

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, March 22, 2021
Via Zoom

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC ANNOUNCEMENT

5. APPROVAL OF BILL LIST

Moved by: Seconded by:

6. RESOLUTIONS

21-R-66: PROCLAMATION EXPRESSING COMMENDATION TO ROB AUSTIN FOR HIS
OUTSTANDING SERVICE IN THE COMMUNITY

21-R-67: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES
BLOCK 903.07 LOT 37

21-R-68: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES
BLOCK 302.09 LOT 13

21-R-69: RESOLUTION EXTENDING TEMPORARY BUDGET APPROPRIATIONS FOR 2021

21-R-70: RESOLUTION APPOINTING ALTERNATE FUND COMMISSIONER TO THE BURLINGTON
COUNTY MUNICIPAL JOINT INSURANCE FUND

21-R-71: AUTHORIZING THE DISBURSEMENT OF FUNDS FROM THE AFFORDABLE HOUSING
TRUST FUND PURSUANT TO COURT ORDER

21-R-72: RESOLUTION ESTABLISHING BUS STOPS IN MOUNT LAUREL

7. ORDINANCES FOR FIRST READING

ORDINANCE #2021-7: AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF
BURLINGTON AND STATE OF NEW JERSEY AMENDING THE CODE OF THE TOWNSHIP OF
MOUNT LAUREL TO DELETE IN ITS ENTIRETY CHAPTER 22 ENVIRONMENTAL COMMISSION
AND TO REPLACE IT WITH A NEW CHAPTER 22 ENVIRONMENTAL COMMISSION AS SET FORTH
HEREIN PURSUANT TO N.J.S.A. 40:56A-1 ET. SEQ.

Publication Date: MARCH 25, 2021

Public Hearing Date: APRIL 12, 2021

**ORDINANCE #2021-8: AN ORDINANCE AMENDING ORDINANCE 2021-6, ARTICLE III,
CONCERNING CONTINUING CERTIFICATES OF OCCUPANCY**

Publication Date: MARCH 25, 2021

Public Hearing Date: APRIL 12, 2021

ORDINANCE #2021-9: AN ORDINANCE PROVIDING FOR STORMWATER MANAGEMENT

Publication Date: MARCH 25, 2021

Public Hearing Date: APRIL 12, 2021

8. PUBLIC PARTICIPATION

9. COMMENTS BY COUNCIL

10. RESOLUTION

**21-R-73: RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF MOUNT
LAUREL TO DISCUSS PENDING OR ANTICIPATED LITIGATION, CONTRACT NEGOTIATIONS
AND/OR PERSONNEL MATTERS**

11. RETURN TO OPEN

12. ADJOURNMENT



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-66

REGULAR MEETING

MARCH 22, 2021

**PROCLAMATION EXPRESSING COMMENDATION TO ROB AUSTIN FOR HIS
OUTSTANDING SERVICE IN THE COMMUNITY**

WHEREAS, Rob Austin has been a resident of Mount Laurel Township since 2004 and has been an avid runner for years. Within the last year, he became known in the area as the “Larchmont Jogger;” and

WHEREAS, in March 2020, due to the coronavirus pandemic, Rob began dressing up in costume and going on his daily jogs as a fun joke to make his friends laugh. His neighbors took notice and started posting about it on social media; and

WHEREAS, when Rob realized all of the laughs and smiles it was bringing to the community during such a difficult time, he decided to continue dressing up in various costumes and jogging around the town to uplift everyone’s spirits. Some of the costumes he has dressed up in include a mermaid, hotdog, and minion, to name only a few. He is constantly using his creativity and the requests of residents to come up with new costume ideas; and

WHEREAS, Rob typically runs about 10 miles throughout the Mount Laurel area and never hesitates to smile, wave, and pose for pictures when residents see him. From the beginning, his goal has been simply to make people, who might be worried about their family, health, or employment, smile during these tough times, which is exactly what he is doing; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby commend Rob Austin, also known as the Larchmont Jogger, on his outstanding service to the community.

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

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Steglik						
Pritchett						
Cohen						
Janjua						
Moustakas						



TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER

Distribution _____

Resolution No. 21-R-67

REGULAR MEETING

MARCH 22, 2021

RESOLUTION AUTHORIZING THE
REFUND or CANCELLATION OF PROPERTY TAXES

Block 903.07 Lot 37
237 Meadow 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, Matthew J. O'Hara, 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>
903.07	37	Matthew J. O'Hara	March 10, 2021	\$2262.40

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 March 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						

¹ Calculation: 2021 Prelim Taxes \$3686.66 / 182.5 days = \$20.20 per day x 112 days exempt = \$2262.40



TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER

Distribution _____

Resolution No. 21-R-68

REGULAR MEETING

MARCH 22, 2021

RESOLUTION AUTHORIZING THE
REFUND or CANCELLATION OF PROPERTY TAXES

Block 302.09 Lot 13
225 Burnam Wood 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, Wayne C. Wesner, 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.

Block	Lot	Owner	Date of Exemption	Amount ¹
302.09	13	Wayne C. Wesner	February 9, 2021	\$2069.88

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 March 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						

¹ Calculation: 2021 Prelim Taxes \$2678.51 / 182.5 days = \$14.68 per day x 141 days exempt = \$2069.888



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-69

REGULAR MEETING

MARCH 22, 2021

RESOLUTION EXTENDING TEMPORARY BUDGET APPROPRIATIONS FOR 2021

WHEREAS, N.J.S.A. 40A:4-19 provides that temporary appropriations shall be made for the purposes and amount required in the manner and time therein provided; and

WHEREAS, 26.25% of the total appropriations in the 2020 Budget, exclusive of any appropriations made for Debt Service, Capital Improvement Fund and Public Assistance in the 2020 Budget is the sum of \$9,800,116;

WHEREAS, double that amount is the sum of \$19,600,232 plus required Debt Service allows for an extended temporary budget of \$22,310,488;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the following temporary appropriations be approved:

SEE ATTACHMENT A

This resolution was adopted at a meeting of the Township Council held on March 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						

EXTENDED TO:

	SALARY & WAGES	OTHER EXPENSES
DEPARTMENT OF LEGISLATIVE & EXECUTIVE		
Mayor and Council	\$ 15,113.50	\$ 3,000.00
Office of Manager	\$ 114,000.00	\$ 162,250.00
Office of Clerk	\$ 121,000.00	\$ 57,500.00
Legal Services and Costs		\$ 225,000.00
Other Legal Services		\$ 40,000.00
DEPARTMENT OF FINANCE & ADMINISTRATION		
Director of Finance	\$ 143,000.00	\$ 40,000.00
Division of Tax Assessor	\$ 98,000.00	\$ 38,950.00
Division of Tax Collector	\$ 92,000.00	\$ 30,000.00
Audit		\$ 70,000.00
DEPARTMENT OF PUBLIC SAFETY		
Division of Police	\$ 3,951,000.00	\$ 195,000.00
EMS	\$ 787,500.00	\$ 87,150.00
EMS Billing Services		\$ 40,000.00
Emergency Management	\$ 11,750.00	\$ 5,000.00
DEPARTMENT OF HEALTH AND WELFARE		
Public Assistance		
Animal Control		
DEPARTMENT OF PUBLIC WORKS		
Public Buildings and Grounds	\$ 113,500.00	\$ 185,000.00
Road Repair and Maintenance	\$ 826,000.00	\$ 77,775.00
Street Lighting		\$ 310,000.00
Fuel Oil		
Garbage and Trash		\$ 636,000.00
Sanitary Landfill		\$ 920,350.00
Maintenance of Motor Vehicles and Equipment	\$ 125,500.00	\$ 132,850.00
Electricity		\$ 240,000.00
Traffic Lights		\$ 47,500.00
Telephone		\$ 95,000.00
Water		\$ 20,000.00
Sewer		\$ 10,000.00
Gasoline		\$ 247,500.00
Snow Trust		\$ 100.00
DEPARTMENT OF COMMUNITY DEVELOPMENT		
Construction Official	\$ 438,759.50	\$ 82,500.00
Engineering Services and Costs		\$ 85,000.00
Traffic Engineering Services and Costs		
Planning Board	\$ 32,000.00	\$ 20,000.00
Zoning Board	\$ 30,000.00	\$ 10,000.00
Housing Enforcement	\$ 23,319.00	\$ 3,000.00
DEPARTMENT OF PARKS AND RECREATION		
Recreation Programs	\$ 40,000.00	\$ 50,000.00
Maintenance of Parks	\$ 193,150.00	\$ 194,650.00
MUNICIPAL COURT		
Municipal Court	\$ 168,651.50	\$ 15,750.00
Public Defender		
Prosecutor		\$ 32,500.00
UNCLASSIFIED		
Contingency		
Social Security System		\$ 600,000.00
Police and Firemen's Retirement System (PFRS)		\$ 2,154,980.00
Public Employees' Retirement System (PERS)		\$ 837,443.17
Unemployment		
Deferred Compensation Pension Contribution (DCRP)		\$ 10,000.00
Municipal Services Act (Condos)		\$ 575,000.00
Municipal Services Act (Apts)		
Animal Control		\$ 3,000.00

Animal Control		\$	13,000.00
OTHER			
Deferred Charges			
Judgements		\$	100.00
Accumulated Absences			
Length of Service Award Program			
SFSP Fire District Payment			
NJDEP Stormwater Permit/Streets & Roads		\$	9,000.00
Grants			
Reserve for Uncollected Taxes			
Maintenance of Mount Laurel Library		\$	1,088,846.29
Insurance:			
Group Health Insurance for Employees		\$	1,825,000.00
Other Insurance Premiums - Liability		\$	250,000.00
Other Insurance Premiums - Worker's Comp		\$	500,000.00
Reserve Tax Appeals		\$	100.00
TOTAL	\$	7,324,243.50	\$ 12,275,794.46
TOTAL SALRIES, WAGES AND OTHER EXPENSES		\$	19,600,037.96
Capital Improvement Fund		\$	-
BOND PRINCIPAL		\$	1,670,000.00
BOND INTEREST		\$	1,040,450.00
INTEREST ON NOTES		\$	-
PRINCIPAL ON BOND ANTICIPATION NOTES		\$	-
INTEREST ON SPECIAL ASSESSMENT NOTES			
GRAND TOTAL		\$	22,310,487.96



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-70

REGULAR MEETING

MARCH 22, 2021

**RESOLUTION APPOINTING
ALTERNATE FUND COMMISSIONER TO THE
BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Township of Mount Laurel is a member of the Burlington County Municipal Joint Insurance Fund, hereinafter referred to as the FUND; and

WHEREAS, the Bylaws of the FUND require that each Municipality appoint a member of the governing body or a municipal employee to serve as Alternate Fund Commissioner; and

WHEREAS, the Township of Mount Laurel recommends the removal of Chris Ridings as Alternate Fund Commissioner and the appointment of Brandon Shillingford as Alternate Fund Commissioner in accordance with the FUND Bylaws;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel that it does hereby appoint Brandon Shillingford as Alternate Fund Commissioner to Burlington County Municipal Joint Insurance Fund.

This resolution was adopted at a meeting of the Township Council held on March 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						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-71

REGULAR MEETING

March 22, 2021

AUTHORIZING THE DISBURSEMENT OF FUNDS FROM THE AFFORDABLE HOUSING TRUST FUND PURSUANT TO COURT ORDER

WHEREAS, municipalities are required to establish affordable housing trust funds which are primarily funded by development fees; and

WHEREAS, pursuant to the June 21, 2012 Consent Order in Southern Burlington County, NAACP et al v. Township of Mount Laurel et al, Mount Laurel, as part of its court-approved spending plan is required to make disbursements from the fund to assist in the establishment of certain affordable housing project and amenities; and

WHEREAS, the Fair Share Housing Development, Inc. requests funds through a Fifth Amended Predevelopment Grant Agreement to pay for the development of 36 affordable family rental units on Block 302.15, Lot 3 (Stanley Tract - to be subdivided); and

WHEREAS, the Township Solicitor and Affordable Housing Planner have reviewed the requests and the accompanying Amended Consent Order and finds them acceptable in form;

NOW, THEREFORE, BE IT RESOLVED on this 22nd day of March, 2021, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that the Township authorizes disbursements from the Mount Laurel Affordable Housing Trust Fund as indicated below and authorizes the Mayor, Clerk and Township Solicitor to execute the 5th Amended Loan/Grant Agreements and Consent Order to fulfill the purposes of this Resolution.

Disbursements

Fifth Amended Grant Agreement

Purpose: 36 affordable rental units (Stanley Tract)

Total Amount = \$300,000.00

Block 302.15 and Lot3 (to be subdivided):

Remaining Unencumbered Balance = \$0.00

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

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-72

REGULAR MEETING

MARCH 22, 2021

RESOLUTION ESTABLISHING BUS STOPS IN MOUNT LAUREL

BE IT RESOLVED by the Mayor and Council of the Township of Mount Laurel, County of Burlington, State of New Jersey.

That pursuant to N.J.S.A. 39:4-8(e) the following described locations are designated as bus stops:

1. **Along Gaither Drive, eastbound, on the southerly side thereof between:**
 - a. East Park Drive and S. Church Street – Mid Block
Beginning 2985 feet east of the easterly curb line of East Park Drive and extending 135 feet easterly therefrom (NJT Stop #33004) (114 Gaither Drive).
 - b. East Park Drive and S. Church Street – Mid Block
Beginning 3895 feet east of the easterly curb line of East Park Drive and extending 135 feet easterly therefrom (NJT Stop #33005) (108 Gaither Drive).
2. **Along Gaither Drive, westbound, on the northerly side thereof between:**
 - a. S. Church Street and East Park Drive – Mid Block
Beginning 1165 feet west of the westerly curb line of S. Church Street and extending 135 feet westerly therefrom (NJT Stop #33006) (107 Gaither Drive).
 - b. S. Church Street and East Park Drive – Mid Block
Beginning 2225 feet west of the westerly curb line of S. Church Street and extending 135 feet westerly therefrom (NJT Stop #33007) (115 Gaither Drive).
3. **Along Pleasant Valley Avenue, southbound on the westerly side thereof between:**
 - a. East Gate Drive and S. Church Street – Mid Block
Beginning 1165 feet south of the southerly curb line of East Gate Drive and extending 135 feet southerly therefrom (NJT Stop #33014) (907 Pleasant Valley Avenue – Freedom Mortgage).
4. **Along Pleasant Valley Avenue, northbound on the easterly side thereof at:**
 - a. S. Church Street – Far Side
Beginning at the northerly curb line of S. Church Street and extending 100 feet northerly therefrom (NJT Stop #33015) (Across from 907 Pleasant Valley Avenue).
5. **Along East Gate Drive, westbound, on the northerly side thereof between:**
 - a. Pleasant Valley Avenue and Fellowship Road – Mid Block
Beginning 860 feet west of the westerly curb line of Pleasant Valley Avenue and extending 135 feet westerly therefrom (NJT Stop #33009) (804 East Gate Drive).
 - b. Fellowship Road and Harper Drive – Mid Block
Beginning 270 feet west of the westerly curb line of Fellowship Road and extending 135 feet westerly therefrom (NJT Stop #33008) (700 East Gate Drive).
6. **Along East Gate Drive, eastbound, on the southerly side thereof between:**
 - a. Harper Drive and Fellowship Road – Mid Block

Beginning 825 feet east of the easterly curb line of Harper Drive and extending 135 feet easterly therefrom (NJT Stop #33010) (Parking across from 700 East Gate Drive).

b. Fellowship Road and Pleasant Valley Avenue – Mid Block

Beginning 875 feet east of the easterly curb line of Fellowship Road and extending 135 feet easterly therefrom (NJT Stop #33011) (Gringers).

This resolution was adopted at a meeting of the Township Council held on March 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						

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-7

AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY AMENDING THE CODE OF THE TOWNSHIP OF MOUNT LAUREL TO DELETE IN ITS ENTIRETY CHAPTER 22 ENVIRONMENTAL COMMISSION AND TO REPLACE IT WITH A NEW CHAPTER 22 ENVIRONMENTAL COMMISSION AS SET FORTH HEREIN PURSUANT TO N.J.S.A. 40:56A-1 ET. SEQ.

WHEREAS, the Township of Mount Laurel ("Township") is a municipal entity organized and existing under the laws of the State of New Jersey and located in Burlington County; and

WHEREAS, in accordance with N.J.S.A. 40:56A-1 et. seq. the governing body of any municipality may by Ordinance establish an Environmental Commission; and

WHEREAS, the governing body now deems it to be in the best interest of the Township to adopt an Ordinance amending the Township Code to delete Chapter 22 Environmental Commission and to replace it in its entirety with a new section Chapter 22 titled "Environmental Commission" as further set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Code Chapter 22 Environmental Commission is hereby deleted and replaced with a new Chapter 22 Environmental Commission as set forth herein.

SECTION 1

§22-1. Establishment; Purpose; Name

There is hereby established pursuant to N.J.S.A. 40:56A-1 et. seq. an Environmental Commission of the Township of Mount Laurel ("Township"). For the protection, development or use of natural resources, including water resources, located within the territorial limits of Mount Laurel Township and which shall be known as the Mount Laurel Environmental Commission ("Environmental Commission" or "Commission") and which shall be governed by the provisions of the aforementioned law and this Chapter.

§22-2. Composition; Officers; Qualifications; Service Without Compensation

The Commission shall consist of seven (7) members who shall be appointed by the governing body; one (1) member shall also be a member of the Planning Board and all members shall be residents of the Township of Mount Laurel. The governing body shall appoint the representative of the Environmental Commission who serves on the Planning Board. All members of the Environmental Commission shall serve without compensation, but within budgetary limitations, they may seek reimbursement for actual expenses necessarily incurred in the performance of their duties. The governing body shall designate one (1) of the members to serve as Chairperson and Presiding Officer of the Commission.

§22-3. Terms of Office

The terms of office for the first Commissioners shall be for one (1), two (2) or three (3) years as shall be designated by the governing body in making the appointments, so that the terms of approximately one-third of the members will expire each year. Their successor shall be appointed for terms of three (3) years until the appointment and qualification of their successors.

§22-4. Removal from Office

The governing body may remove any member of the Commission for cause on written charges served upon the member and after a hearing thereon at which the member shall be entitled to be heard in person or by counsel.

§22-5. Vacancies

A vacancy on the Commission occurring otherwise than by expiration of a term shall be filled for the unexpired term in the same manner as an original appointment. Notwithstanding any other provisions of law to the contrary, the powers of appointment and removal are hereby accorded to the governing body of the municipality.

§22-6. Alternates; Liaison

- a. The governing body shall appoint not more than two (2) alternate members who shall be residents of the Township of Mount Laurel. Alternate members shall be designated at the time of the appointment by the governing body's Alternate # 1 and Alternate # 2. The terms of the alternate members shall be for two (2) years except that the terms of the alternate members first appointed shall be two (2) years for Alternate # 1 and one (1) year for Alternate # 2 so that the term of not more than one (1) alternate member shall expire in any one (1) year. A vacancy occurring other than by expiration of term shall be filled in the same manner as an original appointment, for the unexpired term only.
- b. An alternate member shall not be permitted to act on any matter in which he has either directly or indirectly any personal or financial interest. An alternate member may, after public hearing, if he requests one, be removed by the governing body for cause.
- c. An alternate member may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate # 1 shall vote first.
- d. A governing body member may be designated as liaison to the Environmental Commission. Such designee may attend meetings and participate in deliberations of the Commission but shall not have the right to vote on matters before the Commission.

§22-7. Powers and Duties Generally

- a. The Environmental Commission shall have the power to study and make recommendations and provide advice concerning open space preservation, water resources and stormwater management, air pollution control, sustainability building design and practices, alternative transportation, recycling, composting, solid waste management, noise control, soil and landscape protection, environmental appearance, aquatic resources and protection of flora and fauna.
- b. The Environmental Commission shall have the power to conduct research into the use and possible use of the open land areas of the municipality and may coordinate the activities of unofficial bodies organized for similar purposes.
- c. The Environmental Commission may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which, in its judgment, it deems necessary for its purposes, subject to appropriations made available to it for such activities.
- d. The Environmental Commission shall develop and maintain an inventory of all open space areas publicly or privately owned, including sensitive

environmental features like streams, open marsh lands, swamps, wetlands and flood plains as a resource for obtaining information on the proper use of such areas. It may recommend to the Planning Board plans and programs for inclusion in the Municipal Master Plan and for the development and use of such areas.

- e. All applications for development filed with the Mount Laurel Zoning Board of Adjustment or the Moun Laurel Planning Board shall be referred to the Environmental Commission. The Environmental Commission shall review the application and may issue a report with recommendations to the appropriate Land Use Board in order to alleviate or avoid negative environmental impacts. All fees and costs, if any, incurred by the Environmental Commission's professionals shall be payable out of the Applicant's escrow account.
- f. The Environmental Commission may upon the governing body's approval, develop or participate in programs, activities, and projects aimed at supporting and/or promoting the Environmental Commission's goals and purposes, including but not limited to fundraising efforts.
- g. The Environmental Commission may act as a coordinating agency in the community with respect to conservation matters and as a liaison between local conservation needs and the regional, state and federal agencies responsible for administering to those needs.
- h. The Environmental Commission shall identify all scenic, historic park and recreation sites and make recommendations for their protection and improvement.
- i. The Environmental Commission shall promote good architectural landscape design for all developments with adequate provisions for park and green areas therein.
- j. The Environmental Commission shall also have such other powers and duties as shall from time-to-time be prescribed by the governing body.

§22-8. Acquisition and Administration of Property

The Environmental Commission may investigate and negotiate with the approval of the governing body, the acquisition of property, both real and personal by gift, purchase, grant, bequest, devise or lease, for any of its purposes. Such an acquisition may be to acquire the fee or any lesser interest, development right, easement (including conservation easement), covenant to other contractual right (including a conveyance on conditions or with limitations or reversions), as may be necessary to acquire, maintain, improve, protect, limit the future use of or otherwise conserve and properly utilize open spaces and other land and water areas in the municipality. All such acquisition shall be in the name of the municipality, and the governing body shall have the right finally to approve or disapprove the Commission's recommendations. The Commission may recommend to the governing body policies, rules and regulations for the administration of such acquisitions and, if so authorized by the governing body, administer such acquisitions for the purposes for which they were obtained, subject to the terms of any conveyance or gift thereof.

§22-9. Records; Reports and Meetings

The Environmental Commission shall meet a minimum of one (1) time per month in accordance with the provisions of the Open Public Meetings Act pursuant to N.J.S.A. 10:4-6 et. seq. and shall meet at such other times as requested by the governing body or as may be necessary to discharge its duties hereunder. The Environmental Commission shall keep records of its meetings and activities and shall make an annual report to the governing body and shall make a report to the governing body at such other times as the governing body may request.

§22-10. Personnel

The Environmental Commission may appoint, in consultation with the Township Manager, such clerical, technical or other assistance and incur such other expenses as it may from time-to-time require and as shall be within the limits of funds appropriated to it by the governing body.

§22-11. Budget; Appropriations

The governing body shall appropriate in the annual budget funds for the expenses incurred by the Environmental Commission. The Environmental Commission shall submit its proposed annual budget to the governing body at such time and in such form and in accordance with such procedures as the governing body shall prescribe. Budget review and approval shall be performed in the manner required under New Jersey law.

SECTION 2

All Ordinances and Resolutions or parts thereof inconsistent with this Ordinance are repealed.

SECTION 3

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

SECTION 4

This Ordinance shall take effect upon its final adoption and publication is provided by law.

Introduction Date: March 22, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: March 25, 2021

Public Hearing Date: April 12, 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 2021-8

**AN ORDINANCE AMENDING ORDINANCE 2021-6, ARTICLE III,
CONCERNING CONTINUING CERTIFICATES OF OCCUPANCY**

WHEREAS, the Township Council unanimously adopted Ordinance 2021-6 which amended Chapter 89 of the Municipal Code entitled "Housing Standards" and established a process for requiring continuing certificates of occupancy for residential properties to ensure the health and safety of housing units for the new occupants; and

WHEREAS, during the public hearing on Ordinance 2021-6, the Township Council heard and accepted comments and recommendations for improving the process; and

WHEREAS, the Council wishes to incorporate these recommendations to improve this process and to specifically assist low and moderate income families and elder residents with the cost of obtaining a continuing certificate of occupancy;

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 Ordinance 2021-6 and Chapter 89, Article III of the Township Code of the Township of Mount Laurel be hereby amended to read as follows (amendments in **Bold if added** or ~~strikethrough~~ if deleted.):

Article III, Certificate of Continuing Occupancy

§89-16 Certificate Requirement; Inspection

- a. Prior to a change in ownership or occupancy of any commercial or residential property within the Township of Mount Laurel, the owner or their authorized agent 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.
- b. Upon completion of the application and payment of the fee as provided for in §89-18 of the Code of the Township of Mount Laurel, the Construction Official shall schedule an inspection of the premises. It is the responsibility of the owner or their authorized agent to insure that the Construction Official has access to the premises for inspection.
- c. The housing inspection is a visual examination of all accessible physical components of the structure to determine continued occupancy. This inspection does not include a complete electrical, plumbing and heating equipment guarantee by the Construction Official. ~~A separate certification of the heating equipment is required by a qualified technician, authorized by the Township, that the heating equipment operates safely prior to issuance of a certificate of occupancy. The certification must be made not more than 30 days prior to the certificate of occupancy being issued.~~

~~d. Submission of a current property survey is required prior to the issuance of a certificate of occupancy. A survey indicates all physical improvements on a property including, but not limited to, buildings, driveways, walkways, pools, decks, fences, and sheds. The survey will also indicate any restrictions, encroachments, covenants or easements connected with the property. The survey that is submitted must be no more than five years old and must accurately depict the condition of the property existing at the time of submission.~~

- d. New section – The certificate of continued occupancy must be obtained within 90 days of the closing date. If the closing date is delayed, the seller may request an extension of the 90 day deadline from the Construction Code Official, and, if good cause is shown, the Official shall authorize a reasonable extension until the closing. The seller shall identify the new closing date in the request for an extension.
- e. If the property has received and passes its annual rental inspection and paid that required fee, the property owner shall not be required to pass a second inspection under this chapter, nor pay an additional fee and the construction code official, upon request from the owner, shall issue the certificate of continuing occupancy which shall be valid until the end of the calendar year.

§89-17 Violations

If the property does not comply with the requirements, no certificate of occupancy shall be issued. 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

- a. If requested eleven days prior to closing or longer, the fee for an initial inspection shall be \$75.00. If requested between four and ten days prior to closing, the fee shall be \$100; and if requested three or less days prior to closing, the fee for inspection shall be \$125. The fee for any required re-inspections shall be \$25.00 per re-inspection. The Township will not guarantee scheduling availability if scheduled within the ten days prior to closing. If the re-inspection occurs within thirty (30) days of the initial inspection and all items originally found deficient have been cured or corrected to the satisfaction of the Township inspector, the \$25.00 re-inspection fee shall be waived.
- b. If the property is encumbered with a low or moderate income housing deed restriction and/or the primary owner of the property is aged 65 or older, the fees identified in paragraph (a) above shall be reduced by fifty percent (50%).
- c. It is the responsibility of the owner or their authorized agent to provide 24 hours' notice to cancel or reschedule an inspection, or the initial fee will still be assessed as if the inspection had taken place.

§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. Article III shall become effective for all property closings scheduled after July 31, 2021.

Introduction Date: March 22, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: March 25, 2021

Public Hearing Date: April 12, 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 2021-9

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

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.

the present tense include the future, words used in the plural 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 Board of County Commissioners 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 muhlnebergi* (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.

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.

Table 4 - Water Quality Design Storm

Distribution					
Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)
1	0.00166	41	0.1728	81	1.0906
2	0.00332	42	0.1796	82	1.0972
3	0.00498	43	0.1864	83	1.1038
4	0.00664	44	0.1932	84	1.1104
5	0.00830	45	0.2000	85	1.1170
6	0.00996	46	0.2117	86	1.1236
7	0.01162	47	0.2233	87	1.1302
8	0.01328	48	0.2350	88	1.1368
9	0.01494	49	0.2466	89	1.1434
10	0.01660	50	0.2583	90	1.1500
11	0.01828	51	0.2783	91	1.1550
12	0.01996	52	0.2983	92	1.1600
13	0.02164	53	0.3183	93	1.1650
14	0.02332	54	0.3383	94	1.1700
15	0.02500	55	0.3583	95	1.1750
16	0.03000	56	0.4116	96	1.1800
17	0.03500	57	0.4650	97	1.1850
18	0.04000	58	0.5183	98	1.1900
19	0.04500	59	0.5717	99	1.1950
20	0.05000	60	0.6250	100	1.2000
21	0.05500	61	0.6783	101	1.2050
22	0.06000	62	0.7317	102	1.2100
23	0.06500	63	0.7850	103	1.2150
24	0.07000	64	0.8384	104	1.2200
25	0.07500	65	0.8917	105	1.2250
26	0.08000	66	0.9117	106	1.2267
27	0.08500	67	0.9317	107	1.2284
28	0.09000	68	0.9517	108	1.2300
29	0.09500	69	0.9717	109	1.2317
30	0.10000	70	0.9917	110	1.2334
31	0.10660	71	1.0034	111	1.2351
32	0.11320	72	1.0150	112	1.2367
33	0.11980	73	1.0267	113	1.2384
34	0.12640	74	1.0383	114	1.2400
35	0.13300	75	1.0500	115	1.2417
36	0.13960	76	1.0568	116	1.2434
37	0.14620	77	1.0636	117	1.2450
38	0.15280	78	1.0704	118	1.2467
39	0.15940	79	1.0772	119	1.2483
40	0.16600	80	1.0840	120	1.2500

5. If more than one BMP in series is necessary to achieve the required 80 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (A \times B) / 100,$$

Where

R = total TSS Percent Load Removal from application of both BMPs, and

A = the TSS Percent Removal Rate applicable to the first BMP

B = the TSS Percent Removal Rate applicable to the second BMP.

6. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in Section IV, paragraphs P, Q and R.
7. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
8. The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and certain upstream tributaries to Category One waters. A person shall not undertake a major development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.
9. Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this paragraph to reduce the post-construction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.
10. This stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.

R. Stormwater Runoff Quantity Standards

1. This paragraph contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section V, complete one of the following:
 - a. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
 - b. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
 - c. Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply

- only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or
- d. In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with 2 a, b and c above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure.
3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

Section V. Calculation of Stormwater Runoff and Groundwater Recharge:

- A. Stormwater runoff shall be calculated in accordance with the following:
 1. The design engineer shall calculate runoff using one of the following methods:
 - a. The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds (TR-55)*, dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at:
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf or at United States Department of Agriculture Natural Resources Conservation Service, 220 Davison Avenue, Somerset, New Jersey 08873; or
 - b. The Rational Method for peak flow and the Modified Rational Method for hydrograph computations. The rational and modified rational methods are described in "Appendix A-9 Modified Rational Method" in the Standards for Soil Erosion and Sediment Control in New Jersey, January 2014. This document is available from the State Soil Conservation Committee or any of the Soil Conservation Districts listed at N.J.A.C. 2:90-1.3(a)3. The location, address, and telephone number for each Soil Conservation District is available from the State Soil Conservation Committee, PO Box 330, Trenton, New Jersey 08625. The document is also available at:
<http://www.nj.gov/agriculture/divisions/anr/pdf/2014NJSoilErosionControlStandardsComplete.pdf>.
 2. For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term "runoff coefficient" applies to both the NRCS methodology above at Section V.A.1.a. and the Rational and Modified Rational Methods at Section V.A.1.b. A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover have existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).
 3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts that may reduce pre-construction stormwater runoff rates and volumes.
 4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious

cover, urban impervious area modifications as described in the NRCS *Technical Release 55 – Urban Hydrology for Small Watersheds* or other methods may be employed.

5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

- B. Groundwater recharge may be calculated in accordance with the following: The New Jersey Geological Survey Report GSR-32, A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at: <https://www.nj.gov/dep/njgs/pricelst/gsreport/gsr32.pdf> or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420 Mail Code 29-01, Trenton, New Jersey 08625-0420.

Section VI. Sources for Technical Guidance:

- A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at: http://www.nj.gov/dep/stormwater/bmp_manual2.htm.
 1. Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.
 2. Additional maintenance guidance is available on the Department's website at: https://www.njstormwater.org/maintenance_guidance.htm.
- B. Submissions required for review by the Department should be mailed to: The Division of Water Quality, New Jersey Department of Environmental Protection, Mail Code 401-02B, PO Box 420, Trenton, New Jersey 08625-0420.

Section VII. Solids and Floatable Materials Control Standards:

- A. Site design features identified under Section IV.F above, or alternative designs in accordance with Section IV.G above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section VII.A.2 below.
 1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
 - a. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
 - b. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension.

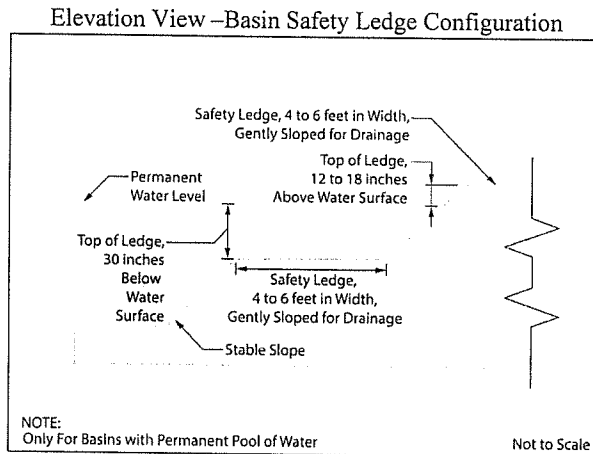
Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.
 - c. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0)

- square inches, or be no greater than two (2.0) inches across the smallest dimension.
2. The standard in A.1. above does not apply:
 - a. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
 - b. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
 - c. Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - i. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
 - ii. A bar screen having a bar spacing of 0.5 inches.
Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).
 - d. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
 - e. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

Section VIII. Safety Standards for Stormwater Management Basins:

- A. This paragraph sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This paragraph applies to any new stormwater management BMP.
- B. The provisions of this paragraph are not intended to preempt more stringent county safety requirements for new or existing stormwater management BMPs. County stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in Section VIII C.1, Section VIII.C.2, and Section VIII.C.3 for trash racks, overflow grates, and escape provisions at outlet structures.
- C. Requirements for Trash Racks, Overflow Grates and Escape Provisions
 1. A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the Stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:
 - a. The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;
 - b. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
 - c. The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
 - d. The trash rack shall be constructed of rigid, durable, and corrosion resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.
 2. An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:

- a. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
 - b. The overflow grate spacing shall be no less than two inches across the smallest dimension.
 - c. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.
3. Stormwater management BMPs shall include escape provisions as follows:
- a. If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to Section VIII.C, a free-standing outlet structure may be exempted from this requirement;
 - b. Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See Section VIII.E for an illustration of safety ledges in a stormwater management BMP; and
 - c. In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.
- D. Variance or Exemption from Safety Standard. A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the municipality that the variance or exemption will not constitute a threat to public safety.
- E. Safety Ledge Illustration



Section IX. Requirements for a Site Development Stormwater Plan:

A. Submission of Site Development Stormwater Plan

1. Whenever an applicant seeks municipal approval of a development subject to this Article, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section IX.C below as part of the submission of the application for approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit five (5) copies of the materials listed in the checklist for site development stormwater plans in accordance with Section IX.C of this ordinance.

B. Site Development Stormwater Plan Approval. The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this Article.

C. Submission of Site Development Stormwater Plan. The following information shall be required:

1. Topographic Base Map. The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.
2. Environmental Site Analysis. A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.
3. Project Description and Site Plans. A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.
4. Land Use Planning and Source Control Plan. This plan shall provide a demonstration of how the goals and standards of Sections III through V are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.
5. Stormwater Management Facilities Map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:
 - a. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
 - b. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.
6. Calculations

- a. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section IV of this ordinance.
 - b. When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.
7. Maintenance and Repair Plan. The design and planning of the stormwater management facility shall meet the maintenance requirements of Section X.
 8. Waiver from Submission Requirements. The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section IX.C.1 through Section IX.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

Section X. Maintenance and Repair:

- A. Applicability. Projects subject to review as in Section I.C of this Article shall comply with the requirements of Section X.B and X.C.
- B. General Maintenance.
 1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.
 2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.
 3. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
 4. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
 5. If the party responsible for maintenance identified under Section X.B.3 above is not a public agency, the maintenance plan and any future revisions based on Section X.B.7 below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
 6. Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
 7. The party responsible for maintenance identified under Section X.B.3 above shall perform all of the following requirements:
 - a. maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the

- development, including a record of all inspections and copies of all maintenance-related work orders;
- b. evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
 - c. retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by Section X.B.6 and B.7 above.
8. The requirements of Section X.B.3 and B.4 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.
 9. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.
- C. Nothing in this Article shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.
- D. Maintenance Guarantee.
1. In accordance with the provisions of N.J.S.A. 40:55D-53(b), the developer shall post with the municipality, upon the inspection and issuance of final approval of the following private site improvements by the Municipal Engineer, a maintenance guarantee in an amount not to exceed 15% of the cost of the installation of the following private site improvements: stormwater management basins, inflow and water quality structures within the basins, and the outflow pipes and structures of the stormwater management system, which cost shall be determined according to the method of calculation set forth in Section 15 of P.L.1991, c.256 (N.J.S.A. 40:55D-53.4).
 2. The term of the maintenance guarantee shall be for a period not to exceed two years and shall automatically expire at the end of the established term.
 3. The maintenance guarantee shall be made payable and deposited to Mount Laurel Township and shall be in the form of cash, irrevocable letter of credit, certified check, or a surety bond in which the applicant shall be principal, the bond to be provided by an acceptable surety company licensed to do business in the State of New Jersey. Irrevocable letters of credit shall be accepted only pursuant to N.J.S.A. 40:55D-53.5. Maintenance bonds shall be in the standardize format established by the New Jersey Department of Community Affairs pursuant to the provisions of N.J.S.A. 40:55D-53a.

Section XI. Penalties: Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to a fine of not more than \$2000.00, imprisonment for not more than 90 days, or both. Each day that a violation continues shall be considered a new and separate violation of this chapter.

Section XII. Severability: Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

Section Two. All Ordinances or parts of Ordinances inconsistent with this Ordinance, to the extent of such inconsistencies only, be and the same hereby are repealed.

Section Three. This Ordinance shall take effect immediately upon final passage and publication as provided by law.

Introduction Date: March 22, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: March 25, 2021

Public Hearing Date: April 12, 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
4830-6358-9080, v. 1



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-73

REGULAR MEETING

MARCH 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 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 March 22, 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 March 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						