

**TOWNSHIP OF MOUNT LAUREL
AGENDA
REGULAR COUNCIL MEETING
APRIL 1, 2024
MOUNT LAUREL TOWNSHIP COURT ROOM
6:00 P.M.**

ITEM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & TRADITIONAL MOMENT OF SILENCE
3. ROLL CALL
4. PUBLIC ANNOUNCEMENT OF THE TOWNSHIP COUNCIL TO BE MADE AT THE COMMENCEMENT OF EVERY MEETING
5. APPROVAL OF BILL LIST
Moved by: Seconded by:
6. APPROVAL OF MINUTES
Moved by: Seconded by:
7. RESOLUTIONS
 - 24-R-96 RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 1511 LOT 4
 - 24-R-97 RESOLUTION AUTHORIZING TAX COLLECTOR TO CANCEL UNCOLLECTIBLE TAXES PURSUANT TO N.J.S.A. 54:4-91.1
 - 24-R-98 RESOLUTION AMENDING RESOLUTION 24-R-41 SETTING THE ANNUAL MEETING NOTICE
 - 24-R-99 RESOLUTION OF SUPPORT FROM MOUNT LAUREL TOWNSHIP COUNCIL AUTHORIZING PARTICIPATION IN THE 2024 SUSTAINABLE JERSEY-PSE&G ENERGY EFFICIENCY PARTNERSHIP PROGRAM
 - 24-R-100 GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE JULY 1, 2024 TO JUNE 30, 2025
 - 24-R-101 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR TAX OFFICE COUNTERS THROUGH THE CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION COOPERATIVE PRICING SYSTEM #66CCEPS
 - 24-R-102 AUTHORIZATION TO INSTALL A FENCE AND VINYL SIDED SHED WITHIN A 20' WIDE LANDSCAPE BUFFER EASEMENT AREA FOR BLOCK 402.01, LOT 11
 - 24-R-103 AUTHORIZATION TO INSTALL A FENCE WITHIN A 10' WIDE UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 3
 - 24-R-104 AUTHORIZATION TO INSTALL A FENCE WITHIN A 10' WIDE UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 4
 - 24-R-105 AUTHORIZATION TO INSTALL A FENCE WITHIN A 10' WIDE UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 7
 - 24-R-106 AUTHORIZATION TO INSTALL A FENCE WITHIN A 10' WIDE UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 8

- 24-R-107 AWARD THIRD PARTY ELEVATOR INSPECTIONS
- 24-R-108 MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE
GUARANTEE FOR JEFFERSON PLACE, LLC BLOCK 304.05, LOT 1, SP #7976B
- 24-R-109 GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES
EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "ENFORCEMENT GUIDANCE ON
THE CONSIDERATION OF ARREST AND CONVICTION RECORDS IN EMPLOYMENT
DECISIONS UNDER TITLE VII OF THE CIVIL RIGHTS ACT OF 1964"
- 24-R-110 2024 LOCAL MUNICIPAL BUDGET FOR THE TOWNSHIP OF MOUNT LAUREL (INTRODUCTION)
Public Hearing on May 6, 2024

8. ORDINANCES FOR FIRST READING

ORDINANCE 2024-5 AN ORDINANCE BY THE TOWNSHIP COUNCIL AMENDING THE MOUNT
LAUREL TOWNSHIP CODE OF ORDINANCES TO REPEAL ORDINANCE
2017-19; TO ADOPT A NEW ORDINANCE 2024-5; TO ADOPT FLOOD
HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

Publication Date: April 10, 2024

Public Hearing Date: May 6, 2024

ORDINANCE 2024-6 AN ORDINANCE ADOPTING REGULATIONS FOR PRIVATELY OWNED SALT
STORAGE

Publication Date: April 10, 2024

Public Hearing Date: May 6, 2024

ORDINANCE 2024-7 AN ORDINANCE AMENDING CHAPTER 121 "REGISTRATION OF RENTAL PROPERTY"
OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL

Publication Date: April 10, 2024

Public Hearing Date: May 6, 2024

ORDINANCE 2024-8 AN ORDINANCE AMENDING CHAPTER 148 OF THE CODE OF THE TOWNSHIP OF
MOUNT LAUREL, ENTITLED "VEHICLES AND TRAFFIC," TO DESIGNATE THE
ESTABLISHMENT AND PROCEDURES FOR CREATION OF ON-STREET
HANDICAPPED PARKING

Publication Date: April 10, 2024

Public Hearing Date: May 6, 2024

9. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

ORDINANCE 2024-3 AN ORDINANCE SUPPLEMENTING CHAPTER 66 ENTITLED "UNIFORM
CONSTRUCTION CODE" TO ESTABLISH AND CONFIRM DIMENSIONAL
REQUIREMENTS FOR CERTAIN ELEVATORS

Moved by: Seconded by:

ORDINANCE 2024-4 CALENDAR YEAR 2024 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

Moved by: Seconded by:

10. PUBLIC PARTICIPATION

11. COMMENTS BY COUNCIL

12. ADJOURNMENT

****NEXT MEETING IS MONDAY, MAY 6, 2024**

**Township of Mount Laurel
Regular Council Meeting
March 4, 2024
Mount Laurel Township Court Room**

Mayor Janjua called the meeting to order.

Pledge of Allegiance & Traditional Moment of Silence

ROLL CALL

Councilwoman Karen Cohen – present, Deputy Mayor Nick Moustakas – present,
Councilman Kareem Pritchett – present, Mayor Fozia Janjua – present, Councilman
Stephen Steglik - absent, George Morris, Township Solicitor – present, Meredith Riculfy,
Township Manager/Township Clerk - present

PUBLIC ANNOUNCEMENT

The Public Announcement, which is required by the “Open Public Meetings Act” of the
State of New Jersey and read at every meeting of the Township Council was read by the
Municipal Clerk.

APPROVAL OF BILL LIST IN THE AMOUNT OF \$4,113,721.05

Motion to Move: Councilwoman Cohen, 2nd Deputy Mayor Moustakas

Roll Call 4 yes votes

APPROVAL OF MINUTES

Motion to Move: Councilwoman Cohen, 2nd Deputy Mayor Moustakas

Roll Call 4 yes votes

**RESOLUTION #76-2024: PROCLAMATION RECOGNIZING RAMADAN AND EID
AL-FITR**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #76-2024: Deputy Mayor Moustakas, 2nd Councilman
Pritchett

Roll Call 4 yes votes

**RESOLUTION #77-2024: PROCLAIMING THE MONTH OF MARCH 2024 AS WOMEN'S
HISTORY MONTH**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #77-2024: Councilwoman Cohen, 2nd Deputy Mayor
Moustakas

Roll Call 4 yes votes

**RESOLUTION #78-2024: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION
OF PROPERTY TAXES BLOCK 905.06 LOT 3**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #78-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas

Roll Call 4 yes votes

RESOLUTION #79-2024: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION
OF PROPERTY TAXES BLOCK 1600 LOT 193 QUALIFIER C0052

Township Clerk read Resolution as entitled.

Motion to Move Resolution #79-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas

Roll Call 4 yes votes

RESOLUTION #80-2024: APPOINTMENT OF CONSULTANT TO ADMINISTER A RENTAL
REHABILITATION PROGRAM AND A MARKET TO AFFORDABLE HOUSING PROGRAM
CGP&H

Township Clerk read Resolution as entitled.

Motion to Move Resolution #80-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas

Roll Call 4 yes votes

RESOLUTION #81-2024: AWARD TREE REMOVAL SERVICES BID

Township Clerk read Resolution as entitled.

Motion to Move Resolution #81-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas

Roll Call 4 yes votes

RESOLUTION #82-2024: AWARD YEARLY BUILDING PLUMBING SERVICES BID

Township Clerk read Resolution as entitled.

Motion to Move Resolution #82-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas

Roll Call 4 yes votes

RESOLUTION #83-2024: AWARDING ONE PLENARY RETAIL DISTRIBUTION LIQUOR
LICENSE TO AV LIQUORS LLC

Township Clerk read Resolution as entitled.

Motion to Move Resolution #83-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas

Roll Call 4 yes votes

RESOLUTION #84-2024: RESOLUTION AUTHORIZING AN AMENDED SHARED SERVICES AGREEMENT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #84-2024: Councilman Pritchett, 2nd Deputy Mayor

Moustakas

Roll Call 4 yes votes

RESOLUTION #85-2024: RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE MOUNT LAUREL TOWNSHIP MUNICIPAL UTILITIES AUTHORITY ("MLTMUA") FOR GRASS CUTTING SERVICES

Township Clerk read Resolution as entitled.

Motion to Move Resolution #85-2024: Councilman Pritchett, 2nd Deputy Mayor

Moustakas

Roll Call 4 yes votes

RESOLUTION #86-2024: A RESOLUTION APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY STATE GRANT PROGRAM ADMINISTERED BY THE NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL, SAFE AND SECURE COMMUNITIES PROGRAM

Township Clerk read Resolution as entitled.

Motion to Move Resolution #86-2024: Councilman Pritchett, 2nd Deputy Mayor

Moustakas

Roll Call 4 yes votes

RESOLUTION #87-2024: A RESOLUTION FOR THE PURCHASE OF BACKUP GENERATOR BATTERIES MANUFACTURED BY EATON CORPORATION FOR USE AT THE MOUNT LAUREL TOWNSHIP MUNICIPAL CENTER

Township Clerk read Resolution as entitled.

Motion to Move Resolution #87-2024: Councilman Pritchett, 2nd Deputy Mayor

Moustakas

Roll Call 4 yes votes

RESOLUTION #88-2024: RESOLUTION AUTHORIZING THE TOWNSHIP TO TRANSFER TITLE TO BLOCK 302.15, LOT 3.02, 3.427 ACRES, TO FAIR SHARE MOUNT LAUREL SENIOR PHASE III LP, FOR THE DEVELOPMENT MOUNT LAUREL TOWNSHIP COURT ROOM 6:00 P.M. TOWNSHIP OF MOUNT LAUREL AGENDA REGULAR COUNCIL MEETING MARCH 4, 2024 OF 56 AFFORDABLE AGE-RESTRICTED HOUSING UNITS

Township Clerk read Resolution as entitled.

Motion to Move Resolution #88-2024: Councilman Pritchett, 2nd Deputy Mayor

Moustakas

Roll Call 4 yes votes

RESOLUTION #89-2024: AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT
Township Clerk read Resolution as entitled

Motion to Move Resolution #89-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas
Roll Call 4 yes votes

RESOLUTION #90-2024: RESOLUTION AUTHORIZING EMERGENCY TEMPORARY
APPROPRIATIONS FOR 2024

Township Clerk read Resolution as entitled.
Motion to Move Resolution #90-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas
Roll Call 4 yes votes

RESOLUTION #91-2024: RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY, ADOPTING AN AFFIRMATIVE
MARKETING PLAN FOR THE TOWNSHIP OF MOUNT LAUREL

Township Clerk read Resolution as entitled.
Motion to Move Resolution #91-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas
Roll Call 4 yes votes

RESOLUTION #92-2024: MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING
RELEASE OF PERFORMANCE GUARANTEE FOR THE FALLS GROUP, LLC BLOCK 304, LOT
2.01, PB#2101

Township Clerk read Resolution as entitled.
Motion to Move Resolution #92-2024: Councilman Pritchett, 2nd Deputy Mayor
Moustakas
Roll Call 4 yes votes

ORDINANCES FOR FIRST READING

ORDINANCE #3-2024: AN ORDINANCE SUPPLEMENTING CHAPTER 66
ENTITLED "UNIFORM CONSTRUCTION CODE" TO ESTABLISH AND CONFIRM
DIMENSIONAL REQUIREMENTS FOR CERTAIN ELEVATORS

Clerk read Ordinance as entitled.
Motion to move Ordinance #3-2024: Deputy Mayor Moustakas, 2nd Councilman
Pritchett
Roll Call 4 yes votes

ORDINANCE #4-2024: CALENDAR YEAR 2024 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

Clerk read Ordinance as entitled.

Motion to move Ordinance #4-2024: Deputy Mayor Moustakas, 2nd Councilwoman Cohen

Roll Call 4 yes votes

PUBLIC PARTICIPATION

None.

COMMENTS BY COUNCIL

Manager Riculfy – Reminder of decorating cookies with Easter bunny at end of March.

Attorney Morris – Three items in closed session.

Councilman Pritchett – No comment.

Councilwoman Cohen – Wonderful time attending senior luncheon. Flower show on Friday. Need for blood donations. National puppy day in March. Free rabies clinic at garage March 21st 3 to 6PM. Women's month.

Deputy Mayor Moustakas – Mt. Laurel Basketball team is playing for championship tonight. Ramadan. Raising Greek flag. Congratulate Thomas Harrington Basketball Team. They are undefeated. Daughter on team.

Mayor Janjua – Thanked everyone for coming out.

RESOLUTION #93-2024: RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF MOUNT LAUREL TO DISCUSS PENDING OR ANTICIPATED LITIGATION, CONTRACT NEGOTIATIONS AND/OR PERSONNEL MATTERS

Township Clerk read Resolution as entitled.

Motion to Move Resolution #93-2024: Deputy Mayor Moustakas, 2nd Councilman Pritchett

Roll Call 4 yes votes

RETURN TO OPEN

RESOLUTION #94-2024: RESOLUTION AUTHORIZING MOUNT LAUREL TOWNSHIP TO RELEASE TO FAIR SHARE HOUSING DEVELOPMENT, INC., FOR THE ML SENIOR HOUSING PROJECT, PHASE I (70 RENTAL UNITS), ON BLOCK 302.15, LOT 2, THE SUM OF ONE

HUNDRED AND FIFTY THOUSAND DOLLARS (\$150,000) IN AFFORDABLE HOUSING TRUST FUNDS FOR DEVELOPMENT EXPENSES FOR THE PROJECT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #94-2024: Councilwoman Cohen, 2nd Councilman Pritchett
Roll Call 4 yes votes

RESOLUTION #95-2024: RESOLUTION AUTHORIZING MOUNT LAUREL TOWNSHIP TO RELEASE TO FAIR SHARE HOUSING DEVELOPMENT, INC., FOR THE ML SENIOR HOUSING PROJECT, PHASE III (56 RENTAL UNITS), ON BLOCK 302.15, LOT 3.02, THE SUM OF FIVE HUNDRED THIRTY-THREE THOUSAND NINE HUNDRED NINETEEN DOLLARS (\$533,919) IN AFFORDABLE HOUSING TRUST FUNDS FOR DEVELOPMENT EXPENSES FOR THE PROJECT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #95-2024: Councilwoman Cohen, 2nd Councilman Pritchett
Roll Call 4 yes votes

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

All in favor.

Respectfully submitted,

Meredith Riculfy, RMC
Township Clerk



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-96

REGULAR MEETING

APRIL 1, 2024

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

**Block 1511 Lot 4
4 East Berwin Way**

100% Totally & Permanently Disabled Veteran

WHEREAS, N.J.S.A. 54:4-3.30 permits the exemption from property taxes for any citizen and resident of the State who is a 100% Totally and Permanently Disabled Veteran and,

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

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

WHEREAS, taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded. Additionally, the Tax Collector is hereby authorized to cancel the remaining taxes for 2024, including 2025 preliminary.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amountⁱ</u>
1511	4	Robert P. Anderson	March 2, 2024	\$318.13

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 2024 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

ⁱ Calculation: 2024 First Quarter \$998.53 / 91 = 10.97 per day x 29 days exempt = \$318.13



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-97

REGULAR MEETING

APRIL 1, 2024

**RESOLUTION
AUTHORIZING TAX COLLECTOR
TO CANCEL UNCOLLECTIBLE TAXES
PURSUANT TO N.J.S.A. 54:4-91.1**

WHEREAS, N.J.S.A. 54:4-91.1 requires the Municipal Tax Collector to file with the governing body, annually, a list of delinquent taxes which the Tax Collector believes are not collectible by reason of a fictitious, double or other palpably erroneous assessment; and

WHEREAS, the Tax Collector has submitted said list dated March 8, 2024 said list being attached hereto;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that:

1. Pursuant to the Statute in such case made and provided, the taxes as noted on the attached list are declared uncollectible, and pursuant to N.J.S.A. 54:4-91.1, does hereby release the Tax Collector from the collection thereof, and same are hereby ordered cancelled.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

MOUNT LAUREL TOWNSHIP
Tax Collector's Office

MEMORANDUM

To: Mayor & Council

From: Kim Muchowski, Tax Collector

Date: March 8, 2024

Re: Collector's list of delinquent taxes believed not collectible

Cc: Meredith Riculfy, Township Manager, Municipal Clerk

Pursuant to N.J.S.A.54: 4-91.1, the collector shall submit to the governing body annually, a list of uncollectible taxes for cancellation.

I have identified the following as uncollectible:

Block/Lot	Year & amount	Owner
100.11/4.02	2023/2024 tax-\$6.08	Unknown
204/9	2023/2024 tax-\$6.08	Unknown
300/3.01	2023/2024 tax-\$51.74	Unknown
301/1.01	2023/2024 tax-\$6.08	Unknown

In accordance with N.J.S.A.54: 4-91.2 the governing body, within 60 days must pass a resolution to order taxes cancelled and release collector from the collection of same.

BLQ: 100.11 4.02 Tax Year: 2023 to 2024
Owner Name: UNKNOWN Property Location: CENTERTON RD

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1.52	1.51	1.52	1.52	6.07
Payments:	0.00	0.00	0.00	0.00	0.00
Balance Adjust:	1.52-	1.51-	0.00	0.00	3.03-
Balance:	0.00	0.00	1.52	1.52	3.04

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						6.07		6.07
05/02/23	1	Adjustment	069			32272	3 KMM	1.52-	0.00	4.55
		23-R-108								
05/02/23	2	Adjustment	069			32272	4 KMM	1.51-	0.00	3.04
		23-R-108								

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1.52	1.52	0.00	0.00	3.04
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	1.52	1.52	0.00	0.00	3.04

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						3.04		3.04

Total Principal Balance for Tax Years in Range: 6.08

March 8, 2024
11:40 AM

MOUNT LAUREL TOWNSHIP
Tax Account Detail Inquiry

Page No: 1

BLQ: 204. 9.
Owner Name: UNKNOWN

Tax Year: 2023 to 2024
Property Location: CREEK RD

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1.52	1.51	1.52	1.52	6.07
Payments:	0.00	0.00	0.00	0.00	0.00
Balance Adjust:	1.52-	1.51-	0.00	0.00	3.03-
Balance:	0.00	0.00	1.52	1.52	3.04

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						6.07		6.07
05/02/23	1	Adjustment	069			32272	7 KMM	1.52-	0.00	4.55
		23-R-108								
05/02/23	2	Adjustment	069			32272	8 KMM	1.51-	0.00	3.04
		23-R-108								

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1.52	1.52	0.00	0.00	3.04
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	1.52	1.52	0.00	0.00	3.04

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						3.04		3.04

Total Principal Balance for Tax Years in Range: 6.08

BLQ: 300. 3.01 Tax Year: 2023 to 2024
Owner Name: UNKNOWN Property Location: HARTFORD RD

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	12.87	12.87	12.96	12.95	51.65
Payments:	0.00	0.00	0.00	0.00	0.00
Balance Adjust:	12.87-	12.87-	0.00	0.00	25.74-
Balance:	0.00	0.00	12.96	12.95	25.91

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						51.65		51.65
05/02/23	1	Adjustment	069			32272	11 KMM	12.87-	0.00	38.78
		23-R-108								
05/02/23	2	Adjustment	069			32272	12 KMM	12.87-	0.00	25.91
		23-R-108								

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	12.92	12.91	0.00	0.00	25.83
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	12.92	12.91	0.00	0.00	25.83

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						25.83		25.83

Total Principal Balance for Tax Years in Range: 51.74

BLQ: 301. 1.01 Tax Year: 2023 to 2024
Owner Name: UNKNOWN Property Location: MARNE HWY

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1.52	1.51	1.52	1.52	6.07
Payments:	0.00	0.00	0.00	0.00	0.00
Balance Adjust:	1.52-	1.51-	0.00	0.00	3.03-
Balance:	0.00	0.00	1.52	1.52	3.04

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
Description										
Original Billed										
05/02/23	1	Adjustment	069			32272	15 KMM	1.52-	0.00	4.55
23-R-108										
05/02/23	2	Adjustment	069			32272	16 KMM	1.51-	0.00	3.04
23-R-108										

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1.52	1.52	0.00	0.00	3.04
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	1.52	1.52	0.00	0.00	3.04

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
Description										
Original Billed										
								3.04		3.04

Total Principal Balance for Tax Years in Range: 6.08



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-98

REGULAR MEETING

APRIL 1, 2024

**RESOLUTION AMENDING RESOLUTION 24-R-41 SETTING THE ANNUAL
MEETING NOTICE**

WHEREAS, the Township, via Resolution 24-R-41, established the annual meeting dates and times; and

WHEREAS, based on scheduling conflicts the Township Council determined to amend the meeting schedule to move the June 18, 2024 meeting to June 11, 2024 at 6:00 p.m.; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that Resolution 24-R-41 and the annual meeting schedule included therein is amended to change the June 18, 2024 meeting date to Tuesday, June 11, 2024 at 6:00 p.m. The meeting will be conducted in person at 100 Mount Laurel Road, Mount Laurel, NJ 08054.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-99

REGULAR MEETING

APRIL 1, 2024

**RESOLUTION OF SUPPORT FROM MOUNT LAUREL TOWNSHIP COUNCIL
AUTHORIZING PARTICIPATION IN THE 2024 SUSTAINABLE JERSEY-
PSE&G ENERGY EFFICIENCY PARTNERSHIP PROGRAM**

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic, and social objectives are balanced and mutually supportive; and

WHEREAS, the Township of Mount Laurel strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, one of the purposes of Sustainable Jersey is to provide resources to municipalities to make progress on sustainability issues, and they have created the 2024 Sustainable Jersey-PSE&G Energy Efficiency Partnership Program to help increase energy efficiency for residents, businesses, and municipal facilities. This Program includes a Sustainable Jersey Start-up Grant funded by PSE&G in the amount of \$2,500 for first-time participants.

THEREFORE, the Mayor and Township Council of Mount Laurel has determined that Mount Laurel should apply for the aforementioned 2024 Sustainable Jersey-PSE&G Energy Efficiency Partnership Program and \$2,500 Start-up Grant.

THEREFORE, Mount Laurel Township, applying for the 2024 Sustainable Jersey-PSE&G Energy Efficiency Partnership Program, will provide staff support for all activities related to the Sustainable Jersey-PSE&G Energy Efficiency Partnership Program, including reaching out to residents and local businesses to help save energy and lower their utility bills, and encourage community members to take advantage of energy efficiency incentive programs; and will

- Identify one or more staff to serve as primary contacts for Sustainable Jersey for the projects selected
- Commit to attending a virtual kick-off event and other virtual trainings
- Provide support from relevant finance, facility, and other staff as needed for project implementation

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, authorizes submission of the aforementioned application to the 2024 Sustainable Jersey-PSE&G Energy Efficiency Partnership Program.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-100

REGULAR MEETING

April 1, 2024

**GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL
GRANT CYCLE JULY 1, 2024 TO JUNE 30, 2025**

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Township Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Burlington;

NOW, THEREFORE, BE IT RESOLVED by the Township of Mount Laurel, County of Burlington, State of New Jersey hereby recognizes the following:

1. The Township Council does hereby authorize submission of a strategic plan for the Mount Laurel Municipal Alliance grant for fiscal year 2025 in the amount of:

GCADA Grant	\$ 10,237.00
Cash Match	\$ 2,559.25
In-Kind	\$ 7,677.75
2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

APPROVED: _____

Fozia Janjua, Mayor

CERTIFICATION

I, Meredith Riculfy, Municipal Clerk of the Township of Mount Laurel, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council on this 1st day of April 2024.

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-101

REGULAR MEETING

APRIL 1, 2024

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR TAX OFFICE
COUNTERS THROUGH THE CAMDEN COUNTY EDUCATIONAL SERVICES
COMMISSION COOPERATIVE PRICING SYSTEM #66CCEPS**

WHEREAS, N.J.S.A. 40A:11-11 authorizes contracting units to establish a Cooperative Pricing Agreement for its administration; and

WHEREAS, the Camden County Educational Services Commission, hereinafter referred to as "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on April 8, 2019, the governing body of the Township of Mount Laurel, County of Burlington, State of New Jersey, authorized participation in the aforesaid Cooperative Pricing System for the provision and performance of goods and services.

WHEREAS, W.J. Gross, Inc., 495 Center Street, Sewell, NJ 08080, has been awarded a contract for General Construction Repairs, Specialty Trade & Carpentry Services for the period January 10, 2023 through January 10, 2026 by the Lead Agency as part of the Cooperative Purchasing Program; and

WHEREAS, the Township of Mount Laurel is desirous of participating with the Lead Agency for Tax Office Counters from the aforesaid vendor.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing for Tax Office Counters from W.J. Gross, Inc., 495 Center Street, Sewell, NJ 08080, in an amount not to exceed \$90,000.00.
2. This is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
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Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-102

REGULAR MEETING

APRIL 1, 2024

**AUTHORIZATION TO INSTALL A FENCE AND VINYL SIDED SHED WITHIN A
20' WIDE LANDSCAPE BUFFER EASEMENT AREA FOR BLOCK 402.01, LOT 11
2 Sheffield Court**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 402.01, Lot 11, 2 Sheffield Court and

WHEREAS, the property owner for Block 402.01, Lot 11, 2 Sheffield Court, has requested permission to install a fence and a vinyl sided shed within a 20' wide landscape buffer easement; and

WHEREAS, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced to utilize a 20' wide landscape buffer easement area subject to the recommendations of the Township Engineer and Township Planner; and

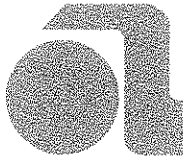
BE IT FURTHER RESOLVED, that after review and approval of said easement by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

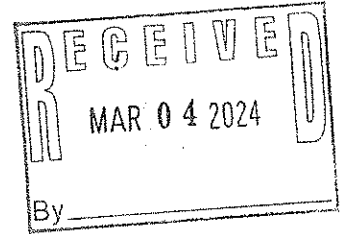
	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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

February 27, 2024



Ms. Carol Modugno, Deputy Clerk
Mount Laurel Township
750 Centerton Road
Mount Laurel, NJ 08054

RE: Mount Laurel Township
Larchmont Village II
Block 402.01, Lot 11
2 Sheffield Court
Tontaro License Agreement
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within Larchmont Village II. The parcel contains a 2-story single-family residential dwelling with associated improvements. A twenty-foot (20') wide landscape buffer traverses the applicant's rear yard property.

The applicant is proposing to install a fence to enclose the rear yard. The proposed fence location is shown at the rear and side yard property lines. Since the proposed fence location infringes upon the aforementioned easement, a License Agreement is necessary. Schedule A from the application Part II notes, "Remove buffer easement." A License Agreement does not remove the easement, it allows improvements within the easement.

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

1. Our review of the storm sewer, sanitary sewer and water as-built plans show no piping within the easement.
2. The existing trees within the buffer easement should be protected to prevent damage or removal during fence construction.
3. As the proposed fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.

- Consulting Engineers -

Civil * Structural * Mechanical * Electrical * Environmental * Planners

4. The existing vinyl siding shed is shown partially within the easement. Any approval of the License Agreement should include the shed.
5. The application does not note the height of the proposed fence. It should be noted that the maximum fence height permitted without obtaining a variance is six feet (6').
6. The fence should be installed to allow stormwater to run under the fence unobstructed.

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should, however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES



William R. Long, PE
Senior Associate

WRL/he

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Angela Tontaro (2 Sheffield Court, Mt. Laurel, NJ 08054)

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-103

REGULAR MEETING

APRIL 1, 2024

**AUTHORIZATION TO INSTALL A FENCE WITHIN A
10' WIDE UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 3
4 Sage Way**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 302.16, Lot 3, 4 Sage Way and

WHEREAS, the property owner for Block 302.16, Lot 3, 4 Sage Way, has requested permission to install a fence within a 10' wide utility easement; and

WHEREAS, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced to utilize a 10' wide utility easement area subject to the recommendations of the Township Engineer and Township Planner; and

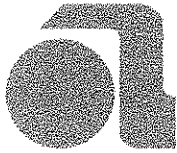
BE IT FURTHER RESOLVED, that after review and approval of said easement by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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

March 4, 2024

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

RE: Mount Laurel Township
Haddon Point
Block 302.16, Lot 3
4 Sage Way
Mandadi License Agreement
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within the Haddon Point development. The parcel contains a three-story residential dwelling with associated improvements. A ten foot (10') wide utility easement is located along the applicant's rear yard property line.

The applicant is proposing to install a white vinyl fence that encloses the rear yard. Since the proposed fence location may infringe upon the aforementioned easement, a License Agreement is necessary.

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

1. Our review of the storm sewer, sanitary sewer, and water as-builts show no piping in the easements.
2. Fencing is permitted within the utility easement.
3. As the proposed fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should, however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

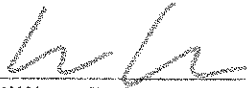
- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES



William R. Long, PE
Senior Associate

WRL/LM

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Srinath Mandadi (4 Sage Way, Mt. Laurel, NJ 08054)

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-104

REGULAR MEETING

APRIL 1, 2024

**AUTHORIZATION TO INSTALL A FENCE WITHIN A
10' WIDE UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 4
6 Sage Way**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 302.16, Lot 4, 6 Sage Way and

WHEREAS, the property owner for Block 302.16, Lot 4, 6 Sage Way, has requested permission to install a fence within a 10' wide utility easement; and

WHEREAS, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced to utilize a 10' wide utility easement area subject to the recommendations of the Township Engineer and Township Planner; and

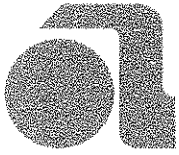
BE IT FURTHER RESOLVED, that after review and approval of said easement by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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

March 4, 2024

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

RE: Mount Laurel Township
Haddon Point
Block 302.16, Lot 4
6 Sage Way
Anugu License Agreement
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within the Haddon Point development. The parcel contains a three-story residential dwelling with associated improvements. A ten foot (10') wide utility easement is located along the applicant's rear yard property line.

The applicant is proposing to install a white vinyl fence that encloses the rear yard. Since the proposed fence location may infringe upon the aforementioned easement, a License Agreement is necessary.

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

1. Our review of the storm sewer, sanitary sewer, and water as-builts show no piping in the easements.
2. Fencing is permitted within the utility easement.
3. As the proposed fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should, however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

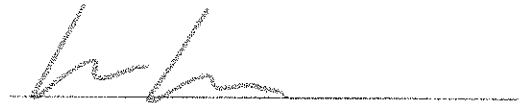
- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES

A handwritten signature in dark ink, appearing to read 'W. Long', is written over a horizontal line.

William R. Long, PE
Senior Associate

WRL/LM

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Akshay Kumar Anugu (6 Sage Way, Mt. Laurel, NJ 08054)

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-105

REGULAR MEETING

APRIL 1, 2024

**AUTHORIZATION TO INSTALL A FENCE WITHIN A
10' WIDE UTILITY EASEMENT AREA FOR BLOCK 302.16, LOT 7
12 Sage Way**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 302.16, Lot 7, 12 Sage Way and

WHEREAS, the property owner for Block 302.16, Lot 7, 12 Sage Way, has requested permission to install a fence within a 10' wide utility easement; and

WHEREAS, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced to utilize a 10' wide utility easement area subject to the recommendations of the Township Engineer and Township Planner; and

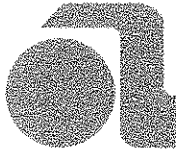
BE IT FURTHER RESOLVED, that after review and approval of said easement by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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

March 4, 2024

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

RE: Mount Laurel Township
Haddon Point
Block 302.16, Lot 7
12 Sage Way
Gudapati License Agreement
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within the Haddon Point development. The parcel contains a three-story residential dwelling with associated improvements. A ten foot (10') wide utility easement is located along the applicant's rear yard property line.

The applicant is proposing to install a white vinyl fence that encloses the rear yard. Since the proposed fence location may infringe upon the aforementioned easement, a License Agreement is necessary.

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

1. Our review of the storm sewer, sanitary sewer, and water as-builts show no piping in the easements.
2. Fencing is permitted within the utility easement.
3. As the proposed fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should, however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

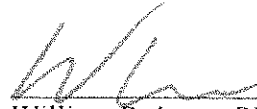
- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES



William R. Long, PE
Senior Associate

WRL/LM

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Jaya Rah Gudapati (12 Sage Way, Mt. Laurel, NJ 08054)

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-106

REGULAR MEETING

APRIL 1, 2024

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

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 302.16, Lot 8, 14 Sage Way and

WHEREAS, the property owner for Block 302.16, Lot 8, 14 Sage Way, has requested permission to install a fence within a 10' wide utility easement; and

WHEREAS, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced to utilize a 10' wide utility easement area subject to the recommendations of the Township Engineer and Township Planner; and

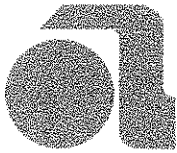
BE IT FURTHER RESOLVED, that after review and approval of said easement by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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

March 4, 2024

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

RE: Mount Laurel Township
Haddon Point
Block 302.16, Lot 8
14 Sage Way
Vemareddy License Agreement
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within the Haddon Point development. The parcel contains a three-story residential dwelling with associated improvements. A ten foot (10') wide utility easement is located along the applicant's rear yard property line.

The applicant is proposing to install a white vinyl fence that encloses the rear yard. Since the proposed fence location may infringe upon the aforementioned easement, a License Agreement is necessary.

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

1. Our review of the storm sewer, sanitary sewer, and water as-builts show no piping in the easements.
2. Fencing is permitted within the utility easement.
3. As the proposed fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should, however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

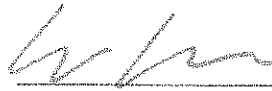
- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES

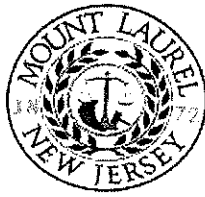


William R. Long, PE
Senior Associate

WRL/LM

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Saikishore Vemareddy (14 Sage Way, Mt. Laurel, NJ 08054)

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-107

REGULAR MEETING

APRIL 1, 2024

AWARD THIRD PARTY ELEVATOR INSPECTIONS

WHEREAS, the Township Council advertised for bids to be received on Thursday, March 28, 2024 at 10:00 a.m. prevailing time for third party elevator inspections for the Township of Mount Laurel in accordance with specifications prepared for this purpose; and

WHEREAS, bids were received and duly opened and read by the Township Purchasing Agent:

GS Elevator Inspections LLC – Receive 88% of Mount Laurel Fees

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the bid for third party elevator inspections be awarded to GS Elevator Inspections LLC, 315 Raleigh Ave, Cape May Court House, NJ 08210.

BE IT FURTHER RESOLVED, that the term of this contract is one (1) year, April 1, 2024 to March 31, 2025, with two (2) one-year extension options.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-108

REGULAR MEETING

APRIL 1, 2024

**MOUNT LAUREL TOWNSHIP RESOLUTION
AUTHORIZING RELEASE OF PERFORMANCE
GUARANTEE FOR JEFFERSON PLACE, LLC
BLOCK 304.05, LOT 1, SP #7976B**

WHEREAS, the Township has received a request for the release of the performance guarantee that was previously posted in connection with the above-referenced project; and

WHEREAS, by report dated March 14, 2024, attached hereto and made a part hereof, the Township Engineer has advised that the required improvements for the project were installed and are in satisfactory condition and has recommended that the performance guarantee in place for the project be released; and

WHEREAS, the Township Engineer has further advised that since the project involves a private site, a maintenance bond is not required; and

WHEREAS, developer is required to pay all taxes, fees and required escrow deposits, which may be due and owing prior to the release of the performance guarantee.

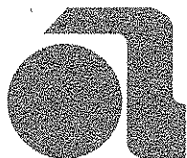
NOW, THEREFORE, BE IT RESOLVED, on this 1st day of April, 2024, by the Township Council of the Township of Mount Laurel, County of Burlington, and State of New Jersey, that, as recommended by the Township Engineer, the performance guarantee in place for Jefferson Place, LLC, Block 304.05, Lot 1, SP #7976B is released.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

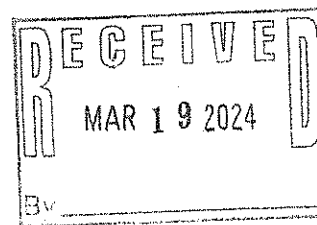
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

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



March 14, 2024

Ms. Meredith Riculfy, Manager/Township Clerk
Mount Laurel Township
750 Centerton Road
Mount Laurel, NJ 08054

RE: SP #7976B
Mount Laurel Township Planning Board
Jefferson Place, LLC
Block 304.05, Lot 1
**Performance Guarantee Release
Recommendation**
Our File No. M-0177-0976-00B

Dear Meredith:

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

Based on the above, we recommend that the performance guarantee in place for this project be released. A copy of the performance guarantee is enclosed for your information. The developer shall pay all taxes, fees and required escrow deposits which may be due and owing prior to release of the Performance Guarantee. Since this is a private site, a maintenance bond is not required.

Please advise Council to pass a resolution authorizing the same for the next meeting.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Should you have any questions or require additional information, please contact our office.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES



William R. Long, PE HLE
Senior Associate

WRL/he
Enclosure

cc: Carol Modugno, Deputy Clerk, Mount Laurel Township
Patricia Hochreiter, Secretary, Mount Laurel Township Planning Board
Nick Recupero, Brookfield Properties (via email: Nicholas.recupero@bpapartments.com)
Drew Chapman, Senior VP, Partner (1420 Spring Hill Road,
Suite 420, McLean, VA 22102)
Alaimo Field Services Department

THE ALAIMO GROUP 263 High Street Mount Holly, NJ 08060	IMPROVEMENT BOND ESTIMATE	Date: 6/15/2017 Original Bond Amount: \$5,850,988.95 Reduction No.: 2 Reduction Date: 3/21/2019
MUNICIPALITY Mount Laurel Township 100 North Mount Laurel Road, Mount Laurel, NJ 08054	PROJECT: Name: Signature Place @ Mt. Laurel (Apartments) Proj. No.: M-0177-0976-00B	
APPLICANT Chase Partners Mt. Laurel, LLC Clark Hamilton, Managing Member 6109 Avalon Court, Suite 100	Estimated by: BEE Checked by: WRL	

(1) ITEM NO	(2) DESCRIPTION	(3) QTY	(4) UNIT PRICE	(5) COST OF INSTALLATION	(6) WORK COMP (%)	(7) COST REDUCT (5)/(6)	(8) COST BAL. (5)-(7)
1	SOIL EROSION & SEDIMENT CONTROL DEVICES						
a.	Silt Fence	5880 LF	\$2.30	\$13,524.00	70%	\$9,466.80	\$4,057.20
b.	Inlet Protection	119 UN	\$104.00	\$12,376.00	70%	\$8,663.20	\$3,712.80
c.	Construction Entrance	1 UN	\$2,164.00	\$2,164.00	70%	\$1,514.80	\$649.20
d.	Soil Erosion and Sediment Control, Non-Municipal Property	6 AC	\$2,779.00	\$16,674.00	70%	\$11,671.80	\$5,002.20
2	PAVING						
a.	Hot Mix Asphalt Surface Course (1-5), 2" Thick	25975 SY	\$8.10	\$210,397.50	10%	\$21,039.75	\$189,357.75
b.	Bituminous Stabilized Base Course (1-2), 4" Thick	25975 SY	\$21.90	\$568,852.50	70%	\$398,196.75	\$170,655.75
c.	Dense Graded Aggregate, 6" Thick	25975 SY	\$12.70	\$329,882.50	70%	\$230,917.75	\$98,964.75
3	CONCRETE						
a.	Concrete Bumper Block, Pinned	136 UN	\$75.20	\$10,227.20	25%	\$2,556.80	\$7,670.40
b.	Granite Block Curb	17000 LF	\$24.30	\$413,100.00	70%	\$289,170.00	\$123,930.00
c.	Concrete Control Monuments	4 UN	\$278.00	\$1,112.00	100%	\$1,112.00	\$0.00
d.	ADA Ramps	54 UN	\$1,609.00	\$86,886.00	30%	\$26,065.80	\$60,820.20
4	SIDEWALK						
a.	Concrete Sidewalk (New), 4" Thick	36770 SF	\$7.70	\$283,129.00	30%	\$84,938.70	\$198,190.30
b.	Dense Graded Aggregate, 4" Thick	4085 SY	\$9.60	\$39,216.00	30%	\$11,764.80	\$27,451.20
5	STRIPING & SIGNAGE						
a.	Striping, Parking Lot, 4" Wide	10960 LF	\$0.80	\$8,768.00	15%	\$1,315.20	\$7,452.80
b.	Striping, Pavement, 4" Wide	7115 LF	\$0.90	\$6,403.50	15%	\$960.53	\$5,442.98
c.	24" Wide Stop Bar	195 LF	\$5.40	\$1,053.00	15%	\$157.95	\$895.05
d.	Traffic Control Signs	128 UN	\$194.00	\$24,832.00	15%	\$3,724.80	\$21,107.20
e.	Traffic Arrow - Painted	86 UN	\$129.00	\$11,094.00	15%	\$1,664.10	\$9,429.90
f.	Pavement Markings	18 UN	\$250.00	\$4,500.00	15%	\$675.00	\$3,825.00
g.	Handicap Parking, Painting and Sign	46 UN	\$166.20	\$7,645.20	15%	\$1,146.78	\$6,498.42
6	STORM SYSTEM						
a.	4" HDPE	1350 LF	\$8.00	\$10,800.00	70%	\$7,560.00	\$3,240.00
b.	6" HDPE	415 LF	\$17.00	\$7,055.00	70%	\$4,938.50	\$2,116.50
c.	8" HDPE	7280 LF	\$22.00	\$160,160.00	70%	\$112,112.00	\$48,048.00
d.	10" HDPE	850 LF	\$32.00	\$27,200.00	70%	\$19,040.00	\$8,160.00
e.	12" HDPE	5 LF	\$37.00	\$185.00	70%	\$129.50	\$55.50
f.	HDPE Pipe, 15"	845 LF	\$47.60	\$40,222.00	70%	\$28,155.40	\$12,066.60
g.	Reinforced Concrete Pipe, 15"	1460 LF	\$80.00	\$116,800.00	70%	\$81,760.00	\$35,040.00
h.	Reinforced Concrete Pipe, 15" (Class IV)	510 LF	\$80.20	\$40,902.00	70%	\$28,631.40	\$12,270.60
i.	Reinforced Concrete Pipe, 15" (Class V)	770 LF	\$80.30	\$61,831.00	70%	\$43,281.70	\$18,549.30
j.	HDPE Pipe, 18"	1130 LF	\$57.40	\$64,862.00	70%	\$45,403.40	\$19,458.60
k.	Reinforced Concrete Pipe, 18"	445 LF	\$81.90	\$36,445.50	70%	\$25,511.85	\$10,933.65
l.	Reinforced Concrete Pipe, 18" (Class IV)	345 LF	\$93.80	\$32,361.00	70%	\$22,652.70	\$9,708.30
m.	Reinforced Concrete Pipe, 18" (Class V)	105 LF	\$94.00	\$9,870.00	70%	\$6,909.00	\$2,961.00
n.	HDPE Pipe, 24"	1415 LF	\$85.20	\$120,558.00	70%	\$84,390.60	\$36,167.40
o.	Reinforced Concrete Pipe, 24"	495 LF	\$118.00	\$58,410.00	70%	\$40,887.00	\$17,523.00
p.	Reinforced Concrete Pipe, 24" (Class IV)	65 LF	\$153.00	\$9,945.00	70%	\$6,961.50	\$2,983.50
q.	HDPE Pipe, 30"	395 LF	\$128.00	\$50,560.00	70%	\$35,392.00	\$15,168.00
r.	Reinforced Concrete Pipe, 30"	580 LF	\$154.00	\$89,320.00	70%	\$62,524.00	\$26,796.00
s.	Reinforced Concrete Pipe, 30" (Class IV)	325 LF	\$199.00	\$64,675.00	70%	\$45,272.50	\$19,402.50
t.	Reinforced Concrete Pipe, 36"	345 LF	\$232.00	\$80,040.00	70%	\$56,028.00	\$24,012.00
7	STORM INLETS & MANHOLES						
a.	Type "A" Inlet, 0' - 6' Deep	31 UN	\$2,421.00	\$75,051.00	70%	\$52,535.70	\$22,515.30
b.	Type "B" Inlet, 0' - 6' Deep	49 UN	\$2,603.00	\$127,547.00	70%	\$89,282.90	\$38,264.10
c.	Type "B" Inlet, 6' - 8' Deep	1 UN	\$3,316.00	\$3,316.00	70%	\$2,321.20	\$994.80
d.	Type "E" Inlet, 0' - 6' Deep	21 UN	\$3,164.00	\$66,444.00	70%	\$46,510.80	\$19,933.20
e.	4' Diameter Doghouse Manhole (0'-6')	10 UN	\$3,824.00	\$38,240.00	70%	\$26,768.00	\$11,472.00
f.	5' Diameter Doghouse Manhole (0'-6')	2 UN	\$5,602.00	\$11,204.00	70%	\$7,842.80	\$3,361.20
g.	6' Diameter Doghouse Manhole (6'-8')	1 UN	\$9,420.00	\$9,420.00	70%	\$6,594.00	\$2,826.00

THE ALAIMO GROUP 200 High Street Mount Holly, NJ 08060	IMPROVEMENT BOND ESTIMATE	Date: 6/15/2017
		Original Bond Amount: \$5,850,988.95
		Reduction No.: 2
		Reduction Date: 3/21/2019
MUNICIPALITY Mount Laurel Township 100 North Mount Laurel Road, Mount Laurel, NJ 08054	PROJECT: Name: Signature Place @ Mt. Laurel (Apartments) Proj. No.: M-0177-0976-00B	
APPLICANT Chase Partners Mt. Laurel, LLC Clark Hamilton, Managing Member 6109 Avalon Court, Suite 100	Estimated by: BEE Checked by: WRL	

(1) ITEM NO	(2) DESCRIPTION	(3) QTY	(4) UNIT PRICE	(5) COST OF INSTALLATION	(6) WORK COMP (%)	(7) COST REDUCT (5)(6)	(8) COST BAL. (5)-(7)
8	MISCELLANEOUS STORM SEWER						
a.	Basin Outlet Structure, (Type E)	1 UN	\$6,947.00	\$6,947.00	70%	\$4,862.90	\$2,084.10
b.	Headwall, 30"	1 UN	\$4,591.00	\$4,591.00	70%	\$3,213.70	\$1,377.30
c.	Headwall, 36"	1 UN	\$5,833.00	\$5,833.00	70%	\$4,083.10	\$1,749.90
d.	Anti-Seep Collar	2 UN	\$348.00	\$696.00	70%	\$487.20	\$208.80
e.	6" Thick Rip Rap	30 SY	\$50.50	\$1,515.00	70%	\$1,060.50	\$454.50
f.	8" Thick Scourhole	20 SY	\$62.60	\$1,252.00	70%	\$876.40	\$375.60
g.	Subbase Outlet Drain	38 UN	\$417.00	\$15,846.00	0%	\$0.00	\$15,846.00
h.	12" Drain Basin	60 UN	\$750.00	\$45,000.00	0%	\$0.00	\$45,000.00
i.	Basin Excavation (On-Site Spoil)	15705 CY	\$11.10	\$174,325.50	0%	\$0.00	\$174,325.50
j.	Aerater Fountains	3 UN	\$2,500.00	\$7,500.00	0%	\$0.00	\$7,500.00
9	MISCELLANEOUS STRUCTURES						
a.	Wood - Split Rail, 48" High	1685 LF	\$14.60	\$24,601.00	50%	\$12,300.50	\$12,300.50
b.	Wood - Split Rail, Gate	1 UN	\$208.00	\$208.00	50%	\$104.00	\$104.00
c.	Timber Guiderail	350 LF	\$24.95	\$8,732.50	50%	\$4,366.25	\$4,366.25
d.	Block Retaining Wall	7150 SF	\$20.00	\$143,000.00	60%	\$85,800.00	\$57,200.00
e.	Bike Rack	2 UN	\$300.00	\$600.00	0%	\$0.00	\$600.00
10	BASIN ACCESS DRIVE						
a.	Geo-Blocks	180 SY	\$13.90	\$2,502.00	0%	\$0.00	\$2,502.00
b.	Dense Graded Aggregate, 12" Thick	180 SY	\$21.60	\$3,888.00	0%	\$0.00	\$3,888.00
11	LIGHTING						
a.	Single, 48.5 Watt LED, 12' High	21 UN	\$950.00	\$19,950.00	20%	\$3,990.00	\$15,960.00
b.	Single, 74.5 Watt LED, 12' High	58 UN	\$1,220.00	\$70,760.00	20%	\$14,152.00	\$56,608.00
c.	Single, 74.9 Watt LED, 12' High	3 UN	\$1,220.00	\$3,660.00	20%	\$732.00	\$2,928.00
d.	Single, 75.5 Watt LED, 12' High	86 UN	\$1,270.00	\$109,220.00	20%	\$21,844.00	\$87,376.00
e.	Single, 75.6 Watt LED, 12' High	62 UN	\$1,270.00	\$78,740.00	20%	\$15,748.00	\$62,992.00
f.	Single, 132.45 Watt LED, 12' High	4 UN	\$1,520.00	\$6,080.00	20%	\$1,216.00	\$4,864.00
g.	Single, 132.49 Watt LED, 12' High	6 UN	\$1,520.00	\$9,120.00	20%	\$1,824.00	\$7,296.00
12	LANDSCAPING						
a.	Deciduous Trees	179 UN	\$486.00	\$86,994.00	10%	\$8,699.40	\$78,294.60
b.	Coniferous Trees	218 UN	\$395.00	\$86,110.00	10%	\$8,611.00	\$77,499.00
c.	Shrubs	1720 UN	\$73.00	\$125,560.00	10%	\$12,556.00	\$113,004.00
d.	Topsoil, Fertilize, and Seed	100000 SY	\$3.00	\$300,000.00	10%	\$30,000.00	\$270,000.00
e.	Perennials	1694 UN	\$15.00	\$25,410.00	0%	\$0.00	\$25,410.00
Cost of Installation				\$4,833,900.90			
Cost of Improvement (Cost of Installation x 120%)				\$5,800,681.08			
As-Built ((6+7+8)*3%)				1 LS	\$50,307.87	\$50,307.87	
Total Bond Amount (Cost of Improvement + Street Lights)						\$5,850,988.95	
Inspection Escrow (Cost of Improvements x 5%)						\$241,695.05	
Total Reduction						\$2,332,646.71	
Estimate Balance							\$2,501,254.20
Bond Balance (Estimate Balance x 120%)							\$3,001,505.03
Minimum Bond Amount (See Note 1)							\$1,755,296.69

NOTES:

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



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-109

REGULAR MEETING

APRIL 1, 2024

**GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES
EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "ENFORCEMENT GUIDANCE ON
THE CONSIDERATION OF ARREST AND CONVICTION RECORDS IN EMPLOYMENT
DECISIONS UNDER TITLE VII OF THE CIVIL RIGHTS ACT OF 1964"**

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," as amended, 42 U.S.C. 2000e et seq., (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Mount Laurel hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

**I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE
MEETING HELD ON APRIL 1, 2024.**

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-110

REGULAR MEETING

APRIL 1, 2024

2024 LOCAL MUNICIPAL BUDGET FOR THE TOWNSHIP OF MOUNT LAUREL

BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the statement of appropriations and revenues as submitted to the State of New Jersey, Department of Community Affairs will constitute the Local Municipal Budget for the year 2024; and

BE IT FURTHER RESOLVED, that said budget be published in the official newspaper of the Township of Mount Laurel, Burlington County, in the issue of April 11, 2024 and a public hearing on the budget is to be held in the Courtroom of the Mount Laurel Municipal Center, 100 Mount Laurel Road, Mount Laurel, NJ on May 6, 2024 at 6:00 p.m. prevailing time; and

BE IT FINALLY RESOLVED, that said publication and the public hearing on the 2024 budget shall include the Capital Budget as required by the Director of the Division of Local Government Services of the State of New Jersey and that certified copies of the Municipal Budget be forwarded to the Director of the Division of Local Government Services.

BE IT FINALLY RESOLVED, that the Mayor and Council of Mount Laurel Township, Burlington County, hereby introduce the 2024 Municipal Budget on April 1, 2024.

This resolution was adopted at a meeting of the Township Council held on April 1, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2024-5

ORDINANCE FOR ADOPTION OF THE FLOODPLAIN MANAGEMENT REGULATIONS OF MOUNT LAUREL TOWNSHIP

AN ORDINANCE BY THE TOWNSHIP COUNCIL AMENDING THE MOUNT LAUREL TOWNSHIP CODE OF ORDINANCES TO REPEAL ORDINANCE 2017-19; TO ADOPT A NEW ORDINANCE 2024-5; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of Mount Laurel Township and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the Mount Laurel Township was accepted for participation in the National Flood Insurance Program on March 2, 1981 and the Township Council desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation; and

WHEREAS, the Mount Laurel Township is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the Mount Laurel Township is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

WHEREAS, the Mount Laurel Township is required, pursuant to N.J.S.A. 58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).

NOW, THEREFORE, BE IT ORDAINED by the Township Council of Mount Laurel Township that the following floodplain management regulations are hereby adopted.

SECTION 1. RECITALS.

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2. These regulations specifically repeal and replace the following ordinance(s) and regulation(s): Chapter 83 Flood Damage Prevention, Chapter 124 Site Plan Review, Chapter 138 Subdivision of Land, Chapter 154 Zoning

SECTION 101 SCOPE AND ADMINISTRATION

101.1 Title. These regulations, in combination with the flood provisions of the Uniform Construction Code (UCC) N.J.A.C. 5:23 (hereinafter "Uniform Construction Code," consisting of the Building Code, Residential Code, Rehabilitation Subcode, and related codes, and the New Jersey Flood Hazard Area Control Act (hereinafter "FHACA"), N.J.A.C. 7:13, shall be known as the *Floodplain Management Regulations of Mount Laurel Township* (hereinafter "these

regulations").

101.2 Scope. These regulations, in combination with the flood provisions of the Uniform Construction Code and FHACA shall apply to all proposed development in flood hazard areas established in Section 102 of these regulations.

101.3 Purposes and objectives. The purposes and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:

- (1) Protect human life and health.
- (2) Prevent unnecessary disruption of commerce, access, and public service during times of flooding.
- (3) Manage the alteration of natural floodplains, stream channels and shorelines;
- (4) Manage filling, grading, dredging and other development which may increase flood damage or erosion potential.
- (5) Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
- (6) Contribute to improved construction techniques in the floodplain.
- (7) Minimize damage to public and private facilities and utilities.
- (8) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
- (9) Minimize the need for rescue and relief efforts associated with flooding.
- (10) Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
- (11) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
- (12) Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22.

101.4 Coordination with Building Codes. Pursuant to the requirement established in N.J.A.C. 5:23, the Uniform Construction Code, that the Mount Laurel Township administer and enforce the State building codes, the Township Council of Mount Laurel Township does hereby acknowledge that the Uniform Construction Code contains certain provisions that apply to the design and construction of buildings and structures in flood hazard areas. Therefore, these regulations are intended to be administered and enforced in conjunction with the Uniform Construction Code.

101.5 Ordinary Building Maintenance and Minor Work. Improvements defined as ordinary building maintenance and minor work projects by the Uniform Construction Code including non-structural replacement-in-kind of windows, doors, cabinets, plumbing fixtures, decks, walls, partitions, new flooring materials, roofing, etc. shall be evaluated by the Floodplain Administrator through the floodplain development permit to ensure compliance with the Substantial Damage and Substantial Improvement Section 103.14 of this ordinance.

101.6 Warning. The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these regulations does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage.

101.7 Other laws. The provisions of these regulations shall not be deemed to nullify any provisions of local, State, or Federal law.

101.8 Violations and Penalties for Noncompliance. No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a violation under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1)

or more of the following: a fine of not more than \$1250, imprisonment for a term not exceeding ninety(90) days or a period of community service not exceeding 90 days.

Each day in which a violation of an ordinance exists shall be considered to be a separate and distinct violation subject to the imposition of a separate penalty for each day of the violation as the Court may determine except that the owner will be afforded the opportunity to cure or abate the condition during a 30 day period and shall be afforded the opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30 day period, a fine greater than \$1250 may be imposed if the court has not determined otherwise, or if upon reinspection of the property, it is determined that the abatement has not been substantially completed.

Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

101.8.1 Solid Waste Disposal in a Flood Hazard Area. Any person who has unlawfully disposed of solid waste in a floodway or floodplain who fails to comply with this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$2500 or up to a maximum penalty by a fine not exceeding \$10,000 under N.J.S.A. 40:49-5.

101.9 Abrogation and greater restrictions. These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal or abrogate any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

SECTION 102 APPLICABILITY

102.1 General. These regulations, in conjunction with the Uniform Construction Code, provide minimum requirements for development located in flood hazard areas, including the subdivision of land and other developments; site improvements and installation of utilities; placement and replacement of manufactured homes; placement of recreational vehicles; new construction and alterations, repair, reconstruction, rehabilitation or additions of existing buildings and structures; substantial improvement of existing buildings and structures, including repair of substantial damage; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; and certain building work exempt from permit under the Uniform Construction Code; and other buildings and development activities.

102.2 Establishment of Flood Hazard Areas. The Mount Laurel Township was accepted for participation in the National Flood Insurance Program on March 2, 1981

The National Flood Insurance Program (NFIP) floodplain management regulations encourage that all Federal, State, and Local regulations that are more stringent than the minimum NFIP standards take precedence in permitting decisions. The FHACA requires that the effective Flood Insurance Rate Map, most recent preliminary FEMA mapping and flood studies, and Department delineations be compared to determine the most restrictive mapping. The FHACA also regulates unstudied flood hazard areas in watersheds measuring 50 acres or greater in size and most riparian zones in New Jersey. Because of these higher standards, the regulated flood hazard area in New Jersey may be more expansive and more restrictive than the FEMA Special Flood Hazard Area. Maps and studies that establish flood hazard areas are on file at the Mount Laurel Township Municipal Building, located at 750 Centerton Road, Mount Laurel, NJ 08054.

The following sources identify flood hazard areas in this jurisdiction and must be considered when determining the Best Available Flood Hazard Data Area:

- 1) **Effective Flood Insurance Study.** Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "Flood Insurance Study Burlington County, New Jersey (All Jurisdictions)" dated August 28, 2019 and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table 102.2(1) whose top level document (appendix map) effective date is August 28, 2019 are hereby adopted by reference.

Table 102.2(1)

Map Panel #	Effective Date	Suffix	Map Panel #	Effective Date	Suffix
34005C0119	12/21/2017	F	34005C0237	12/21/2017	F
34005C0229	12/21/2017	F	34005C0241	12/21/2017	F
34005C0231	12/21/2017	F	34005C0242	12/21/2017	F
34005C0232	8/28/2019	G	34005C0251	12/21/2017	F
34005C0233	12/21/2017	F	34005C0253	12/21/2017	F
34005C0234	8/28/2019	G	34005C0261	12/21/2017	F
34005C0236	12/21/2017	F			

- 2) **Federal Best Available Information.** Mount Laurel Township shall utilize Federal flood information as listed in the table below that provides more detailed hazard information, higher flood elevations, larger flood hazard areas, and results in more restrictive regulations. This information may include but is not limited to preliminary flood elevation guidance from FEMA (such as Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM). Additional Federal Best Available studies issued after the date of this ordinance must also be considered. These studies are listed on FEMA's Map Service Center. This information shall be used for floodplain regulation purposes only.

Table 102.2(2)

Map Panel #	Preliminary Date	Map Panel #	Preliminary Date
None as of the date of this ordinance			

- 3) **Other Best Available Data.** Mount Laurel Township shall utilize high water elevations from flood events, groundwater flooding areas, studies by federal or state agencies, or other information deemed appropriate by Mount Laurel Township. Other "best available information" may not be used which results in less restrictive flood elevations, design standards, or smaller flood hazard areas than the sources described in Section 102.2 (1) and (2), above. This information shall be used for floodplain regulation purposes only.
- 4) **State Regulated Flood Hazard Areas.** For State regulated waters, the NJ Department of Environmental Protection (NJDEP) identifies the flood hazard area as the land, and the space above that land, which lies below the "Flood Hazard Area Control Act Design Flood Elevation", as defined in Section 201, and as described in the New Jersey Flood Hazard Area Control Act at N.J.A.C. 7:13. A FHACA flood hazard area exists along every regulated water that has a drainage area of 50 acres or greater. Such area may extend beyond the boundaries of the Special Flood Hazard Areas (SFHAs) as identified by FEMA. The following is a list of New Jersey State studied waters in this community under the FHACA, and their respective map identification numbers.

Table 102.2(3) List of State Studied Waters

Name of Studied Water	File Name	Map Number
South Branch Pennsauken Creek	M0000094p	14P
Masons Creek	M0000166p	06P

Masons Creek	M0000167p	05P
South Branch Rancocas Creek	M0000169p	03P
North Branch Rancocas Creek	M0000171p	01P
North Branch Rancocas Creek	M0000196p	02P
Rancocas Creek	M0000197p	01P
Rancocas Creek	M0000211p	02P
South Branch Pennsauken Creek	M0000002	SBPC-1, 68
Masons Creek	M0000010	M-2, 27
Masons Creek	M0000011	M-1, 22
South Branch Rancocas Creek, Masons Creek	M0000051	SBRC-1, 23
North Branch Rancocas Creek, South Branch Rancocas Creek	M0000071	NBRC-1, 16
Rancocas Creek, North Branch Rancocas Creek, South Branch Rancocas Creek	M0000077	RC-6, 15
Rancocas Creek	M0000078	RC-5, 14
Rancocas Creek	M0000079	RC-4, 13

102.3 Establishing the Local Design Flood Elevation (LDFE).

The Local Design Flood Elevation (LDFE) is established in the flood hazard areas determined in Section 102.2, above, using the best available flood hazard data sources, and the Flood Hazard Area Control Act minimum Statewide elevation requirements for lowest floors in A, Coastal A, and V zones, ASCE 24 requirements for critical facilities as specified by the building code, plus additional freeboard as specified by this ordinance.

At a minimum, the Local Design Flood Elevation shall be as follows:

- 1) For a delineated watercourse, the elevation associated with the Best Available Flood Hazard Data Area determined in Section 102.2, above plus one foot or as described by N.J.A.C. 7:13 of freeboard; or
- 2) For any undelineated watercourse (where mapping or studies described in 102.2 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:
 - a. A copy of an unexpired NJDEP Flood Hazard Area Verification plus one foot of freeboard and any additional freeboard as required by ASCE 24; or
 - b. A determination of the Flood Hazard Area Design Flood Elevation using Method 5 or Method 6 (as described in N.J.A.C. 7:13) plus one foot of freeboard and any additional freeboard as required by ASCE 24. Any determination using these methods must be sealed and submitted according to Section 105.2-3.
- 3) AO Zones – For Zone AO areas on the municipality's FIRM (or on preliminary flood elevation guidance from FEMA), the Local Design Flood Elevation is determined from the FIRM panel as the highest adjacent grade plus the depth number specified plus one foot of freeboard. If no depth number is specified, the Local Design Flood Elevation is three (3) feet above the highest adjacent grade.
- 4) Class IV Critical Facilities - For any proposed development of new and substantially improved Flood Design Class IV Critical Facilities, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 2 feet of freeboard in accordance with ASCE 24.
- 5) Class III Critical Facilities - For proposed development of new and substantially improved Flood Design Class III Critical Facilities in coastal high hazard areas, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 1 foot of freeboard in accordance with ASCE 24.

SECTION 103 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

103.1 Floodplain Administrator Designation. The Township Engineer is designated the Floodplain Administrator. The Floodplain Administrator shall have the authority to delegate performance of certain duties to other employees.

103.2 General. The Floodplain Administrator is authorized and directed to administer the provisions of these regulations. The Floodplain Administrator shall have the authority to render interpretations of these regulations consistent with the intent and purpose of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Section 107 of these regulations.

103.3 Coordination. The Floodplain Administrator shall coordinate with the Construction Official to administer and enforce the flood provisions of the Uniform Construction Code.

103.4 Duties. The duties of the Floodplain Administrator shall include but are not limited to

- (1) Review all permit applications to determine whether proposed development is located in flood hazard areas established in Section 102 of these regulations.
- (2) Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.
- (3) Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
- (4) Determine whether additional flood hazard data shall be obtained or developed.
- (5) Review required certifications and documentation specified by these regulations and the building code to determine that such certifications and documentations are complete.
- (6) Establish, in coordination with the Construction Official, written procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 103.14 of these regulations.
- (7) Coordinate with the Construction Official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
- (8) Review requests submitted to the Construction Official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the Uniform Construction code to determine whether such requests require consideration as a variance pursuant to Section 107 of these regulations.
- (9) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps when the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available.
- (10) Require applicants who propose alteration of a watercourse to notify adjacent jurisdictions and the NJDEP Bureau of Flood Engineering, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).
- (11) Inspect development in accordance with Section 106 of these regulations and inspect flood hazard areas to determine if development is undertaken without issuance of permits.
- (12) Prepare comments and recommendations for consideration when applicants seek variances in accordance with Section 107 of these regulations.
- (13) Cite violations in accordance with Section 108 of these regulations.
- (14) Notify the Federal Emergency Management Agency when the corporate boundaries of Mount Laurel Township have been modified.
- (15) Permit Ordinary Maintenance and Minor Work in the regulated areas discussed in Section 102.2.

103.5 Use of changed technical data. The Floodplain Administrator and the applicant shall not use changed flood hazard area boundaries or base flood elevations for proposed buildings or developments unless the Floodplain Administrator or applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) revision and has

received the approval of the Federal Emergency Management Agency. A revision of the effective FIRM does not remove the related feature(s) on a flood hazard area delineation that has been promulgated by the NJDEP. A separate application must be made to the State pursuant to N.J.A.C. 7:13 for revision of a flood hazard design flood elevation, flood hazard area limit, floodway limit, and/or other related feature.

103.6 Other permits. It shall be the responsibility of the Floodplain Administrator to assure that approval of a proposed development shall not be given until proof that necessary permits have been granted by Federal or State agencies having jurisdiction over such development, including Section 404 of the Clean Water Act. In the event of conflicting permit requirements, the Floodplain Administrator must ensure that the most restrictive floodplain management standards are reflected in permit approvals.

103.7 Determination of Local Design Flood Elevations. If design flood elevations are not specified, the Floodplain Administrator is authorized to require the applicant to:

- (1) Obtain, review, and reasonably utilize data available from a Federal, State, or other source, or
- (2) Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a licensed professional engineer. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

It shall be the responsibility of the Floodplain Administrator to verify that the applicant's proposed Best Available Flood Hazard Data Area and the Local Design Flood Elevation in any development permit accurately applies the best available flood hazard data and methodologies for determining flood hazard areas and design elevations described in 102.2 and 102.3 respectively. This information shall be provided to the Construction Official and documented according to Section 103.15.

103.8 Requirement to submit new technical data. Base Flood Elevations may increase or decrease resulting from natural changes (e.g. erosion, accretion, channel migration, subsidence, uplift) or man-made physical changes (e.g. dredging, filling, excavation) affecting flooding conditions. As soon as practicable, but not later than six months after the date of a man-made change or when information about a natural change becomes available, the Floodplain Administrator shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 Code of Federal Regulations Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

103.9 Activities in riverine flood hazard areas. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the Floodplain Administrator shall not permit any new construction, substantial improvement or other development, including the placement of fill, unless the applicant submits an engineering analysis prepared by a licensed professional engineer that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than 0.2 feet at any point within the community.

103.10 Floodway encroachment. Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing activity, the Floodplain Administrator shall require submission of a certification prepared by a licensed professional engineer, along with supporting technical data, that demonstrates that such development will not cause any increase in the base flood level.

103.10.1 Floodway revisions. A floodway encroachment that increases the level of the Final Riverine Model Code Coordinated Ordinance. 08.23.2023

base flood is authorized if the applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) and has received the approval of FEMA.

103.11 Watercourse alteration. Prior to issuing a permit for any alteration or relocation of any watercourse, the Floodplain Administrator shall require the applicant to provide notification of the proposal to the appropriate authorities of all adjacent government jurisdictions, as well as the NJDEP Bureau of Flood Engineering and the Division of Land Resource Protection. A copy of the notification shall be maintained in the permit records and submitted to FEMA.

103.11.1 Engineering analysis. The Floodplain Administrator shall require submission of an engineering analysis prepared by a licensed professional engineer, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will be maintained, neither increased nor decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.

103.12 Alterations in coastal areas. The excavation or alteration of sand dunes is governed by the New Jersey Coastal Zone Management (CZM) rules, N.J.A.C. 7:7. Prior to issuing a flood damage prevention permit for any alteration of sand dunes in coastal high hazard areas and Coastal A Zones, the Floodplain Administrator shall require that a New Jersey CZM permit be obtained and included in the flood damage prevention permit application. The applicant shall also provide documentation of any engineering analysis, prepared by a licensed professional engineer, that demonstrates that the proposed alteration will not increase the potential for flood damage.

103.13 Development in riparian zones All development in Riparian Zones as described in N.J.A.C. 7:13 is prohibited by this ordinance unless the applicant has received an individual or general permit or has complied with the requirements of a permit by rule or permit by certification from NJDEP Division of Land Resource Protection prior to application for a floodplain development permit and the project is compliant with all other Floodplain Development provisions of this ordinance. The width of the riparian zone can range between 50 and 300 feet and is determined by the attributes of the waterbody and designated in the New Jersey Surface Water Quality Standards N.J.A.C. 7:9B. The portion of the riparian zone located outside of a regulated water is measured landward from the top of bank. Applicants can request a verification of the riparian zone limits or a permit applicability determination to determine State permit requirements under N.J.A.C. 7:13 from the NJDEP Division of Land Resource Protection.

103.14 Substantial improvement and substantial damage determinations. When buildings and structures are damaged due to any cause including but not limited to man-made, structural, electrical, mechanical, or natural hazard events, or are determined to be unsafe as described in N.J.A.C. 5:23; and for applications for building permits to improve buildings and structures, including alterations, movement, repair, additions, rehabilitations, renovations, ordinary maintenance and minor work, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Construction Official, shall:

- (1) Estimate the market value, or require the applicant to obtain a professional appraisal prepared by a qualified independent appraiser, of the market value of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
- (2) Determine and include the costs of all ordinary maintenance and minor work, as discussed in Section 101.5, performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.
- (3) Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, where applicable, to the market value of the building or structure.
- (4) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage.
- (5) Notify the applicant in writing when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code is required and notify the applicant in writing when it is determined that work does not constitute substantial improvement or repair of substantial damage. The Floodplain Administrator shall also

provide all letters documenting substantial damage and compliance with flood resistant construction requirements of the building code to the NJDEP Bureau of Flood Engineering.

103.15 Department records. In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood provisions of the Uniform Construction Code, including Flood Insurance Studies, Flood Insurance Rate Maps; documents from FEMA that amend or revise FIRMs; NJDEP delineations, records of issuance of permits and denial of permits; records of ordinary maintenance and minor work, determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the Uniform Construction Code and these regulations including as-built Elevation Certificates; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant provisions of the Uniform Construction Code. The Floodplain Administrator shall also record the required elevation, determination method, and base flood elevation source used to determine the Local Design Flood Elevation in the floodplain development permit.

103.16 Liability. The Floodplain Administrator and any employee charged with the enforcement of these regulations, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of these regulations.

SECTION 104 PERMITS

104.1 Permits Required. Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Floodplain Administrator and shall obtain the required permit. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

104.2 Application for permit. The applicant shall file an application in writing on a form furnished by the Floodplain Administrator. Such application shall:

- (1) Identify and describe the development to be covered by the permit.
- (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- (3) Indicate the use and occupancy for which the proposed development is intended.
- (4) Be accompanied by a site plan and construction documents as specified in Section 105 of these regulations, grading and filling plans and other information deemed appropriate by the Floodplain Administrator.
- (5) State the valuation of the proposed work, including the valuation of ordinary maintenance and minor work.
- (6) Be signed by the applicant or the applicant's authorized agent.

104.3 Validity of permit. The issuance of a permit under these regulations or the Uniform Construction Code shall not be construed to be a permit for, or approval of, any violation of this appendix or any other ordinance of the jurisdiction. The issuance of a permit based on submitted documents and information shall not prevent the Floodplain Administrator from requiring the correction of errors. The Floodplain Administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations or other ordinances of this jurisdiction.

104.4 Expiration. A permit shall become invalid when the proposed development is not commenced within 180 days after its issuance, or when the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The Floodplain Administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each.

104.5 Suspension or revocation. The Floodplain Administrator is authorized to suspend or revoke a permit issued under these regulations wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or code of this jurisdiction.

SECTION 105 SITE PLANS AND CONSTRUCTION DOCUMENTS

105.1 Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations when necessary for review of the proposed development. For buildings that are located in more than one flood hazard area, the elevation and provisions associated with the most restrictive flood hazard area shall apply.
- (2) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 105.2
- (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 105.2(3) of these regulations.
- (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas and Coastal A zones, new buildings shall be located landward of the reach of mean high tide.
- (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. The applicant shall provide an engineering certification confirming that the proposal meets the flood storage displacement limitations of N.J.A.C. 7:13.
- (7) Extent of any proposed alteration of sand dunes.
- (8) Existing and proposed alignment of any proposed alteration of a watercourse.
- (9) Floodproofing certifications, V Zone and Breakaway Wall Certifications, Operations and Maintenance Plans, Warning and Evacuation Plans and other documentation required pursuant to FEMA publications.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance.

105.2 Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the effective or preliminary FIRM and base flood elevation data have not been provided, the applicant shall consult with the Floodplain Administrator to determine whether to:

- (1) Use the Approximation Method (Method 5) described in N.J.A.C. 7:13 in conjunction with Appendix 1 of the FHACA to determine the required flood elevation.
- (2) Obtain, review, and reasonably utilize data available from a Federal, State or other source when those data are deemed acceptable to the Floodplain Administrator to reasonably reflect flooding conditions.
- (3) Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques according to Method 6 as described in N.J.A.C. 7:13.

Such analyses shall be performed and sealed by a licensed professional engineer.

Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator prior to floodplain development permit issuance. The accuracy of data submitted for such determination shall be the responsibility of the applicant. Where the data are to be used to support a Letter of Map Change (LOMC) from FEMA, the applicant shall be responsible for satisfying the submittal requirements and pay the processing fees.

105.3 Analyses and certifications by a Licensed Professional Engineer. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a licensed professional engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 105.4 of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
- (2) For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the FIS or FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments will not increase the base flood elevation more than 0.2 feet at any point within the jurisdiction. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained, neither increasing nor decreasing the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section 105.4 of these regulations. The applicant shall notify the chief executive officer of all affected adjacent jurisdictions, the NJDEP's Bureau of Flood Engineering and the Division of Land Resource Protection; and shall provide documentation of such notifications.
- (4) For activities that propose to alter sand dunes in coastal high hazard areas (Zone V) and Coastal A Zones, an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage and documentation of the issuance of a New Jersey Coastal Zone Management permit under N.J.A.C. 7:7.
- (5) For analyses performed using Methods 5 and 6 (as described in N.J.A.C. 7:13) in flood hazard zones without base flood elevations (approximate A zones).

105.4 Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change (LOMC) from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

SECTION 106 INSPECTIONS

106.1 General. Development for which a permit is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.

106.2 Inspections of development. The Floodplain Administrator shall inspect all development in flood hazard areas authorized by issuance of permits under these regulations. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine if development is undertaken without issuance of a permit.

106.3 Buildings and structures. The Construction Official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit in accordance with the Uniform Construction Code, N.J.A.C. 5:23.

- 1) **Lowest floor elevation.** Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.
- 2) **Lowest horizontal structural member.** In V zones and Coastal A zones, upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.
- 3) **Installation of attendant utilities** (electrical, heating, ventilating, air-conditioning, and other service equipment) and sanitary facilities elevated as discussed in Section 801.2.
- 4) **Final inspection.** Prior to the final inspection, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.

106.4 Manufactured homes. The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of these regulations and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted on an Elevation Certificate to the Floodplain Administrator prior to the final inspection.

SECTION 107 VARIANCES

107.1 General. The Township Zoning Board shall hear and decide requests for variances. The Township Zoning Board shall base its determination on technical justifications submitted by applicants, the considerations for issuance in Section 107.5, the conditions of issuance set forth in Section 107.6, and the comments and recommendations of the Floodplain Administrator and, as applicable, the Construction Official. The Township Zoning Board has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations.

107.2 Historic structures. A variance to the substantial improvement requirements of this ordinance is authorized provided that the repair or rehabilitation of a historic structure is completed according to N.J.A.C. 5:23-6.33, Section 1612 of the International Building Code and R322 of the International Residential Code, the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the structure meets the definition of the historic structure as described by this ordinance, and the variance is the minimum necessary to preserve the historic character and design of the structure.

107.3 Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the variance is the minimum necessary to allow the construction or substantial improvement and that all due consideration has been given to use of methods and materials that minimize flood damage during the base flood and create no additional threats to public safety.

107.4 Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis and certification required in Section 105.3(1) of these regulations.

107.5 Considerations. In reviewing requests for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
- (2) The danger to life and property due to flooding or erosion damage.
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
- (4) The importance of the services provided by the proposed development to the

community.

- (5) The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
- (6) The compatibility of the proposed development with existing and anticipated development.
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
- (8) The safety of access to the property in times of flood for ordinary and emergency vehicles.
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, where applicable, expected at the site.
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

107.6 Conditions for issuance. Variances shall only be issued upon:

- (1) Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
- (2) A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
- (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- (4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Notification to the applicant in writing over the signature of the Floodplain Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property.

SECTION 108 VIOLATIONS

108.1 Violations. Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of elevation of the lowest floor, the lowest horizontal structural member if in a V or Coastal A Zone, other required design certifications, or other evidence of compliance required by the building code is presumed to be a violation until such time as that documentation is provided.

108.2 Authority. The Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the Uniform Construction Code, but is regulated by these regulations and that is determined to be a violation.

108.3 Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by N.J.S.A. 40:49-5 as appropriate.

108.4 Review Period to Correct Violations. A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall also be afforded an opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.

SECTION 201 DEFINITIONS

201.1 General. The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Other terms are defined in the Uniform Construction Code N.J.A.C. 5:23 and terms are defined where used in the International Residential Code and International Building Code (rather than in the definitions section). Where terms are not defined, such terms shall have ordinarily accepted meanings such as the context implies.

201.2 Definitions

30 DAY PERIOD – The period of time prescribed by N.J.S.A. 40:49-5 in which a property owner is afforded the opportunity to correct zoning and solid waste disposal after a notice of violation pertaining to this ordinance has been issued.

100 YEAR FLOOD ELEVATION – Elevation of flooding having a 1% annual chance of being equaled or exceeded in a given year which is also referred to as the Base Flood Elevation.

500 YEAR FLOOD ELEVATION – Elevation of flooding having a 0.2% annual chance of being equaled or exceeded in a given year.

A ZONES – Areas of 'Special Flood Hazard in which the elevation of the surface water resulting from a flood that has a 1% annual chance of equaling or exceeding the Base Flood Elevation (BFE) in any given year shown on the Flood Insurance Rate Map (FIRM) zones A, AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. When used in reference to the development of a structure in this ordinance, A Zones are not inclusive of Coastal A Zones because of the higher building code requirements for Coastal A Zones.

AH ZONES– Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone.

AO ZONES – Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

ACCESSORY STRUCTURE – Accessory structures are also referred to as appurtenant structures. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings.

AGRICULTURAL STRUCTURE - A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Communities must require that new construction or substantial improvements of agricultural structures be elevated or floodproofed to or above the Base Flood Elevation (BFE) as any other nonresidential building. Under some circumstances it may be appropriate to wet-floodproof certain types of agricultural structures when located in wide, expansive floodplains through issuance of a variance. This should only be done for structures used for temporary storage of equipment or crops or temporary shelter for livestock and only in circumstances where it can be demonstrated that agricultural structures can be designed in such a manner that results in minimal damage to the structure and its contents and will create no additional threats to public safety. New construction or substantial improvement of livestock confinement buildings, poultry houses, dairy operations, similar livestock operations and any structure that represents more than a minimal investment must meet the elevation or dry-floodproofing requirements of 44 CFR 60.3(c)(3).

AREA OF SHALLOW FLOODING – A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist,

where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. **AREA OF SPECIAL FLOOD HAZARD** – see **SPECIAL FLOOD HAZARD AREA**

ALTERATION OF A WATERCOURSE – A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

ASCE 7 – The standard for the Minimum Design Loads for Buildings and Other Structures, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. which includes but is not limited to methodology and equations necessary for determining structural and flood-related design requirements and determining the design requirements for structures that may experience a combination of loads including those from natural hazards. Flood related equations include those for determining erosion, scour, lateral, vertical, hydrostatic, hydrodynamic, buoyancy, breaking wave, and debris impact.

ASCE 24 – The standard for Flood Resistant Design and Construction, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. References to ASCE 24 shall mean ASCE 24-14 or the most recent version of ASCE 24 adopted in the UCC Code [N.J.A.C. 5:23].

BASE FLOOD ELEVATION (BFE) – The water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year, as shown on a published Flood Insurance Study (FIS), or preliminary flood elevation guidance from FEMA. May also be referred to as the "100-year flood elevation".

BASEMENT – Any area of the building having its floor subgrade (below ground level) on all sides.

BEST AVAILABLE FLOOD HAZARD DATA - The most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA AREA- The areal mapped extent associated with the most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA ELEVATION - The most recent available preliminary flood elevation guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BREAKAWAY WALLS – Any type of wall subject to flooding that is not required to provide structural support to a building or other structure and that is designed and constructed such that, below the Local Design Flood Elevation, it will collapse under specific lateral loads such that (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system. Certification in the V Zone Certificate of the design, plans, and specifications by a licensed design professional that these walls are in accordance with accepted standards of practice is required as part of the permit application for new and substantially improved V Zone and Coastal A Zone structures. A completed certification must be submitted at permit application.

BUILDING – Per the FHACA, "Building" means a structure enclosed with exterior walls or fire walls, erected and framed of component structural parts, designed for the housing, shelter, enclosure, and support of individuals, animals, or property of any kind. A building may have a temporary or permanent foundation. A building that is intended for regular human occupation and/or residence is considered a habitable building.

CONDITIONAL LETTER OF MAP REVISION - A Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CONDITIONAL LETTER OF MAP REVISION - FILL -- A Conditional Letter of Map Revision - Fill (CLOMR-F) is FEMA's comment on a proposed project involving the placement of fill outside of the regulatory floodway that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR

does not change the NFIP map.

CRITICAL BUILDING – Per the FHACA, "Critical Building" means that:

- a. It is essential to maintaining continuity of vital government operations and/or supporting emergency response, sheltering, and medical care functions before, during, and after a flood, such as a hospital, medical clinic, police station, fire station, emergency response center, or public shelter; or
- b. It serves large numbers of people who may be unable to leave the facility through their own efforts, thereby hindering or preventing safe evacuation of the building during a flood event, such as a school, college, dormitory, jail or detention facility, day care center, assisted living facility, or nursing home.

DEVELOPMENT – Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations and other land-disturbing activities.

DRY FLOODPROOFING – A combination of measures that results in a non-residential structure, including the attendant utilities and equipment as described in the latest version of ASCE 24, being watertight with all elements substantially impermeable and with structural components having the capacity to resist flood loads.

ELEVATED BUILDING – A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid perimeter foundations walls are not an acceptable means of elevating buildings in V and VE Zones.

ELEVATION CERTIFICATE – An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support an application for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

ENCROACHMENT – The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

FEMA PUBLICATIONS – Any publication authored or referenced by FEMA related to building science, building safety, or floodplain management related to the National Flood Insurance Program. Publications shall include but are not limited to technical bulletins, desk references, and American Society of Civil Engineers Standards documents including ASCE 24.

FLOOD OR FLOODING

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 1. The overflow of inland or tidal waters.
 2. The unusual and rapid accumulation or runoff of surface waters from any source.
 3. Mudslides (i.e. mudflows) which are proximately caused by flooding as defined in (a) (2) of this definition and are akin to a river or liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

FLOOD HAZARD AREA DESIGN FLOOD ELEVATION – Per the FHACA, the peak water surface elevation that will occur in a water during the flood hazard area design flood. This elevation is determined via available flood mapping adopted by the State, flood mapping published by FEMA (including effective flood mapping dated on or after January 31, 1980, or any more recent advisory, preliminary, or pending flood mapping; whichever results in higher flood elevations, wider floodway limits, greater flow rates, or indicates a change from an A zone to a V zone or coastal A zone), approximation, or calculation pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-3.1 – 3.6 and is typically higher than FEMA's base flood elevation. A water that has a drainage area measuring less than 50 acres does not possess, and is not assigned, a flood hazard area design flood elevation.

FLOOD INSURANCE RATE MAP (FIRM) – The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) – The official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

FLOODPLAIN OR FLOOD PRONE AREA – Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

FLOODPLAIN MANAGEMENT REGULATIONS – Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING – Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

FLOODPROOFING CERTIFICATE – Certification by a licensed design professional that the design and methods of construction for floodproofing a non-residential structure are in accordance with accepted standards of practice to a proposed height above the structure's lowest adjacent grade that meets or exceeds the Local Design Flood Elevation. A completed floodproofing certificate is required at permit application.

FLOODWAY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

FREEBOARD – A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE – A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding and ship repair facilities. The term does not include long-term storage or related manufacturing facilities.

HABITABLE BUILDING – Pursuant to the FHACA Rules (N.J.A.C. 7:13), means a building that is intended for regular human occupation and/or residence. Examples of a habitable building include a single-family home, duplex, multi-residence building, or critical building; a commercial building such as a retail store, restaurant, office building, or gymnasium; an accessory structure that is regularly occupied, such as a garage, barn, or workshop; mobile and manufactured homes, and trailers intended for human residence, which are set on a foundation and/or connected to utilities, such as in a mobile home park (not including campers and recreational vehicles); and any other building that is regularly occupied, such as a house of worship, community center, or meeting hall, or animal shelter that includes regular human access and occupation. Examples of a non-habitable building include a bus stop shelter, utility building, storage shed, self-storage unit, construction trailer, or an individual shelter for animals such as a doghouse or outdoor kennel.

HARDSHIP – As related to Section 107 of this ordinance, meaning the exceptional hardship that would result from a failure to grant the requested variance. The Township Council requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

HISTORIC STRUCTURE – Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1. By an approved State program as determined by the Secretary of the Interior; or
 - 2. Directly by the Secretary of the Interior in States without approved programs.

LAWFULLY EXISTING – Per the FHACA, means an existing fill, structure and/or use, which meets all Federal, State, and local laws, and which is not in violation of the FHACA because it was established:

- a. Prior to January 31, 1980; or
- b. On or after January 31, 1980, in accordance with the requirements of the FHACA as it existed at the time the fill, structure and/or use was established.

Note: Substantially damaged properties and substantially improved properties that have not been elevated are not considered "lawfully existing" for the purposes of the NFIP. This definition is included in this ordinance to clarify the applicability of any more stringent statewide floodplain management standards required under the FHACA.

LETTER OF MAP AMENDMENT - A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map that is requested through the Letter of Map Change (LOMC) process. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation. Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP CHANGE – The Letter of Map Change (LOMC) process is a service provided by FEMA for a fee that allows the public to request a change in flood zone designation in an Area of Special Flood Hazard on an Flood Insurance Rate Map (FIRM). Conditional Letters of Map Revision, Conditional Letters of Map Revision – Fill, Letters of Map Revision, Letters of Map Revision-Fill, and Letters of Map Amendment are requested through the Letter of Map Change (LOMC) process.

LETTER OF MAP REVISION - A Letter of Map Revision (LOMR) is FEMA's modification to an effective Flood Insurance Rate Map (FIRM). Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR

officially revises the Flood Insurance Rate Map (FIRM) and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM or FIS report. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP REVISION – FILL -- A Letter of Map Revision Based on Fill (LOMR-F) is FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway may be initiated through the Letter of Map Change (LOMC) Process. Because a LOMR-F officially revises the effective Flood Insurance Rate Map (FIRM) map, it is a public record that the community must maintain. Any LOMR-F should be noted on the community's master flood map and filed by panel number in an accessible location.

LICENSED DESIGN PROFESSIONAL – Licensed design professional shall refer to either a New Jersey Licensed Professional Engineer, licensed by the New Jersey State Board of Professional Engineers and Land Surveyors or a New Jersey Licensed Architect, licensed by the New Jersey State Board of Architects.

LICENSED PROFESSIONAL ENGINEER - A licensed professional engineer shall refer to individuals licensed by the New Jersey State Board of Professional Engineers and Land Surveyors.

LOCAL DESIGN FLOOD ELEVATION (LDFE) - The elevation reflective of the most recent available preliminary flood elevation guidance FEMA has provided as depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM which is also inclusive of freeboard specified by the New Jersey Flood Hazard Area Control Act and Uniform Construction Codes and any additional freeboard specified in a community's ordinance. In no circumstances shall a project's LDFE be lower than a permit-specified Flood Hazard Area Design Flood Elevation or a valid NJDEP Flood Hazard Area Verification Letter plus the freeboard as required in ASCE 24 and the effective FEMA Base Flood Elevation.

LOWEST ADJACENT GRADE - The lowest point of ground, patio, or sidewalk slab immediately next a structure, except in AO Zones where it is the natural grade elevation.

LOWEST FLOOR - In A Zones, the lowest floor is the top surface of the lowest floor of the lowest enclosed area (including basement). In V Zones and coastal A Zones, the bottom of the lowest horizontal structural member of a building is the lowest floor. An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of other applicable non-elevation design requirements of these regulations.

MANUFACTURED HOME - A structure that is transportable in one or more sections, eight (8) feet or more in width and greater than four hundred (400) square feet, built on a permanent chassis, designed for use with or without a permanent foundation when attached to the required utilities, and constructed to the Federal Manufactured Home Construction and Safety Standards and rules and regulations promulgated by the U.S. Department of Housing and Urban Development. The term also includes mobile homes, park trailers, travel trailers and similar transportable structures that are placed on a site for 180 consecutive days or longer.

MANUFACTURED HOME PARK OR SUBDIVISION - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MARKET VALUE - The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the tax assessor's office, or (3) established by a qualified independent appraiser.

NEW CONSTRUCTION - Structures for which the start of construction commenced on or after the effective date of the first floodplain regulation adopted by a community; includes any subsequent improvements to such structures. New construction includes work determined to be a substantial improvement.

NON-RESIDENTIAL - Pursuant to ASCE 24, any building or structure or portion thereof that is not classified as residential.

ORDINARY MAINTENANCE AND MINOR WORK - This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work.

RECREATIONAL VEHICLE - A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by

quick disconnect type utilities and security devices and has no permanently attached additions.

RESIDENTIAL – Pursuant to the ASCE 24:

- a. Buildings and structures and portions thereof where people live or that are used for sleeping purposes on a transient or non-transient basis;
- b. Structures including but not limited to one- and two-family dwellings, townhouses, condominiums, multi-family dwellings, apartments, congregate residences, boarding houses, lodging houses, rooming houses, hotels, motels, apartment buildings, convents, monasteries, dormitories, fraternity houses, sorority houses, vacation time-share properties; and
- c. institutional facilities where people are cared for or live on a 24-hour basis in a supervised environment, including but not limited to board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers, convalescent facilities, hospitals, nursing homes, mental hospitals, detoxification facilities, prisons, jails, reformatories, detention centers, correctional centers, and prerelease centers.

SOLID WASTE DISPOSAL – "Solid Waste Disposal" shall mean the storage, treatment, utilization, processing or final disposition of solid waste as described in N.J.A.C. 7:26-1.6 or the storage of unsecured materials as described in N.J.A.C. 7:13-2.3 for a period of greater than 6 months as specified in N.J.A.C. 7:26 which have been discharged, deposited, injected, dumped, spilled, leaked, or placed into any land or water such that such solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

SPECIAL FLOOD HAZARD AREA – The greater of the following: (1) Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, shown on the FIRM as Zone V, VE, V1-3-, A, AO, A1-30, AE, A99, or AH; (2) Land and the space above that land, which lies below the peak water surface elevation of the flood hazard area design flood for a particular water, as determined using the methods set forth in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13; (3) Riparian Buffers as determined in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13. Also referred to as the AREA OF SPECIAL FLOOD HAZARD.

START OF CONSTRUCTION – The Start of Construction is as follows:

- a. **For other than new construction or substantial improvements, under the Coastal Barrier Resources Act (CBRA),** this is the date the building permit was issued, provided that the actual start of construction, repair, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a building on site, such as the pouring of a slab or footing, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured (mobile) home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- b. For the purposes of determining whether proposed construction must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change, the Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. Such development must also be permitted and must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

For determining if new construction and substantial improvements within the Coastal Barrier Resources System (CBRS) can obtain flood insurance, a different definition applies.

STRUCTURE – A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

SUBSTANTIAL DAMAGE – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT – Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

UTILITY AND MISCELLANEOUS GROUP U BUILDINGS AND STRUCTURES – Buildings and structures of an accessory character and miscellaneous structures not classified in any special occupancy, as described in ASCE 24.

VARIANCE – A grant of relief from the requirements of this section which permits construction in a manner otherwise prohibited by this section where specific enforcement would result in unnecessary hardship.

VIOLATION – A development that is not fully compliant with these regulations or the flood provisions of the building code. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION – the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

WATERCOURSE. A river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

WET FLOODPROOFING – Floodproofing method that relies on the use of flood damage resistant materials and construction techniques in areas of a structure that are below the Local Design Flood Elevation by intentionally allowing them to flood. The application of wet floodproofing as a flood protection technique under the National Flood Insurance Program (NFIP) is limited to enclosures below elevated residential and non-residential structures and to accessory and agricultural structures that have been issued variances by the community.

SECTION 301 SUBDIVISIONS AND OTHER DEVELOPMENTS

301.1 General. Any subdivision proposal, including proposals for manufactured home parks and subdivisions, or other proposed new development in a flood hazard area shall be reviewed to assure that:

- (1) All such proposals are consistent with the need to minimize flood damage.
- (2) All public utilities and facilities, such as sewer, gas, electric and water systems are located and constructed to minimize or eliminate flood damage.
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from structures.

301.2 Subdivision requirements. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall

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be required:

- (1) The flood hazard area, including floodways, coastal high hazard areas, and Coastal A Zones, and base flood elevations, as appropriate, shall be delineated on tentative subdivision plats.
- (2) Residential building lots shall be provided with adequate buildable area outside the floodway.
- (3) The design criteria for utilities and facilities set forth in these regulations and appropriate codes shall be met.

SECTION 401 SITE IMPROVEMENT

401.1 Encroachment in floodways. Development, land disturbing activity, and encroachments in floodways shall not be authorized unless it has been demonstrated through hydrologic and hydraulic analyses required in accordance with Section 105.3(1) of these regulations, that the proposed encroachment will not result in any increase in the base flood level during occurrence of the base flood discharge. If Section 105.3(1) is satisfied, proposed elevation, addition, or reconstruction of a lawfully existing structure within a floodway shall also be in accordance with Section 801.2 of this ordinance and the floodway requirements of N.J.A.C. 7:13.

401.1.1 Prohibited in floodways. The following are prohibited activities:

- (1) The storage of unsecured materials is prohibited within a floodway pursuant to N.J.A.C. 7:13.
- (2) Fill and new structures are prohibited in floodways per N.J.A.C. 7:13.

401.2 Sewer facilities. All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with the New Jersey septic system regulations contained in N.J.A.C. 14A and N.J.A.C. 7:9A, the UCC Plumbing Subcode (N.J.A.C. 5:23) and Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the facilities and discharge from the facilities into flood waters, or impairment of the facilities and systems.

401.3 Water facilities. All new and replacement water facilities shall be designed in accordance with the New Jersey Safe Drinking Water Act (N.J.A.C. 7:10) and the provisions of Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the systems.

401.4 Storm drainage. Storm drainage shall be designed to convey the flow of surface waters to minimize or eliminate damage to persons or property.

401.5 Streets and sidewalks. Streets and sidewalks shall be designed to minimize potential for increasing or aggravating flood levels.

401.6 Limitations on placement of fill. Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwater, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the UCC (N.J.A.C. 5:23). Proposed fill and encroachments in flood hazard areas shall comply with the flood storage displacement limitations of N.J.A.C. 7:13.

401.7 Hazardous Materials. The placement or storage of any containers holding hazardous substances in a flood hazard area is prohibited unless the provisions of N.J.A.C. 7:13 which cover the placement of hazardous substances and solid waste is met.

SECTION 501 MANUFACTURED HOMES

501.1 General. All manufactured homes installed in flood hazard areas shall be installed pursuant to the Nationally Preemptive Manufactured Home Construction and Safety Standards Program (24 CFR 3280).

501.2 Elevation. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be elevated such that the bottom of the frame is elevated to or above the elevation specified in Section 801.2.

501.3 Foundations. All new, relocated, and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on foundations as specified by the manufacturer only if the manufacturer's installation instructions specify that the home has been designed for flood-resistant considerations and provides the conditions of applicability for velocities, depths, or wave action as required by 24 CFR Part 3285-302. The Floodplain Administrator is authorized to determine whether the design meets or exceeds the performance necessary based upon the proposed site location conditions as a precondition of issuing a flood damage prevention permit. If the Floodplain Administrator determines that the home's performance standards will not withstand the flood loads in the proposed location, the applicant must propose a design certified by a New Jersey licensed design professional and in accordance with 24 CFR 3285.301 (c) and (d) which conforms with ASCE 24, the accepted standard of engineering practice for flood resistant design and construction.

501.4 Anchoring. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

501.5 Enclosures. Fully enclosed areas below elevated manufactured homes shall comply with the requirements of Section 801.2.

501.6 Protection of mechanical equipment and outside appliances. Mechanical equipment and outside appliances shall be elevated to or above the elevation of the bottom of the frame required in Section 801.2 of these regulations.

Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section 801.2, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

SECTION 601 RECREATIONAL VEHICLES

601.1 Placement prohibited. The placement of recreational vehicles shall not be authorized in coastal high hazard areas and in floodways.

601.2 Temporary placement. Recreational vehicles in flood hazard areas shall be fully licensed and ready for highway use and shall be placed on a site for less than 180 consecutive days.

601.3 Permanent placement. Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section 801.2 for habitable buildings and Section 501.3.

SECTION 701 TANKS

701.1 Tanks. Underground and above-ground tanks shall be designed, constructed, installed, and anchored in accordance with ASCE 24 and N.J.A.C. 7:13.

SECTION 801 OTHER DEVELOPMENT AND BUILDING WORK

801.1 General requirements for other development and building work. All development and building work, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the Uniform Construction Code (N.J.A.C. 5:23), shall:

- (1) Be located and constructed to minimize flood damage;
- (2) Meet the limitations of Section 105.3(1) of this ordinance when located in a regulated floodway;
- (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy, during the conditions of flooding up to the Local Design Flood Elevation determined according to Section 102.3;

- (4) Be constructed of flood damage-resistant materials as described in ASCE 24 Chapter 5;
- (5) Have mechanical, plumbing, and electrical systems above the Local Design Flood Elevation determined according to Section 102.3 or meet the requirements of ASCE 24 Chapter 7 which requires that attendant utilities are located above the Local Design Flood Elevation unless the attendant utilities and equipment are:
 - i. Specifically allowed below the Local Design Flood Elevation; and
 - ii. Designed, constructed, and installed to prevent floodwaters, including any backflow through the system from entering or accumulating within the components.
- (6) Not exceed the flood storage displacement limitations in fluvial flood hazard areas in accordance with N.J.A.C. 7:13; and
- (7) Not exceed the impacts to frequency or depth of offsite flooding as required by N.J.A.C. 7:13 in floodways.

801.2 Requirements for Habitable Buildings and Structures.

- 1) Construction and Elevation in A Zones not including Coastal A Zones.
 - a. No portion of a building is located within a V Zone.
 - b. No portion of a building is located within a Coastal A Zone, unless a licensed design professional certifies that the building's foundation is designed in accordance with ASCE 24, Chapter 4.
 - c. All new construction and substantial improvement of any habitable building (as defined in Section 201) located in flood hazard areas shall have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate.
 - d. All new construction and substantial improvements of non-residential structures shall:
 - i. Have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate; or
 - ii. Together with the attendant utility and sanitary facilities, be designed so that below the Local Design Flood Elevation, the structure:
 - 1. Meets the requirements of ASCE 24 Chapters 2 and 7; and
 - 2. Is constructed according to the design plans and specifications provided at permit application and signed by a licensed design professional is certified by that individual in a Floodproofing Certificate, and is confirmed by an Elevation Certificate.
 - e. All new construction and substantial improvements with fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding. Enclosures shall:
 - iii. For habitable structures, be situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area in accordance with N.J.A.C. 7:13; enclosures (including crawlspace and basements) which are below grade on all sides are prohibited;
 - iv. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters unless the structure is non-residential and the requirements of 801.2.1(d)ii are met;
 - v. Be constructed to meet the requirements of ASCE 24 Chapter 2;
 - vi. Have openings documented on an Elevation Certificate; and
 - vii. Have documentation that a deed restriction has been obtained for the lot if the enclosure is greater than six feet in height. This deed restriction shall be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages in which the building is located, shall conform to the requirements in N.J.A.C. 7:13, and shall be recorded within 90 days of receiving a Flood Hazard Area Control Act permit or prior to the start of any site disturbance (including pre-

construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that:

1. The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience.
2. The depth of flooding that the enclosure would experience to the Flood Hazard Area Design Flood Elevation;
3. The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property owner to enforcement;

801.3 Garages and accessory storage structures. Garages and accessory storage structures shall be designed and constructed in accordance with the Uniform Construction Code.

801.4 Fences. Fences in floodways that have the potential to block the passage of floodwater, such as stockade fences and wire mesh fences, shall meet the requirements of Section 105.3(1) of these regulations. Pursuant to N.J.A.C. 7:13, any fence located in a floodway shall have sufficiently large openings so as not to catch debris during a flood and thereby obstruct floodwaters, such as barbed-wire, split-rail, or strand fence. A fence with little or no open area, such as a chain link, lattice, or picket fence, does not meet this requirement. Foundations for fences greater than 6 feet in height must conform with the Uniform Construction Code. Fences for pool enclosures having openings not in conformance with this section but in conformance with the Uniform Construction Code to limit climbing require a variance as described in Section 107 of this ordinance.

801.5 Retaining walls, sidewalks, and driveways. Retaining walls, sidewalks and driveways that involve placement of fill in floodways shall meet the requirements of Section 105.3(1) of these regulations and N.J.A.C. 7:13.

801.6 Swimming pools. Swimming pools shall be designed and constructed in accordance with the Uniform Construction Code. Above-ground swimming pools and below-ground swimming pools that involve placement of fill in floodways shall also meet the requirements of Section 105.3(1) of these regulations. Above-ground swimming pools are prohibited in floodways by N.J.A.C. 7:13.

801.7 Roads and watercourse crossings.

- (1) For any railroad, roadway, or parking area proposed in a flood hazard area, the travel surface shall be constructed at least one foot above the Flood Hazard Area Design Elevation in accordance with N.J.A.C. 7:13.
- (2) Roads and watercourse crossings that encroach into regulated floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges, culverts, low- water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, shall meet the requirements of Section 105.3(1) of these regulations.

SECTION 901 TEMPORARY STRUCTURES AND TEMPORARY STORAGE

901.1 Temporary structures. Temporary structures shall be erected for a period of less than 180 days. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.

901.2 Temporary storage. Temporary storage includes storage of goods and materials for a period of less than 180 days. Stored materials shall not include hazardous materials.

901.3 Floodway encroachment. Temporary structures and temporary storage in floodways shall meet the requirements of Section 105.3(1) of these regulations.

SECTION 1001 UTILITY AND MISCELLANEOUS GROUP U

1001.1 Utility and Miscellaneous Group U. In accordance with Section 312 of the International Building Code, Utility and Miscellaneous Group U includes buildings and structures that are accessory in character and miscellaneous structures not classified in any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, communication

equipment structures (gross floor area less than 1,500 sq. ft.), fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), livestock shelters, private garages, retaining walls, sheds, stables, tanks and towers.

1001.2 Flood loads. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions up to the Local Design Flood Elevation as determined in Section 102.3.

1001.3 Elevation. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the Local Design Flood Elevation as determined in Section 102.3 and in accordance with ASCE 24. Utility lines shall be designed and elevated in accordance with N.J.A.C. 7:13.

1001.4 Enclosures below base flood elevation. Fully enclosed areas below the design flood elevation shall be constructed in accordance with Section 801.2 and with ASCE 24 for new construction and substantial improvements. Existing enclosures such as a basement or crawlspace having a floor that is below grade along all adjoining exterior walls shall be abandoned, filled-in, and/or otherwise modified to conform with the requirements of N.J.A.C. 7:13 when the project has been determined to be a substantial improvement by the Floodplain Administrator.

1001.5 Flood-damage resistant materials. Flood-damage-resistant materials shall be used below the Local Design Flood Elevation determined in Section 102.3.

1001.6 Protection of mechanical, plumbing, and electrical systems. Mechanical, plumbing, and electrical systems, equipment and components, heating, ventilation, air conditioning, plumbing fixtures, duct systems, and other service equipment, shall be elevated to or above the Local Design Flood Elevation determined in Section 102.3.

Exception: Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be permitted to be located below the Local Design Flood Elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the Local Design Flood Elevation in compliance with the flood-resistant construction requirements of ASCE 24. Electrical wiring systems shall be permitted to be located below the Local Design Flood Elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

SECTION 3. SEVERABILITY.

Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

SECTION 4. EFFECTIVE DATE.

This ordinance shall take effect on May 6, 2024.

Introduction Date: April 1, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: April 10, 2024

Public Hearing Date: May 6, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Fozia Janjua, Mayor

ATTEST:

Meredith Riculfy, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2024-6

**AN ORDINANCE ADOPTING REGULATIONS FOR
PRIVATELY OWNED SALT STORAGE**

SECTION I. Purpose:

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in Mount Laurel Township protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

SECTION II. Definitions:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in 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.

- A. "De-icing materials" means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.
- B. "Impervious surface" means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.
- C. "Storm drain inlet" means the point of entry into the storm sewer system.
- D. "Permanent structure" means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).
 - A fabric frame structure is a permanent structure if it meets the following specifications:
 - 1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
 - 2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
 - 3. The structure shall be erected on an impermeable slab;
 - 4. The structure cannot be open sided; and
 - 5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.
- E. "Person" means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
- F. "Resident" means a person who resides on a residential property where de-icing material is stored.

SECTION III. Deicing Material Storage Requirements:

A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th:

1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;
3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
4. Loose materials shall be covered as follows:
 - a. The cover shall be waterproof, impermeable, and flexible;
 - b. The cover shall extend to the base of the pile(s);
 - c. The cover shall be free from holes or tears;
 - d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and
 - e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.

(1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;

5. Containers must be sealed when not in use; and

6. The site shall be free of all de-icing materials between April 16th and October 14th.

B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.

C. All such temporary and/or permanent structures must also comply with all other local ordinances, including building and zoning regulations.

D. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.

1. Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

SECTION IV. Exemptions:

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in Section III above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This ordinance does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

SECTION V. Enforcement:

This ordinance shall be enforced by the Zoning Officer and/or Construction Official of Mount Laurel Township during the course of ordinary enforcement duties.

SECTION VI. Violations and Penalties:

Any person(s) who is found to be in violation of the provisions of this ordinance shall have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in fines as follows: violation of this section shall be subject to not more than \$1,000 or imprisonment for 30 days or both. Each day that a violation continues shall be regarded as a new and separate violation of this section.

SECTION VII. Severability:

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and 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 VIII. Effective Date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Introduction Date: April 1, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: April 10, 2024

Public Hearing Date: May 6, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Fozia Janjua, Mayor

ATTEST:

Meredith Riculfy, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2024-7

AN ORDINANCE AMENDING CHAPTER 121 "REGISTRATION OF RENTAL PROPERTY" OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL

WHEREAS, pursuant to P.L. 2021, c. 182 (N.J.S.A. 52:27D-437.16 *et seq.*), all municipalities are required to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and

WHEREAS, the purposes of these requirements is to prevent the poisoning of residents by requiring that the presence of deteriorated lead-based paint on the interior and exterior of pre-1978 structures be identified and correctly addressed by reducing and controlling lead-based paint hazards which may be present, in order to prevent human exposure to such hazards; and

WHEREAS, it is necessary and in the best interests of the residents of Mount Laurel to amend Mount Laurel's Municipal Housing Code to require inspections for lead-based paint in residential rental dwellings, in order to conform to and ensure compliance with this new State law; and

WHEREAS, the following changes are being made at the recommendation of Township staff:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Mount Laurel, Burlington County, New Jersey, that the fee schedule and information set forth in Chapter 121 Registration of Rental Property are hereby amended, modified, and supplemented as follows:

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

Chapter 121 Rental Property

Article II Registration of Rental Property

§121-10 Periodic inspections.

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

F. Lead-based paint inspection.

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

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

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

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

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

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

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

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

(4) The owner of a rental dwelling is responsible for reviewing and following the requirements of N.J.A.C. 5:28A prior to any inspection, the contents of which can be found at <https://www.nj.gov/dca/codes/resources/leadpaint.shtml>

§121-13 Fees.

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

A: An annual registration fee of:

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

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

(3) ~~\$30~~ \$125 per rental unit for the initial periodic lead-based paint hazard inspection, \$20 of which shall be deposited into the State Lead Hazard Control Assistance Fund.

(4) \$125 per rental unit for lead-based paint hazard inspection upon tenant turnover or every two years, whichever is earlier, \$20 of which will be deposited into the State Lead Hazard Control Assistance Fund

(5) \$50 per rental unit for lead-based paint hazard reinspection due to a failed inspection

Introduction Date: April 1, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: April 10, 2024

Public Hearing Date: May 6, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Fozia Janjua, Mayor

ATTEST:

Meredith Riculfy, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2024-8

AN ORDINANCE AMENDING CHAPTER 148 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL, ENTITLED "VEHICLES AND TRAFFIC", TO DESIGNATE THE ESTABLISHMENT AND PROCEDURES FOR CREATION OF ON-STREET HANDICAPPED PARKING

WHEREAS, N.J.S.A. 39:4-197 confers upon the Township of Mount Laurel (the "Township") a right to establish resident handicapped on-street parking in order to preserve and safeguard the public health, safety and welfare; and

WHEREAS, pursuant to N.J.S.A. 39:4-197.6, any municipality may, by ordinance, establish a restricted parking zone in front of a residence occupied by a handicapped person if a windshield placard or wheelchair symbol license plates have been issued for a vehicle owned by the handicapped person, or by another occupant of the residence who is a member of the immediate family of the handicapped person, by the Division of Motor Vehicles pursuant to the provisions of P.L. 1949, c.280 (C.39:4-204 et seq.), provided the permitting thereof would not interfere with the normal flow of traffic; and

WHEREAS, Chapter 148 of the Township Code provides the parking regulations for the Township; and

WHEREAS, the Township Council of the Township of Mount Laurel deems it necessary to and in the best interests of its residents to provide resident handicapped on-street parking zones in front of residences occupied by handicapped persons.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that Chapter 148 of the Code of the Township of Mount Laurel shall be amended and supplemented as follows (underlined text illustrates additions, strikethrough text illustrates deletions):

ARTICLE I: ESTABLISHING SECTION 148-8.1.

Chapter 148 of the Code of the Township of Mount Laurel shall be supplemented as follows:

§ 148-8.1 Handicapped parking.

- A. The locations described in Schedule XXII (§148-51), included herein and made a part of this chapter, are hereby designated as handicapped parking spots.
- B. Any resident of the Township of Mount Laurel possessing a valid New Jersey driver's license who has qualified for a handicapped parking permit from the State of New Jersey may apply to the Township of Mount Laurel for a restricted handicapped parking space located near their residence. The application shall be submitted to the Township Manager with a current copy of the applicant's handicapped parking permit and valid driver's license issued by the State of New Jersey.
- C. Consideration will be given to non-driving applicants for restricted curbside spaces providing that it is shown that there is a hardship in dropping off the handicapped applicant at their residence and subsequently parking the vehicle at another location. The nondisabled driver must reside in the same household as the disabled person and provide verification of such status.
- D. Restricted handicapped spaces will not be provided to applicants who have access to driveways and/or to other off-street parking facilities that can accommodate a handicapped parking space.

- E. The number of handicapped restricted spaces on each Township block will be based upon the criteria in the New Jersey Barrier Free Subcode and the Americans with Disabilities Act Accessibilities Guidelines. A minimum of two spaces will be allotted per street side per block with a maximum of 4% of available spaces. The intent is to provide a fair distribution of accessible spaces that are compliant with the above guidelines to both handicapped and nonhandicapped residents of the Township.
- F. Applicants shall have the option of requesting a designated space with a personal restriction that shall be defined by their New Jersey license plate number being printed on the sign(s) delineating their space which shall be established by ordinance.
- G. All handicapped parking spaces shall be subject to annual review. Applicants shall be required to provide a copy of current status of valid New Jersey handicapped status, driver's license and vehicle registration.
- H. Restricted handicapped spaces designated by ordinance shall be listed in §148-50.1, Schedule XXII: Handicapped Parking.
- I. A handicapped parking permit may be suspended or revoked by the Township of Mount Laurel if the holder thereof has committed fraud or misrepresentation in any application for a permit or in the use of such handicapped parking permit or has violated any provision of this chapter. Additionally, any individual to whom a restricted spot has been granted who is found to be regularly utilizing on-street parking in the immediate vicinity of the location of the restricted space that has been provided to such individual, instead of utilizing such restricted space, shall be subject to suspension or revocation of such restricted parking space. No suspension or revocation shall occur prior to a hearing being held before an Administrative Board, to consist of three persons: the Township Manager/Clerk, Township Traffic Officer, and the Chief of Police. Prior to such hearing, the affected person(s) and/or firm(s) shall receive notice of said hearing and shall have an opportunity to present a defense.

ARTICLE II: AMENDING SECTION 148-50.1 TO RENUMBER THAT SECTION BECOME A NEW SECTION 148-50.2 CONSISTENT WITH THIS ORDINANCE.

Chapter 148 of the Code of the Township of Mount Laurel shall be amended as follows:

~~§ 148-50.1~~ 148-50.2 Prohibited acts; violations and penalties.

- A. [Remains unchanged].
- B. Upon an initial guilty finding under § ~~148-50.1A~~ **148-50.2A** above, the guilty person shall be punished by a fine of not less than \$100 nor more than \$500. On a second or subsequent conviction, a guilty person shall be punished by a fine of not less than \$200 nor more than \$500.

ARTICLE III: ESTABLISHING SECTION 148-50.1.

Chapter 148 of the Code of the Township of Mount Laurel shall be supplemented as follows:

§ 148-50.1 Schedule XXII: Handicapped Parking.

- A. In accordance with the provisions of § ~~148-8.1~~, the following described locations are hereby designated as handicapped parking spots:

Name of Street	Location
Starboard Way	No. 238: The area between the driveway for #238 and the driveway for #240.

- B. If any person or entity violates this specific section of the Code of the Township of Mount Laurel or otherwise parks in any space on public or private property appropriately marked for vehicles for the physically handicapped when said vehicle being parked therein has not been appropriately marked or otherwise designated as a vehicle allowed to be parked in a handicapped space, the fine shall be set by Title 39 of the revised New Jersey statutes as may be amended from time to time.

ARTICLE IV: AMENDMENTS TO SECTION 148-9.1.

Section 148 of the Code of the Township of Mount Laurel shall be amended to read as follows:

§ 148-9.1 Posting of Signs.

Regulatory signs, conforming to the current Manual on Uniform Traffic Control Devices for Streets and Highways, shall be erected and maintained at the locations set forth in Schedule I, § 148-30, Schedule II, § 148-31, Schedule III, § 148-32, Schedule IV, § 148-33, and Schedule XXI, § 148-50, and § 148-50.1 Schedule XXII.

Repealer, Severability and Effective Date.

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

Introduction Date: April 1, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: April 10, 2024

Public Hearing Date: May 6, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Fonzia Janjua, Mayor

ATTEST:

Meredith Riculfy, Township Clerk
4872-1101-3296, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2024-3

AN ORDINANCE SUPPLEMENTING CHAPTER 66 ENTITLED "UNIFORM CONSTRUCTION CODE" TO ESTABLISH AND CONFIRM DIMENSIONAL REQUIREMENTS FOR CERTAIN ELEVATORS

WHEREAS, Governor Christie signed Senate Bill 2479 into law February 6, 2015, adopted as P.L. 2015, c.21, to amend Senate Bill 1706, adopted as P.L. 2001, c. 263; and

WHEREAS, P.L. 2015, c.21 requires the Commissioner of the Department of Community Affairs to promulgate regulations requiring that in any newly-constructed building with four or more stories, at least one elevator must be of such size to accommodate an ambulance stretcher 24 inches by 84 inches in the horizontal, open position with not less than 5-inch radius corners; and

WHEREAS, P.L. 2015, c.21 requires such elevators to bear markings to identify its designation for use by emergency medical services consistent with Chapter 30 of the International Building Code; and

WHEREAS, P.L. 2015, c.21 does not require one- and two-family residences to have such conforming elevators; and

WHEREAS, P.L. 2015, c.21 assures that future construction of dwellings will contain elevators of adequate dimensions to fit standard-size ambulance carts and enhance, not hinder, rescue efforts; and

WHEREAS, the Uniform Construction Code Act of the State of New Jersey, N.J.S.A. 52:27D-119 et seq., authorizes the Commissioner to adopt and enforce rules pertaining to construction codes and provides for the administration and enforcement of those rules throughout the State; and

WHEREAS, P.L. 2015, c.21 requires the Commissioner to modify the New Jersey Uniform Construction Code pertaining to elevators, N.J.S.A. 52:27D-123.14; and

WHEREAS, the Township Council of the Township of Mount Laurel adopts an ordinance in conformance with, and required by N.J.S.A. 52:27D-123.14.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey that Chapter 66 is specifically hereby supplemented to read as follows:

§ 66-5. Design, construction and maintenance of elevators.

- A. Except where more-restrictive provisions govern, the design, construction, installation, maintenance and operation of elevators shall conform to ASME A17.1, Safety Code for Elevators and Escalators, and shall meet the technical criteria of N.J.A.C. 5:23-12.1 et seq., the Elevator Safety Subcode.
- B. Elevator service shall be provided for access by fire-fighting and rescue operations to all floors.
- C. At least one elevator shall have a cab with a minimum distance between walls or between wall and door, excluding return panels, not less than 80 inches by 54 inches and a minimum distance from wall to return panel not less than 51 inches, with a forty-two-inch side-slide door to allow for turning a wheelchair and accommodating an ambulance cot or stretcher measuring 24 inches by 84 inches in its horizontal open position.
- D. The provisions of this chapter shall not apply to one- or two-family dwelling units.
- E. Any changes, alterations or amendments made to N.J.S.A. 52:27D-123.14 and N.J.A.C. 5:23-12.1 et seq., shall automatically become applicable and incorporated into this article.

Repealer, Severability and Effective Date.

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

Introduction Date: March 4, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	8	✓				Advertisement
Janjua		✓				
Moustakas	1	✓				
Pritchett		✓				
Steglik					✓	

Publication Date: March 12, 2024

Public Hearing Date: April 1, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Fozia Janjua, Mayor

ATTEST:

Meredith Riculfy, Township Clerk

4893-0557-2184, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2024-4

CALENDAR YEAR 2024

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

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

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

WHEREAS, the Township Council of the Township of Mount Laurel in the County of Burlington finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Township Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$355,587.09 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

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

NOW THEREFORE BE IT ORDAINED, by the Township Council of the Township of Mount Laurel, in the County of Burlington, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Township of Mount Laurel shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$1,244,554.2, and that the CY 2024 municipal budget for the Township of Mount Laurel be approved and adopted in accordance with this ordinance; and

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

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

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

Introduction Date: March 4, 2024

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

Publication Date: March 12, 2024

Public Hearing Date: April 1, 2024

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Fozia Janjua, Mayor

ATTEST:

Meredith Riculfy, Township Clerk