

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, January 25, 2021
Via Zoom

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC ANNOUNCEMENT

5. APPROVAL OF MINUTES

Moved by: Seconded by:

6. APPROVAL OF BILL LIST

Moved by: Seconded by:

7. RESOLUTIONS

21-R-41: AMENDING 21-R-32 SETTING MEETING LOCATIONS BECAUSE OF THE COVID-19 PANDEMIC

21-R-42: RESOLUTION AUTHORIZING EXECUTION OF INTER-LOCAL AGREEMENT WITH WILLINGBORO TOWNSHIP FOR THE PROVISION OF ANIMAL CONTROL SERVICES

21-R-43: MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR LIBERTY PROPERTY LIMITED PARTNERSHIP, BLOCK 1201.03, LOT 1 SP #6690A

21-R-44: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL, DETERMINING THAT MARNE AFFORDABLE DEVELOPERS, LLC'S PROJECT ON MARNE HIGHWAY PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF THE TOWNSHIP OF MOUNT LAUREL

21-R-45: RESOLUTION AUTHORIZING THE CANCELATION OF A GRANT

21-R-46: RESOLUTION SUPPORTING A COMMUNITY SOLAR PROJECT IN MOUNT LAUREL TOWNSHIP

8. ORDINANCES FOR FIRST READING

ORDINANCE #2021-1: CALENDAR YEAR 2021 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Publication Date: JANUARY 27, 2021
Public Hearing Date: FEBRUARY 8, 2021

ORDINANCE #2021-2: AN ORDINANCE VACATING WHITMAN AVENUE, A PAPER STREET
WITHIN THE BRIDGEWAY TRACT

Publication Date: JANUARY 27, 2021
Public Hearing Date: FEBRUARY 8, 2021

ORDINANCE #2021-3: AN ORDINANCE PROVIDING FOR STORMWATER MANAGEMENT

Publication Date: JANUARY 27, 2021
Public Hearing Date: FEBRUARY 8, 2021

9. PUBLIC PARTICIPATION

10. COMMENTS BY COUNCIL

11. RESOLUTION

21-R-47: RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF MOUNT
LAUREL TO DISCUSS PENDING OR ANTICIPATED LITIGATION, CONTRACT NEGOTIATIONS
AND/OR PERSONNEL MATTERS

12. ADJOURNMENT



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-41

REGULAR MEETING

January 25, 2021

**AMENDING 21-R-32 SETTING MEETING LOCATIONS
BECAUSE OF THE COVID-19 PANDEMIC**

WHEREAS, by Resolution 21-R-32, the Township Council established its meeting dates for the Year 2021, in accordance with the provisions of N.J.S.A. 10:4-18, and now wishes to revise the schedule to change the meeting location to be held virtually, utilizing technology as the Township has been using since April; and

WHEREAS, pursuant to recent amendments to the Open Public Meetings Act, N.J.S.A. 10:4-1 et seq., and consistent with recent Executive Orders issued by the Governor of the State of New Jersey, the Township Council will continue to conduct its meetings electronically, with the municipal building being closed, but the meetings being opened to members of the public, via access to the meetings remotely using *Zoom*. Upon registering with the Township Clerk for a meeting, members of the public can participate by clicking on the "Join" tab at the top, and entering the applicable Meeting ID number; and

WHEREAS, once a member of the public registers for one meeting, the person will be automatically notified for future meetings the remainder of the year; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Resolution 21-R-32 be and the same is hereby amended to change the meeting to change the location of council meetings from the municipal building, to *Zoom with* Meeting IDs and passwords to be provided to those members of the public that request the same from the Township Clerk in advance of the meeting for the following meetings:

January 25, 2021, February 8, 2021, February 22, 2021

BE IT FURTHER RESOLVED that notice of this amendment to the original schedule of meetings shall be noticed in accordance with the provisions of the N.J.S.A. 10:4-18.

This resolution was adopted at a meeting of the Township Council held on January 25, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-42

REGULAR MEETING

January 25, 2021

**RESOLUTION
AUTHORIZING EXECUTION OF
INTER-LOCAL AGREEMENT WITH
WILLINGBORO TOWNSHIP FOR THE PROVISION OF
ANIMAL CONTROL SERVICES**

WHEREAS, Mount Laurel Township requires animal control services; and

WHEREAS, Willingboro Township has agreed to perform animal control services for Mount Laurel Township in accordance with the Agreement attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, in the County of Burlington and State of New Jersey, that the Mayor and Clerk are hereby authorized to execute the "Inter-Local Agreement for the Provision of Animal Control Services", with Willingboro Township, said Agreement being attached hereto and made a part hereof.

This resolution was adopted at a meeting of the Township Council held on January 25, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Shared Service Agreement For the Provision of Animal Control Services

This Shared Service Agreement made this 25 day of January, 2021, by and between the Township of Willingboro, a Municipal Corporation with principal offices located at the Municipal Complex, One Rev Dr M.L. King Jr Drive, Willingboro, Burlington County, New Jersey, ("Willingboro") and the Township of Mount Laurel, a Municipal Corporation with principal offices located at 100 Mount Laurel Road, New Jersey ("Mount Laurel") for the provision of animal control services.

WHEREAS, the "Uniform Shared Services and Consolidation Act," *N.J.S.A. 40A:65-1 et seq.*, permits local units of this State to enter into a contract with any other local unit for the joint provision within their combined jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction; and

WHEREAS, Willingboro currently provides Animal Control Services to area municipalities and Mount Laurel Township is in need of procuring such services; and

WHEREAS, it is deemed to be in the best interest of the residents of Willingboro and Mount Laurel Township to enter into this Agreement, established in accordance with the "Uniform Shared Services and Consolidation Act."

NOW, THEREFORE, IN CONSIDERATION of the mutual agreements and covenants herein contained, the parties agree as follows:

Term/ Termination:

This Agreement shall be for a One (1) Year term commencing on January 1, 2021, and ending December 31, 2021. This Agreement shall be renewable on a yearly basis provided that each party agrees to the extension at least 30 days in advance of the expiration of said term.

Both parties have the right to terminate this agreement at any time during the term by giving the other party thirty (30) days written notice.

Definitions:

An animal for the purpose of this agreement is defined as a domestic dog or cat, or in the case of a request to remove a dead "animal" from either public right-of-way or private property, an "animal" shall be defined as a domestic dog or cat.

A call is defined as a request by Mount Laurel Township to pick-up a roaming dog or cat on public or private property, or to remove a dead animal. A call is also defined as a request to include animal cruelty investigations, transportation of birds or domestic animals for the testing of West Nile Virus, Rabies testing, as well as transportation of quarantined animals involving bites.

Scope of Services:

Animals picked up in Mount Laurel Township by Willingboro Animal Control shall be delivered to the Burlington County Animal Shelter. Mount Laurel Township shall be responsible for any and all fees associated with the services of the Burlington County Shelter. In the event that a sick or injured animal is picked up within Mount Laurel Township, the cost of required veterinarian care shall be the responsibility of Mount Laurel Township

It is hereby agreed that standard service, when the unit is fully staffed with two (2) full time certified Animal Control Officers, shall be 7 days a week between 7 am and 6:30 pm with emergency services provided outside the normal standard service hours. If the unit is not fully staffed, Willingboro Township reserves the right to adjust the hours of service to provide the most amount of coverage possible with the available certified Animal Control Officers. An example of this would be to change the standard service to M-F, 9 am to 5pm, with emergency services provided outside those service hours and/or a certified Per Diem Animal Control Officer to cover additional hours to offset the hours.

An "Emergency" shall be defined as an incident posing a substantial risk to people or other animals during non-patrolled hours. The following are examples of emergencies:

- Confirmed viscous dog complaints.
- Dog bites where a person is seriously injured.
- Unattended animals when their owners are known to be deceased.
- House fires and there are animals that are injured or cannot be taken by the homeowner.
- Injured dog/cats (i.e. such as a dog/cat struck by a motor vehicle).

Procedures for an "Emergency Call Out" will be that the jurisdiction requesting the "Emergency Call Out" shall contact Willingboro Police Departments on-duty sergeant and he/she will determine if there is a need to contact the Animal Control Officer. A dog running at large or a found dog/cat is not considered an "Emergency Call Out." If this occurs after hours, hold on to the dog/cat in a safe area if possible and notify central communications channel P9 and the ACO will respond the next working day. However, anyone may take a found dog/cat to the Burlington County Animal Shelter

Ordinary calls for service response time shall be within 30 minutes after a call is transmitted by the dispatcher to the Animal Control Officer, unless the officer is handling a priority call. Responses shall be in the order that the calls are received without regard to the municipality where calls originate; except that any call involving a report of an animal that has attacked a person shall receive a higher priority than all other calls.

An Animal Control Officer will issue summonses and testify in court for alleged violations of Mount Laurel Township ordinances and will assist in all Animal Cruelty cases when requested.

In the event that any Willingboro Animal Control Officer will be unavailable for an extended period, meaning any length of time greater than two weeks, due to injury or illness, Willingboro shall designate an alternate qualified animal control officer to the best of their abilities.

The Animal Control Officers will also be entitled to holiday time, vacation time, comp time, and sick time as per their collective bargaining unit. If an Animal Control Officer is off for one of these reason, the Township of Willingboro may replace the said animal control officer with another qualified person if one is available.

FEES:

1) Mount Laurel Township shall pay an annual fee of \$25,000 for the above-defined animal control services. Payments shall be made monthly

2) An additional fee of \$50 per call out and the Animal Control Officer's overtime rate will be charged for after hour emergency services. Payment shall be for a minimum of 2 hours. The overtime rate will for Emergency calls will be charged and billed on a monthly basis. An "Emergency" shall be defined as an incident posing a risk to people or other animals during non-patrolled hours. Both parties will agree in advance of payment of removal, shelter and veterinarian services associated with the emergency.

PAYMENT OF SALARIES, WAGES AND INSURANCE

The payment of salaries, wages, and health insurance (for those employees eligible for health insurance benefits) for Willingboro employees providing services to Mt. Laurel pursuant to this Agreement shall be the responsibility of Willingboro.

NOTICES:

All notices, statements or other documents required by this Agreement shall be hand-delivered or mailed to the following designated municipal representatives:

For Willingboro:

Captain Ian Bucs
Willingboro Police – Patrol Division
1 Rev. Dr. Martin Luther King Jr. Dr
Willingboro, New Jersey 08046

Township Manager
1 Rev. Dr. Martin Luther King Jr. Dr
Willingboro, New Jersey 08046

For Mount Laurel Township:

Township Manager
Mount Laurel Township
100 Mount Laurel Road
Mount Laurel, NJ 08054

INSURANCE/INDEMNIFICATION

By entering into this Agreement, the parties do not waive any immunities or defenses granted by the provisions of the "New Jersey Tort Claims Act," N.J.S.A. 59:1-1 et seq. In addition to the other rights and remedies of the Parties herein, Willingboro, to the extent permitted by law, agrees to defend, with counsel chosen by Willingboro at Willingboro's expense, indemnify and hold harmless Mount Laurel Township, its officials,

employees and agents, from any and all liability and claims for damages or injuries caused by or resulting from or relating to any action taken as a result of this Agreement pertaining to services provided in or for Mount Laurel Township. The Township shall name the Township as an additional insured on its liability insurance.

Willingboro represents that it has secured adequate insurance for liability and other risks, which may result from actions undertaken by the terms of this said contract.

ENTIRE AGREEMENT

This Agreement sets forth the entire understanding of the parties. No change or modification shall be valid unless it shall be in writing, authorized by concurring resolutions of Willingboro and Mount Laurel Township.

IN WITNESS WHEREOF, parties hereto have caused this Agreement to be executed as of the day and the year written above.

Attest:

Township of Willingboro

Mayor

Attest:

Mount Laurel Township

Mayor



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-43

REGULAR MEETING

JANUARY 25, 2021

**MOUNT LAUREL TOWNSHIP
RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR
LIBERTY PROPERTY LIMITED PARTNERSHIP, BLOCK 1201.03, LOT 1 SP #6690A**

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 December 15, 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 and has recommended that the minor site plan 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, the 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.

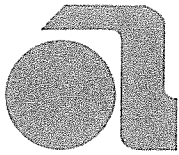
NOW, THEREFORE, BE IT RESOLVED on this 25th day of January, 2021, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that, as recommended by the Township Engineer, the minor site plan performance guarantee for Liberty Property Limited Partnership, Block 1201.03, Lot 1 SP #6690A is hereby released.

This resolution was adopted at a meeting of the Township Council held on January 25, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

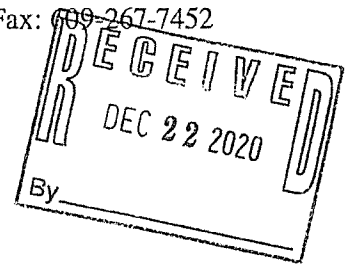


Richard A. Alaimo Associates

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

December 15, 2020

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



RE: SP #6690A
Mount Laurel Township
300, 302 & 330 Fellowship Road
Liberty Property Limited Partnership
Block 1201.03, Lot 1
**Minor Site Plan, Performance Guarantee
Release Recommendation**
Our File No. M-0176-0690-00A

Dear Meredith:

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

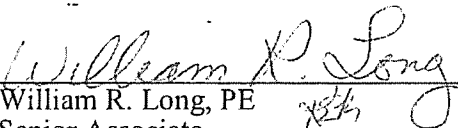
Based on the above, we recommend that the minor site plan performance guarantee in place for this project be released. A copy of the performance guarantee is enclosed for your information. The developer shall pay all taxes, fees and required escrow deposits which may be due and owing prior to release 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/kem
Enclosure

c: Carol Modugno, Deputy Clerk, Mount Laurel Township
Trish Hochreiter, Secretary, Mount Laurel Township Planning Board
Liberty Property Limited Partnership
Alaimo Field Services Department

M:\Projects\M01760690000\M0176069000A\Letters\Tomczyk-Minor Site Plan 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 110 North Mount Laurel Road, Mount Laurel, NJ 08054	PROJECT INFO: Name: Liberty Walk Proj. No.: M-0176-0690-00A	
APPLICANT Liberty Property Limited Partnership 330 Fellowship Road Mount Laurel, NJ 08054	Date: 5/23/13 Estimated by: BEE Checked by: WRL Recommended Bond Amount:	\$9,252.00

[illegible]

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. 21-R-44

REGULAR MEETING

JANUARY 25, 2021

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT
LAUREL, DETERMINING THAT MARNE AFFORDABLE DEVELOPERS, LLC'S
PROJECT ON MARNE HIGHWAY PROVIDES FOR AND MEETS THE
AFFORDABLE HOUSING NEED OF THE TOWNSHIP OF MOUNT LAUREL**

WHEREAS, Marne Affordable Developers LLC, or an affiliate to be formed (hereinafter referred to as the "Sponsor") acquires and proposes to construct a 100 unit rental housing project (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within Mt. Laurel Township (hereinafter referred to as the "Municipality") on a site described as Block 215.01 Lot 1 and Block 215.02 Lot 1 as shown on the Official Tax Map of the Township of Mt. Laurel, Burlington County; and

WHEREAS, the Project will be subject to the New Jersey HMFA requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA requirements, the Township Council of the Municipality hereby determines that there is a need for this housing project in the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Mt. Laurel (the "Council") that:

- (1) The Council finds and determines that the 100-unit Project proposed by the Sponsor meets or will meet an existing housing need;
- (2) The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

This resolution was adopted at a meeting of the Township Council held on January 25, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-45

REGULAR MEETING

JANUARY 25, 2021

RESOLUTION AUTHORIZING THE CANCELATION OF A GRANT

WHEREAS, the Township of Mount Laurel CFO has identified a grant to be cancelled;
and

WHEREAS, the Fiscal Year 2020 Distracted Driving Crackdown Grant needs to be cancelled in the amount of \$5,500.00;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey authorizes the cancelation of the grant.

This resolution was adopted at a meeting of the Township Council held on January 25, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
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Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-46

REGULAR MEETING

JANUARY 25, 2021

**RESOLUTION SUPPORTING A COMMUNITY
SOLAR PROJECT IN MOUNT LAUREL TOWNSHIP**

WHEREAS, on January 13, 2021, Solar Landscape presented to the Township Manager and Solicitor regarding its community solar project located on East Gate Drive and Gaither Drive including fielding questions and suggestions from the Manager and Solicitor regarding how this project can best serve Township's residents; and

WHEREAS, for more than a decade, the State of New Jersey has promoted energy policies that have created a vibrant solar energy market; and

WHEREAS, the State of New Jersey adopted the 2019 New Jersey Energy Master Plan, *Pathway to 2050*; and the legislature passed the Clean Energy Act of 2018

WHEREAS, Strategy 6 of the 2019 Energy Master Plan calls for the State to:

Support community energy planning and action with an emphasis on encouraging and supporting participation by low- and moderate-income and environmental justice communities; and

WHEREAS, Goal 6.2.1 of the 2019 Energy Master Plan calls for the support of community-led development of community solar projects; and

WHEREAS, the Mount Laurel Township Council is knowledgeable about the direct benefits of community solar projects as approved by the Board of Public Utilities, including the following:

Local, clean power generation
Support for active participation in the program by low- and moderate-income families
Reduction of energy bills for all participants
Job training, certification support, and job placement in the solar industry

WHEREAS, the project as proposed is estimate to assist approximately 340 homes with reduced rate energy purchasing (a 20% reduction); will be approved on a first-come, first-serve basis but geared so at least 51% of the homes benefiting and classified as deed restricted low and moderate income housing; and

WHEREAS, the Township acceptance of the program does not alleviate or minimize in anyway the vendor's need to seek and gain approvals before the appropriate land development board; and

NOW THEREFORE BE IT RESOLVED that the Mayor and Township Council of the Township of Mount Laurel supports the Solar Landscape community solar project located at, 116 Gaither Drive and 820 East Gate Drive in Mount Laurel and authorizes the vendor to use a copy of this resolution as proof of the Township's support of its application;

BE IT FURTHER RESOLVED that the Township will continue to collaborate with Solar Landscape in furtherance of bringing the financial and environmental benefits of this project to our residents;

BE IT FURTHER RESOLVED that the Township supports green energy alternatives within our municipality and will help make subscriber information available to our constituents for all community solar projects that meet the criteria for our residents' participation.

This resolution was adopted at a meeting of the Township Council held on January 25, 2021 and shall take effect immediately.

A CERTIFIED COPY

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Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-1

**CALENDAR YEAR 2021
MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S.A 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 1.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Council of the Township of Mount Laurel in the County of Burlington finds it advisable and necessary to increase its CY 2021 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Council hereby determines that a 2.5% increase in the budget for said year, amounting to \$765,177.22 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Council of the Township of Mount Laurel, in the County of Burlington, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2021 budget year, the final appropriations of the Township of Mount Laurel shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$1,071,248.11, and that the CY 2021 municipal budget for the Township of Mount Laurel be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Introduction Date: January 25, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: January 27, 2021

Public Hearing Date: February 8, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Stephen Steglik, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-2

**AN ORDINANCE VACATING WHITMAN AVENUE, A PAPER STREET
WITHIN THE BRIDGEWAY TRACT**

WHEREAS, the Township of Mount Laurel has from time to time, vacated portions of roadways which no longer serve a public use; and

WHEREAS, N.J.S.A. 40:67-1(b) permits the Mount Laurel Township Council to vacate any public street or any portion of any public street in order to serve the interests of the Township; and

WHEREAS, Whitman Avenue, a paper street with a forty (40) foot right-of-way, was designed to run from Route 38 East to Rosemont Boulevard, another paper street, but although envisioned, was never constructed and remains in its natural state; and

WHEREAS, the Township sold and purchased lands within the Bridgeway Tract through Ordinance 2019-28 and Whitman Avenue serves no public use, and vacation would increase the value of the adjacent lots and the assessment for tax purposes; and

WHEREAS, the Township Council believes it is in the best interest of the Township and the adjacent property owner to vacate Whitman Avenue; and

WHEREAS, this vacation will not land lock any other parcel.

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 as follows:

1. The Township Council of the Township of Mount Laurel hereby vacates the Whitman Avenue, 40 feet wide from the Municipal Boundary easterly and approximately 680 feet to the northerly line of Rosemont Boulevard, to the adjacent property owner and as reflected on the portion of Sheet 5.01 on the Tax Map attached hereto and incorporated herein.
2. The public rights, interests and obligations of the aforementioned paper street are hereby vacated, abandoned and released.
3. The property described herein and vacated by this Ordinance shall split evenly with 20 feet to be added to and become part of the adjoining properties only.
4. In accordance with the provisions of N.J.S.A. 40:67-1, although none is believed to exist, there is hereby reserved from said vacation the rights of any public utility company or cable television company to maintain repair and replace any existing facilities located within the entire right-of-way of said road, together with the right of ingress and egress over and upon the same in order to carry out such purposes.
5. The Mayor, Township Manager/Clerk and Township Engineer are authorized to execute any and all documents necessary to effectuate the purpose of this Ordinance upon approval of those documents by the Township Solicitor.

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: January 25, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: January 27, 2021

Public Hearing Date: February 8, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Stephen Steglik, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-3

AN ORDINANCE PROVIDING FOR STORMWATER MANAGEMENT

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 as follows:

Section One: All ordinances or portions of ordinances including, without limitation, Ordinance 2006-4, adopted April 17, 2006, as amended, that have been codified in Chapter 134, Article I, Stormwater Management, of the Code of the Township of Mount Laurel be and they hereby are repealed and are replaced with the following:

Section I¹. Scope and Purpose:

A. Policy Statement. Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

B. Purpose. The purpose of this Article is to establish minimum stormwater management requirements and controls for "major development," as defined below in Section II.

C. Applicability.

1. This Article shall be applicable to the following major developments:
 - a. Non-residential major developments; and
 - b. Aspects of residential major developments that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21.
2. This Article shall also be applicable to all major developments undertaken by the Township of Mount Laurel.

D. Compatibility with Other Permit and Ordinance Requirements.

Development approvals issued pursuant to this Article are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this Article shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This Article is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this Article imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

Section II. Definitions: For the purpose of this Article, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Article clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural

¹ The use of "Section I, Section II, Section III, etc." within Section One of this Ordinance was for the sake of consistency with the labeling of existing provisions of Chapter 134, Article I of the Code of the Township of Mount Laurel.

number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

"CAFRA Centers, Cores or Nodes" means those areas with boundaries incorporated by reference or revised by the Department in accordance with N.J.A.C. 7:7-13.16.

"CAFRA Planning Map" means the map used by the Department to identify the location of Coastal Planning Areas, CAFRA centers, CAFRA cores, and CAFRA nodes. The CAFRA Planning Map is available on the Department's Geographic Information System (GIS).

"Community basin" means an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, established in accordance with N.J.A.C. 7:8-4.2(c)14, that is designed and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual, or an alternate design, approved in accordance with N.J.A.C. 7:8-5.2(g), for an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond and that complies with the requirements of this Article.

"Compaction" means the increase in soil bulk density.

"Contributory drainage area" means the area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

"Core" means a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

"County review agency" means an agency designated by the County Board of Chosen Freeholders to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

1. A county planning agency or
2. A county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

"Department" means the Department of Environmental Protection.

"Designated Center" means a State Development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

"Design engineer" means a person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

"Development" means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*

In the case of development of agricultural land, "development means:" any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right to Farm Act , N.J.S.A 4:1C-1 *et seq.*

"Disturbance" means the placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.

"Drainage area" means a geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.

"Environmentally constrained area" means the following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

"Environmentally critical area" means an area or feature which is of significant environmental value, including but not limited to: stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

"Empowerment Neighborhoods" means neighborhoods designated by the Urban Coordinating Council "in consultation and conjunction with" the New Jersey Redevelopment Authority pursuant to N.J.S.A 55:19-69.

"Erosion" means the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

"Green infrastructure" means a stormwater management measure that manages stormwater close to its source by:

1. Treating stormwater runoff through infiltration into subsoil;
2. Treating stormwater runoff through filtration by vegetation or soil; or
3. Storing stormwater runoff for reuse.

"HUC 14" or "hydrologic unit code 14" means an area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

"Impervious surface" means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

"Infiltration" is the process by which water seeps into the soil from precipitation.

"Lead planning agency" means one or more public entities having stormwater management planning authority designated by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2 that serves as the primary representative of the committee.

"Major development" means an individual "development," as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;
2. The creation of one-quarter acre or more of "regulated impervious surface" since February 2, 2004;

3. The creation of one-quarter acre or more of "regulated motor vehicle surface" since March 2, 2021 or the effective date of this ordinance, whichever is earlier; or
4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development."

"Motor vehicle" means land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the purposes of this definition, motor vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

"Motor vehicle surface" means any pervious or impervious surface that is intended to be used by "motor vehicles" and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

"Municipality" means any city, borough, town, township, or village.

"New Jersey Stormwater Best Management Practices (BMP) Manual" or "BMP Manual" means the manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being capable of contributing to the achievement of the stormwater management standards specified in this Article. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department's determination as to the ability of that best management practice to contribute to compliance with the standards contained in this Article. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this Article, provided the design engineer demonstrates to the municipality, in accordance with Section IV.F. of this ordinance and N.J.A.C. 7:8-5.2(g), that the proposed measure and its design will contribute to achievement of the design and performance standards established by this Article.

"Node" means an area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

"Nutrient" means a chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

"Person" means any individual, corporation, company, partnership, firm, association, political subdivision of this State and any state, interstate or Federal agency.

"Pollutant" means any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. §§ 2011 *et seq.*)), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, ground waters or surface waters of the State, or to a domestic treatment works. "Pollutant" includes both hazardous and nonhazardous pollutants.

“Recharge” means the amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

“Regulated impervious surface” means any of the following, alone or in combination:

1. A net increase of impervious surface;
2. The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a “new stormwater conveyance system” is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);
3. The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
4. The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased.

“Regulated motor vehicle surface” means any of the following, alone or in combination:

1. The total area of motor vehicle surface that is currently receiving water;
2. A net increase in motor vehicle surface; and/or quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

“Sediment” means solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

“Site” means the lot or lots upon which a major development is to occur or has occurred.

“Soil” means all unconsolidated mineral and organic material of any origin.

“State Development and Redevelopment Plan Metropolitan Planning Area (PA1)” means an area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the State’s future redevelopment and revitalization efforts.

“State Plan Policy Map” is defined as the geographic application of the State Development and Redevelopment Plan’s goals and statewide policies, and the official map of these goals and policies.

“Stormwater” means water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities, or conveyed by snow removal equipment.

“Stormwater management BMP” means an excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management BMP may either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

“Stormwater management measure” means any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

“Stormwater runoff” means water flow on the surface of the ground or in storm sewers, resulting from precipitation.

“Stormwater management planning agency” means a public body authorized by legislation to prepare stormwater management plans.

"Stormwater management planning area" means the geographic area for which a stormwater management planning agency is authorized to prepare stormwater management plans, or a specific portion of that area identified in a stormwater management plan prepared by that agency.

"Tidal Flood Hazard Area" means a flood hazard area in which the flood elevation resulting from the 2-, 10-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

"Urban Coordinating Council Empowerment Neighborhood" means a neighborhood given priority access to State resources through the New Jersey Redevelopment Authority.

"Urban Enterprise Zones" means a zone designated by the New Jersey Enterprise Zone Authority pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et. seq.

"Urban Redevelopment Area" is defined as previously developed portions of areas:

1. Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;
2. Designated as CAFRA Centers, Cores or Nodes;
3. Designated as Urban Enterprise Zones; and
4. Designated as Urban Coordinating Council Empowerment Neighborhoods.

"Water control structure" means a structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the 2-, 10-, or 100-year storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

"Waters of the State" means the ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

"Wetlands" or "wetland" means an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Section III. Design and Performance Standards for Stormwater Management Measures

- A. Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
 1. The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
 2. The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
- B. The standards in this Article apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater

management plan or Water Quality Management Plan adopted in accordance with Department rules.

Section IV. Stormwater Management Requirements for Major Development

- A. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with Section X.
- B. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department's Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergi* (bog turtle).
- C. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section IV, paragraphs P, Q and R:
 1. The construction of an underground utility line provided that the disturbed areas are revegetated upon completion;
 2. The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and
 3. The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- D. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section IV.O, P, Q and R may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:
 1. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
 2. The applicant demonstrates through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of Section IV.O, P, Q and R to the maximum extent practicable;
 3. The applicant demonstrates that, in order to meet the requirements of Section IV.O, P, Q and R, existing structures currently in use, such as homes and buildings, would need to be condemned; and
 4. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under IV.D.3 above within the upstream drainage area of the receiving stream that would provide additional opportunities to mitigate the requirements of Section IV.O, P, Q and R that were not achievable onsite.
- E. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in Section IV.O, P, Q and R. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater Best Management Practices to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the Department shall publish in the New Jersey Register a notice of administrative change revising the applicable table. The most current version of the BMP

Manual can be found on the Department's website at:
https://njstormwater.org/bmp_manual2.htm.

- F. Where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this ordinance the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.

Table 1 Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Cistern	0	Yes	No	--
Dry Well ^(a)	0	No	Yes	2
Grass Swale	50 or less	No	No	2 ^(e) 1 ^(f)
Green Roof	0	Yes	No	--
Manufactured Treatment Device ^{(a) (g)}	50 or 80	No	No	Dependent upon the device
Pervious Paving System ^(a)	80	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Bioretention Basin ^(a)	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Infiltration Basin ^(a)	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60-80	No	No	--

Table 2 Green Infrastructure BMPs for Stormwater Runoff Quantity (or for Groundwater Recharge and/or Stormwater Runoff Quality with a Waiver or Variance from N.J.A.C. 7:8-5.3)				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Bioretention System	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Infiltration Basin	80	Yes	Yes	2

Sand Filter ^(b)	80	Yes	Yes	2
Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond ^(d)	50-90	Yes	No	N/A

Table 3 BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity only with a Waiver or Variance from N.J.A.C. 7:8-5.3				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table
Blue Roof	0	Yes	No	N/A
Extended Detention Basin	40-60	Yes	No	1
Manufactured Treatment Device ^(h)	50 or 80	No	No	Dependent upon the device
Sand Filter ^(c)	80	Yes	No	1
Subsurface Gravel Wetland	90	No	No	1
Wet Pond	50-90	Yes	No	N/A

Notes to Tables 1, 2, and 3:

(a) subject to the applicable contributory drainage area limitation specified at Section IV.O.2;

(b) designed to infiltrate into the subsoil;

(c) designed with underdrains;

(d) designed to maintain at least a 10-foot wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;

(e) designed with a slope of less than two percent;

(f) designed with a slope of equal to or greater than two percent;

(g) manufactured treatment devices that meet the definition of green infrastructure at Section II;

(h) manufactured treatment devices that do not meet the definition of green infrastructure at Section II.

- G. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the municipality. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department in accordance with Section VI.B. Alternative stormwater management measures may be used to satisfy the requirements at Section IV.O only if the measures meet the definition of green infrastructure at Section II. Alternative stormwater management measures that function in a similar manner to a BMP listed at paragraph O.2 below are subject

to the contributory drainage area limitation specified at paragraph O.2 below for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this paragraph that do not function in a similar manner to any BMP listed at paragraph O.2 below shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from Section IV.O.

- H. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.
- I. Design standards for stormwater management measures are as follows:
 - 1. Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
 - 2. Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of Section VIII.C;
 - 3. Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement;
 - 4. Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at Section VIII; and
 - 5. The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of two and one-half inches in diameter.
- J. Manufactured treatment devices may be used to meet the requirements of this Article, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at Section II may be used only under the circumstances described at Section IV.O.4.
- K. Any application for a new agricultural development that meets the definition of major development at Section II shall be submitted to the Soil Conservation

District for review and approval in accordance with the requirements at Section IV. Paragraphs O, P, Q and R and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this paragraph, "agricultural development" means land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.

- L. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV paragraphs P, Q and R shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.
- M. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Office of the Burlington County Clerk. A form of deed notice shall be submitted to the municipality for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV paragraphs O, P, Q and R and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to Section X.B.5. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.
- N. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to Section IV of this Article and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be submitted to the municipality for approval and subsequently recorded with the Office of the Burlington County Clerk and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with M above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality in accordance with M above.
- O. Green Infrastructure Standards
 - 1. This paragraph specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
 - 2. To satisfy the groundwater recharge and stormwater runoff quality standards at Section IV, paragraphs P and Q, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at Section IV.F. and/or an alternative stormwater management measure approved in accordance with Section IV.G. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

Best Management Practice	Maximum Contributory Drainage Area
Dry Well	1 acre
Manufactured Treatment Device	2.5 acres
Pervious Pavement Systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale Bioretention Systems	2.5 acres
Small-scale Infiltration Basin	2.5 acres
Small-scale Sand Filter	2.5 acres

3. To satisfy the stormwater runoff quantity standards at Section IV.R, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with Section IV.G.
 4. If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from the requirements of this paragraph, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with Section IV.G may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section IV, paragraphs P, Q and R.
 5. For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this paragraph shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this paragraph. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this paragraph, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at Section IV, paragraphs P, Q and R, unless the project is granted a waiver from strict compliance in accordance with Section IV.D.
- P. Groundwater Recharge Standards. This paragraph contains the minimum design and performance standards for groundwater recharge as follows:
1. The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at Section V, either:
 - a. Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or
 - b. Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the 2-year storm is infiltrated.
 2. This groundwater recharge requirement does not apply to projects within the "urban redevelopment area," or to projects subject to 3 below.
 3. The following types of stormwater shall not be recharged:
 - a. Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with

Department approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and

- b. Industrial stormwater exposed to "source material." "Source material" means any material(s) or machinery, located at an industrial facility that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

Q. Stormwater Runoff Quality Standards

1. This paragraph contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.
2. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:
 - a. Eighty percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.
 - b. If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average.
3. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with 2 above, unless the major development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
4. The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 4, below. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.

Introduction Date: January 25, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: January 27, 2021

Public Hearing Date: February 8, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Stephen Steglik, Mayor

ATTEST:

Meredith Tomeczyk, Township Clerk



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-47

REGULAR MEETING

JANUARY 25, 2021

**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 January 25, 2021;
2. The general nature of the subjects to be discussed at said closed meeting shall be Green Acres/Open Space/Recreation.
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 January 25, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						