

RESOLUTION

**TOWNSHIP OF MOUNT LAUREL PLANNING BOARD
RESOLUTION OF MEMORIALIZATION
BURLINGTON COUNTY, NEW JERSEY
MINOR SITE PLAN APPROVAL**

**Approved: January 14, 2021
Memorialized: February 11, 2021**

MATTER OF: MOUNT LAUREL MANOR APARTMENTS, LLC

APPLICATION NO. 18-D-09 – RESOLUTION NO. 21-73-03

WHEREAS, an application for minor site plan approval has been made to the Mount Laurel Township Planning Board (hereinafter referred to as the “Board”) by Mount Laurel Manor Apartments, LLC (hereinafter referred to as the “Applicant”) on lands known and designated as Block 205.01, Lot 29 as depicted on the Tax Map of the Township of Mount Laurel (hereinafter “Township”), more commonly known as 123 Creek Road in the NC (Neighborhood Commercial) Zone District; and

WHEREAS, a public hearing was held before the Board virtually via the Zoom platform on January 14, 2021 with regard to this application; and

WHEREAS the Board has received, reviewed and considered various exhibits and reports with regard to this application; and

WHEREAS, the Board has heard testimony and comments from the Applicant and consultants, and with the public having had an opportunity to be heard; and

WHEREAS, a complete application has been filed, the fees as required by Township Ordinance have been paid, and it otherwise appears that the jurisdiction and powers of the Board have been properly invoked and exercised; and

NOW, THEREFORE, does the Mount Laurel Township Planning Board make the following findings of fact and conclusions of law with regard to this application:

1. The subject Property contains 3.02 acres and is improved with multi-family apartment structures used for residential purposes. The Applicant is proposing to renovate the existing multi-family apartment structures and is seeking minor site plan approval to permit the installation of an 8 foot x 32 foot temporary construction trailer on the subject Property.

2. The Applicant's contractor, Jeff Kozianowski, testified that the purpose of the application was to obtain approval for installation of a temporary construction trailer to be located in the parking lot adjacent to the front access way to the southerly apartment building on the subject Property for 6-8 months during the renovation project.

3. There were no members of the public expressing an interest in this application.

WHEREAS, the Mount Laurel Planning Board, having reviewed the proposed application and having considered the impact of the proposed application on the Township and its residents to determine whether it is in furtherance of the Municipal Land Use Law; and having considered whether the proposal is conducive to the orderly development of the site and the general area in which it is located pursuant to the land use and zoning ordinances of the Township of Mount Laurel; and upon the imposition of specific conditions to be fulfilled, hereby determines that the Applicant may be granted minor site plan approval pursuant to N.J.S.A. 40:55D-46.1.

The Board finds that the proposed construction trailer complies with all ordinance requirements and does not require any variance or design waiver relief. Minor site plan approval pursuant to N.J.S.A. 40:55D-46.1 is therefore required in this instance.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mount Laurel on this 11th day of February 2021, that the action of the Board taken on January 14,

2021 granting Application No. 18-D-09 of Mount Laurel Manor Apartments, LLC for minor site plan approval pursuant to N.J.S.A. 40:55D-46.1 is hereby memorialized as follows:

The application is granted subject to the following conditions:

1. The development of the site shall take place in strict conformance with the testimony, plans and drawings which have been submitted to the Board with this application.
2. Except where specifically modified by the terms of this Resolution, the Applicant shall comply with all recommendations contained in the reports of the Board's professionals.
3. All conditions of prior approvals remain in full force.
4. The construction trailer is permitted to remain for a period of eight (8) months from the date of memorialization of this Resolution.
5. The Applicant shall provide a certificate that taxes are paid to date of approval.
6. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
7. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Mount Laurel, County of Burlington, State of New Jersey or any other jurisdiction.

BE IT FURTHER RESOLVED that the Applicant is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper and the Board Secretary is authorized to send a certified copy of this Resolution to the Applicant and to the Township clerk, engineer, attorney and tax assessor, and shall make same available to all other interested parties.

FOR APPROVAL

ON MOTION OF: Vice-Chair Cassidy

SECONDED BY: Mr. Pfeiffer

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE	RECUSE
Chairwoman Conte	x					
Vice-Chair Cassidy	x					
Mayor Steglik	x					
Councilwoman Janjua	x					
Township Manager Tomczyk	x					
Mr. Pizzo	x					
Mr. Pfeiffer	x					
Mr. Naik	x					
Mr. Bathke	x					
Scott Troilo (Alt. 1)					x	
Ranesh Venkatakrishnan (Alt. 2)					x	

FOR MEMORIALIZATION

ON MOTION OF: _____

SECONDED BY: _____

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE	RECUSE
Councilwoman Conte						
Vice-Chair Cassidy						
Mayor Steglik						
Councilwoman Janjua						
Township Manager Tomczyk						
Mr. Pizzo						
Mr. Pfeiffer						
Mr. Naik						
Mr. Bathke						
Scott Troilo (Alt. 1)						
Ramesh Venkatakrishnan (Alt. 2)						

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Mount Laurel Township Planning Board, Burlington County, New Jersey, at a public meeting held on February 11, 2021.

Trish Hochreiter, Secretary
Mount Laurel Township Planning Board

STATE OF NEW JERSEY:

SS:

COUNTY OF BURLINGTON:

I hereby certify that on February 11, 2021, Trish Hochreiter, personally came before me and acknowledged under oath, to satisfaction, that this person:

- (a) is the Secretary of the Mount Laurel Township Planning Board; and
- (b) signed the Resolution as her act and deed.

John P. Miller, Esq.
Attorney-at-Law, State of New Jersey

Dated: February 11, 2021