

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, February 22, 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-53: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES
BLOCK 1006.05 LOT 18

21-R-54: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES
BLOCK 602 LOT 13.20

21-R-55: RESOLUTION REMOVING A TUITION AGREEMENT DEED RESTRICTION

21-R-56: RESOLUTION REJECTING PROPOSALS FOR THE DARNELL FARM PROPERTY
COMMONLY KNOWN AS PAWS FARM

8. ORDINANCES FOR FIRST READING

ORDINANCE #2021-5: AN ORDINANCE AMENDING CHAPTER 66-3 OF THE TOWNSHIP CODE
TO AMEND UNIFORM CONSTRUCTION CODE PERMIT FEES

Publication Date: FEBRUARY 25, 2021

Public Hearing Date: MARCH 8, 2021

ORDINANCE #2021-6: AN ORDINANCE AMENDING CHAPTER 89 OF THE CODE OF THE
TOWNSHIP OF MOUNT LAUREL ENTITLED "HOUSING STANDARDS"

Publication Date: FEBRUARY 25, 2021

Public Hearing Date: MARCH 8, 2021

9. ORDINANCE FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #2021-4: AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOUNT LAUREL, CHAPTER 148 ("VEHICLES AND TRAFFIC")

Moved by: Seconded by:

10. PUBLIC PARTICIPATION

11. COMMENTS BY COUNCIL

12. RESOLUTION

21-R-57: 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

**Township of Mount Laurel
Regular Council Meeting
February 8, 2021
Via Zoom**

Mayor Steglik called the meeting to order.

Pledge of Allegiance & Traditional Moment of Silence

ROLL CALL

Councilwoman Karen Cohen – present, Councilwoman Fozia Janjua – present,
Councilman Nick Moustakas – present, Deputy Mayor Kareem Pritchett - present, Mayor
Stephen Steglik - present, George Morris, Township Solicitor – present, Meredith
Tomczyk, 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 MINUTES

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

APPROVAL OF BILL LIST IN THE AMOUNT OF \$422,097.15

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

**RESOLUTION #48-2021: RESOLUTION AUTHORIZING THE REFUND OR
CANCELLATION OF PROPERTY TAXES BLOCK 803, LOT 6**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #48-2021: Councilman Moustakas, 2nd Councilwoman
Cohen
Roll Call 5 yes votes

**RESOLUTION #49-2021: RESOLUTION AUTHORIZING THE SIGNING OF AN
AGREEMENT WITH THE BURLINGTON COUNTY BOARD OF CHOSEN
FREEHOLDERS FOR ADULT MOSQUITO CONTROL ACTIVITIES**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #49-2021: Councilman Moustakas, 2nd Councilwoman
Cohen
Roll Call 5 yes votes

RESOLUTION #50-2021: 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 #50-2021: Deputy Mayor Pritchett, 2nd Councilman Moustakas

Roll Call 5 yes votes

RESOLUTION #51-2021: RESOLUTION TO APPROVE THE 2020 LOSAP PROGRAM CERTIFIED LIST OF ELIGIBLE VOLUNTEER MEMBER

Township Clerk read Resolution as entitled.

Motion to Move Resolution #51-2021: Councilman Moustakas, 2nd Councilwoman Janjua

Roll Call 5 yes votes

RESOLUTION #52-2021: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 302.05, LOT 1

Township Clerk read Resolution as entitled.

Motion to Move Resolution #52-2021: Councilwoman Janjua, 2nd Councilwoman Cohen

Roll Call 5 yes votes

ORDINANCE FOR FIRST READING

ORDINANCE #4-2021: AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOUNT LAUREL, CHAPTER 148 ("VEHICLES AND TRAFFIC")

Clerk read Ordinance as entitled.

Motion to move Ordinance #4-2021: Councilwoman Cohen, 2nd Councilman Moustakas

Roll Call 5 yes votes

ORDINANCES FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #1-2021: 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)

Clerk read Ordinance as entitled.

Mayor opened public participation.

Alan – Wanted explanation of ordinance.

Mayor closed public participation.

Motion to move Ordinance #1-2021: Councilwoman Cohen, 2nd Councilman Moustakas
Roll Call 5 yes votes

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

Clerk read Ordinance as entitled.

Mayor opened public participation.

No public participation.

Mayor closed public participation.

Motion to move Ordinance #2-2021: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

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

Clerk read Ordinance as entitled.

Mayor opened public participation.

Brian Sharp – Questioned if this ordinance will improve flooding in township or just
required by state.

Mayor closed public participation.

Motion to move Ordinance #3-2021: Councilwoman Cohen, 2nd Councilwoman Janjua
Roll Call 5 yes votes

PUBLIC PARTICIPATION

Peter – Vaccine distribution needs to address certain groups of people. Need plan to
reach out.

Ed Cohen – Storm water.

Pat Halbe – PAWS Farm.

Harriett – Huge thank you for snow removal.

Andrew Gaus – Minutes on website. Communications Director contact information.
Problems with snow removal in his development.

Alan – Questioned why Mt. Laurel does not brine roads.

Kim – Wants bidding report on PAWS Farm. Hopes it reopens.

Cynthia – Turnpike noise.

COMMENTS BY COUNCIL

Mayor Steglik – PAWS Farm. Public Works did fantastic job. COVID testing done.
Thanked everyone for speaking and for everyone joining them.

Councilwoman Janjua – Thanked Public Works and Mayor. Stay safe.

Councilwoman Cohen – Thanked everyone for comments. Thanked everyone for their efforts during snow storm. Stay safe.

Councilman Moustakas – Thanked everyone for their efforts during snow storm. Visited vaccine sites. Doing fantastic job. Be safe.

Deputy Mayor Pritchett – Thanked residents. Stay safe.

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

All in favor.

Respectfully submitted,

Meredith Tomczyk, RMC
Township Clerk



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-53

REGULAR MEETING

FEBRUARY 22, 2021

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

Block 1006.05 Lot 18

234 St David Drive

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.

WHEREAS, the United States Department of Veteran Affairs has classified the veteran, Wendy L. Cordrey, as 100% Totally and Permanently Disabled.

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

WHEREAS, the 2021 taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amountⁱ</u>
1006.05	18	Wendy L. Cordrey	February 16, 2021	\$2860.90

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 2021 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on February 22, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

ⁱ Calculation: 2021 Taxes \$3896.40 / 182.5 days = \$21.35 per day x 134 days exempt = \$2860.90



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-54

REGULAR MEETING

FEBRUARY 22, 2021

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

Block 602 Lot 13.20

13 Richland Drive

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.

WHEREAS, the United States Department of Veteran Affairs has classified the veteran, Andrew Camponelli, as 100% Totally and Permanently Disabled.

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

WHEREAS, the 2021 taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amount¹</u>
602	13.20	Andrew Camponelli	January 5, 2021	\$8702.59

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 2021 taxes due on the above noted property have been cancelled.

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Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

ⁱ Calculation: 2021 Taxes \$8702.59 / 182.5 days = \$47.69 per day x 176 days exempt = \$8393.44



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-55

REGULAR MEETING

FEBRUARY 22, 2021

RESOLUTION REMOVING A TUITION AGREEMENT DEED RESTRICTION

WHEREAS, in December of 1968, in accordance with then-Mount Laurel ordinance and New Jersey State Law, the owner of Ramblewood Village and the Township of Mount Laurel executed a Deed and entered into a Tuition Agreement applicable to all multi-family housing within Ramblewood Village, whereby the owner of Ramblewood Village was required to pay the cost of tuition and other school expenses of all school age children comprising more than .3 school children per multi-family unit; and

WHEREAS, in 1975, a prior owner and the then-owner of Ramblewood Village entered into an agreement stating the prior owner was responsible for all tuition and other expenses arising out of the Tuition Agreement and indemnified the current owner of such costs; and

WHEREAS, in 1975 the parties further agreed that within three years, the prior owner of Ramblewood Village would institute an action to cancel the Tuition Agreement of record; and

WHEREAS, there is no record that any lawsuit commenced as a result of the 1975 agreement; and

WHEREAS, the ordinance in effect at the time of the Tuition Agreement was repealed in 1971, however this provision was never properly addressed or resolved and clouds the title of this property burdened by this unenforceable restriction ; and

WHEREAS, the 1971 ordinance prohibited school-aged children from residing in one-bedroom units within Ramblewood Village; and

WHEREAS, the Township now desires to remove the Tuition Agreement for the 1968 Deed for consistency with repeal of the 1971 ordinance, and to avoid any future confusion regarding the applicability of the antiquated Tuition Agreement and ordinance and to clear this cloud on the property's title.

NOW THEREFORE BE IT RESOLVED on this 22nd day of February, 2021, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that the Tuition Agreement identified in the Ramblewood Village 1968 Deed is null and void and non-enforceable, and the Township authorizes and consents to the removal of this provision from the Deed or future Deeds concerning this property, as this provision only existed for consistency with the ordinance, which was properly repealed 50 years ago in 1971.

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-56

REGULAR MEETING

FEBRUARY 22, 2021

**RESOLUTION REJECTING PROPOSALS FOR THE DARNELL FARM PROPERTY
COMMONLY KNOWN AS PAWS FARM**

WHEREAS, in early 2020, the Township's vendor operating PAWS Farm on the Darnell Family Farm Property, breached its contractual relationship causing the closure of the facility; and

WHEREAS, the animals on the property were placed with zoos, farms and nature centers throughout New Jersey; and

WHEREAS, the Township attempted to find a vendor to operate PAWS but the proposals submitted in each round were determined to be inadequate and lacked effective animal plans, staffing plans, and/or realistic commitments to financing; and

WHEREAS, the Township solicited a third round of proposals in September 2020 with a submission date of December 30, 2020; and

WHEREAS, the two submissions that were received were evaluated and scored by an independent committee not associated with the Township and who did not participate in prior round evaluations; and

WHEREAS, the Township chose this evaluation process to ensure that individuals with significant animal care and not-for-profit experiences as well as business acumen were able to give fresh consideration to the proposals and were not tainted by prior round evaluations; and

WHEREAS, the Township sought a vendor with a score of 85 of 100 but would have also considered vendors that at least scored an average of 70; and

WHEREAS, the average scores of the two submissions, as judged by the independent committee, were only 49 and 17; and

WHEREAS, the Township does not believe that these proposals will lead to the long term success of the facility; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Township Council of the Township of Mount Laurel reject the two proposals received in the third round of proposal submissions for PAWS Farm;

BE IT FURTHER RESOLVED because of COVID, the Township will not immediately solicit a new round of proposals and when it does, will authorize a proposal process that allows vendors to consider recreation and open space uses and historical preservation uses which may or may not be similar to the former use of PAWS Farm;

BE IT FURTHER RESOLVED, Green Acres requirements mandate that the property continue a recreation (active or passive) use and/or historic purpose for the property and the Township recognizes that the Darnell Homestead, out buildings and graveyard are of significant local historical significance and any proposal or action considered in the future must be guided by these requirements.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-5

**AN ORDINANCE AMENDING CHAPTER 66-3 OF THE TOWNSHIP CODE TO AMEND
UNIFORM CONSTRUCTION CODE PERMIT FEES**

WHEREAS, the Construction Code Official performed an annual review of permit fees under the Uniform Construction Code; and

WHEREAS, the Official determined that certain fees should be amended; and

WHEREAS, the Code Official presented the fee schedule to the Township Council; and

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, Chapter 66-3 of the General Code of the Township of Mount Laurel be and is hereby amended and supplemented as follows to adjust construction code fees in accordance with the recommendation and approval of the Construction Code Official and of the New Jersey Department of Community Affairs respectively:

Section One. Amendments to Section 66-3 of the Township Code entitled “Fees.”

The Township amends and supplements the section 66-3 of the Township Code as follows:

§ 66-3 Fees.

A. The basic construction fee shall be the sum of the parts computed on the basis of the volume or the cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electric fixtures and devices and the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates and/or the applicable flat fees provided herein plus any special fees. The minimum fee for a basic construction permit covering any or all of building, plumbing, electric or fire protection work shall be \$75.00 per subcode except as herein noted.

(1) The Building Subcode Fees are as follows:

- a. The fees for new construction and additions shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The fee shall be in the amount of \$0.050 per cubic foot of volume for buildings and structures of all use groups, except that the fee shall be \$0.030 per cubic foot of volume for Use Groups F-1, F-2, S-1 and S-2, and the fee shall be \$0.020 per cubic foot of volume for structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d).
- b. The fees for renovations, alterations and repairs shall be based upon the estimated cost of the work. The fee shall be in the amount of \$30 per \$1,000 up to \$50,000. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$24 per \$1,000 of estimated cost. Above \$100,000, the additional fee shall be in the amount of \$21 per \$1,000 of estimated cost above \$100,000. For the purpose of determining estimated cost, the applicant shall submit to the Subcode and Construction Official such cost data as may be available produced by the architect or engineer of record, or by a recognized estimating firm or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Subcode and Construction Official shall make the final decision regarding estimated cost.

- c. The fees for additions shall be computed on the same basis for new construction for the added portion.
- d. The fees for combination renovations and additions shall be computed separately in accordance with Subsection A(1)(a) and (b) above.
- e. The fee for tents requiring a construction permit shall be \$175.00.
- f. The fee for temporary structures requiring a construction permit shall be \$150.00.
- g. The fees for tower or dish antennas shall be a flat fee of \$200.00.
- h. The fees for fences over six feet in height with exception of pool barriers shall be a flat fee of \$40.00.
- i. The fee for replacing pool barriers surrounding swimming pools shall be \$65.00.
- j. The fee for a swimming pool shall be \$100.00 for aboveground and \$200.00 for in ground.
- k. The fee for a permit to construct a sign shall be in the amount of \$2.00 per square foot of surface area of the sign, computed on one side only for a double-faced sign.
- l. The fee for a permit for lead hazard abatement work shall be \$161.00. The fee for lead abatement clearance certificate shall be \$32.00.
- m. The fee for the issuance of a building permit that a fee has not been determined shall be a minimum fee.
- n. The fee for an asbestos removal permit shall be \$81.00.
- o. The fees for retaining walls that require a construction permit shall be as follows:
 - [1] The fee for a retaining wall with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be \$173.00;
 - [2] The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a Class 3 residential structure shall be \$86.00;
 - [3] The fee for a retaining wall of any size that is associated with other than a Class 3 residential structure shall be in accordance with Subsection A(1)(b) above.
- p. Installation of Photovoltaic System, R-2, R-3, R-4, and R-5 shall be \$125, all other use groups shall be calculated as section A(1)(b) above.

(2) The Plumbing Subcode Fees are as follows:

- a. The fee shall be \$25.00 per plumbing fixture and/or water closet, urinal, bidet, bathtub, shower, lavatory, sink, laundry tub, floor drains, drinking fountains, residential dishwashers, clothes washers, recirculation systems, roof drains, hose bibs, residential oil piping, manholes, reheat coils, condensate drains, or similar devices, except as listed below.
- b. The fee shall be \$125.00 per special device for the following: grease traps, oil separators, water utility connections per every 150 lineal feet, sewer utility connections per every 150 lineal feet,

commercial dishwashers, backflow preventers in other than one- and two-family dwellings, sewer pumps, interceptors, active solar systems, and testing of waste and vents for modular homes.

- c. The fee for the installation of lawn sprinkler backflow preventers and rain sensor shall be \$65.00.
- d. The fee for the installation of a boiler (hot water or steam) or furnace up to 250,000 BTUs shall be \$50.00.
- e. The fee for the installation of a boiler (hot water or steam) or furnace 250,001 BTUs and above shall be \$288.00.
- f. The fee for the installation of gas piping shall be \$65.00 plus cost per fixture/appliance as A(2)(a) above.
- g. The fee for the installation of a water heater shall be \$50.00.
- h. The fee for commercial oil piping shall be \$38.00. Adding to an existing system shall be \$25.00.
- i. The fee for the testing of cross-connections and backflow preventers that are subject to testing shall be \$75.00 per device for each test.
- j. The fee for the installation of air conditioning for Use Groups R-2, R-3, R-4 and R-5 shall be \$50.00.
- k. The fee for the installation of industrial and commercial air conditioning, RTU and refrigeration shall be \$150.00.
- l. The fee for the installation of hydronic piping shall be \$43.00 per every 100 lineal feet.
- m. The fee for the installation of medical gas shall be \$81.00 per system plus \$20.00 for each station, outlet, inlet, or alarm box.
- n. The fee for the installation of a geothermal system shall be \$81.00.
- o. The fee for the demolition of a sewer or water service, or a septic system shall be \$65.00.
- p. The fee for the installation of pool drains associated with swimming pools shall be \$75.00.
- q. The fee for the installation of an air handler/heat pump for use group R-2, R-3, R-4 and R-5 shall be \$50.00.

(3) The Electrical Subcode Fees are as follows:

- a. For the first block of one to 25 receptacles, fixtures or devices, the fee shall be \$60.00. For each additional block consisting of up to 25 receptacles, fixtures or devices, the fee shall be \$27.00. For the purpose of computing this fee, receptacles, fixtures or devices shall include wall switches, convenience receptacles, light fixtures, exit signs, emergency lights, smoke detectors, CO detectors, heat detectors, communications points, CATV, intercoms, alarm devices, glass-breaks, motion sensors, keypads, light standards eight feet or less in height, including luminaries, thermostats, energy management points, sensors, dimmers, or similar electric fixtures and devices rated 20 amperes or less, including motors or equipment rated less than one horsepower (hp) or one kilowatt (kW).

- b. For each service equipment, panel board, subpanel, load center, service entrance, motor starter, motor control center, automatic transfer switch, disconnecting means, and future electric, such as circuits installed for future use or intermittent needs (All bonding and grounding for the above items are included.), the fee shall be:
 - [1] For 100 amps or less, the fee shall be \$70.00.
 - [2] For 101 to 200 amps, the fee shall be \$100.00.
 - [3] For 201 to 400 amps, the fee shall be \$160.00.
 - [4] For 401 to 800 amps, the fee shall be \$335.00.
 - [5] For 801 to 1,200 amps, the fee shall be \$660.00.
 - [6] For each additional 400 amps: \$135.00.
- c. For each motor or electrical device rated in horsepower (hp), the fee shall be:
 - [1] For 10 hp and less, the fee shall be \$30.00.
 - [2] For 10 hp to 50 hp, the fee shall be \$95.00.
 - [3] For 51 hp to 100 hp, the fee shall be \$155.00.
 - [4] For greater than 100 hp: \$655.00.
- d. For each generator, transformer, and all other items measured in kW not specified in this fee schedule, the fee shall be:
 - [1] For 10 kW and less, the fee shall be \$35.00.
 - [2] For greater than 10 kW to 45 kW, the fee shall be \$100.00.
 - [3] For greater than 45 kW to 112.5 kW, the fee shall be \$160.00.
 - [4] For greater than 112.5 kW, the fee shall be \$660.00.
- e. For each piece or unit of equipment used for air conditioning refrigeration in R-2, R-3, R-4 and R-5 shall be \$25.00 per unit, all other use groups shall be by kW A(3)(d) above.
- f. For each swimming pool, spa, hydro-massage tub, hot tub or sauna, (fee includes one GFCI, one timer, up to two underwater lights (UW), bonding and trenches up to 150 lineal feet), the fee shall be:
 - [1] Aboveground swimming pools for R-5: \$100.00.
 - [2] In-ground swimming pools for R-5: \$250.00.
 - [3] Swimming pools for all other use groups: \$250.00
 - [4] Spa, hydro-massage tub, hot tubs, sauna: \$50.00.
 - [5] For each additional UW light: \$6.00.
 - [6] Trenches over 150 feet, each additional 150 lineal feet: \$50.00.
 - [7] Annual commercial pool inspection.
 - [a] First pool, spa, hot tub, fee shall be \$150.00.
 - [b] Each additional pool, spa, hot tub: \$100.00.
- g. In other than one- and two-family dwellings, for each burglar alarm panel, fire alarm panel, intercom panel, audio-video head-end panel, energy management control panel, communications closet, and automated card access panels, the fee shall be \$53.00 per panel. The fee for devices connected to the system shall be in accordance with Subsection A(3)(a) above. For one- and two-family dwellings, the fee shall be \$65.00, which includes the first block of 25 devices connected to the system. For each additional block of 25 devices connected to the system, the fee shall be \$25.00.

- h. For each trench of 150 lineal feet for primary power, secondary power, and communications, the fee shall be \$75.00. Every additional 150 lineal feet or portion of the trench shall be an additional \$40.00.
- i. For each solar photovoltaic system and other alternative energy systems including a service up to 100 amps, the fee shall be:
 - [1] For the first 10 kW: \$150.00.
 - [2] For each additional 10 kW add \$45.00.
 - [3] Additional amp service shall be fee per Subsection A(3)(b) above.
- j. For light standards above eight feet zero inches in height (includes first 150 lineal feet of trench), the fee shall be \$20.00 per fixture. Trenches over 150 lineal feet shall be \$43.00 for each additional 150 lineal feet.
- k. For each hardwired sign, the fee shall be \$100.00.
- l. For each electric range, electric dryer, dishwasher, electric cook top, double oven, garbage disposal, and electric water heater, the fee shall be:
 - [1] Individual dwelling units: \$25.00.
 - [2] All other groups: \$65.00.
- m. For the installation or replacement of each furnace or boiler, the fee shall be:
 - [1] Individual dwelling units: \$25.00.
 - [2] All other groups: \$115.00.
- n. For all lightning protection, lightning arrester systems, other than service electrode, the fee shall be \$13.00 for each point, lightning rod or arrester.
- o. For each satellites dish, the fee shall be \$43.00.

(4) The Fire Subcode Fees are as follows:

- a. The installation, relocation or alteration of sprinkler heads and single or multiple station smoke or heat detectors not connected to a fire alarm panel:
 - [1] The fee for 20 or fewer sprinkler heads or detectors shall be \$92.00.
 - [2] The fee for 21 to and including 100 sprinkler heads or detectors shall be \$161.00.
 - [3] The fee for 101 to and including 200 sprinkler heads or detectors shall be \$299.00.
 - [4] The fee for 201 to and including 400 sprinkler heads or detectors shall be \$758.00.
 - [5] The fee for 401 to and including 1,000 sprinkler heads or detectors shall be \$1,046.00.
 - [6] Each additional block of 20 heads or detectors excess of 1,000 shall be \$75.00.
- b. The fee for the installation of a fire alarm panel shall be \$68.00. The fee for each smoke and heat detector, pull station, horn, strobe, enunciator, tamper switch, flow switch, and any other device connected to the fire alarm panel shall be in accordance with Subsection A(4)(a) above.
- c. The fee for a replacement of a fire alarm panel shall be \$150.00 with the first 4 zones, \$25.00 for each additional Zone or group of addressed devices
- d. The fee for each standpipe shall be \$289.00.
- e. The fee for each independent pre-engineered system shall be \$166.00.

- f. The fee for each gas- or oil-fired appliance not connected to the plumbing system shall be \$58.00.
 - g. The fee for each commercial kitchen exhaust system shall be \$125.00.
 - h. The fee for installation of private fire-suppression mains, hydrants and control valves.
 - [1] Private fire service mains, per linear foot: \$2.00.
 - [2] Fire hydrant, for each unit installed: \$65.00.
 - [3] Control valves, for each unit installed: \$65.00.
 - i. The fee for each gas and solid fuel fireplace shall be \$58.00.
 - j. The fee for each flue attached to an oil- or gas-fired or solid fuel appliance shall be \$58.00.
 - k. The fee for the installation of residential fuel tanks shall be \$65.00.
 - l. The fee for the installation of commercial fuel tank up to 1,000 gallons shall be \$150.00.
 - m. The fee for the installation of commercial fuel tank 1,001 gallons and above shall be \$255.00.
 - n. Installation of fuel dispensing unit shall be \$125.00 per unit.
 - o. The fee for the removal or abandonment of a fuel storage tank shall be ~~\$65~~ \$100.00.
 - p. The fee for the installation of a fire pump shall be \$225.00.
 - q. The fee for incinerators shall be \$460.00.
 - r. The fee for crematoriums shall be \$460.00.
 - s. Installation of Photovoltaic System, R-2, R-3, R-4, and R-5 shall be \$100 all other use groups shall be \$200.00.
- (5) The fee for elevator plan review, tests and inspections shall be in accordance with N.J.A.C. 5:23-4.20(c) and N.J.A.C. 5:23-12.6.
- (6) The mechanical subcode fee shall be as follows:
- a. The fee for mechanical inspection in accordance with the mechanical subcode shall be \$60.00 for the first appliance and \$25.00 for each additional appliance.
- (7) Certificate and other fees shall be as follows:
- a. The fees for a demolition or removal permit shall be \$75.00 for a structure of less than 5,000 square feet in area and less than 30 feet in height, for one- or two-family residences and structures on farms, including commercial farm buildings under N.J.A.C. 5:23-3.2(d), and \$200.00 for all other use group.
 - b. The fee for a certificate of occupancy shall be in the amount of \$250.00, except for one- and two-family structures of less than 5,000 square feet in area and less than 30 feet in height and structures on farms, including commercial farm buildings subject to N.J.A.C. 5:23-3.2(d), for which the fee shall be \$125.00.

- c. The fee for a certificate of occupancy for a change of use with no work being performed shall be \$150.00.
- d. The fee for a continued certificate of occupancy shall be \$150.00
- e. The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be as follows:
 - [1] Class 1 structures: \$300.00.
 - [2] Class 2 structures: \$200.00.
 - [3] Class 3 structures: \$150.00.
 - [4] Resubmission for Class 1 structure: \$150.00.
 - [5] Resubmission for Class 2 structure: \$75.00.
 - [6] Resubmission for Class 3 structure: \$75.00.
 - [7] One- and two-family structures less than 5,000 square feet in area and less than 30 feet in height shall be \$50.00.
- f. In addition to the fees specified above, a surcharge fee shall be computed in accordance with N.J.A.C. 5:23-2.28. The surcharges shall be collected for training, certification and support programs as required by the Uniform Construction Code Act.
- g. The fee for plan review shall be 5% of the total cost for a construction permit.
- h. The fee for an annual permit shall be in accordance with N.J.A.C. 5:23-4.20(c).

(8) Reserved.

(9) Waiver of fees for certain governmental bodies:

- a. In the case of construction by the Township of Mount Laurel, the Mount Laurel Board of Education, the Mount Laurel Municipal Utilities Authority, the Mount Laurel Fire Department and Emergency Squads, all construction, inspection or any other fees, of whatever nature, set forth in this chapter may be waived by the Director of the Department of Community Development. The waiver of such fees is limited to the fees that represent income to the Township of Mount Laurel; such a waiver shall not include payments the third-party inspection agencies or other fees that are mandated by the State of New Jersey.
- b. Such waiver as set forth in Subsection D(1) of this section shall be effectuated by request, in writing, of the Director of Community Development. Said Director of Community Development shall give the waiver once he is satisfied that the waiver is consistent with the terms of this section.
- c. In the case of construction for all handicap ramps constructed for one- and two-family dwellings, the Department of Community Development shall waive all fees of whatever nature set forth in this chapter. The waiver of such fees is limited to the fees which represent income to the Township of Mount Laurel; such waiver shall not include payments to the State of New Jersey.

(10) Waiver of fees under emergency conditions:

- a. The fee for the inspection of any dwelling unit in Mount Laurel Township may be waived by the Township governing body during a declared emergency by the Township Emergency Management Coordinator or after the rescinding of a declaration of emergency to repair damages caused by the event that triggered the declaration.
- b. This waiver of construction permit fees is limited to repairs specifically resulting from the declared emergency.

- B. Nonrelated Uniform Construction Code fees. The fee for a zoning permit in accordance with Township ordinance shall be \$55.00.
- C. The fee shall be \$4 per page for any reproduction of a large document requested

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: February 22, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: February 25, 2021

Public Hearing Date: March 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
4815-7913-0588, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-6

AN ORDINANCE AMENDING CHAPTER 89 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED “HOUSING STANDARDS”

WHEREAS, the Construction Official has recommended that the Township Council amend the Township Code by changing the adopted housing standard from the State Housing Code to the 2018 International Property Maintenance Code; and

WHEREAS, the Construction Official further recommends the adoption of a process whereby the Township requires the inspection of property upon its resale; and

WHEREAS, these proposed changes are designed to make existing Township inspection standards uniform and to more thoroughly address code violations at the point of sale; and

WHEREAS, the Township Council has accepted the Construction Official’s recommendations.

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 Chapter 89 of the Township Code of the Township of Mount Laurel be hereby amended to read as follows:

CHAPTER 89 HOUSING STANDARDS

Article I. Standards Established; Enforcement; Violations as fines

§89-1 Enforcement Officer

The Construction Official of the Township of Mount Laurel, his or her designees, and the Burlington County Board of Health are designated as the officers to exercise the powers prescribed by the within chapter, and they shall serve in such capacity without any additional salary. Further,

§89-2 Adoption of Standards; filing of copies

Pursuant to N.J.S.A. 40:49-5.1, the 2018 International Property Maintenance Code (“IPMC”) is hereby accepted, adopted and established as the standard to be used as a guide in determining whether dwellings in this municipality are safe, sanitary and fit for human habitation, sale, resale, and/or rental. Three copies of the IPMC shall be placed on file in the office of the Municipal Clerk and are available to all persons desiring to use and examine the same.

§89-3 Inspections Authorized

- A. The Construction Official, his or her designee, and officials from the County Board of Health are hereby authorized and directed to make inspections to determine the condition of dwellings, dwelling units, rooming units and premises located within the Township of Mount Laurel in order that they may perform their duty of safeguarding the health and safety of the occupants of dwellings and of the general public and enforcing the Township Code. outdoor
- B. For the purpose of making such inspections, upon reasonable notice, the inspecting official is hereby authorized to enter, examine and survey at all reasonable times all dwellings, dwelling units, rooming units and premises. The owner or occupant of every dwelling, dwelling unit and rooming unit, or the person in charge thereof, shall give the inspecting official free access to such dwelling, dwelling unit or rooming unit and its premises at all reasonable times for the purpose of such inspection, examination and survey. Every occupant of a dwelling or dwelling unit shall give the owner thereof or his agent or employee access to any part of such dwelling or dwelling unit or its premises at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this chapter or with any lawful rule or regulation adopted or any lawful order issued pursuant to the provisions of this chapter.

§89-4 Rules and Regulations

The Construction Official is hereby authorized and empowered to make and amend such written rules and regulations, and amendments to the IPMC as he may deemed necessary for the proper enforcement of the provisions of this chapter; provided, however, that such rules and regulations shall not be in conflict with the provisions of this chapter nor in anywise alter, amend or supersede any of the provisions thereof. The Construction Official shall file a certified copy of all rules, regulations, and amendments which he may adopt in his office and in the office of the Clerk of the Township of Mount Laurel. Any Amendments to the IPMC shall be filed with the copies required to be on file pursuant to §89-2

§89-5 Compliance with standards required

No person shall occupy as owner-occupant or sell or rent to another for occupancy any dwelling or dwelling unit for the purpose of living therein which does not conform to the provisions of the IPMC established hereby as the standard to be used in determining whether a dwelling is safe, sanitary and fit for human habitation.

§89-6 Violations and penalties

- A. Notwithstanding any fines or penalties outlined within the IPMC, any person violating any provision of this Code shall, upon conviction thereof, be subject to one or more of the following, in the discretion of the court before which such conviction shall be had: a fine not exceeding \$2,000, imprisonment in the county jail for a term not exceeding ninety (90) days, or a period of community service not exceeding ninety (90) days. Except as otherwise provided, each and every day in which a violation of each and any provision of this Code exists shall constitute a separate violation. The Township waives the additional fine for a violation of an ordinance within one year of a previous violation of the same ordinance provided in N.J.S.A. 40:49-5.

- B. Where a fine in excess of \$1,250 is sought to be imposed for a housing violation or for a zoning violation, the applicable owner and/or operator shall be provided a thirty (30) day period in which the owner and/or operator has an opportunity to cure or abate the condition prior to the scheduling of a hearing in Municipal Court. In the event that the objectionable activity or condition is not resolved to the satisfaction of the Township following said thirty (30) day period, then the owner/operator shall have an opportunity for a hearing before the municipal court. After the thirty (30) day period, the higher fine may be imposed if the municipal court has not determined that the abatement has been substantially completed

Article II. Buildings Unfit for Human Habitation

§89-7 Designation of Public Officer

The Construction official, or his or her designee is hereby designated as the public officer to exercise the powers prescribed by this chapter.

§89-8 Determination that dwelling is unfit for human habitation; conditions

For the purpose of this chapter, the public officer may determine that a building is unfit for human habitation or occupancy or use if the officer finds that conditions exist in such building which are or may become dangerous or injurious to the health or safety of the occupants of such building, the occupants of neighboring buildings or other residents of the Township of Mount Laurel. Such conditions may include the following, without limiting the generality of the foregoing:

- a. Defects therein increasing the hazards of fire, accident or other calamities
- b. Lack of adequate ventilation, light or sanitary facilities
- c. Dilapidation, disrepair, structural defects or uncleanness
- d. Conditions otherwise inimical to the welfare of the residents of the Township

§89-9 Notice of Complaint; hearing procedure

Whenever a petition is filed with the public officer or the Township Clerk by a public authority, as defined in N.J.S.A. 40:48-2.4, the County Board of Health, or by at least five residents of the municipality charging that any building is unfit for human habitation or occupancy or use as herein defined, or whenever it appears to the public officer, on his own motion, that any building is unfit for human habitation or occupancy or use, as herein defined, he shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and parties in interest in such building a complaint stating the charges in that respect and containing a notice that:

- a. A hearing will be held before the public officer or his designated agent at a place therein fixed not less than seven days nor more than 30 days after the serving of said complaint.
- b. The owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaints
- c. The rules of evidence prevailing in courts of law or equity shall not be controlling in the hearings

§89-10 Findings of Hearing; issuance of order

If, after such notice and hearing, the public officer determines that the building under consideration is unfit for human habitation or occupancy or use, as herein defined, he shall state in writing his findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof and parties in interest an order requiring that:

- a. The repair, alteration or improvement of the said building be made by the owner within a reasonable time, which time shall be set forth in the order, or, at the option of the owner, to vacate or have the building vacated and closed within the time set forth in the order.
- b. If the building is in such a condition as to make it dangerous to the health and safety of persons on or near the premises, and the owner fails to repair, alter or improve the said building within the time specified in the order, then the owner shall be required to remove or demolish the said building within a reasonable time as specified in the said order of removal.
- c. If the owner fails to comply with an order to repair, alter or improve or, at the option of the owner, to vacate and close the building, the public officer may cause to be posted on the main entrance of any building so closed a placard with the following words: "This building is unfit for human habitation or occupancy or use; the use or occupation of this building is prohibited and unlawful."
- d. If the owner fails to comply with an order to remove or demolish the building, the public officer may cause such building to be removed or demolished or may contract for the removal or demolition thereof after advertisement for and receipt of bids therefor.
- e. The amount of
 - i. The cost of filing of legal papers, expert witnesses' fees, search fees and advertising charges, incurred in the course of any proceeding taken under this chapter determined in favor of the municipality; and
 - ii. Such cost of such repairs, alterations or improvements, or vacating and closing, or removal or demolition, if any, or the amount of the balance thereof remaining after deduction of the sum, if any, realized from the sale of materials derived from such building or from any contract for removal or demolition thereof, shall be a municipal lien against the real property upon which such cost was incurred. If the building is removed or demolished by the public officer, he shall sell the materials of such building. There shall be credited against the cost of the removal or demolition thereof, including the cost of clearing and, if necessary, leveling of the site, the proceeds of any sale of such materials or any sum derived from any contract for the removal or demolition of the building. If there are no such credits or if the sum total of such costs exceeds the total of such credits, a detailed statement of the aforesaid costs and the amount so due shall be filed with the Municipal Tax Assessor or other custodian of the records of tax liens, and a copy thereof shall be forthwith forwarded to the owner by registered mail. If the total of the credits exceed such costs, the balance remaining shall be deposited in the Superior Court by the public officer, shall be secured in such manner as may be directed by such Court and shall be disbursed according to the order or judgment of such Court. Any owner or party in interest may, within 30 days from the date of the filing of the lien certificate, proceed in a summary manner in the Superior Court to contest the reasonableness of the amount or the accuracy

of the costs set forth in the municipal lien certificate.

- f. If any actual and immediate danger to life is imposed by the threatened collapse of any fire-damaged or structurally unsafe building, the public officer may, after taking such measures as may be necessary to make such building temporarily safe, seek a judgment in summary proceedings for the demolition thereof.
- g. Nothing in this section shall be construed to impair or limit in any way the power of the Township to define and declare nuisances to cause their removal or abatement, by summary proceedings or otherwise, nor is anything in this chapter intended to limit the authority of the Construction Code Official under the State Uniform Construction Code Act (N.J.S.A. 52:27D-119 et seq.) or any rules or regulations adopted thereunder.

§89-11 Service of complaints and orders

Complaints or orders issued by the public officer pursuant to this chapter shall be served upon persons either personally or by registered mail, but if the whereabouts of such persons is unknown and the same cannot be ascertained by said public officer in the exercise of reasonable diligence, and the public officer shall make an affidavit to that effect, then the serving of such complaint or order upon such persons may be made by publishing the same once in a newspaper printed and published in the County of Burlington and circulated in the Township. A copy of such complaint or order shall be posted in a conspicuous place on premises affected by the complaint or order, and a copy of such complaint or order shall be duly recorded or lodged for record with the county recording officer of Burlington County.

§89-12 Remedies

Any person aggrieved by an order issued by a public officer under this chapter may, within 30 days after the posting and service of such order, bring an action for injunctive relief to restrain the public officer from carrying out the provisions of the order and for any other appropriate relief. The court may proceed in the action in a summary manner or otherwise. The remedy herein provided shall be exclusive, and no person affected by an order of the public officer shall be entitled to recover any damages for action taken pursuant thereto or because of noncompliance by any person with any order of the public officer.

§89-13 Powers of Public officer

The public officer is hereby authorized and empowered to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this chapter, including the following, in addition to others herein granted:

- a. To investigate the conditions of buildings in the Township in order to determine which buildings therein are unfit for human habitation.
- b. To administer oaths and affirmations, examine witnesses and receive evidence.
- c. To enter upon premises for the purpose of making examination, provided that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession.
- d. To appoint and fix the duties of such officers, agents and employees as he deems necessary to carry out the purposes of this chapter.

- e. To delegate any of his functions and powers under this chapter to such officers and agents as he may designate

§89-14 Conflict of powers

Nothing in this chapter shall be construed to abrogate or impair the power of the Township or any officer or department to enforce any provisions of its Charter, or its ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this chapter shall be in addition and supplemental to the powers conferred upon the Township by any other law or ordinance.

§89-15 Costs as obligation of owner

In the event any building or structure is removed or demolished pursuant to this chapter because it is found to be dangerous to human life or the public welfare or because it constitutes a fire hazard, the Township Council, in addition to assessing the cost of such removal or demolition as a municipal lien against the premises, may enforce the payment of such assessment, together with interest, as a debt of the owner of the premises and may authorize the institution of an action at law for the collection thereof. The Superior Court or the Burlington County District Court shall have jurisdiction over any such action.

Article III, Certificate of Continuing Occupancy

§89-16 Certificate Requirement; Inspection

Prior to the closing of sale or resale of any commercial or residential property within the Township of Mount Laurel, the buying party must apply to the Construction Official for, and obtain, a Certificate of Continuing Occupancy. Prior to issuing said Certificate, the Construction official or his or her designee shall inspect the property pursuant to Article I and confirm it is in compliance with the IPMC and the Township Code.

§89-17 Violations,

Upon inspection, if the Construction Official or his or her designee identifies any violations of the IPMC or the Township Code, the property owner shall have 90 days to correct any deficiencies and to schedule a re-inspection of the property.

§89-18 Fees

The fee for an initial inspection shall be \$225 if requested three or less days prior to closing; \$180 if requested between four and ten days prior to closing; and \$150 if requested eleven days prior to closing or longer. The fee for any required re-inspections shall be \$75.00 per re-inspection.

§89-19 Violations and fines

Failure to apply for or obtain a Certificate of Continuing Occupancy shall constitute a violation of this chapter and shall be subject to the penalties provided for in §89-6

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: February 22, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: February 25, 2021

Public Hearing Date: March 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
4843-5689-2090, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-4

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOUNT LAUREL,
CHAPTER 148 ("VEHICLES AND TRAFFIC")

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1. Purpose and Intent. The amendment(s) set forth herein shall serve the purpose of establishing reasonable and partial regulations with regard to vehicular traffic within the Township of Mount Laurel.

SECTION 2. Amendment(s). Chapter 148 (Vehicles and Traffic"), Article XIV ("Schedules"), Section 148-32 ("Schedule III: No Stopping or Standing") shall be amended so as to include the following locations within the existing table:

Name of Street	Side	Location
Mount Laurel Road	West	From the southerly curb line of New Jersey Route 38 to a point 200 feet south of Wagon Wheel Drive

SECTION 3. Repealer. Any and all other ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 4. Severability. In the event that any section paragraph, clause phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

SECTION 5. Effective Date. This ordinance shall take effect upon final passage and publication as provided by law.

Introduction Date: February 8, 2021

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

Publication Date: February 11, 2021

Public Hearing Date: February 22, 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 COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-57

REGULAR MEETING

FEBRUARY 22, 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 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 February 22, 2021;
2. The general nature of the subject to be discussed at said closed meeting shall be Zoning Board Interviews and affordable housing.
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 February 22, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						