

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, October 3, 2022
Mount Laurel Municipal Center

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC ANNOUNCEMENT

5. APPROVAL OF BILL LIST

Moved by: Seconded by:

6. APPROVAL OF MINUTES

Moved by: Seconded by:

7. RESOLUTIONS

22-R-209: PROCLAIMING THE MONTH OF OCTOBER 2022 AS BREAST CANCER AWARENESS MONTH

22-R-210: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR BODY WORN CAMERAS THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM

22-R-211: RESOLUTION APPROVING THE PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-024-005

22-R-212: MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR THE GABLES AT MOUNT LAUREL BLOCK 215, LOTS 15, 15.01, PB#2208

22-R-213: AUCTIONING OF ABANDONED AND UNCLAIMED MOTOR VEHICLES PURSUANT TO NEW JERSEY STATE STATUTE 39:10A-1

22-R-214: RESOLUTION AUTHORIZING THE TOWNSHIP OF MOUNT LAUREL TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

22-R-215: RESOLUTION IN SUPPORT OF THE STATE CANNABIS TESTING APPLICATION OF ACT LABORATORIES, INC.

22-R-216: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF HEMPNOTIZE NEW JERSEY LLC

22-R-217: RESOLUTION AUTHORIZING MOUNT LAUREL TOWNSHIP TO SELL SURPLUS ON GOVDEALS

22-R-218: SALE OF PERSONAL PROPERTY FOUND OR RECOVERED IN TOWNSHIP PURSUANT TO STATUTE 40A:14-157

22-R-219: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF HIGHER LEAF LLC

22-R-220: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF STIIIZY NEW JERSEY LLC

8. ORDINANCE FOR FIRST READING

ORDINANCE 2022-16: AN ORDINANCE AMENDING THE FELLOWSHIP AREA REDEVELOPMENT PLAN TO ESTABLISH NEW CONDITIONALLY PERMITTED USES WITHIN THE RA-3 LAND USE DISTRICT

Publication Date: October 6, 2022

Public Hearing Date: November 14, 2022

9. PUBLIC PARTICIPATION

10. COMMENTS BY COUNCIL

11. ADJOURNMENT

**Township of Mount Laurel
Regular Council Meeting
September 12, 2022
Mount Laurel Municipal Center**

Mayor Pritchett called the meeting to order.

Pledge of Allegiance & Traditional Moment of Silence

ROLL CALL

Councilwoman Karen Cohen – present, Councilwoman Fozia Janjua – present,
Councilman Nick Moustakas – present, Deputy Mayor Stephen Steglik - present, Mayor
Kareem Pritchett - present, 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 \$3,969,057.38

Motion to Move: Deputy Mayor Steglik, 2nd Councilwoman Cohen
Roll Call 5 yes votes

APPROVAL OF MINUTES

Motion to Move: Deputy Mayor Steglik, 2nd Councilwoman Janjua
Roll Call 5 yes votes

**RESOLUTION #188-2022: PROCLAMATION RECOGNIZING NATIONAL
HISPANIC HERITAGE MONTH SEPTEMBER 15 – OCTOBER 15**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #188-2022: Deputy Mayor Steglik, 2nd Councilwoman
Cohen
Roll Call 5 yes votes

**RESOLUTION #189-2022: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION
OF PROPERTY TAXES BLOCK 201.01 LOT 42**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #189-2022: Councilman Moustakas, 2nd Councilwoman
Janjua
Roll Call 5 yes votes

RESOLUTION #190-2022: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION
OF PROPERTY TAXES BLOCK 403.05 LOT 41

Township Clerk read Resolution as entitled.

Motion to Move Resolution #190-2022: Councilman Moustakas, 2nd Councilwoman

Janjua

Roll Call 5 yes votes

RESOLUTION #191-2022: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION
OF PROPERTY TAXES BLOCK 607 LOT 14.06

Township Clerk read Resolution as entitled.

Motion to Move Resolution #191-2022: Councilman Moustakas, 2nd Councilwoman

Janjua

Roll Call 5 yes votes

RESOLUTION #192-2022: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION
OF PROPERTY TAXES BLOCK 100.07 LOT 2

Township Clerk read Resolution as entitled.

Motion to Move Resolution #192-2022: Councilman Moustakas, 2nd Councilwoman

Janjua

Roll Call 5 yes votes

RESOLUTION #193-2022: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2022
LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

Township Clerk read Resolution as entitled.

Motion to Move Resolution #193-2022: Councilman Moustakas, 2nd Councilwoman

Janjua

Roll Call 5 yes votes

RESOLUTION #194-2022: RESOLUTION REJECTING BID FOR LAUREL ACRES PARK PIERS

Township Clerk read Resolution as entitled.

Motion to Move Resolution #194-2022: Councilman Moustakas, 2nd Councilwoman

Janjua

Roll Call 5 yes votes

RESOLUTION #195-2022: RESOLUTION ADOPTING A PROTOTYPICAL SERVICE
AGREEMENT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #195-2022: Councilman Moustakas, 2nd Councilwoman Janjua
Roll Call 5 yes votes

RESOLUTION #196-2022: RESOLUTION RESCINDING 22-R-166

Township Clerk read Resolution as entitled.
Motion to Move Resolution #196-2022: Councilman Moustakas, 2nd Councilwoman Janjua
Roll Call 5 yes votes

RESOLUTION #197-2022: RESOLUTION APPROVING THE PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-024-002, TGI FRIDAYS, INC. TO COMMERCE CENTER HOLDINGS, LLC

Township Clerk read Resolution as entitled.
Motion to Move Resolution #197-2022: Councilman Moustakas, 2nd Councilwoman Janjua
Roll Call 5 yes votes

RESOLUTION #198-2022: RESOLUTION AUTHORIZING CANCELLATION OF OUTSTANDING CHECKS IN THE MUNICIPAL COURT'S BAIL ACCOUNT INVESTOR'S BANK #100072922

Township Clerk read Resolution as entitled.
Motion to Move Resolution #198-2022: Councilwoman Janjua, 2nd Deputy Mayor Steglik; Councilman Moustakas abstained.
Roll Call 4 yes votes

RESOLUTION #199-2022: RESOLUTION AUTHORIZING CANCELLATION OF OUTSTANDING CHECKS IN THE MUNICIPAL COURT'S GENERAL ACCOUNT INVESTOR'S BANK #8001244444

Township Clerk read Resolution as entitled.
Motion to Move Resolution #199-2022: Councilwoman Janjua, 2nd Deputy Mayor Steglik; Councilman Moustakas abstained.
Roll Call 4 yes votes

RESOLUTION #200-2022: RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL, IN THE COUNTY OF BURLINGTON, NEW JERSEY APPROVING THE PLANS OF THE TOWNSHIP OF MOUNT LAUREL MUNICIPAL UTILITIES AUTHORITY TO UNDERTAKE MULTIPLE CAPITAL IMPROVEMENTS AND CONSENTING IN ACCORDANCE WITH AND PURSUANT TO A CERTAIN SERVICE AGREEMENT BETWEEN THE TOWNSHIP AND THE AUTHORITY TO THE AUTHORIZATION AND ISSUANCE OF BONDS OR NOTES BY THE MOUNT LAUREL MUNICIPAL UTILITIES AUTHORITY TO FINANCE THE COSTS OF SAID PROJECT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #200-2022: Deputy Mayor Steglik, 2nd Councilwoman Cohen; Councilman Moustakas abstained.

Roll Call 4 yes votes

RESOLUTION #201-2022: APPROVING CHANGE ORDER #1 2021 LOCAL ROAD PROGRAM CONTRACT 2021-1

Township Clerk read Resolution as entitled.

Motion to Move Resolution #201-2022: Deputy Mayor Steglik, 2nd Councilwoman Cohen; Councilman Moustakas abstained.

Roll Call 4 yes votes

RESOLUTION #202-2022: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF NJ GREEN CARE LLC

Township Clerk read Resolution as entitled.

Motion to Move Resolution #202-2022: Deputy Mayor Steglik, 2nd Councilwoman Cohen; Councilman Moustakas abstained.

Roll Call 4 yes votes

RESOLUTION #203-2022: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF NIRVANA DISPENSARY LLC

Township Clerk read Resolution as entitled.

Motion to Move Resolution #203-2022: Deputy Mayor Steglik, 2nd Councilwoman Janjua; Councilman Moustakas abstained.

Roll Call 4 yes votes

RESOLUTION #204-2022: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR IN-CAR CAMERAS THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM

Township Clerk read Resolution as entitled.

Motion to Move Resolution #204-2022: Councilman Moustakas, 2nd Deputy Mayor Steglik

Roll Call 5 yes votes

RESOLUTION #205-2022: RESOLUTION AUTHORIZING THE SIGNING OF A MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF MOUNT LAUREL AND CWA, AFL-CIO, SUPERVISORS UNION FOR THE PERIOD FROM JANUARY 1, 2023 TO DECEMBER 31, 2025

Township Clerk read Resolution as entitled.

Motion to Move Resolution #205-2022: Councilman Moustakas, 2nd Deputy Mayor Steglik

Roll Call 5 yes votes

RESOLUTION #206-2022: RESOLUTION AUTHORIZING THE SIGNING OF A MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF MOUNT LAUREL AND CWA, AFL-CIO, CLERICAL UNION FOR THE PERIOD FROM JANUARY 1, 2023 TO DECEMBER 31, 2025

Township Clerk read Resolution as entitled.

Motion to Move Resolution #206-2022: Councilman Moustakas, 2nd Deputy Mayor Steglik

Roll Call 5 yes votes

RESOLUTION #207-2022: ESTABLISHMENT OF CURFEW FOR MISCHIEF NIGHT AND HOURS FOR TRICK-OR TREATING ON HALLOWEEN

Township Clerk read Resolution as entitled.

Motion to Move Resolution #207-2022: Councilman Moustakas, 2nd Deputy Mayor Steglik

Roll Call 5 yes votes

RESOLUTION #208-2022: RESOLUTION SUPPORTING A COMMUNITY SOLAR PROJECT IN MOUNT LAUREL TOWNSHIP

Township Clerk read Resolution as entitled.

Motion to Move Resolution #208-2022: Councilman Moustakas, 2nd Deputy Mayor Steglik

Roll Call 5 yes votes

ORDINANCES FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #13-2022: AN ORDINANCE ADOPTING CHAPTER 75, ENTITLED "FILMING"

Clerk read Ordinance as entitled.

Mayor opened public participation.

Mayor closed public participation.

Motion to move Ordinance #13-2022: Councilwoman Cohen, 2nd Councilman Moustakas

Roll Call 5 yes votes

ORDINANCE #14-2022: AN ORDINANCE AMENDING CHAPTER 43 OF THE TOWNSHIP OF MOUNT LAUREL CODE, ENTITLED "POLICE DEPARTMENT," TO INCLUDE THE POSITION OF CAPTAIN

Clerk read Ordinance as entitled.

Mayor opened public participation.

Mayor closed public participation.

Motion to move Ordinance #14-2022: Deputy Mayor Steglik, 2nd Councilwoman Janjua
Roll Call 5 yes votes

ORDINANCE #15-2022: AMENDING CHAPTER 148-41, OF THE TOWNSHIP CODE, SCHEDULE XII BUS STOPS, TO APPROVE AND ADD TWO (2) BUS STOPS TO SERVE CENTERTON VILLAGE

Clerk read Ordinance as entitled.

Mayor opened public participation.

Mayor closed public participation.

Motion to move Ordinance #15-2022: Deputy Mayor Steglik, 2nd Councilman
Moustakas
Roll Call 5 yes votes

PUBLIC PARTICIPATION

Larry Chatzidakis, 42 Stokes Road – Brought up the tax bills and made a comment about how taxes have gone up. Claimed that tax assessments are different for similar properties. The Township Solicitor objected to this claim and explained that the assessments were set prior to any recent purchases of properties, and when there is a reassessment done, everything will be considered. He also explained that neighbors have a right to file a tax appeal.

Jeff Shapiro, 433 Kelham Court – Questioned date of starting work on Union Mill Road.

Nicole Samson, 1323 Hainesport-Mt. Laurel Road – Hainesport-Mt. Laurel road is treated like it is a speedway. Drag racing. County road. We need to slow people down.

Manager – Police are doing investigation on that road because of traffic accident. Once that is concluded, we can request County to do traffic study.

Patrick Appolonia, 118 Brentwood Drive – Civil Suit in Mercer County.

COMMENTS BY COUNCIL

Mayor Pritchett – 9-11 lives that were lost. Sunday food truck festival from 12 to 5.

Deputy Mayor Steglik – Congratulations to Meredith. Heroes on 9/11.

Councilman Moustakas – Thanked everyone for coming out. Come out Sunday.

Councilwoman Janjua – Looking forward to seeing you on Sunday. 9/11 will never be forgotten. Teaches children to do good for others.

Councilwoman Cohen – Thanked everyone for coming. 21st anniversary of 9/11. Our first responders went there. Glenn died tragically in accident. Proud how hard Ryan fought but unfortunately, he lost his battle. Alice Paul great community having fundraiser on September 24th. Out of the Darkness Suicide walk on October 15th. Movie September 30th at Laurel Acres Park. Solar resolution passed. Back 40 open space.

Motion to adjourn: Deputy Mayor Steglik, 2nd Councilwoman Cohen

All in favor.

Respectfully submitted,

Meredith Riculfy, RMC
Township Clerk



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-209

REGULAR MEETING

OCTOBER 3, 2022

**PROCLAIMING THE MONTH OF OCTOBER 2022 AS
BREAST CANCER AWARENESS MONTH**

WHEREAS, for nearly four decades, the United States has recognized October as Breast Cancer Awareness Month, an annual campaign devoted to educating and raising awareness about the impact of breast cancer.

WHEREAS, one in eight women will be diagnosed with breast cancer in her lifetime, which is one person every 12 minutes in the United States. It is estimated that in 2022, 43,250 women and 530 men in the U.S. will die from breast cancer.

WHEREAS, according to the American Cancer Society, when breast cancer is detected early, the five-year relative survival rate is 99%.

WHEREAS, monthly breast self-exams, regular clinical exams, and mammograms all increase early detection, which reduces death and late-stage diagnoses, and increases life expectancy.

WHEREAS, education and awareness on breast cancer, along with early detection strategies, are critical to saving lives. Both women and men are at risk for breast cancer and we encourage the citizens of Mount Laurel Township to be proactive and educate themselves.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby proclaim the month of October 2022 as Breast Cancer Awareness Month.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 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. 22-R-210

REGULAR MEETING

OCTOBER 3, 2022

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR BODY WORN
CAMERAS THROUGH THE STATE OF NEW JERSEY COOPERATIVE
PURCHASING PROGRAM**

WHEREAS, The Township of Mount Laurel wishes to purchase Body Worn Cameras, from an authorized vendor under contract by the Division of Purchase and Property, Department of Treasury, State of New Jersey; and

WHEREAS, Axon Enterprise, Inc., 17800 North 85th Street, Scottsdale, AZ 85255 has been awarded New Jersey State Contract Number 17-FLEET-00738 for Law Enforcement Firearms Equipment and Supplies for the period May 15, 2019 to May 14, 2023.

WHEREAS, the Police Chief has recommended the award of this contract, price and other factors considered; and

WHEREAS, the cost for this purchase is \$81,419.95; and

WHEREAS, 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.

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

1. Axon Enterprise, Inc., 17800 North 85th Street, Scottsdale, AZ 85255 be awarded a contract for the purchase of Body Worn Cameras, as recommended by the Police Chief, in the amount of \$81,419.95.

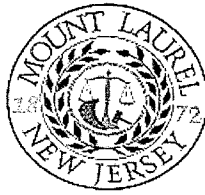
2. This is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 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. 22-R-211

REGULAR MEETING

OCTOBER 3, 2022

**RESOLUTION APPROVING THE PLACE-TO-PLACE TRANSFER OF PLENARY
RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-024-005**

WHEREAS, an application has been filed for a place-to-place transfer for licensed premises of a Plenary Retail Consumption License 0324-33-024-005, Commerce Center Holdings, LLC, from in-pocket to 40 Centerton Road, Building 3, Mount Laurel, NJ 08054; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby approve the place-to-place transfer for Plenary Retail Consumption License for Commerce Center Holdings, LLC, License #0324-33-024-005.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 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. 22-R-212

REGULAR MEETING

OCTOBER 3, 2022

**MOUNT LAUREL TOWNSHIP RESOLUTION
AUTHORIZING RELEASE OF PERFORMANCE
GUARANTEE FOR THE GABLES AT MOUNT LAUREL
BLOCK 215, LOTS 15, 15.01, PB#2208**

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 September 13, 2022, attached hereto and made a part hereof, the Township Engineer has evaluated the status of the required improvements associated with the performance guarantee and has found that a replacement bond for the Forestar (USA) Real Estate Group, Inc. has been posted by D.R. Horton.

WHEREAS, the Township Engineer has recommended that the performance guarantee posted by Forestar (USA) Real Estate Group, Inc. in place for this project be released; 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 3rd day of October, 2022, 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 The Gables at Mount Laurel (DR Horton), Phase 2B Townhomes, Block 215, Lots 15 and 15.01, PB#2208 is released.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 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

September 13, 2022

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

RE: PB#2208
Mount Laurel Township
The Gables at Mount Laurel (DR Horton)
Phase 2B Townhomes
Block 215, Lots 15 and 15.01
Performance Guarantee
Release Recommendation
Our File No. M-0278-2208-000

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 D.R. Horton has posted a replacement bond for the Forestar (USA) Real Estate Group, Inc. bond in the amount of \$93,472.25.


Based on the above, we recommend that the performance guarantee posted by Forestar (USA) Real Estate Group, Inc. in place for this project be released. A copy of the original 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.

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

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

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES


William R. Long, PE
Senior Associate

WRL/kem
Enclosure

cc: Carol Modugno, Deputy Clerk, Mount Laurel Township
Trish Hochreiter, Secretary, Mount Laurel Township Planning Board
Josh Fornwalt, Forestar Group (2040 Briggs Road, Mount Laurel, NJ 08054)
Brian Scheetz, D.R. Horton (8 Neshaminy Interplex, Suite 115, Trevose, PA 19053)
Alaimo Field Services Department

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- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-213

REGULAR MEETING

OCTOBER 3, 2022

**AUCTIONING OF ABANDONED AND UNCLAIMED MOTOR VEHICLES
PURSUANT TO NEW JERSEY STATE STATUTE 39:10A-1**

WHEREAS, the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, is desirous of providing for the sale at public auction of approximately twenty (20) abandoned or unclaimed motor vehicles, pursuant to Statute;

Mount Laurel Township Police Department	
Abandoned Vehicle Auction List	
October 27, 2022 @ 2:00pm in the Courtroom	

Case #	Vehicle Description	Vehicle Identification #	Body Type	Tow Agency
2019-5668	2005 Ford E250	1FTNE24W75HB47717	Wagon	Action Towing
2018-11725	2001 Nissan Frontier	1N6ED27Y01C381704	Pickup	Action Towing
2018-08238	2003 Chevrolet Malibu	1G1ND52J63M739134	4 Door	Action Towing
2018-15124	2005 Hyundai 350	KMHFU45E45A386915	4 Door	Action Towing
2017-1542	2004 Buick Regal	2G4WB52K141357452	4 Door	Hainesport
2017-16397	1999 Mercedes Benz ML430	4JGAB72E9XA084917	Wagon	Hainesport
2017-7151	2001 Volvo S60	YV1RS61R812077104	4 Door	Hainesport
2016-24384	2004 Mercury Sable	1MEFM50U04A604712	4 Door	Hainesport
2018-10542	2006 Chevrolet Cobalt	1G1AK15F767624548	2 Door	Hainesport
2019-51619	2003 Kia Optima	KNAGD126X35207042	4 Door	Hainesport
2019-01069	1993 Ford Econoline	1FDEE14N7PHA05531	Wagon	Johnson's
2019-04944	2010 Kia Soul	KNDJT2A2XA7188879	Wagon	Johnson's
2016-18358	2000 Chrysler Concord	2C3HD36J4YH413883	4 Door	Johnson's
2018-13101	2002 Cadillac Seville	1G6KY54952U184020	4 Door	Johnson's
2018-6916	2008 Pontiac G6	1g2zf57bx84149227	4 Door	Mark Allen
2019-02087	2011 Hyundai Sonata	5NPEC4AC3BH062401	4 Door	Towne Auto
2019-01735	2006 Chevrolet Equinox	2CNDL73F566164728	Wagon	Towne Auto
2018-03755	2002 Mercedes Benz C240	WDBRF61J42E000992	4 Door	Towne Auto
2019-04343	2007 Mercury Mariner	4M2YU81177KJ04362	4 Door	Towne Auto
2018-30997	2006 Chevrolet Cobalt	1G1AK55F267883634	4 Door	Towne Auto

WHEREAS, N.J.S.A. 39:10A-1 provides for notification of such auction and sale of such property;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that pursuant to N.J.S.A. 39:10A-1, a public auction of approximately twenty (20) vehicles to be held on October 27, 2022 at 2:00 P.M. presiding time, in the Court Room, 100 Mount Laurel Road; and

BE IT FURTHER RESOLVED, that said monies collected by such auction shall be deposited with the Treasurer of the Township of Mount Laurel, pursuant to statute; and

BE IT FINALLY RESOLVED, that legal notice of this public auction will be published in the official newspaper of the Township of Mount Laurel on October 12, 2022 and October 19, 2022.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 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. 22-R-214

REGULAR MEETING

OCTOBER 3, 2022

**RESOLUTION AUTHORIZING THE TOWNSHIP OF MOUNT LAUREL TO ENTER
INTO A COOPERATIVE PRICING AGREEMENT**

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, Somerset County has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, the governing body of the Township of Mount Laurel, County of Burlington, State of New Jersey desires to become a member of the Somerset County Cooperative Pricing System, #2-SOCCP, effective and, that such membership shall be for the period ending December 31, 2023 and each renewal, thereafter of the system, unless elects to formally withdraw from the system;

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Township of Mount Laurel, County of Burlington, State of New Jersey and the Township Manager are hereby authorized to execute the attached agreement for such membership.

EFFECTIVE DATE

The resolution shall take effect immediately upon passage.

CERTIFICATION

I hereby certify that the above resolution was adopted by the Mayor and Council of the Township of Mount Laurel at a meeting of said governing body held on October 3, 2022.

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. 22-R-215

REGULAR MEETING

OCTOBER 3, 2022

**RESOLUTION IN SUPPORT OF THE STATE CANNABIS
TESTING APPLICATION OF ACT LABORATORIES, INC.**

WHEREAS, after New Jersey voters approved Public Question No. 1 in 2020 to amend the New Jersey Constitution allowing for the legalization of cannabis for adults over the age of 21, Governor Murphy signed P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”); and

WHEREAS, the Act legalizes recreational cannabis use by adults over the age of 21 and establishes a comprehensive regulatory and licensing scheme for commercial cannabis operations, use, and possession; and

WHEREAS, cannabis testing facilities are independent, third-party entities meeting accreditation requirements established by the Cannabis Regulatory Commission that are licensed to analyze and certify cannabis items and medical cannabis for compliance with applicable health, safety, and potency standards; and

WHEREAS, N.J.A.C. 17:30-5.1(g) states that, by resolution, “A municipality may demonstrate proof of local support for the suitability of a cannabis business’s proposed location by indicating that the intended location is appropriately located or otherwise suitable for the activities related to the operations of the proposed cannabis business;” and

WHEREAS, pursuant to code, Act Laboratories, Inc. has requested the Township Council’s support to open and operate a cannabis testing business; and

WHEREAS, the Township determines that the operation sought may operate within the Township at the proposed location, a site within Industrial District and the location has already received the necessary land use approvals; and

WHEREAS, Act Laboratories, Inc. is a multi-state provider of cannabis and hemp testing technologies performing work for cultivators, manufacturers and retailers and seeks to expand this operation at 2000 Crawford Place in Mount Laurel; and

WHEREAS, operation is contingent on state licensing approval;

NOW, THEREFORE, BE IT RESOLVED on this 3rd day of October, 2022, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey:

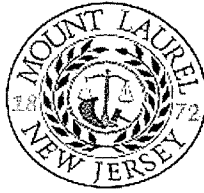
1. The Township Council fully supports the state licensure application for Act Laboratories, Inc.;
and
2. The proposed location for the cannabis business is appropriate for the activities related to
cannabis testing; and
3. The Township has not imposed a limit on cannabis testing facilities.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 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. 22-R-216

REGULAR MEETING

OCTOBER 3, 2022

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF MOUNT LAUREL IN SUPPORT OF THE STATE
CANNABIS RETAIL APPLICATION OF HEMPNOTIZE NEW
JERSEY LLC**

WHEREAS, after New Jersey voters approved Public Question No. 1 in 2020 to amend the New Jersey Constitution allowing for the legalization of cannabis for adults over the age of 21, Governor Murphy signed P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”); and

WHEREAS, the Act legalizes recreational cannabis use by adults over the age of 21 and establishes a comprehensive regulatory and licensing scheme for commercial cannabis operations, use, and possession; and

WHEREAS, as part of the Act’s comprehensive regulatory and licensing scheme, municipalities may adopt ordinances governing the number of cannabis establishments permitted in the municipality and the relevant business regulations for such establishments, including location, business hours, and manner of operations; and

WHEREAS, pursuant to the Act, the Township Council of the Township of Mount Laurel (“Township Council”) adopted Ordinance 2022-8 on February 28, 2022, permitting cannabis cultivation, manufacture, distribution, wholesale, and delivery services, and cannabis alternative treatment centers or cannabis retailers as conditional uses in the Township of Mount Laurel’s (“Township”) Industrial Zone, subject to certain conditions; and

WHEREAS, the conditions for cannabis cultivation, manufacture, distribution, wholesale, and delivery services, include all appropriate State licensure, a minimum lot area of not less than one acre, a location no closer than 500 feet from a residential behavioral health facility or residential medical detoxification facility or a residential district or use, a location no closer than 500 feet from a school, child care center, house of worship, or public park, no on-site cannabis consumption, no outside storage of cannabis or cannabis products, and submission of a security plan to the Township Police Department; and

WHEREAS, the conditions for alternative treatment centers or cannabis retailers include all appropriate State licensure, a minimum lot area of 20,000 square feet, a location no closer than 500 feet from a residential behavioral health facility or residential medical detoxification facility, a location no closer than 500 feet from a school, child care center, house of worship, or public park, no on-site cannabis consumption, no outside storage of cannabis or cannabis products, submission of a security plan to the Township Police

Department, and provision of off-street parking at a ratio of 1 space for every 200 square feet of gross floor area; and

WHEREAS, N.J.A.C. 17:30-5.1(g) states that, by resolution, “A municipality may demonstrate proof of local support for the suitability of a cannabis business’s proposed location by indicating that the intended location is appropriately located or otherwise suitable for the activities related to the operations of the proposed cannabis business;” and

WHEREAS, the New Jersey Cannabis Regulatory Commission’s “Notice of Application Acceptance for Personal Use Cannabis Licenses” indicates that:

Applicants for annual cannabis business licenses and conditional conversions shall include proof of local support in their applications, which shall be submitted as:

1. If the municipality has a governing body, a resolution by that governing body that includes:

- a. The license applicant’s legal name under which they are registered to do business in the State of New Jersey;
- b. A determination that the municipality has authorized the type of cannabis business license being sought by the license-applicant to operate within its jurisdiction; and
- c. A confirmation that if the municipality has imposed a limit on the number of licensed cannabis businesses, the issuance of a license to the license applicant by the Commission would not exceed that limit; and

WHEREAS, pursuant to N.J.A.C. 17:30-5.1(g), Hempnotize New Jersey LLC has requested the Township Council’s support to open and operate a cannabis business under a Class 1 Cultivation License, Class 2 Manufacturer/Processor License, Class 5 Retail License, and Class 6 Cannabis Delivery License; and

WHEREAS, the Township determines that the Class 1 Cultivation License, Class 2 Manufacturer/Processor License, Class 5 Retail License, and Class 6 Cannabis Delivery License sought by Hempnotize New Jersey LLC may operate within the Township at the proposed location, a site within the Industrial District, located at 4004 Church Road, Mount Laurel, New Jersey, 08054, subject to the necessary land use approvals; and

WHEREAS, Hempnotize New Jersey LLC has provided the Township a signed letter of intent to lease the proposed property; and

WHEREAS, pursuant to Ordinance No. 2022-8, the Township has not adopted a limitation on the number of cannabis businesses located in the Township.

NOW, THEREFORE, BE IT RESOLVED on this 3rd day of October, 2022, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey:

1. The Township Council fully supports the state licensure application for Hempnotize New Jersey LLC; and
2. The proposed location for the cannabis business is appropriate for the activities related to cultivation, manufacture/processing, delivery and retail of cannabis; and
3. The Township has authorized Class 1 Cultivation, Class 2 Manufacturer/Processor, Class 5 Retail, and Class 6 Cannabis Delivery licensees to operate within its jurisdiction; and
4. The Township has not imposed a limit on Class 1 Cultivation Licenses, Class 2 Manufacturer/Processor Licenses, Class 5 Retail Licenses, or Class 6 Cannabis Delivery Licenses, therefore this application does not exceed a limit on licensed cannabis businesses.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 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. 22-R-217

REGULAR MEETING

OCTOBER 3, 2022

**RESOLUTION AUTHORIZING MOUNT LAUREL TOWNSHIP TO SELL SURPLUS
ON GOVDEALS**

WHEREAS, the Township of Mount Laurel is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the Township is desirous of selling said surplus property in an “as is” condition without express or implied warranties.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Council in the Township of Mount Laurel, County of Burlington, as follows:

- (1) The sale of the surplus property shall be conducted through GovDeals pursuant to Sourcewell Contract and in accordance with the terms and conditions of the Cooperative Pricing System. The terms and conditions of the agreement entered into with GovDeals is available online at govdeals.com and in the Municipal Clerk’s Office.
- (2) The sale will begin on October 15, 2022 and will be conducted online. The address of the auction site is govdeals.com.
- (3) The sale is being conducted pursuant to Local Finance Notice 2008-9.
- (4) A list of the surplus property to be sold is attached as Attachment A
- (5) The surplus property as identified shall be sold in an “as-is” condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.
- (6) The Township reserves the right to accept or reject any bid submitted.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

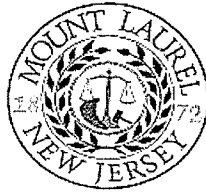
	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP VEHICLES/MACHINERY

Year	Make	Model/Description	VIN #	Miles/Hours
2011	Ford	Crown Victoria - K9 vehicle	2FABP7BV4BX109304	109,125
2010	Ford	Crown Victoria	2FABP7BV7AX122742	104968
2001	Ford	Explorer	1FMCU70E41UA51500	87446
2003	Ford	Crown Victoria	2FAFP71WX3X140604	142056
2004	Ford	Crown Victoria	2FAFP71W64X106130	160028
2004	Ford	F-450	1FDXF47P24ED63699	84442
1999	Ford	F-450	1FDFX46FXXED90517	123703
1973	General	Trailer 18 ton	1557342S	N/A
2002	Ford	F-150	1FTPX18L42NA65390	Unknown
1999	Club Car	Golf cart		1717
1994	Ford	Sweeper	1FDXR72C4RVA26973	57624
1979	Ford	4600 Tractor	C626181	4372
2004	Toro	328-D mower	30626-240000152	1711
2004	Toro	328-D mower	30626-240000126	1339
	New Holland	Backhoe bucket	37306610	
	Good Roads	Tail Gate Sander		
	Swenson	Tail Gate Sander		
2008	Wanco	WVTM trailer	5F12S121281002786	

TOWNSHIP PROPERTY

Model/Description	Condition
X2 Taser Lot: (all item quantities are approximate) 12 functioning X2 Tasers; 3 non-functioning Tasers; 5 X2 Taser cam batteries; 6 XN batteries; 38 Taser X2 25' performance smart SP X2 cartridges; 2 left handed X2 CED holsters; 1 right handed X2 CED holster	Used
Sierra Wireless Modems Lot (all item quantities are approximate) 21- Sierra Wireless Modems Model GX440 / No Sim Card or cables; 6- Sierra Wireless Modems Model GX450 / No Sim Card or cables; 3- Sierra Wireless Modems Model Airlink MP70 / No Sim Card or cables	Used
Safariland TRL-7 Rigidity Band for Glock 19, 17, and 34 - approximately 65; approximately 10 9mm holsters	Used
Various items: Canon Digital Rebel XT Ultrasonic, 25-35mm with case and shoulder strap; Polaroid One Step with case; Sony Digital Cyber Shot, 2.1 Megapixel, 6x zoom with case; tapeless electronic measuring device with built in calculator and case; Brother P-Touch; Cannon Cartridges 226; Xerox toner cartridge; Tru-Red TRC3903A cartridge, misc. cables; Toshiba DVD player/tv combo; Sharp XEA207 cash register; approximately 12 keyboards various makes and models; GBC heat sealer; Sony camera; Sony CCPTR21 camcorder; approximately 4 poly com phones; approximately 2 - ESI phones; approximately 2 adding machines; Epson 69 cartridges; 1 - NHCE411AU-R cartridge; 4 replacement cartridges 305X	Used
Baton Lot: (all item quantities are approximate) 18 - side handle PR 24 batons; 38 - Straight Batons	Used
Vehicle Car Seat Lot: (all item quantities are approximate) 19 - seats various makes and models	Used
Misc. gun parts lot: (all item quantities are approximate) 1 - Pro219 gun mount; misc. gun parts	Used
WatchGuard camera parts lot: miscellaneous camera parts	Used
Streamlight flashlights lot - approximately 10 various models	Used
1 - Plasticade Corp narrow road barrier; 1 - Kwik set lock new; foldable ladder; 2 - New 6 panel, no bore wooden doors, 30" X 80"	Used
4- Federal Signal Light bars	Used
Computer lot: (all item quantities are approximate) 7 - Panasonic CF52 & CF29 no hard drives; 23 - tower PC's, no hard drives	Used
Printer lot: (all item quantities are approximate) HP Design Jet T520 plotter printer; HP Laser Jet Pro 400 M401dn; HP Laser jet 1200 series desk top printer; HP Laser jet 500 Color M551; HP Laser et ProM404N; HP Office Jet Pro 8100; HP Laser Jet P1505N	Used
Computer Lot: (all item quantities are approximate) 2 - Cisco SG300-52P; 1- HP Pro Curve 3500yl-24g; 2 - HP Pro Curve 3500yl-48g; 1 - Cisco 2800 Series Network Router; 2 - Cisco SG300-28P; 1 - Cisco Catalyst 2950; 1 - Barracuda Web filter 210; 1 - Barracuda Firewall X100	Used
Computer Lot: (all item quantities are approximate) 4 - Network power supplies; 3 - battery backups	Used
1 - Motorola Variable Key Loader KVL3000; 3 Motorola CP200XLS with bases	Used
3 - Schlage Hand Punch 1000-E machines	Used
Computer monitor lot: (all item quantities are approximate) 17 -monitors various makes & models	Used



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-218

REGULAR MEETING

OCTOBER 3, 2022

**SALE OF PERSONAL PROPERTY FOUND OR RECOVERED
IN TOWNSHIP PURSUANT TO STATUTE 40A:14-157**

WHEREAS, the Township Council of Mount Laurel, County of Burlington, State of New Jersey is desirous of providing for the sale at public auction of personal property found or recovered pursuant to Statute; and

WHEREAS, N.J.S.A. 40A:14-157 provides for notification of such auction and sale of personal property; and

WHEREAS, the Township has approximately nine (9) bicycles and other miscellaneous items to be auctioned; and

WHEREAS, a complete list of all items to be auctioned is attached as Attachment A;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that pursuant to N.J.S.A.40A:14-157, a public auction will begin on October 15, 2022 online at govdeals.com; and

BE IT FINALLY RESOLVED, that all monies collected by such auction shall be deposited with the Treasurer of the Township of Mount Laurel, pursuant to Statute.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

BICYCLES AND PROPERTY/EVIDENCE

Bicycles

Make	Model/Description
Trek	Blue/Black
Pacific	Vortex XC, Green
Next	Gauntlet, Blue/Black
Schwinn	World Sport, Silver
Roadmaster	Granite Peak, Purple
Nishiki	Alamosa, Black
Spark	K2, Blue
Tony Hawk	Pro Series, White/Blue
Huffy	Mountain, Blue

Property

Model/Description
2 - Patio Chairs, Plastic, Adirondack, Tan



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-219

REGULAR MEETING

OCTOBER 3, 2022

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF MOUNT LAUREL IN SUPPORT OF THE STATE
CANNABIS RETAIL APPLICATION OF HIGHER LEAF LLC**

WHEREAS, after New Jersey voters approved Public Question No. 1 in 2020 to amend the New Jersey Constitution allowing for the legalization of cannabis for adults over the age of 21, Governor Murphy signed P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”); and

WHEREAS, the Act legalizes recreational cannabis use by adults over the age of 21 and establishes a comprehensive regulatory and licensing scheme for commercial cannabis operations, use, and possession; and

WHEREAS, as part of the Act’s comprehensive regulatory and licensing scheme, municipalities may adopt ordinances governing the number of cannabis establishments permitted in the municipality and the relevant business regulations for such establishments, including location, business hours, and manner of operations; and

WHEREAS, pursuant to the Act, the Township Council of the Township of Mount Laurel (“Township Council”) adopted Ordinance 2022-8 on February 28, 2022, permitting cannabis alternative treatment centers or cannabis retailers as conditional uses in the Township of Mount Laurel’s (“Township”) Industrial, Business, and Major Commercial Planned Development Zones, subject to certain conditions; and

WHEREAS, the conditions for alternative treatment centers or cannabis retailers include all appropriate State licensure, a minimum lot area of 20,000 square feet, a location no closer than 500 feet from a residential behavioral health facility or residential medical detoxification facility, a location no closer than 500 feet from a school, child care center, house of worship, or public park, no on-site cannabis consumption, no outside storage of cannabis or cannabis products, submission of a security plan to the Township Police Department, and provision of off-street parking at a ratio of 1 space for every 200 square feet of gross floor area; and

WHEREAS, N.J.A.C. 17:30-5.1(g) states that, by resolution, “A municipality may demonstrate proof of local support for the suitability of a cannabis business’s proposed location by indicating that the intended location is appropriately located or otherwise suitable for the activities related to the operations of the proposed cannabis business;” and

WHEREAS, the New Jersey Cannabis Regulatory Commission’s “Notice of Application Acceptance for Personal Use Cannabis Licenses” indicates that:

Applicants for annual cannabis business licenses and conditional conversions shall include proof of local support in their applications, which shall be submitted as:

1. If the municipality has a governing body, a resolution by that governing body that includes:

- a. The license applicant's legal name under which they are registered to do business in the State of New Jersey;
- b. A determination that the municipality has authorized the type of cannabis business license being sought by the license-applicant to operate within its jurisdiction; and
- c. A confirmation that if the municipality has imposed a limit on the number of licensed cannabis businesses, the issuance of a license to the license applicant by the Commission would not exceed that limit; and

WHEREAS, pursuant to N.J.A.C. 17:30-5.1(g), Higher Leaf LLC has requested the Township Council's support to open and operate a cannabis business under a Class 5 Retail License; and

WHEREAS, the Township determines that the Class 5 Retail License sought by Higher Leaf LLC may operate within the Township at the proposed location, a site within the Business District, located at 813 East Gate Drive, Mount Laurel, New Jersey, 08054, subject to the necessary land use approvals; and

WHEREAS, Higher Leaf LLC has provided the Township a signed letter of intent to lease the proposed property; and

WHEREAS, pursuant to Ordinance No. 2022-8, the Township has not adopted a limitation on the number of cannabis businesses located in the Township.

NOW, THEREFORE, BE IT RESOLVED on this 3rd day of October, 2022, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey:

1. The Township Council fully supports the state licensure application for Higher Leaf LLC; and
2. The proposed location for the cannabis business is appropriate for the activities related to retail of cannabis; and
3. The Township has authorized Class 5 Cannabis Retailer licensees to operate within its jurisdiction; and
4. The Township has not imposed a limit on Class 5 Cannabis Retailer Licenses, therefore this application does not exceed a limit on licensed cannabis businesses.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

4892-6154-7060, v. 1



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-220

REGULAR MEETING

OCTOBER 3, 2022

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF MOUNT LAUREL IN SUPPORT OF THE STATE
CANNABIS RETAIL APPLICATION OF STIIZY NEW JERSEY
LLC**

WHEREAS, after New Jersey voters approved Public Question No. 1 in 2020 to amend the New Jersey Constitution allowing for the legalization of cannabis for adults over the age of 21, Governor Murphy signed P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”); and

WHEREAS, the Act legalizes recreational cannabis use by adults over the age of 21 and establishes a comprehensive regulatory and licensing scheme for commercial cannabis operations, use, and possession; and

WHEREAS, as part of the Act’s comprehensive regulatory and licensing scheme, municipalities may adopt ordinances governing the number of cannabis establishments permitted in the municipality and the relevant business regulations for such establishments, including location, business hours, and manner of operations; and

WHEREAS, pursuant to the Act, the Township Council of the Township of Mount Laurel (“Township Council”) adopted Ordinance 2022-8 on February 28, 2022, permitting cannabis alternative treatment centers or cannabis retailers as conditional uses in the Township of Mount Laurel’s (“Township”) Industrial, Business, and Major Commercial Planned Development Zones, subject to certain conditions; and

WHEREAS, the conditions for alternative treatment centers or cannabis retailers include all appropriate State licensure, a minimum lot area of 20,000 square feet, a location no closer than 500 feet from a residential behavioral health facility or residential medical detoxification facility, a location no closer than 500 feet from a residential use or district, a location no closer than 500 feet from a school, child care center, house of worship, or public park, no on-site cannabis consumption, no outside storage of cannabis or cannabis products, submission of a security plan to the Township Police Department, and provision of off-street parking at a ratio of 1 space for every 200 square feet of gross floor area; and

WHEREAS, N.J.A.C. 17:30-5.1(g) states that, by resolution, “A municipality may demonstrate proof of local support for the suitability of a cannabis business’s proposed location by indicating that the intended location is appropriately located or otherwise suitable for the activities related to the operations of the proposed cannabis business;” and

WHEREAS, the New Jersey Cannabis Regulatory Commission’s “Notice of Application Acceptance for Personal Use Cannabis Licenses” indicates that:

Applicants for annual cannabis business licenses and conditional conversions shall include proof of local support in their applications, which shall be submitted as:

1. If the municipality has a governing body, a resolution by that governing body that includes:

- a. The license applicant's legal name under which they are registered to do business in the State of New Jersey;
- b. A determination that the municipality has authorized the type of cannabis business license being sought by the license-applicant to operate within its jurisdiction; and
- c. A confirmation that if the municipality has imposed a limit on the number of licensed cannabis businesses, the issuance of a license to the license applicant by the Commission would not exceed that limit; and

WHEREAS, pursuant to N.J.A.C. 17:30-5.1(g), Stiizy New Jersey LLC has requested the Township Council's support to open and operate a cannabis business under a Class 5 Retail License; and

WHEREAS, the Township determines that the Class 5 Retail License sought by Stiizy New Jersey LLC may operate within the Township at the proposed location, a site within the Industrial District, located at 3530 Route 38, Mount Laurel, New Jersey, 08054, subject to the necessary land use approvals; and

WHEREAS, Stiizy New Jersey LLC has provided the Township a signed letter of intent to lease the proposed property; and

WHEREAS, pursuant to Ordinance No. 2022-8, the Township has not adopted a limitation on the number of cannabis businesses located in the Township.

NOW, THEREFORE, BE IT RESOLVED on this 3rd day of October, 2022, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey:

1. The Township Council fully supports the state licensure application for Stiizy New Jersey LLC; and
2. The proposed location for the cannabis business is appropriate for the activities related to retail of cannabis; and
3. The Township has authorized Class 5 Cannabis Retailer licensees to operate within its jurisdiction; and
4. The Township has not imposed a limit on Class 5 Cannabis Retailer Licenses, therefore this application does not exceed a limit on licensed cannabis businesses.

This resolution was adopted at a meeting of the Township Council held on October 3, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

4886-0098-0789, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-16

AN ORDINANCE AMENDING THE FELLOWSHIP AREA REDEVELOPMENT PLAN TO ESTABLISH NEW CONDITIONALLY PERMITTED USES WITHIN THE RA-3 LAND USE DISTRICT

WHEREAS, the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-1 et seq. permits New Jersey municipalities the authority to utilize redevelopment as a tool to stimulate economic development on particular properties if they are found to meet the statutory criteria necessary for designation; and

WHEREAS, by Resolution 10-R-81 of the Township Council of the Township of Mt Laurel, the following properties were designated as an Area in Need of Redevelopment in accordance with the procedures set forth in the Local Redevelopment and Housing Law.:

- Block 1310, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.01, 11, 12, 12.01, and 13
- Block 1305.03, Lots 11, 12, 13, 14, and 14.01
- Block 1305.02, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15
- Block 1305.01, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10
- Block 1304.03, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12
- Block 1304.02, Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
- Block 1304.01, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18; and

WHEREAS, these properties are collectively referred to as the Fellowship Redevelopment Area of the Township of Mt Laurel; and

WHEREAS, on August 15, 2011, the Township of Mt. Laurel adopted the Fellowship Area Redevelopment Plan by Ordinance 2011-7, which set forth the superseding land use regulations to govern the Redevelopment Area including goals and objectives, permitted land uses, and development standards; and

WHEREAS, on April 27, 2015, the Township Council adopted an Amended Redevelopment Plan for the Fellowship Area as per Ordinance 2015-5; and

WHEREAS, the Council has been approached by potential redevelopers with a request to consider further amendments to the Fellowship Area Redevelopment Plan, specifically to permit self-storage uses and carwash uses within the RA-3 land use district of the Plan, which is located on the properties within the Redevelopment Area lying to the west of Beaver Avenue; and

WHEREAS, the Council has reviewed the conceptual plans provided and attached to this Ordinance as Exhibit A; and

WHEREAS, in the interest of furthering the development of this gateway economic corridor into the Township, the Council has considered this request and finds that in limited applications and with appropriate conditions, a self-storage facility and a carwash are not objectionable uses in this location; and

WHEREAS, the Council wishes to amend the Fellowship Area Redevelopment Plan in order to permit a self-storage facility and a carwash within the RA-3 land use district under certain conditions; and

WHEREAS, the Council finds that such amendments to the Fellowship Area Redevelopment Plan is not a substantial departure from the original intent of the Redevelopment Plan and would further the objective of the Redevelopment Plan to define the entrance to the Township and provide an attractive gateway; and

WHEREAS, the amendments to the Redevelopment Plan would not require any relocation of existing businesses or residents; and

WHEREAS, the amendments to the Redevelopment Plan do not alter the Plan's relationship to and consistency with the Township's Master Plan or the New Jersey State Development and Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED AND ADOPTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Fellowship Area Redevelopment Plan shall be amended as follows:

New text is shown in bold and italic font

Section III: Proposed Land Uses and Building Requirements, shall be amended to read as follows:

A. Uses

RA-1 Land Uses:

[No changes proposed to this section]

RA-2 Land Uses:

[No changes proposed to this section]

RA-3 Land Uses:

1. Professional and general offices
2. Medical and dental offices including urgent care
3. Personal and business services
4. Banks and fiduciary institutions with or without drive-up windows
5. Eating and drinking establishments with indoor or outdoor seating, including both fast food restaurants without drive-thru facilities and dine in restaurants with or without the sale of alcoholic beverages.
6. Indoor recreation uses including those that offer amusements, indoor sports and related activities and supported by accessory uses incidental, subordinate and customary to these uses such as food services, changing areas and locker rooms, first aid rooms, party and meeting rooms, and gift and equipment shops.
7. *A self-storage facility shall be a conditionally permitted use in this district, subject to the following conditions:*
 - i. *The maximum floor area of the building shall be 100,000 square feet.*
 - ii. *A minimum principal building setback of 30 feet shall be provided from all property lines.*
 - iii. *Off-street parking shall be provided at a minimum ratio of 1 space per 15,000 square feet of floor area.*
8. *A carwash shall be a conditionally permitted use in this district, subject to the following conditions:*
 - i. *All mechanical car washing activities other than spaces for waxing, upholstery vacuum cleaning, or similar services, shall be conducted within an enclosed building.*
 - ii. *No merchandise or products shall be displayed or stored outdoors on the premises.*
 - iii. *A minimum front yard principal building setback of 60 feet shall be provided from Route 73*

- iv. A minimum principal building setback of at least 30 feet shall be provided from all other property lines*
- v. All parking and vehicular circulation areas, except for access/egress driveways, shall be setback a minimum of 25 feet from the Route 73 ROW, and at least 15 feet from all other public ROW.*
- vi. Stacking, or queuing space of at least 10 vehicles per carwash lane shall be provided on site.*
- vii. Off-street parking shall be provided at a ratio of at least 5 parking spaces per carwash lane.*

B. Development Standards

[No changes proposed to this section]

C. Design Standards

1. Pedestrian areas shall include coordinated sidewalk treatment, trash receptacles, recycling receptacles, benches, planters, bus stop shelters and the like.
2. Site elements in each District, such as signage and lighting standards, shall be complementary to the building design.
3. There shall be an area designed for the enhancement of the outdoor patron use area which may include such elements as benches, landscaping, activity areas, water features and the like. This patron enhancement area shall be equal to 5% or more of the total leasable square footage on the site.
4. New buildings to be constructed in the RA-1 zone shall be complementary to one another in terms of roofline, façade material, color and similar elements.
5. New buildings to be constructed in the RA-2 zone shall be complementary to one another in terms of roofline, façade material, color and similar elements.
6. The Route 73 Corridor Study prepared by the Delaware Valley Regional Planning Commission will be reviewed and considered in the preparation of all traffic studies submitted with regard to site plan applications for developments within the Area.
7. *As the Redevelopment Area serves as a gateway into Mount Laurel Township from I-295, within the RA-3 zone, all properties with frontage on Route 73 shall provide decorative landscaping along the Route 73 frontage, consistent with the following standards:*
 - i. A decorative landscape area of at least 20 feet in width shall be provided along the frontage.*
 - ii. A pedestrian sidewalk with a width of at least 4 feet shall be provided within the landscape area.*
 - iii. A landscape strip of grass with a width of at least 5 feet shall be provided between the curb and the sidewalk.*
 - iv. Street trees spaced at an average of 50 feet on-center shall be provided within the landscape strip.*
 - v. Additional shade trees or ornamental trees shall be planted along the inside of the sidewalk and within the 20-foot landscape area.*
 - vi. The additional shade and ornamental trees shall average one tree for every 35 feet of street frontage.*
 - vii. A combination of evergreen shrubs, deciduous shrubs, flowering bushes, and perennial ground covers shall be provided within the remainder of the decorative landscape strip area inside of the sidewalk.*

viii. A "Welcome to Mount Laurel" gateway signage feature shall be incorporated into the decorative landscape area.

All other standards, requirements, provisions, and statements of the Fellowship Area Redevelopment Plan as previously adopted and amended shall remain in place and in full force and effect.

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: October 3, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: October 6, 2022

Public Hearing Date: November 14, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Sr., Mayor

ATTEST:

Meredith Riculfy, Township Clerk
4872-6979-4347, v. 1

