

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, November 14, 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-221: PROCLAMATION EXPRESSING COMMENDATION TO EMMA ROSSETTER FOR HER SERVICE PROJECT WITH BOOKSMILES

22-R-222: PROCLAMATION RECOGNIZING NATIONAL VETERAN AND MILITARY FAMILIES MONTH

22-R-223: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 304.23 LOT 4

22-R-224: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 806.04 LOT 5

22-R-225: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 1108.02 LOT 1 QUALIFIER C1101

22-R-226: RESOLUTION RENEWING A SHARED SERVICES AGREEMENT WITH THE MOUNT LAUREL FIRE DISTRICT FOR EMS CHIEF SERVICES

22-R-227: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2022 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

22-R-228: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2022 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

22-R-229: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE PURCHASE OF VOLLEYBALL COURTS AT THE LAUREL HOUSE THROUGH SOURCEWELL (FORMERLY NJPA), NEW JERSEY COOPERATIVE PRICING SYSTEM

22-R-230: RESOLUTION AUTHORIZING SHARED SERVICES-PROFESSIONAL SERVICES AGREEMENT FOR RENTAL ONLY HOUSING REHABILITATION PROGRAM PURSUANT TO THIRD ROUND AFFORDABLE HOUSING COMPLIANCE

22-R-231: RESOLUTION AUTHORIZING EXECUTION OF ADDITIONAL DOCUMENTS FOR THE COMBINED REDEVELOPMENT PROJECTS LOCATED ON ROUTE 73 NEAR HOWARD BOULEVARD, MIDLANTIC DRIVE AT ROUTE 38 AND INTERSTATE 295 AT PLEASANT VALLEY AVENUE

22-R-232: A RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL DESIGNATING NUVO DEVELOPMENT PARTNERS LLC AS REDEVELOPER OF BLOCK 1305.02, LOTS 4, 5, 14 AND 15 IN THE FELLOWSHIP AREA REDEVELOPMENT ZONE AND AUTHORIZING THE ENTRY INTO A REDEVELOPMENT AGREEMENT

22-R-233: AUTHORIZATION TO INSTALL A POOL, POOL AREA HARDSCAPE AND A FENCE WITHIN A 20' WIDE DRAINAGE EASEMENT AND A 50' WIDE LANDSCAPE EASEMENT BLOCK 401.08, LOT 21

22-R-234: RESOLUTION AUTHORIZING 2022 BUDGET TRANSFER OF FUNDS

22-R-235: RESOLUTION SUPPORTING A COMMUNITY SOLAR PROJECT IN MOUNT LAUREL TOWNSHIP

22-R-236: RESOLUTION APPROVING THE PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-003-012

22-R-237: RESOLUTION AUTHORIZING RENEWAL OF LEGALIZED GAMES OF CHANCE FOR THE FALLS GROUP, LLC, T/A THE FUNPLEX

8. ORDINANCE FOR FIRST READING

ORDINANCE 2022-17: AN ORDINANCE AMENDING ORDINANCE 2022-14 WHICH AMENDED CHAPTER 43 OF THE CODE ENTITLED "POLICE DEPARTMENT," TO RESTORE THE RANK OF DEPUTY CHIEF

Publication Date: NOVEMBER 17, 2022

Public Hearing Date: DECEMBER 12, 2022

9. ORDINANCE FOR SECOND READING & PUBLIC HEARING

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

Moved by: Seconded by:

10. DISCUSSION

A. BEST PRACTICES 2022

11. PUBLIC PARTICIPATION

12. COMMENTS BY COUNCIL

13. RESOLUTION

22-R-238: RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF MOUNT LAUREL TO DISCUSS PENDING OR ANTICIPATED LITIGATION, CONTRACT NEGOTIATIONS AND/OR PERSONNEL MATTERS

14. RETURN TO OPEN

15. ADJOURNMENT

**Township of Mount Laurel
Regular Council Meeting
October 3, 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 \$2,042,198.53

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

APPROVAL OF MINUTES

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

**RESOLUTION #209-2022: PROCLAIMING THE MONTH OF OCTOBER 2022 AS
BREAST CANCER AWARENESS MONTH**

Councilwoman Cohen read Resolution 209-2022.

Township Clerk read Resolution as entitled.

Motion to Move Resolution #209-2022: Councilwoman Cohen, 2nd Councilwoman
Janjua

Roll Call 5 yes votes

**RESOLUTION #210-2022: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR
BODY WORN CAMERAS THROUGH THE STATE OF NEW JERSEY COOPERATIVE
PURCHASING PROGRAM**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #210-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #211-2022: RESOLUTION APPROVING THE PLACE-TO-PLACE TRANSFER OF PLEINARY RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-024-005

Township Clerk read Resolution as entitled.
Motion to Move Resolution #211-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #212-2022: MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR THE GABLES AT MOUNT LAUREL BLOCK 215, LOTS 15, 15.01, PB#2208

Township Clerk read Resolution as entitled.
Motion to Move Resolution #212-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #213-2022: AUCTIONING OF ABANDONED AND UNCLAIMED MOTOR VEHICLES PURSUANT TO NEW JERSEY STATE STATUTE 39:10A-1

Township Clerk read Resolution as entitled.
Motion to Move Resolution #213-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #214-2022: RESOLUTION AUTHORIZING THE TOWNSHIP OF MOUNT LAUREL TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #214-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #215-2022: RESOLUTION IN SUPPORT OF THE STATE CANNABIS TESTING APPLICATION OF ACT LABORATORIES, INC.

Township Clerk read Resolution as entitled.
Motion to Move Resolution #215-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #216-2022: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP
OF MOUNT LAUREL IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF
HEMPNOTIZE NEW JERSEY LLC

Township Clerk read Resolution as entitled.

Motion to Move Resolution #216-2022: Councilman Moustakas, 2nd Councilwoman
Cohen

Roll Call 5 yes votes

RESOLUTION #217-2022: RESOLUTION AUTHORIZING MOUNT LAUREL TOWNSHIP TO
SELL SURPLUS ON GOVDEALS

Township Clerk read Resolution as entitled.

Motion to Move Resolution #217-2022: Councilman Moustakas, 2nd Councilwoman
Cohen

Roll Call 5 yes votes

RESOLUTION #218-2022: SALE OF PERSONAL PROPERTY FOUND OR RECOVERED IN
TOWNSHIP PURSUANT TO STATUTE 40A:14-157

Township Clerk read Resolution as entitled.

Motion to Move Resolution #218-2022: Councilman Moustakas, 2nd Councilwoman
Cohen

Roll Call 5 yes votes

RESOLUTION #219-2022: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP
OF MOUNT LAUREL IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF
HIGHER LEAF LLC

Township Clerk read Resolution as entitled.

Motion to Move Resolution #219-2022: Councilman Moustakas, 2nd Councilwoman
Cohen

Roll Call 5 yes votes

RESOLUTION #220-2022: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP
OF MOUNT LAUREL IN SUPPORT OF THE STATE CANNABIS RETAIL APPLICATION OF
STIIIZY NEW JERSEY LLC

Township Clerk read Resolution as entitled.

Motion to Move Resolution #220-2022: Councilman Moustakas, 2nd Councilwoman
Cohen

Roll Call 5 yes votes

ORDINANCE FOR FIRST READING

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

Clerk read Ordinance as entitled.

Motion to move Ordinance #16-2022: Councilman Moustakas, 2nd Councilwoman Cohen

Roll Call 5 yes votes

PUBLIC PARTICIPATION

Joseph Cane, 214 Meadow Drive – Mt. Laurel resident for 39 years in Hunters Crossing. Rear neighbor puts out bird feeder all year. Mass amounts of pigeons and pigeon droppings. Pass ordinance.

Tom Juliano – Developer in township for 50 years. Doing large project on Route 38. MUA is an affordable job. MUA is a tyrant. Doesn't return calls or emails. Letter of credit/interest to do job. One million dollar sewer pump had to be installed. Bonded and got approvals. Takes pride in work.

Harriet Insler, 4 Witherod Court – Democrats walked with residents who had trash complaints to resolve the complaints. Need kindness and caring in community. Thanked Council.

COMMENTS BY COUNCIL

Councilman Moustakas – Thanked everyone for coming out. Proud of Council. Thanked everyone for coming to food truck festival. Wonderful time. Congratulations to police. Recognizes upcoming Jewish holiday. Doing best job for everyone.

Councilwoman Janjua – Thanked everyone for coming out and for comments and concerns.

Councilwoman Cohen – Thanked everyone for comments and concerns. Thoughts are with hurricane devastation. Many events happening in Mt. Laurel. Happy Halloween. Honoring Veterans. Voting.

Deputy Mayor Steglik – Breast cancer awareness month. Food truck festival was fantastic. MUA frustration. Be safe. Thanks for coming.

Mayor Pritchett – Thanks for coming. Be safe.

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-221

REGULAR MEETING

NOVEMBER 14, 2022

**PROCLAMATION EXPRESSING COMMENDATION TO EMMA ROSSETTER
FOR HER SERVICE PROJECT WITH BOOKSMILES**

WHEREAS, in Mount Laurel Township we have many active young women involved in various levels of the Girl Scout Program; and

WHEREAS, Emma Rossetter, a sixth grader at Hartford School, successfully completed a service project involving the nonprofit organization BookSmiles. She began her project with a goal of collecting 5,000 gently used books for BookSmiles to distribute to children, teachers, and social workers. In order to reach this goal, she contacted all of the Mount Laurel Schools, along with the Township and nearby businesses, and asked to put collection boxes at these locations. After working with everyone to set up her collection boxes at 13 different sites, Emma ended up collecting well over 6,000 books, exceeding her initial goal; and

WHEREAS, it is the desire of the Mayor, Township Council and Township Manager to recognize Emma Rossetter for her hard work on this project and dedication in working towards ultimately attaining the Girl Scout Silver Award.

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 extend their commendation and sincere congratulations.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-222

REGULAR MEETING

NOVEMBER 14, 2022

**PROCLAMATION RECOGNIZING NATIONAL VETERAN AND MILITARY
FAMILIES MONTH**

WHEREAS, each year, Americans observe the month of November as National Veteran and Military Families Month to thank and honor those who bravely served, along with their families.

WHEREAS, November was first declared as Military Family Month in 1996. While those who serve continue to adjust to the demands and schedules of military life, families must adjust to separation from loved ones and relying on the support of the surrounding community.

WHEREAS, military families continue to exhibit and embody resilience, strength, and courage as they adjust to new living situations and family dynamics.

WHEREAS, Mount Laurel Township encourages residents to increase awareness and provide support to the military community by thanking a veteran or military spouse for their service, visiting memorial sites, and supporting veteran owned businesses.

WHEREAS, it is important that we honor the immeasurable contributions of our veterans and their families in support of our national security.

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 and recognize the month of November as National Veteran and Military Families Month.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-223

REGULAR MEETING

NOVEMBER 14, 2022

RESOLUTION AUTHORIZING THE
REFUND or CANCELLATION OF PROPERTY TAXES

Block 304.23 Lot 4

8 Venice Lane

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, Danyaal Shahid Khan 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 authorized to cancel 2023 1st and 2nd quarter.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amountⁱ</u>
304.23	4	Danyaal Shahid Khan	May 24, 2022	\$4280.77

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 2022 taxes due on the above noted property have been cancelled.

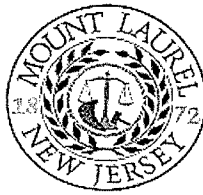
This resolution was adopted at a meeting of the Township Council held on November 14, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

ⁱ Calculation: 2022 Taxes \$7068.41 / 365 = \$19.37 per day x 221 days exempt = \$4280.77



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-224

REGULAR MEETING

NOVEMBER 14, 2022

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

Block 806.04 Lot 5

5 Ridings Court

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, Monica Doussa 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 authorized to cancel 2023 1st and 2nd quarter.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amount¹</u>
806.04	5	Monica Doussa	September 19, 2022	\$4628.82

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 2022 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on November 14, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

¹ Calculation: 2022 Taxes \$16405.71 / 365 = \$44.94 per day x 103 days exempt = \$4628.82



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-225

REGULAR MEETING

NOVEMBER 14, 2022

**RESOLUTION AUTHORIZING THE
REFUND or CANCELLATION OF PROPERTY TAXES
Block 1108.02 Lot 1 Qualifier C1101**

1101 Augusta Circle

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, Sarmukh Singh 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 authorized to cancel 2023 1st and 2nd quarter.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amountⁱ</u>
1108.02	1 QC1101	Sarmukh Singh	October 3, 2022	\$1422.22

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 2022 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on November 14, 2022 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: 2022 Taxes \$5828.90 / 365 = \$15.97 per day x 89 days exempt = \$1422.22



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-226

REGULAR MEETING

NOVEMBER 14, 2022

**RESOLUTION RENEWING A SHARED SERVICES AGREEMENT WITH
THE MOUNT LAUREL FIRE DISTRICT FOR EMS CHIEF SERVICES**

WHEREAS, N.J.S.A. 40A:65-1 et seq. permits municipalities to enter in Shared Services Agreements with other public entities to allow one entity to perform the work or services for the second entity when authorized; and

WHEREAS, the Board of Fire Commissioners ("Board of Commissioners") governs the Fire District, and the Fire District provides fire protection to the Township's citizens through the Township's Fire Department; and

WHEREAS, the Township provides emergency medical services to the residents of the Township by way of an EMS Department with full-time and per diem employees and through contracting with Mount Laurel EMS, Inc., a not-for-profit volunteer organization supplementing municipal employees; and

WHEREAS, the Fire Chief has served in the dual role of Fire Chief and EMS Chief through a Shared Services Agreement which is set to expire on December 31, 2022; and

WHEREAS, the Township and the Fire District have determined it to be in their continued mutual best interest to extend the shared services agreement; 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,

1. The Township renew the Shared Services Agreement with the Mount Laurel Fire District for EMS Chief Services;
2. This Agreement shall run from January 1, 2023 through December 31, 2024 and may be renewed by the consent of the parties;
3. The Mayor, Township Manager and Township Clerk, or designee are authorized to execute the Agreement upon review and final approval by the Township Solicitor.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-227

REGULAR MEETING

NOVEMBER 14, 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)**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of a municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of any item of appropriation for equal amount;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey who respectfully request of the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the 2022 Local Municipal Budget in the amount of \$7,020.00 which item is now available as revenue:

- Municipal Alliance Youth Leadership (DMHAS) Grant - \$7,020.00

BE IT FURTHER RESOLVED that a like amount of \$7,020.00 is hereby appropriated under the captions of:

- Municipal Alliance Youth Leadership (DMHAS) Grant - \$7,020.00

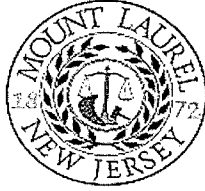
BE IT FINALLY RESOLVED that certified copy of this resolution is forwarded to the Director of the Division of Local Government Services, and one certified copy each to the Township CFO and Township Auditor.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-228

REGULAR MEETING

November 14, 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)**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of a municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of any item of appropriation for equal amount;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey who respectfully request of the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the 2022 Local Municipal Budget in the amount of \$1,500.00 which item is now available as revenue:

- Walmart Community Grant - \$1,500.00

BE IT FURTHER RESOLVED that a like amount of \$1,500.00 is hereby appropriated under the captions of:

- Walmart Community Grant - \$1,500.00

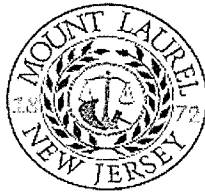
BE IT FINALLY RESOLVED that certified copy of this resolution is forwarded to the Director of the Division of Local Government Services, and one certified copy each to the Township CFO and Township Auditor.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-229

REGULAR MEETING

NOVEMBER 14, 2022

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE
PURCHASE OF VOLLEYBALL COURTS AT THE LAUREL HOUSE THROUGH
SOURCEWELL (FORMERLY NJPA), NEW JERSEY COOPERATIVE PRICING
SYSTEM**

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

WHEREAS, Sourcewell, hereinafter referred to as "Lead Agency," 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, authorized participation in the aforesaid Cooperative Pricing System for the provision and performance of goods and services.

WHEREAS, Fieldturf USA, Inc., 175 N. Industrial Blvd., Calhoun, GA 30701, has been awarded a contract for Athletic Surfaces with Related Materials, Supplies, Installation and Services for the period May 31, 2022 through May 26, 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 the purchase of volleyball courts 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 Volleyball Courts at the Laurel House from Fieldturf USA, Inc., 175 N. Industrial Blvd., Calhoun, GA 30701, per their proposal for \$1,015,619.00.
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 November 14, 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-230

REGULAR MEETING

NOVEMBER 14, 2022

**RESOLUTION AUTHORIZING SHARED SERVICES- PROFESSIONAL SERVICES
AGREEMENT FOR RENTAL ONLY HOUSING REHABILITATION PROGRAM
PURSUANT TO THIRD ROUND AFFORDABLE HOUSING COMPLIANCE**

WHEREAS, the New Jersey Supreme Court and the New Jersey Legislature have recognized and mandated in So. Burl. Co. NAACP v. Mount Laurel, 92 N.J. 158 (1983) ("Mount Laurel II") and the Fair Housing Act, i.e. N.J.S.A. 52:27D-301, *et seq.* ("FHA") that every municipality in New Jersey has an affirmative obligation to facilitate the provisions of affordable housing; and

WHEREAS, on November 8, 2017, The Honorable Paula T. Davis, P.J.Ch. entered a Conditional Declaratory Judgement of Compliance and Repose establishing that the Township of Mount Laurel is conditionally in compliance with its' obligations to provide a realistic opportunity for the development of housing affordable to low and moderate income households as defined by the Mount Laurel Doctrine; and

WHEREAS, the Court determined that the Township's rehabilitation share is eighty-six (86) units; and

WHEREAS, Burlington County has a Shared Services Rental Rehabilitation Program; and Court Master Mary Beth Lonergan has recommended that the Township participate in the Burlington County Shared Services Rental Rehabilitation Program which will facilitate funding for low and moderate income rental unit rehabilitation in the Township of Mount Laurel; and

WHEREAS, owners of rental property in the Township are to apply to the Rental Rehabilitation Program; and

WHEREAS, owners of occupied rental units can receive up to \$15,000 per unit for major code-compliance repairs or system replacements in exchange for applying a 10-year deed restriction to maintain each program-assisted unit as affordable housing. Vacant units can receive the same \$15,000 per unit; however, they are subject to a 30-year deed restriction; and

WHEREAS, eligible uses of the funds include but are not limited to heating and electrical systems, plumbing system components, roofs, weatherization (windows, insulation, etc.), and foundations; and

WHEREAS, the Township of Mount Laurel must meet its rental rehabilitation obligations pursuant to its Third Round Compliance; and

WHEREAS, the Township of Mount Laurel seeks to enter a Professional Services Agreement for Rental Only Housing Rehabilitation Program with Community Grants, Planning and Housing (CGP&H) who administers the Burlington County Shared Services Rental Rehabilitation Program for a one year term; and

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey on this 14th day of November, 2022, that:

1. The Mayor and Clerk are hereby authorized to execute the Professional Services Agreement for Rental Only Housing Rehabilitation Program in a form substantially consistent with the attached.

2. A certified true copy of this Resolution shall be filed by the Municipal Clerk and sent to Fair Share Housing Center and the Court Master.

CERTIFICATION

I, Meredith Riculfy, RMC, Mount Laurel Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Mount Laurel Township Council at its Regular Business Meeting held on the 14th day of November, 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-231

REGULAR MEETING

NOVEMBER 14, 2022

**RESOLUTION AUTHORIZING EXECUTION OF ADDITIONAL DOCUMENTS FOR
THE COMBINED REDEVELOPMENT PROJECTS LOCATED ON ROUTE 73 NEAR
HOWARD BOULEVARD, MIDLANTIC DRIVE AT ROUTE 38 AND INTERSTATE 295
AT PLEASANT VALLEY AVENUE**

WHEREAS, the Township of Mount Laurel entered into a redevelopment agreement with L&P Holding Company NJ LLC on November 26, 2019 for projects on Route 73, Route 38 and Route 295; and

WHEREAS, the project has undergone refinancing by the project redeveloper; and

WHEREAS, the new financing agencies require changes to several previously executed documents and several new documents consistent with the financing; and

WHEREAS, the Township Solicitor's Office continues to negotiate the terms of an Amended and Restated Redevelopment Agreement and various other documents to capture the changes;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Mayor, Township Manager, Municipal Clerk and Deputy Clerk be and are hereby authorized to execute the Amended and Restated Redevelopment Agreement and any and all documents necessary to complete these redevelopment projects upon final review and approval of the documents by the Township Solicitor's Office.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-232

REGULAR MEETING

NOVEMBER 14, 2022

A RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL DESIGNATING NUVO DEVELOPMENT PARTNERS LLC AS REDEVELOPER OF BLOCK 1305.02, LOTS 4, 5, 14 AND 15 IN THE FELLOWSHIP AREA REDEVELOPMENT ZONE AND AUTHORIZING THE ENTRY INTO A REDEVELOPMENT AGREEMENT

WHEREAS, the Mount Laurel Township Planning Board adopted a Plan for Redevelopment pursuant to N.J.S.A. 40A:12A-1, et seq. for a portion of the "Fellowship Area Redevelopment Zone" at Lots 4, 5, 14 and 15 of Block 1305.02, as designated on the Tax Map of Mount Laurel Township (the "Property"), which property was designated as an area in need of redevelopment, following investigation of the Property for area designation, and public hearings held in accordance with N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, the Property has been determined by the Township to be an area key to the maintenance of a stable tax base, promotion of smart growth, and transformation; and

WHEREAS, the Township and Redeveloper desire to redevelop the Property for commercial purposes ("Redeveloper's Project"); and

WHEREAS, the qualifications of Nuvo Development Partners, LLC are viewed by the Township as particularly significant to the successful revitalization of the Property; and

WHEREAS, redevelopment activities by Nuvo Development Partners LLC shall be pursuant to a Redevelopment Plan, as amended from time to time, and in accordance with the Township's Master Plan; and

WHEREAS, the Township Council has determined that it is in the best interests of the citizens of the Township to designate Nuvo Development Partners, LLC as Redeveloper of the Property.

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

1. The Township hereby designates Nuvo Development Partners LLC, as **Redeveloper** of a portion of the Fellowship Area Redevelopment Zone, specifically the redevelopment plan that covers Block 1305.02, Lots 4, 5, 14 and 15 on the Township Tax Map.
2. The Township, and its Officials, Solicitor, Officers and other Representatives, are hereby authorized to negotiate and enter into agreements, or contracts with this selected Redeveloper consistent with the goals set forth in the Township's redevelopment area.
3. The Township is also hereby fully authorized to do all things necessary and convenient to redevelop the Property, including collection and utilization of escrow; application for and receipt of project funding, and contracting with various entities regarding environmental and transportation issues, as recommended by the Township's Solicitor.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-233

REGULAR MEETING

NOVEMBER 14, 2022

**AUTHORIZATION TO INSTALL A POOL, POOL AREA HARDSCAPE AND A FENCE
WITHIN A 20' WIDE DRAINAGE EASEMENT AND A 50' WIDE LANDSCAPE EASEMENT
BLOCK 401.08, LOT 21
54 Foxcroft Way**

WHEREAS, the Township of Mount Laurel is the grantee of easements contiguous to Block 401.08, Lot 21, 54 Foxcroft Way; and

WHEREAS, the property owner for Block 401.08, Lot 21, 54 Foxcroft Way, has requested permission to install a pool, pool area hardscape and a fence within a 20' wide drainage easement and a 50' wide landscape 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 drainage easement area and a 50' wide landscape easement subject to the recommendations of the Township Engineer and Township Planner; and

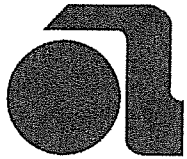
BE IT FURTHER RESOLVED, that after review and approval of said easements by the Township Solicitor that the Township Council hereby directs the Township Mayor and Clerk to execute any and all contract documents which are necessary to effectuate the terms of this resolution.

This resolution was adopted at a meeting of the Township Council held on November 14, 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

November 2, 2022

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

RE: Mount Laurel Township
The Grande at Springville
Block 401.08, Lot 21
54 Foxcroft Way
Minter-DiMedio 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 Grande at Springville development. The parcel contains a 2-story single-family residential dwelling with associated improvements. A shared 20' wide drainage easement with adjoining Lot 22 is offset 10' from the applicant's westerly side yard property line. There is also a shared 50' wide landscape easement with adjoining Lot 4 that is offset 25' from the applicant's rear yard property line.

The applicant is proposing to install a pool, pool area hardscape and a fence enclosure. The proposed fence is shown along the rear yard and side property lines. Since the proposed fence location infringes 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 as-built plans shows an 18" RCP storm pipe and an "E" inlet installed in the easement. The pipe and inlet should be located prior to fence installation. The fence is not permitted over the "E" inlet. The fence in the area of the inlet must be removable. The fence should be installed to allow stormwater to sheet flow under the fence unobstructed. The storm pipe has less than 3' feet of cover. No fence posts are permitted over the pipe.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

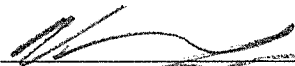
2. The existing trees within the landscape easement should be protected to prevent damage or removal during fence construction.
3. As the proposed fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.
4. 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 6'.

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/JMH

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Erica Minter-DiMedio (54 Foxcroft Way, Mount Laurel, NJ 08054)



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-234

REGULAR MEETING

NOVEMBER 14, 2022

RESOLUTION AUTHORIZING 2022 BUDGET TRANSFER OF FUNDS

WHEREAS, there are certain 2022 Budget Appropriations of the Township of Mount Laurel which appear to be insufficient to fulfill the purpose as indicated in the affairs of Mount Laurel; and

WHEREAS, there are other 2022 Budget Appropriations where there are unexpended balances which will not be required for such purposes; and

WHEREAS, the Revised Statutes, N.J.S.A. 40A:4-58, provides for the transfers from such excess over and above the amount deemed necessary to those accounts that have insufficient balances;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the transfers attached of Budget Appropriations are necessary and they are hereby approved.

This resolution was adopted at a meeting of the Township Council held on November 14, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Attachment A

To:

Tax Assessor S&W	2-01-20-150-011	20,000.00
Engineering OE	2-01-20-165-028	100,000.00
Community Development OE	2-01-22-195-026	15,000.00
Police OE	2-01-25-240-034	20,000.00
Buildings & Grounds S&W	2-01-26-310-011	30,000.00
Vehicle Maintenance S&W	2-01-26-315-011	30,000.00
Recreation Programs OE	2-01-28-370-126	20,000.00
Maintenance of Parks	2-01-28-375-010	40,000.00
Street Lights	2-01-31-435-075	30,000.00
Gasoline	2-01-31-460-074	220,000.00
Municipal Court S&W	2-01-43-490-011	5,000.00
Social Security	2-01-36-472-029	5,000.00
Community Development S&W	2-01-22-195-011	5,000.00
EMS S&W	2-01-25-260-011	15,000.00
Animal Control	2-01-28-371-001	10,000.00
Vehicle Maintenance OE	2-01-26-315-034	20,000.00

585,000.00

From:

Police S&W	2-01-25-240-011	210,000.00
Group Health Insurance	2-01-23-220-092	200,000.00
General Liability Insurance	2-01-23-210-094	30,000.00
Worker Compensation Insurance	2-01-23-215-095	145,000.00

585,000.00



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-235

REGULAR MEETING

NOVEMBER 14, 2022

**RESOLUTION SUPPORTING A COMMUNITY
SOLAR PROJECT IN MOUNT LAUREL TOWNSHIP**

WHEREAS, Dimension Energy presented its concept proposal to the Township's Director of Economic & Community Development regarding its community solar project located on the roof top of 2000 Bishops Gate Boulevard and 804 East Gate Drive in Mount Laurel; and

WHEREAS, for more than a decade, the State of New Jersey has promoted energy policies that have created a vibrant solar energy market; and

WHEREAS, the State of New Jersey adopted the 2019 New Jersey Energy Master Plan, *Pathway to 2050*; and the legislature passed the Clean Energy Act of 2018

WHEREAS, Strategy 6 of the 2019 Energy Master Plan calls for the State to:

Support community energy planning and action with an emphasis on encouraging and supporting participation by low- and moderate-income and environmental justice communities; and

WHEREAS, Goal 6.2.1 of the 2019 Energy Master Plan calls for the support of community-led development of community solar projects; and

WHEREAS, the Mount Laurel Township Council is knowledgeable about the direct benefits of community solar projects as approved by the Board of Public Utilities, including the following:

Local, clean power generation
Support for active participation in the program by low- and moderate-income families
Reduction of energy bills for all participants
Job training, certification support, and job placement in the solar industry

WHEREAS, the project as proposed is estimated to assist approximately hundreds of homes with reduced rate energy purchasing (at least 10% reduction); will be approved on a first-come, first-serve basis but geared so at least 51% of the homes benefiting are classified as deed restricted low and moderate income housing; and

WHEREAS, the Township acceptance of the program does not alleviate or minimize in anyway the vendor's need to seek and gain approvals before the appropriate land development board; and

NOW THEREFORE BE IT RESOLVED that the Mayor and Township Council of the Township of Mount Laurel supports the Dimension Energy community solar project located at, 2000 Bishops Gate Boulevard and 804 East Gate Drive in Mount Laurel and authorizes the vendor to use a copy of this resolution as proof of the Township's support of its application;

BE IT FURTHER RESOLVED, that the Township Council desires and strongly recommends that this vendor and any other vendors seeking approval to the Board of Public Utilities for the participation in the Community Solar program set and maintain the minimum discount to be provided at twenty percent (20%) rather than the statutory minimum of ten percent (10%) so that each of the Township's residents are treated uniformly and fairly and to avoid confusions that may exist with competing benefits from different providers.

BE IT FURTHER RESOLVED that the Township will continue to collaborate with Dimension Energy in furtherance of bringing the financial and environmental benefits of this project to our residents;

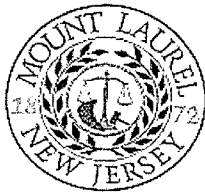
BE IT FURTHER RESOLVED that the Township supports green energy alternatives within our municipality and will help make subscriber information available to our constituents for all community solar projects that meet the criteria for our residents' participation.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-236

REGULAR MEETING

NOVEMBER 14, 2022

**RESOLUTION APPROVING THE PLACE-TO-PLACE TRANSFER OF PLENARY
RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-003-012**

WHEREAS, an application has been filed for a place-to-place transfer for licensed premises of a Plenary Retail Consumption License 0324-33-003-012, Jose Tejas Inc., from in-pocket to 1310 Route 73 South, 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;

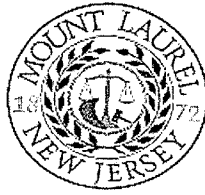
NOW, THEREFORE, BE IT RESOLVED that the Mayor and Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby approve the place-to-place transfer for Plenary Retail Consumption License for Jose Tejas Inc., License #0324-33-003-012.

This resolution was adopted at a meeting of the Township Council held on November 14, 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-237

REGULAR MEETING

NOVEMBER 14, 2022

**RESOLUTION AUTHORIZING RENEWAL OF LEGALIZED GAMES OF CHANCE
FOR THE FALLS GROUP, LLC, T/A THE FUNPLEX**

WHEREAS, the Superior Court of New Jersey, Appellate Division, ruled on January 10, 2011, that The FunPlex indoor amusement facility constitutes a “recognized amusement park” under N.J.A.C. 13; and

WHEREAS, pursuant to the consent order entered by the Burlington County Superior Court on February 2, 2011, the initial licenses for up to 50 skill based games was approved by the Township Clerk; and

WHEREAS, the Legalized Games of Chance Control Commission requires a yearly application and renewal; and

WHEREAS, The Falls Group, LLC has filed application and fees with the Township Clerk for 103 redemption game positions (67 machines); and the following amusement games: two basketball games, vertical water race game, balloon bust game; and

WHEREAS, the police department has conducted a background check on applicants and has recommended the approval of the license; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby authorize The Falls Group, LLC, t/a The Funplex amusement games license, and the Township Clerk is authorized to issue said license and to transmit said application and license to the State of New Jersey Legalized Games of Chance Control Commission.

This resolution was adopted at a meeting of the Township Council held on November 14, 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 OF MOUNT LAUREL

ORDINANCE 2022-17

AN ORDINANCE AMENDING ORDINANCE 2022-14 WHICH AMENDED CHAPTER 43 OF THE CODE ENTITLED "POLICE DEPARTMENT", TO RESTORE THE RANK OF DEPUTY CHIEF

WHEREAS, the Township of Mount Laurel Police Department ("Police Department") works to provide all who live, work, or visit the community a safe environment; and

WHEREAS, the Township of Mount Laurel ("Township") participates in New Jersey's Civil Service system, therefore subjecting the Township to the rules and regulations promulgated by the Civil Service Commission; and

WHEREAS, the Civil Service Commission requests that the Township add the position of Captain to the Police Department's hierarchy of supervisory roles; and

WHEREAS, in adopting Ordinance 2022-14, the position of Deputy Chief was inadvertently removed and the Council now seeks to restore said position in the Code.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey that Ordinance 2022-14 is amended and Chapter 43, Article I, Section 1 is specifically hereby amended and supplemented to read as follows:

§ 43-1. Chief of Police; composition of Department; Deputy Police Chief; Captain.

- A. The Chief of Police shall supervise, direct and control all of the operations and activities of the Police Department of the Township. The Police Department shall consist of regular police officers and special police officers and such other employees as the Township governing body may appoint from time to time.
- B. The Deputy Police Chief of the Township of Mount Laurel, when appointed, shall exercise the supervision, direction and control authority over the operations and activities of the Police Department of the Township in the absence of the Chief of Police. The said Deputy Chief shall consult with the Township Manager in the exercise of that authority and will continue exercising the said authority until the earlier of the return to service of the Chief of Police or the appointment of a successor Chief of Police. The Deputy Police Chief shall retain the rank as second in chain-of-command within the Police Department.
- C. The position of Captain of the Mount Laurel Police Department is established and up to two qualified officers may be appointed to the position by the appropriate authority. Captains shall be superior in rank to Lieutenants, Sergeants, patrol officers, and all other officers of the Police Department except

the Chief and Deputy Police Chief. Those appointed to the position of Captain will answer to the Chief of Police and Deputy Police Chief, and have supervisory control of the department as assigned by the Chief of Police. When in the absence of the Chief of Police and Deputy Police Chief, a Captain shall be designated on a case-by-case basis to exercise the supervision, direction and control authority over the operations and activities of the department. The Chief of Police shall designate the Captain responsible for this role, or, in the absence of the Chief and Deputy Chief or a vacancy in those positions, the Township Manager shall designate that Captain. The said Captain shall consult with the Township Manager in the exercise of that authority and will continue exercising the said authority until the earlier of the return to service of, or the appointment of a successor to, Chief of Police or Deputy Police Chief.

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: November 14, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: November 17, 2022

Public Hearing Date: December 12, 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

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	2	✓				Act
Janjua		✓				
Moustakas	1	✓				
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



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-238

REGULAR MEETING

NOVEMBER 14, 2022

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

WHEREAS, the Township Council of the Township of Mount Laurel is subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq.; and

WHEREAS, the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; and

WHEREAS, the Open Public Meetings Act further provides that a public body may exclude the public from a portion of a meeting at which the public body discusses items enumerated in the Open Public Meetings Act at N.J.S.A 10:4-12b, which items are recognized as requiring confidentiality; and

WHEREAS, it is necessary and appropriate for the Township Council of the Township of Mount Laurel to discuss certain matters in a meeting not open to the public consistent with N.J.S.A 10:4-12b.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, Burlington County, pursuant to the Open Public Meetings Act of the State of New Jersey that:

1. The Township Council of the Township of Mount Laurel shall hold a closed meeting, from which the public shall be excluded, on November 14, 2022;
2. The general nature of the subjects to be discussed at said closed meeting shall be Proposed Ordinance Changes, Open Space, Policies and Procedures, and Contracts- All Employees.
3. The minutes of said closed meeting shall be made available of disclosure to the public, consistent with N.J.S.A. 10:4-13, when the items which are subject of the closed session discussion are resolved and a reason for confidentiality no longer exists.

This resolution was adopted at a meeting of the Township Council held on November 14, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						