the development of that project. Where no specific standards are otherwise provided in this Redevelopment Plan, the regulations and requirements found in the Township Code shall apply.

DEFINITIONS

The definitions found within the Township Zoning code at Chapter 154-5 shall apply, except as otherwise noted herein.

- ***Artisan Craft Maker Space and Vending Space***— a space intended for use and occupancy by a micro-business where small-scale production and/or sales of general goods and merchandise may occur. Such production shall not include any kind of activity that would be considered noxious or a nuisance to adjacent properties.
- ***Beer Garden / Beer Hall*** – A space used primarily for serving and consuming alcoholic beverages on the premises. The space may be shared by multiple vendors. For the purposes of this plan this term shall be inclusive of establishments that serve wine, mead, or other alcoholic beverages and is not intended to apply only to those that serve beer.
- ***Kitchen Incubator Space***— A commercial kitchen or multiple commercial kitchen spaces in a single building that are shared by separate restaurants or food related businesses for use in preparing or producing food or beverages either for sale or consumption on the premises or to be packaged and sold elsewhere.

DEVELOPMENT PROCEDURES

All development applications within the Redevelopment Area shall be reviewed and approved by the Planning Board under normal subdivision and site plan review procedures as found in N.J.S.A. 40:55D-1 et seq., and those found within the Mount Laurel Township Code.

Where a proposed change of tenancy or site alteration is proposed which would not require a subdivision or site plan approval as per the Township's Site Plan Review (Chapter 124) or Subdivision (Chapter 138) ordinances, Planning Board review shall not be necessary and a building or zoning permit may be issued by the appropriate construction or zoning official.

Regular maintenance and minor repair shall not require Planning Board review and approval.

No deviations from the standards found within this Plan may be granted by the Planning Board or Zoning Board of Adjustment which would result in permitting a use that is not a permitted use within this Redevelopment Plan, or any other deviation from the standards of this plan that would result in a “d” variance pursuant to N.J.S.A. 40:55D-70.d. Any ‘d’ variance shall be addressed as an amendment to the Plan by the Governing Body, rather than via variance relief through the Township’s Zoning Board of Adjustment.

The Planning Board shall have the authority and may grant deviations from the standards of this Redevelopment Plan which would result in a “c” variance pursuant to N.J.S.A. 40:55D-70.c et seq., to the same extent that they may grant relief from such requirements under normal subdivision and site plan review processes.

The Planning Board may also grant exceptions or waivers from the design standards of this Plan. Any exceptions or waivers granted shall be reasonable within the general purposes and intent of the provisions for site plan review and/or subdivision approval within this Plan.

Redevelopment of the Area may be conducted and permitted in multiple phases. Subdivision and/or site plan applications that are intended to be completed in phases should include a phasing plan identifying the specific improvements proposed for each phase.

LAND USE PLAN

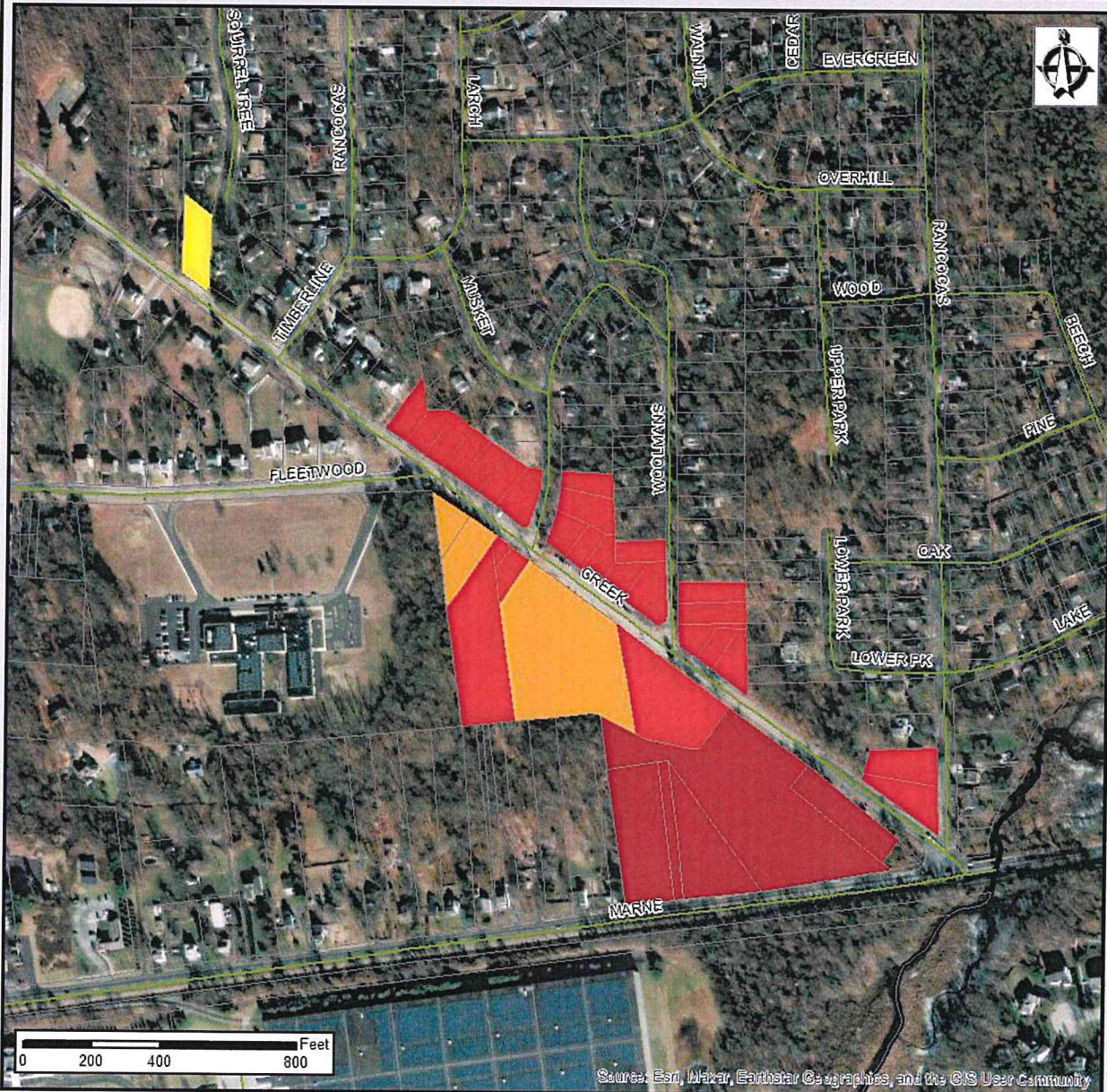
ZONING REQUIREMENTS

The intent of this plan is to be flexible in terms of the uses permitted, and to permit a broad range of retail commercial uses in a compact informal village setting, as well as limited residential development to support the commercial corridor.

The Redevelopment Area shall be split into four distinct land use districts:

- I. The Village Commercial District
- II. The Village Residential District
- III. The Gateway Commercial District
- IV. The Office Commercial District

Land Use Districts



Rancocas Woods
Redevelopment Plan

Mount Laurel
Burlington County
New Jersey

- Gateway Commercial
- Village Commercial
- Village Residential
- Office Commercial

Source:



CONSULTING & MUNICIPAL ENGINEERS

141 BORDENTOWN AVE. S.E., P.O. BOX 1, NJ 08003
1400 ROUTE 100, SUITE 100, BURLINGTON, NJ 08002
3750 ROUTE 100, SUITE 100, BURLINGTON, NJ 08002
ONE MARKET STREET, SUITE 100, CAMDEN, NJ 08102

WWW.CME1NJ.COM

DATE	SCALE	LAST REVISED	CREATED BY
23.04.10	1 inch = 400 feet	N/A	CD

Village Commercial District

The Village Commercial district makes up the heart of the Rancocas Woods business area. It consists of the majority of the smaller parcels that have frontage along Creek Road from Marne Highway up to Fleetwood Avenue.

District Standards

A. Purpose

The intent of the Village Commercial district is to permit a range of retail commercial uses along with restaurants within a flexible arrangement of small-scale structures in order to facilitate the development of a retail village composed of active commercial uses. The district shall permit multiple types of small-scale businesses that will be a regional cultural, shopping, and dining destination. New development should reflect the scale and intimate character of the existing businesses in Rancocas Woods.

A conceptual site plan illustrating a potential building and circulation layout for this district can be found in Appendix A. This conceptual plan is intended as a reference only, and is not intended to be controlling or regulatory.

B. Permitted Principal Uses:

1. General retail sales and service businesses
2. Artisan craft maker spaces and vending spaces
3. Restaurants (excluding drive thru services)
4. Food trucks or mobile food vendors
5. Bars or taverns
6. Micro-brewery
7. Brew pub
8. Craft distillery
9. Winery
10. Winemaking instructional facility
11. Banks
12. Entertainment venues such as theaters (indoor or outdoor)
13. Art galleries
14. Medical or professional offices
15. Any use substantially similar in character to those listed above.

C. Permitted Accessory Uses:

1. Off-street parking
2. Trash enclosures
3. Outdoor seating areas
4. Patios and decks
5. Sheds and storage structures
6. Fences
7. Utilities, including roof mounted solar panels
8. Any use or structure that is customary and incidental to the principal use of the property

D. Permitted Conditional Uses:

1. Residences shall be permitted provided that the following conditions are satisfied:
 - a. At least one off-street parking space shall be provided for each residence.
 - b. Residences must be located on an upper floor of a building, except for any necessary entryway or staircase to provide access to the residence.
 - c. Separate garbage and recycling storage areas for the residences must be provided on site.
 - d. The residence(s) may serve as accessory to the commercial uses on site, or they may be an additional principal use.
2. Off-street parking facilities shall be permitted as principal uses provided that the following conditions are satisfied:
 - a. The parking lot shall not have direct frontage on Creek Road.

E. Area, Yard, and Bulk Requirements:

1. There is no minimum lot area or building setback requirements on individual lots for any structure or property being used for a permitted use listed above.
2. All buildings shall be setback a minimum of 10 feet from any public Right-of-Way.
3. All buildings shall have a minimum building to building setback of 5 feet.
4. The maximum permitted building height shall be 2 stories or 35 feet. However, any building that will be greater than 15 feet in height shall be setback at least 50 feet from any Right-of-Way or adjacent property line.

5. There is no maximum building or lot coverage requirement for individual lots within the district. The maximum impervious coverage limit for the entirety of the district shall be 60 percent.
6. A landscaped perimeter buffer of at least 12 feet in width should be provided along any property line that is adjacent to a residential use. For any off-street parking lot, the minimum perimeter landscaped buffer may be reduced to be at least 5 feet in width. No such buffer is required for any residential use within the Redevelopment Area.

F. Additional Zoning Requirements:

1. Multiple principal uses or structures shall be permitted on a single lot.
2. No off-street parking is required of any individual business or use within the district. Parking shall be addressed on a redevelopment area-wide scale, through the continued use of on-street parking on Creek Road, and other publicly available parking in off-street parking lots to serve the area.
3. No outdoor storage of any materials shall be permitted. All storage of goods or merchandise shall occur within an enclosed facility.

The images below represent the intended scale and character of new development in the Village Commercial district:



Village Residential District

The Village Residential district is located centrally along the southern side of Creek Road.

District Standards

A. Purpose

The intent of the Village Residential district is to enable a townhouse residential community to support the businesses in the Rancocas Woods area.

B. Permitted Principal Uses:

1. Attached single-family residences (townhouses)
2. Two-family residences

C. Permitted Accessory Uses:

1. Off-street parking
2. Trash enclosures
3. Patios and decks
4. Sheds and storage structures
5. Fences
6. Utilities, including roof mounted solar panels
7. Any use or structure that is customary and incidental to the principal use of the property

D. Area, Yard, and Bulk Requirements:

1. Minimum Lot Area – 2,000 square feet per dwelling unit
2. Minimum Lot Width – 20 feet per dwelling unit
3. Minimum Front Yard – 10 feet
4. Minimum Side Yard – 10 feet
5. Minimum Rear Yard – 40 feet
6. Maximum Impervious Coverage – 60 percent per tract
7. Maximum Building Height – 3 stories / 40 feet
8. Off-street parking and circulation shall be setback a minimum of 5 feet from any side or rear property line.
9. Off-street parking shall not be permitted in a front yard.

E. Additional Zoning Requirements:

1. No accessory structure shall be permitted within a front yard.
2. Porches, stoops, steps, balconies, bay windows, or other architectural features attached to the principal building may be permitted to encroach into a required front yard or rear yard setback by up to 6 feet. Such features may encroach into a required side yard setback by up to 3 feet.
3. Off-street parking shall be required at a minimum ratio of 2 spaces for each residential unit.
4. The maximum permitted residential density shall be 45 residential dwellings within the Village Residential district as a whole.
5. Individual townhouse residences may be constructed on individual fee simple lots, or a townhouse development project may be constructed with multiple units on a single lot.

Gateway Commercial District

The Gateway Commercial district consists of the parcels at the intersection of Creek Road and Marne Highway in the southern end of the Redevelopment Area. These parcels have their primary frontage on Marne Highway, and shall serve as a southern gateway into the Rancocas Woods area.

District Standards**A. Purpose**

The intent of this district is to serve as a transitional space between the highway corridor of Marne Highway and the smaller scale neighborhood village setting of Rancocas Woods on Creek Road. The district shall permit a similar range of uses compared to the Village Commercial district, but is intended to accommodate a larger building or group of buildings.

B. Permitted Principal Uses:

1. General retail sales and services
2. Restaurants (excluding drive thru services)
3. Food trucks or mobile food vendors
4. Catering halls
5. Kitchen incubator spaces
6. Beer gardens
7. Bars or taverns
8. Micro-brewery
9. Brew pub
10. Craft distillery
11. Winery
12. Winemaking instructional facility
13. Banks
14. Entertainment venues such as theaters (indoor or outdoor)
15. Art galleries
16. Medical or professional offices
17. Any use substantially similar in character and intensity to those listed above.

C. Permitted Accessory Uses:

1. Off-street parking
2. Trash enclosures
3. Outdoor seating areas at restaurants
4. Patios and decks
5. Sheds and storage structures
6. Fences
7. Utilities, including roof mounted solar panels
8. Any use or structure that is customary and incidental to the principal use of the property

D. Area, Yard, and Bulk Requirements:

1. There is no minimum lot area requirement for individual parcels within the Gateway Commercial district.
2. A landscaped perimeter buffer of at least 20 feet in width shall be provided along any property line that abuts a residential use that is located outside of the Redevelopment Area.
3. All buildings shall be setback a minimum of 10 feet from Creek Road.
4. All buildings shall be setback a minimum of 35 feet from Marne Highway.
5. All buildings shall have a minimum building to building setback of 15 feet.
6. The maximum permitted building height shall be 3 stories or 45 feet.
7. There is no maximum building or lot coverage requirement for individual lots within the district. The maximum impervious coverage limit for the entirety of the district shall be 70 percent.
8. Off-street parking and circulation spaces shall be setback a minimum of 10 feet from any street.

E. Additional Zoning Requirements:

1. Multiple principal uses or structures shall be permitted on a single lot.
2. Off-street parking shall be provided for businesses within this district at a ratio consistent with Section 154-69 of the Township zoning code.
3. No outdoor storage of any materials shall be permitted. All storage of goods or merchandise shall occur in an enclosed facility.

Office Commercial District

The Office Commercial district is made up of just one property, the outlier parcel in the northern end of the Redevelopment Area that has frontage on Creek Road, but is not contiguous with the rest of the Redevelopment Area.

District Standards

A. Purpose

The intent of this district is to allow for the continued use of this property as a professional office space within a building that maintains its residential character and appearance.

B. Permitted Principal Uses:

1. Any use permitted within the R-1 district
2. Professional office uses

C. Permitted Accessory Uses:

1. Off-street parking
2. Trash enclosures
3. Patios and decks
4. Sheds and storage structures
5. Fences
6. Utilities, including roof mounted solar panels
7. Any use or structure that is customary and incidental to the principal use of the property

D. Area, Yard, and Bulk Requirements:

1. All development within the Office Commercial district shall be constructed in conformance with the bulk and dimensional requirements of the R-1 zoning district.

E. Additional Zoning Requirements

1. Off-street parking shall be provided at a ratio of at least 1 space per 400 square feet of floor area for any professional office use.
2. Any residential use shall provide at least 2 spaces per dwelling.

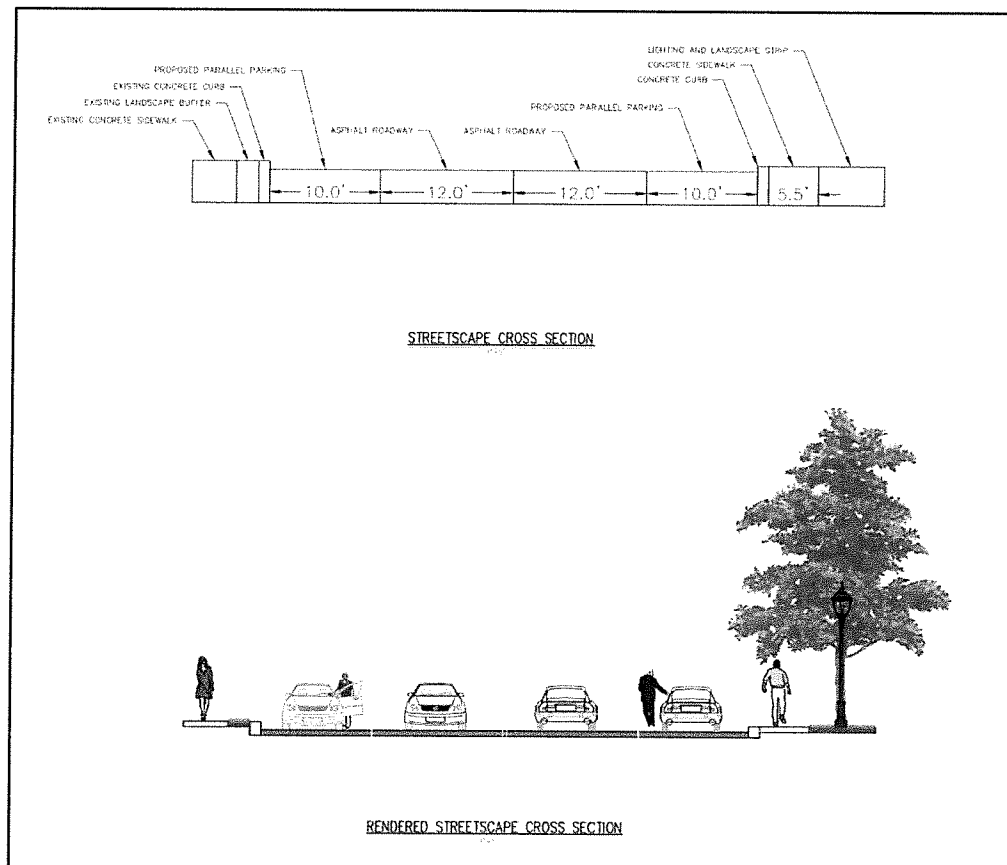
DESIGN STANDARDS

All development within the Redevelopment Area shall conform to the following design standards. Any deviation from the following standards requires a waiver or exception pursuant to N.J.S.A. 40:55D-51.

Parking & Circulation Standards

A. Circulation Requirements

1. Creek Road shall be improved in accordance with the streetscape plan and street section below:
 - a) 12-foot wide travel lane in each direction
 - b) Sidewalk along the frontage with a minimum width of 5 feet.
 - c) Parallel parking on each side of street
 - d) Pedestrian scaled street lighting shall be provided along the sidewalk, either within the landscape strip, or adjacent to the sidewalk.



The conceptual streetscape improvements plan in Appendix A includes further details for proposed pedestrian infrastructure.

2. For individual site plan applications, the street improvement requirements listed above for Creek Road may be waived by the Planning Board provided that the proposed site plan would not interfere with or preclude the Township from constructing these improvements at a future date.
3. Sidewalks shall be provided within all public Rights-of-way within the Redevelopment Area. Sidewalks shall have a minimum width of 5 feet.
4. Crosswalks shall be provided across all intersections within the Redevelopment Area.
5. Internal pedestrian paths shall be permitted within the Redevelopment Area to provide individual access to commercial buildings and areas. These paths shall be a minimum of 8 feet in width, and may be constructed of asphalt, concrete, crushed stone, or similar materials.
6. Stop bars shall be provided at all intersections and at end of all drive aisles.
7. Conflicts between pedestrians and vehicles should be minimized to the extent possible via crosswalks or a change in material within the roadway.

B. Parking Requirements

1. Off-street parking stalls shall have a minimum width of 9 feet and a minimum depth of 18 feet.
2. On-street parallel parking spaces shall have a minimum width of 8 feet and a minimum depth of 20 feet.
3. Primary automobile entry and exit drive aisles shall be a minimum of 10 feet wide for one-way and a minimum of 20 feet wide for two-way traffic driveway aisles.
4. Off-street parking shall be provided in a side or rear yard to the extent feasible.

Architectural Design Standards

A. Commercial Buildings

1. Commercial buildings shall be designed to reflect the character and scale of the existing Rancocas Woods businesses on Creek Road. Cottage style, or log cabin style buildings are encouraged.
2. Creative decoration on building facades is encouraged. Any building wall may consist of a decorative or artistic mural, mosaic, or similar work of art.
3. Blank, or featureless walls shall be avoided.

4. Architectural elements and treatments shall be provided along all building facades to provide a visually interesting design.
5. Primary building entrances shall face the public Right-of-Way or an internal pathway as applicable.
6. All mechanical equipment shall be screened from public view.

B. Residential Buildings

1. Buildings shall be designed to be attractive from all vantage points which are visible from the street.
2. Primary entrances to residences should be emphasized with appropriate architectural treatments such as canopies, gabled porticos, arches, or some other framing to distinguish the entrance from the rest of the facade.
3. Building frontages shall include porches, stoops, patios, and/or decorative landscaping framing entrances and providing visual depth to the building façade.
4. Colors, materials, and architectural features should be coordinated on all exterior elevations to achieve a continuity, and harmony of design amongst all buildings and facades of buildings.

Signage Standards

- A. All signage shall be consistent with the signage regulations of the Township's zoning code, found in Article XII Signs, Chapters 154-81 through 154-92.8 as applicable.

Landscaping and Buffering Design Standards

- A. All areas of a site not proposed to be occupied by buildings or circulation space shall be attractively landscaped with a mixture of grasses, shrubs, flowering bushes, shade trees, ornamental trees, and evergreen trees.
- B. Required landscaped buffers shall be composed of a dense mixture of evergreen trees and shrubs, so as to create an effective visual screen. Landscape buffers of at least 12 feet in width shall include two staggered rows of evergreen plantings within the buffer. Landscape buffers of less than 12 feet in width may consist of one row of evergreen plantings.
- C. Fences within any required buffer area shall have a maximum height of 6 feet, and shall be made of either wood or vinyl, or similar materials. No chain link fences shall be permitted.
- D. Commercial parking lots shall be required to provide a minimum of one deciduous shade tree for every 10 parking spaces. Shade trees shall be provided within curbed planting islands, or within 5 feet of the perimeter of the parking lot.
- E. A minimum of 10 percent of any commercial parking area shall be devoted to landscaping.

- F. Shade trees shall be provided along the frontage of all streets, spaced no greater than 50 feet on center. Shade trees shall be located either within a landscaped strip between the sidewalk and the curb, or within 10 feet of the curb of the roadway if no such landscape strip exists.
- G. Deciduous trees shall have a minimum of 2-1/2 inch caliper at the time of planting, and shall have a height of at least 6 feet.
- H. Tree removal and replacement:
 - 1. Any tree removed on site with a trunk diameter breast height (DBH) of 6 inches or more shall require replacement on site at the following ratios:

Tree Replacement Requirements		
Tree to be Removed (DBH)	Number of Replacement Trees	Minimum Caliper of Replacement Trees
6"-12"	1	2.5"
12"-18"	1	3.0"
18"-24"	2	2.5"
Greater than 24"	3	3.0"

- 2. An applicant shall receive a credit at a 1:1 ratio for any tree greater than 6" DBH that is preserved on site within the limit of disturbance line.
- 3. Replacement trees may be planted at an off-site location if it is demonstrated that the site cannot accommodate the required number of compensatory replacement trees.

Lighting Design Standards

- A. Pedestrian scaled lighting fixtures substantially similar to the fixture found in Appendix B of this Plan shall be installed along all pedestrian walkways and sidewalks.
- B. Levels of illumination shall be consistent with all other requirements found in the Township Code.

RELATIONSHIP TO LOCAL OBJECTIVES

This Redevelopment Plan is consistent with Mount Laurel Township's objectives regarding appropriate land uses, traffic, population density, public utilities, and recreational or community facilities. The Plan will be consistent with the population density for the Township and is not anticipated to adversely affect traffic along Creek Road and Marne Highway and the surrounding roads.

MOUNT LAUREL TOWNSHIP MASTER PLAN

The Township of Mount Laurel adopted its most recent Master Plan Reexamination Report in 2017. The Re-exam Report outlines the goals and objectives that were previously identified in the Township's 2006 Master Plan. This Redevelopment Plan sets the standards and requirements to redevelop a key area of the Township and is consistent with the Master Plan including the following goals from the 2017 Master Plan Reexamination Report that relate to redevelopment within the Township.

- 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.

The proposed redevelopment plan is consistent with the Re-examination Report.

PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located within 300 feet of the municipal boundary with Hainesport Township.

Hainesport Township adopted its Master Plan in 1996. The Master Plan recommends that North Marne Highway, west of the Mount Holly by-pass, should be rezoned from office to residential uses. The Plan also recommends that road improvements should be provided for the entire length of Marne Highway accommodate additional vehicular traffic. In 2008, the Township adopted a Master Plan Reexamination Report. The Master Plan Reexamination Report does not specifically address the Township's boundary, which is adjacent to the Redevelopment Area.

BURLINGTON COUNTY HIGHWAY MASTER PLAN

The 2017 Burlington County Highway Master Plan classifies the Redevelopment Area as a Business Center. Moreover, a Business Center is classified as “business parks dominated by office space. They are significant traffic generators during the rush hours and are usually complemented by transit routes near the site. Short-term strategies include employee ridesharing. Depending on the type of business, long-term strategies could aim to increase the density of the center with retail and residential uses.” Currently, the Redevelopment Area is located near a County roadway and is within a sewer service district.

The intent of this Redevelopment Plan is to support and grow the business community of Rancocas Woods as a regional commercial center and source of civic pride. This Plan is consistent with the intent of the County’s Highway Master Plan.

BURLINGTON COUNTY PARKS AND OPEN SPACE MASTER PLAN

The County’s Parks and Open Space Master Plan provides a guide for future land preservation and park development throughout Burlington County. The Plan does not specifically address the Redevelopment Area. This Redevelopment Plan does not conflict with the County’s goals for parks and open space.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Plan Policy Map classifies the Redevelopment Area as Planning Area 2 (PA-2). This area is known as the Suburban Planning Area, and is targeted for future growth and redevelopment by the New Jersey State Development and Redevelopment Plan (SDRP). The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. The State Plan’s intentions for this area are to provide for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the trend toward further sprawl; and revitalize cities and towns. This Redevelopment Plan furthers the State Plan’s intentions.

REDEVELOPMENT PLAN ACTIONS

Outline of Proposed Actions

Any redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

Properties to be Acquired and Relocation

Acquisition of privately-owned property and displacement or relocation of any residents or businesses within the Redevelopment Area will not be necessary to effectuate the Redevelopment Plan. Acquisition of private property through eminent domain has not been authorized as a part of this Redevelopment Plan.

Infrastructure

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; and (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

Utilities

A Redeveloper shall arrange with the servicing utility for the underground installation of the utility's distribution lines and service connections in accordance with the provisions of the applicable Standard Terms and Conditions incorporated as a part of its tariff on file with the State of New Jersey Board of Public Utility Commissioners.

Other Actions

The Redeveloper's Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees pertaining to the redeveloper's obligation to provide the infrastructure and improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer, and stormwater service, as well as sidewalks, curbs, streetscape improvements, street lighting, and on- or off-site traffic controls and roadway improvements required.

Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in the Township's Code is hereby amended to reference this Redevelopment Plan as an overlay zoning district encompassing the Redevelopment Area in its entirety. Additionally, the listing of zoning districts in Mount Laurel Zoning Ordinance is hereby

amended to include a reference to this Redevelopment Plan constituting such overlay zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan for said overlay zoning district shall supersede the Development Regulations of the Township of Mount Laurel, if the applicant elects to submit the application in accordance with this Plan. In all other instances, the Development Regulations of the Township shall remain in full force and effect.

On-Site and Off-Site Improvements

The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to the redevelopment of the Redevelopment Area, or contribution thereto, shall, whether on-site or off-site, be subject to a redeveloper's agreement with Mount Laurel Township or the relevant external agency or authority.

Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect until the governing body of the Township of Mount Laurel elects to remove any such authority of this plan, through the adoption of an ordinance repealing, replacing, or amending this Redevelopment Plan.

The applicant for development shall provide a proposed timing schedule including the terms and conditions intended to protect the interests of the public and the residents and non-resident occupants of any section of the development prior to completion of each section as well as prior to completion of the entire development. Each section of the development shall coordinate the applicant's interest with the public interest, and such things as the size of each phase, financing costs, bonding, and mixed uses, with logical infrastructure improvements that function properly at the end of each section. Logical infrastructures shall include, but not be limited to, the water distribution system and fire hydrants, sewage collection and treatment system, coordinated on-site circulation systems, off-tract road improvements, dedicated open space, and stabilized soil and stormwater control facilities.

Completion of Redevelopment

Upon the inspection and verification by Mount Laurel Township that the redevelopment has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

Severability

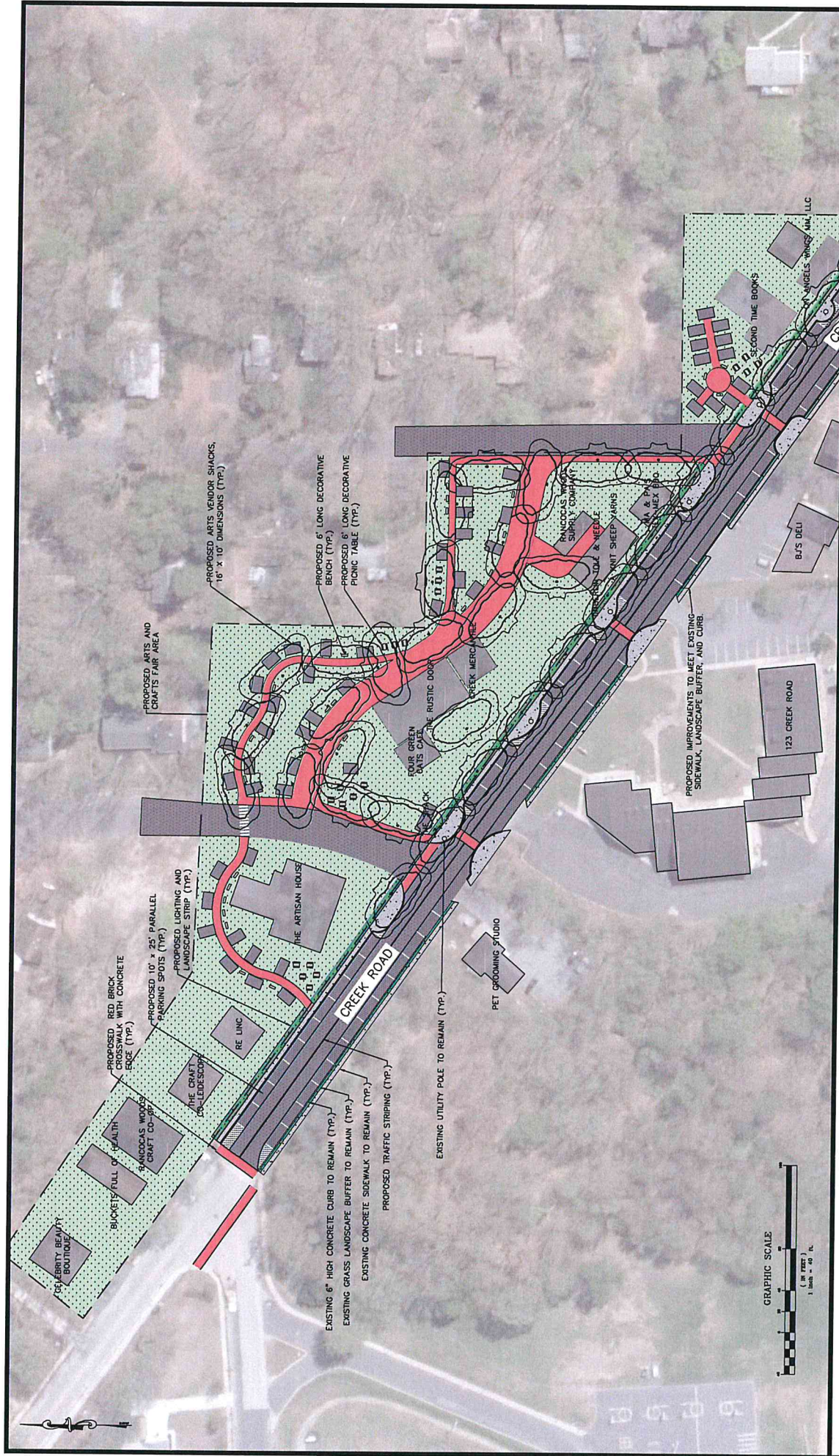
If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

APPENDICES

Appendix A – Conceptual Village Commercial Layout and Streetscape Improvements

Appendix B – Specifications for Preferred Lighting

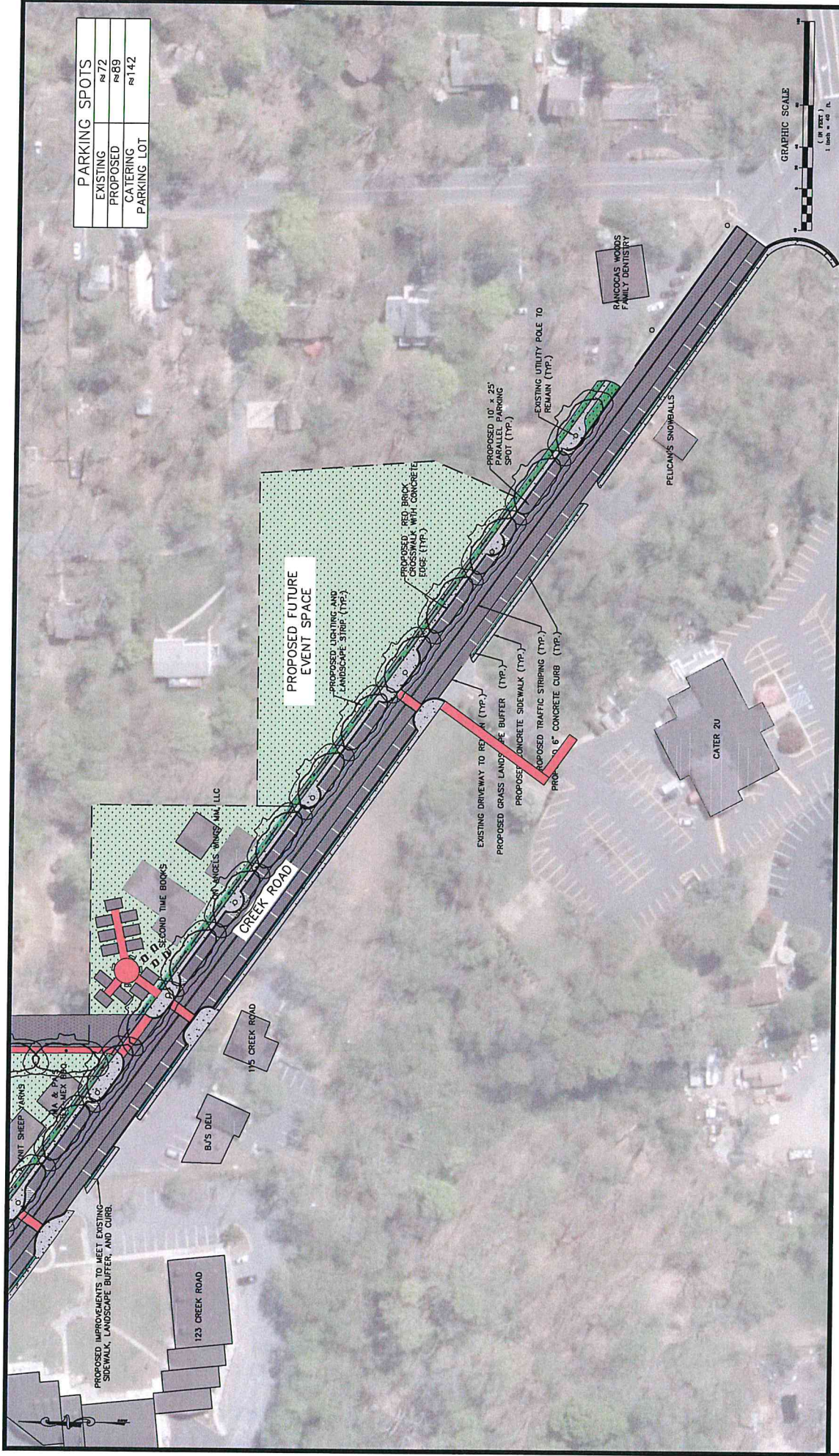
Appendix C – Governing Body Resolutions



RANCOCAS WOODS STREETSCAPE CONCEPT MASTER PLAN

MOUNT LAUREL TOWNSHIP, BURLINGTON COUNTY, NJ

PARKING SPOTS	
EXISTING	≈72
PROPOSED	≈89
CATERING PARKING LOT	≈142



RANCOCAS WOODS STREETScape CONCEPT MASTER PLAN



1843LED Carson City



f v in

Features & Benefits

Electronic Driver

Fixture includes a high efficiency driver with a THD less than 20% and a high power factor greater than .9. The driver is dimming capable using a 0-10v signal.

Stemberg Select Finishes

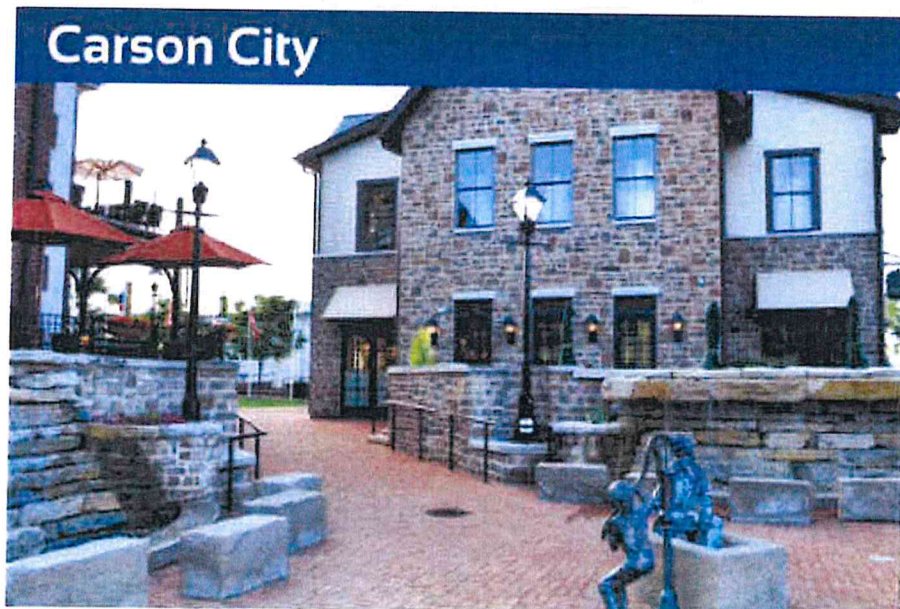
Available with Stemberg Select Finishes in Verde Green, Swedish Iron, and Old World Gray Textured for a traditional aesthetic.

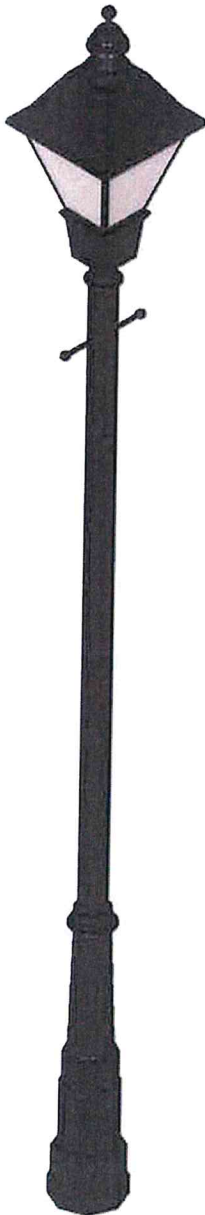
Warranty

7-year limited warranty (See Support tab for Terms and Conditions.)

Classic 17th century design with modern lighting technology

The 1843LED Carson City series is a large scale, traditionally styled colonial fixture featuring a tapered four sided cage and roof. The four-paneled roof is appointed with a decorative cast aluminum finish and a hinged roof.





FIXTURE: 1843LED

The 1843LED Carson City is a large scale, traditional four-sided colonial fixture that measures 18-1/4" wide. The luminaire shall be provided with a cast aluminum hinged roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The luminaire shall be UL listed in US and Canada.

LIGHT SOURCE: -12L30T3-MDL008

The 1843LED Carson City is a large scale, traditional four-sided colonial fixture that measures 18-1/4" wide. The luminaire shall be provided with a cast aluminum hinged roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The luminaire shall be UL listed in US and Canada.

Number of LEDs: 12 LEDs, 27W for MD_008, 45W for MD_014 (12L)

Color Temp: 3000K (30)

Distribution: Type 3 (T3)

Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 80mA (MDL008)

OPTIONS: -CSA-PEC-FHC

The 1843LED Carson City is a large scale, traditional four-sided colonial fixture that measures 18-1/4" wide. The luminaire shall be provided with a cast aluminum hinged roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The luminaire shall be UL listed in US and Canada.

Lens: Clear Seeded Acrylic (CSA)

Photocontrol: Electronic Photocell - 120-277V (PEC)

Frosted Yes (FHC)

Hurricane

Chimney:

POLE: 4812P4-.125

The 10-1/2" octagonal cast 356 aluminum alloy base and aluminum shaft shall be a one-piece construction. The pole shall be U.L. or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of $\pm 2"$

Model: 4800 Springfield (48)

Height: 12 Ft (12)

Shaft Type: Smooth Straight 4 Inch, 6061-T6 Aluminum Alloy (P4)

Gauge: 0.125" (.125)

ACCESSORY: LR/

Ladder Rest with ball end shaft on each side of pole

Model: LR

FINISH: BKT

Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

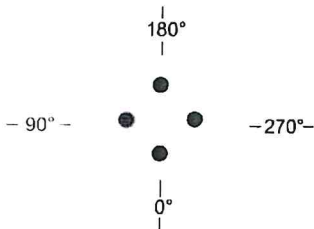
Wind Load Evaluation

This assembly, as configured, MEETS AASHTO requirements for wind loading

Wind Speed: 90 mph

Gust Factor: 1.14

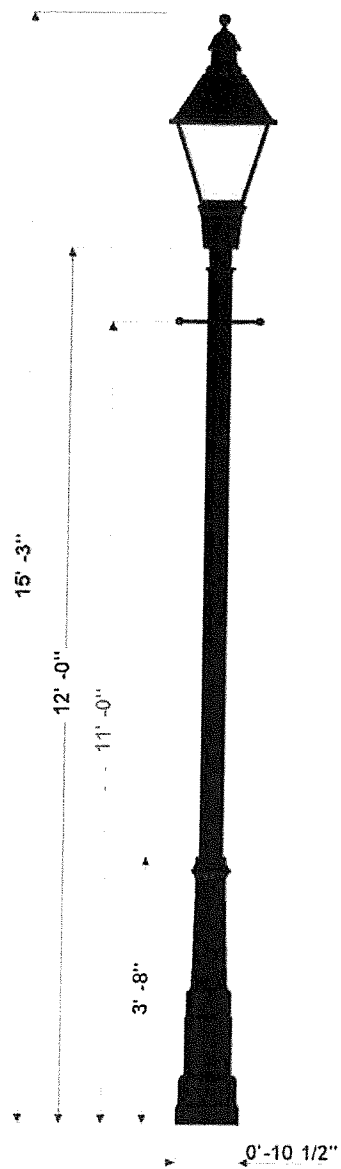
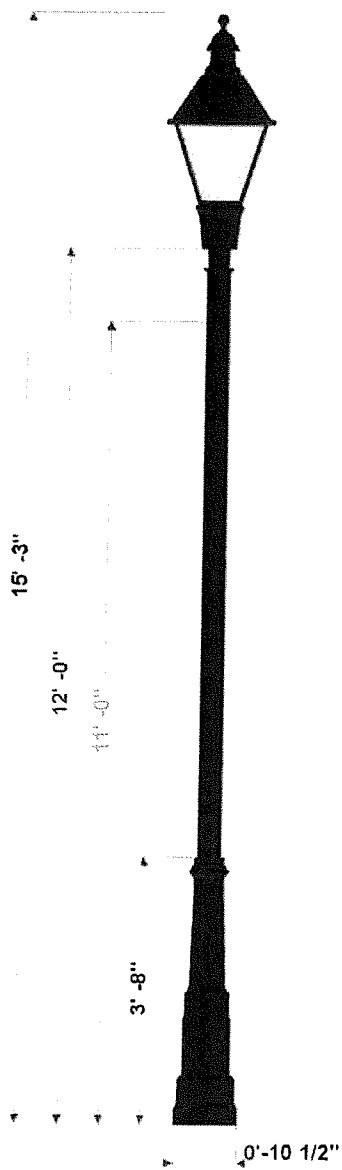
Arms and Accessory	Orientation
Ladder Rest (LR)	90, 270



(4) 1/2" X 18" Anchor Bolts, 6-1/2" Bolt Circle, Diamond pattern

Access Door Orientation: 0°
Street Side Orientation: 180°

Catalog Number: PT-1843LED-12L30T3-MDL008-CSA-PEC-FHC / 4812P4.125 / LR / BKT



MOUNT LAUREL TOWNSHIP

ORDINANCE # 2023-____

**AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, BURLINGTON
COUNTY, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE
RANCOCAS WOODS REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law at 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 Resolutions #104-2019 adopted by the Township Council on April 22, 2019, and Resolution 23-R-163 adopted by the Township Council on August 15, 2023, the following properties were designated as an Area in Need of Redevelopment:

- Block 101.03, Lots 11, 12, 13, 14, 15, 16, 16.01;
- Block 101.12, Lots 10, 11, 12, 13, 14, 15, 16, 17;
- Block 101.15, Lots 1, 2, 60, 61, 62, 62.01, 63;
- Block 103.01, Lot 40;
- Block 205.01, Lots 1, 2, 3, 4, 5, 24, 25, 26, 27, 28, 29, 30; and

WHEREAS, these properties are collectively referred to as the Rancocas Woods Redevelopment Area of the Township of Mt Laurel; and

WHEREAS, as required by the Local Redevelopment and Housing Law, the Council wishes to adopt a redevelopment plan to guide the effective redevelopment of the area in a manner to promote the general welfare of the community; and

WHEREAS, a Redevelopment Plan for the area has been prepared and is attached to this ordinance as Exhibit A; and

WHEREAS, in the interest of furthering the development of this unique neighborhood commercial center of the Township, the Council seeks to adopt the Rancocas Woods Redevelopment Plan included as Exhibit A, as a new zoning overlay district; and

WHEREAS, the amendments to the Redevelopment Plan do not alter the Plan's relationship to and consistency with the Township's Master Plan or the New Jersey State Development and Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED AND ADOPTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Rancocas Woods Redevelopment Plan is adopted as an overlay zoning ordinance.

All other standards, requirements, provisions, and statements of the Township zoning code as previously adopted and amended shall remain in place and in full force and effect.

Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: _____, 2023

	Motion	Aye	Nay	Abstained	Absent	Transmitted
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: _____, 2023

Public Hearing Date: _____, 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

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2023-12

**REPEALING CHAPTER 4-87.6 OF THE TOWNSHIP CODE AS
INCONSISTENT WITH STATE LAW**

WHEREAS, the voters of the Township adopted an ordinance codified as Chapter 4-87.6 entitled "Prohibition on Awarding Public Contracts to Certain Contributors"; and

WHEREAS, counties and municipalities are creatures of the State and may only act through means specifically authorized by the State of New Jersey; and

WHEREAS, the New Jersey Election Transparency Act, P.L. 2023, c. 30 included a provision that voided all local laws regarding this topic in an effort to create consistency throughout the State; and

WHEREAS, now no longer effective, it is necessary to repeal this portion of the Township Code to be consistent with State law;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey that the Council repeals Chapter 4-87.6 in its entirety as required by State law.

Introduction Date: August 15, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: August 22, 2023

Public Hearing Date: September 12, 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

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2023-13

ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL TO ENTER INTO A RECREATION AND CONSERVATION LEASE AGREEMENT WITH ROWAN UNIVERSITY FOR THE USE OF PROPERTY FORMERLY KNOWN AS PAWS FARM

WHEREAS, Township is the owner of property consisting of approximately 8.0 acres of land and improvements located at 1105-07 Hainesport-Mount Laurel Road, Mount Laurel, NJ 08054 designated as Block 402, Lot 2 on the tax map of the Township of Mount Laurel (the "Property"); and

WHEREAS, the Property is encumbered with Green Acres restrictions as unfunded parkland pursuant to the New Jersey Department of Environmental Protection (the "Department") rules and regulations (N.J.A.C. 7:36-1.1 et seq.) and its inclusion on the Township's Recreation and Open Space Inventory; and

WHEREAS, the Property consists of a nature educational center which includes, but is not limited to, a welcome and activity center, animal paddocks and cages, an activity barn and nature trail, various outbuildings and the lands surrounding these structures and also includes a historic residential home and its historic outbuildings; and

WHEREAS, N.J.A.C. 7:36-25.13 allows a local government unit to lease a unfunded property for recreation and conservation purposes and while the regulation speaks only to requirements for leases on funded parkland, the Township is able to demonstrate that the use of the Property will support recreation and conservation purposes by providing a resource for visitors to interact with animals, displays and educators in an indoor and outdoor setting; and

WHEREAS, the property also contains natural wooded areas and nature trails providing opportunity for passive recreation; and

WHEREAS, the use of the property is consistent with the overall use of the property for recreation and conservation purposes pursuant to N.J.A.C. 7:36-25.13(b)(2) & (d)(2);

WHEREAS, the operation of the Property requires the assistance of an outside vendor; and

WHEREAS, Rowan University ("Rowan"; together with the Township, the "Parties"), a public research university within the system of higher education of the State of New Jersey, has established a School of Veterinary Medicine ("SVM") designed to shape the future of veterinary medicine and animal healthcare; and

WHEREAS, Rowan has determined that it would be mutually beneficial to Rowan and the Township for the SVM to assume operational control of the Site to: (i) improve the educational opportunities of the students of the SVM; and (ii) ensure the long-term sustainability and availability of the Site to the public beyond the end of calendar year 2023; and

WHEREAS, Rowan will use the Property to educate and train their students while simultaneously encouraging kindergarten through high school students to visit and enjoy the facility, be introduced to veterinary services with the goal of inspiring a future generation of veterinary students; and

WHEREAS, Rowan commits to having the facility open to the public and other educational and animal based education creating a beneficial public purpose;

WHEREAS, the Parties desire to enter into a Lease Agreement ("Lease Agreement") setting forth the terms and conditions under which Rowan, by and through the SVM, will assume operational control of the Site;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Mayor and the Municipal Clerk are hereby authorized to enter into a Lease Agreement with Rowan

University and the School of Veterinary Medicine for the purpose of operating the property located at 1105-1107 Hainesport-Mount Laurel Road, formerly known as Paws Farm, subject to Green Acres approval.

Introduction Date: August 15, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: August 22, 2023

Public Hearing Date: September 12, 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

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2023-7

**AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF
BURLINGTON, AND STATE OF NEW JERSEY, AMENDING THE CODE OF THE
TOWNSHIP OF MOUNT LAUREL AT CHAPTER 154 "ZONING" TO REZONE
CERTAIN PARCELS FROM THE 'O-2' OFFICE DISTRICT TO BE PLACED IN THE
'I' INDUSTRIAL DISTRICT**

WHEREAS, Article II Classification of Districts, of Chapter 154, Zoning, of the Township Code, places each parcel of property within the Township of Mount Laurel into zoning districts for the purposes of regulating land use and development; and

WHEREAS, The O-2 Office District of the Township is located on an acute area of Commerce Parkway, surrounded by other properties located within the I Industrial District; and

WHEREAS, the boundary line delineating the O-2 Office District currently contains only portions of two parcels of land on Commerce Parkway, leaving those parcels and an existing building developed on one of the properties being within split zoned two separate zoning districts; and

WHEREAS, split lot zoning is not in the interests of the general welfare of the community and inconsistent zoning across similarly developed parcels of land can create problems for the efficient arrangement of properties for land use; and

WHEREAS, the Township Council wishes to allow for consistent zoning regulations on all of the developed properties on Commerce Parkway; and

WHEREAS, in order to address the inconsistencies and split lot zoning created by the boundaries of the O-2 Office District on Commerce Parkway, the Township Council wishes to rezone those portions of parcels currently within the O-2 Office District into the I Industrial District in order to establish a uniform character of development and provide for consistent regulations across similar properties; and

WHEREAS, these parcels constitute the entirety of the O-2 Office District; and

WHEREAS, the removal of these parcels from the O-2 Office District would effectively delete the district from the Township Zoning Map, and

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Council of the Township of Mount Laurel that the official zoning map of the Township shall be amended so that the portion of property identified as Block 1100, Lot 25 on the tax maps of the Township and the portion of the property identified as Block 1100, Lot 26 on the Township tax map which are located in the O-2 Office District and as illustrated in the attached map titled Exhibit A: O-2 Office District, shall be rezoned from the O-2 Office District and placed into the I Industrial District.

BE IT FURTHER ORDAINED, that Chapter 154, Article XX entitled "O-2 Office District", Sections 147 through 152, shall be deleted and replaced with "Reserved"

Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: June 13, 2023

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

Publication Date: July 14, 2023

Public Hearing Date: August 15, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

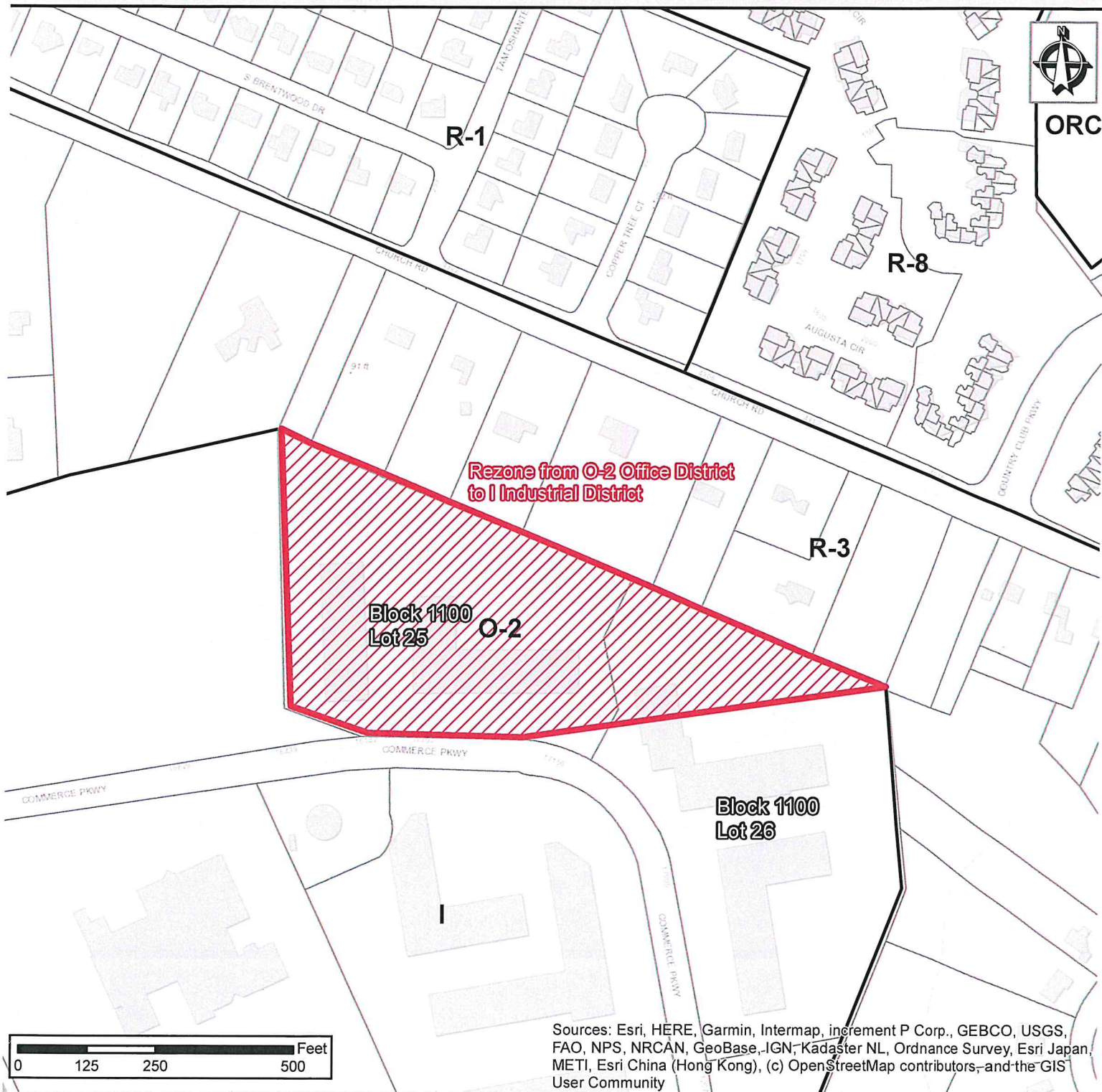
BY:

Stephen Steglik, Mayor

ATTEST:

Meredith Riculfy, Township Clerk
4893-3817-3503, v. 1

EXHIBIT A: O-2 Office District



Proposed Rezoning



O-2 Office District

Mount Laurel
Burlington County
New Jersey

Source:



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE	SCALE	LAST REVISED	CREATED BY
23.06.08	1 inch = 250 feet	N/A	CD

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2023-9

AMENDING CHAPTER 148-41, OF THE TOWNSHIP CODE, SCHEDULE XII BUS STOPS, TO APPROVE AND ADD ONE (1) BUS STOP TO SERVE HADDON POINT

WHEREAS, the residents of Haddon Point in the Township of Mount Laurel have requested one (1) bus stop to serve this area of the Township; and

WHEREAS, the request for the proposed bus stop is to accommodate the residents of Haddon Point because the nearest bus stop requires a lengthy walk;

WHEREAS, an eastbound stop already exists in Hainesport (Rt. 38, EB at Fostertown Road, Near side 14461);

WHEREAS, the Township has received input from NJ Transit in regard to the requested bus stops; and

WHEREAS, NJ Transit recommended that in order to meet the NJ Transit Safety guidelines, the proposed bus stop will need a concrete walkway from the sidewalk to the existing concrete pad to make the bus stop ADA accessible and to avoid an uneven walking surface for pedestrians to access the bus stop; and

WHEREAS, the Township has agreed to follow the recommendation of NJ Transit and construct a concrete walkway from the sidewalk to the existing concrete pad in order to meet the NJ Transit Safety guidelines; and

WHEREAS, the NJ TRANSIT Office of System Safety (OOS) has approved the requested bus stop proposal, as memorialized in NJ TRANSIT OOS Memorandum dated June 20, 2023, attached hereto; and

WHEREAS, the authority to establish bus stops resides with the Township pursuant to N.J.S.A. 39:4-8(e); and

WHEREAS, NJ TRANSIT will coordinate with the Township and post signs at all sanctioned bus stops; and

WHEREAS, The Township Council has reviewed the request of the Haddon Point residents and the analysis by NJ TRANSIT and agrees to establish the bus stop as proposed; and

WHEREAS, the Township will enforce the needed traffic regulations governing the aforementioned bus stop locations.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey that the Council amends and supplements Chapter 148-41, Schedule XII: Bus Stops of the Township Code to designate the following described locations as bus stops:

Section 1.

I. Along New Jersey Route 38, westbound on the northerly side thereof at:

Between Rosemary Way and Haddon Place (Mid-block) – Beginning 465 feet west of Rosemary Way and extending 135 feet westerly therefrom (at existing concrete pad

Section 2. The Township will enforce the needed traffic regulations governing the aforementioned bus stop locations and provide the necessary police security to ensure the safety of the traveling public.

Section 3. Repealer, Severability and Effective Date.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: July 11, 2023

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

Publication Date: July 18, 2023

Public Hearing Date: August 15, 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



Memorandum

TO: Joseph J. De Mauro

COPIES TO: E. Buongiorno; D. Sulpy; B. Waltrip; B. Lazzaro; D. Pigford;
A. Monroig-Cedeno; P. Rodriguez; C. D'Elia; M. Stiehler;
N. King

FROM: Christopher Rodriguez – Senior Safety Officer

DATE: June 20, 2023

SUBJECT: Add Stop 33208.

BUS STOP AND ROUTE EVALUATION REPORT

REQUESTOR NAME/ Joseph J. De Mauro
Senior Field Representative

DEPARTMENT: Bus Stop Sign and Shelter Programs

TYPE OF REQUEST: Proposed added stop.
(33208)

LOCATION: New Jersey 38 west bound, Township of
Mount Laurel, New Jersey

LINE / ROUTE / GARAGE: 317 Asbury Park – Fort Dix - Camden

SAFETY EVALUATION: Bus Stop:

1. Add Stop 33208 West – Unsatisfactory
with recommendations.



COMMENTS

On June 14th I received a request to review adding a bus stop (1) on New Jersey 38, westbound, between Rosemary Way and Haddon Place – (mid-block) (415 feet west) (stop 33208), Township of Mount Laurel, New Jersey (Burlington County)

Based on documents and pictures submitted, along with a field inspection, adding bus stop is unsatisfactory with recommendations.

RECOMMENDATIONS:

West bus stop will need concrete walkway from sidewalk to concrete pad to make bus stop ADA accessible and to avoid uneven walking surface for pedestrians accessing bus stop.

PREPARED BY:

Christopher Rodriguez –
Senior Safety Officer Bus Division

DATE OF EVALUATION:

June 20, 2023



**New Jersey 38 westbound stop (33208) in yellow:
Google Overhead View:**



**New Jersey 38 westbound stop (33208):
Google Street View:**



**New Jersey 38 westbound stop (33208) grass between sidewalk and pad:
Street View:**



BSI Bus Stop Picture

Stop Num: 33208 **Date Added:** 6/14/2023 **File Name:** 33208 M.JPG



Stop Num: 33208 **Date Added:** 6/14/2023 **File Name:** 33208 K.JPG



Stop Num: 33208 Date Added: 6/14/2023 File Name: 33208 g.JPG



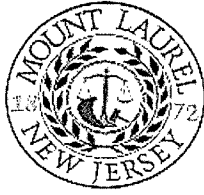
Stop Num: 33208 Date Added: 6/14/2023 File Name: 33208 f.JPG











**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 23-R-169

REGULAR MEETING

AUGUST 15, 2023

**RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF
MOUNT LAUREL TO DISCUSS PENDING OR ANTICIPATED LITIGATION,
CONTRACT NEGOTIATIONS AND/OR PERSONNEL MATTERS**

WHEREAS, the Township Council of the Township of Mount Laurel is subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq.; and

WHEREAS, the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; and

WHEREAS, the Open Public Meetings Act further provides that a public body may exclude the public from a portion of a meeting at which the public body discusses items enumerated in the Open Public Meetings Act at N.J.S.A 10:4-12b, which items are recognized as requiring confidentiality; and

WHEREAS, it is necessary and appropriate for the Township Council of the Township of Mount Laurel to discuss certain matters in a meeting not open to the public consistent with N.J.S.A 10:4-12b.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, Burlington County, pursuant to the Open Public Meetings Act of the State of New Jersey that:

1. The Township Council of the Township of Mount Laurel shall hold a closed meeting, from which the public shall be excluded, on August 15, 2023;
2. The general nature of the subject to be discussed at said closed meeting shall be Redevelopment.
3. The minutes of said closed meeting shall be made available of disclosure to the public, consistent with N.J.S.A. 10:4-13, when the items which are subject of the closed session discussion are resolved and a reason for confidentiality no longer exists.

This resolution was adopted at a meeting of the Township Council held on August 15, 2023 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						