

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, February 28, 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. RESOLUTIONS

22-R-77: RESOLUTION SUPPORTING THE 2022 UDRIVE. UTEXT. UPAY. DISTRACTED DRIVING CRACKDOWN APRIL 1-30, 2022

22-R-78: RESOLUTION AUTHORIZING THE FUNDING OF MOUNT LAUREL TOWNSHIP'S SHARE OF THE MACCS CONTRACT

22-R-79: AWARD BID FOR MONASTERY SITE IMPROVEMENTS PROJECT

22-R-80: RESOLUTION AUTHORIZING THE SIGNING OF A MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF MOUNT LAUREL AND THE MOUNT LAUREL SUPERIOR OFFICERS' ASSOCIATION

22-R-81: MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR VP FELLOWSHIP REALTY, LLC (DUNKIN DONUTS) 523 & 525 PLEASANT VALLEY AVENUE BLOCK 1205, LOT 1 & 2, ZB # 16-D-04A

22-R-82: 2022 LOCAL MUNICIPAL BUDGET FOR THE TOWNSHIP OF MOUNT LAUREL (INTRODUCTION)
(Public Hearing & Presentation on April 4, 2022)

7. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #2022-1: CALENDAR YEAR 2022 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Moved by: Seconded by:

ORDINANCE #2022-2: AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" TO ESTABLISH STANDARDS AND

REGULATIONS FOR COMBINATION GASOLINE FILLING STATIONS AND RETAIL CONVENIENCE STORES AS CONDITIONAL USES IN CERTAIN DISTRICTS

Moved by: Seconded by:

ORDINANCE #2022-3: AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" TO PROVIDE STANDARDS FOR PRE-EXISTING NON-CONFORMING RESIDENTIAL USES IN THE INDUSTRIAL DISTRICTS

Moved by: Seconded by:

ORDINANCE #2022-4: AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" TO PROVIDE STANDARDS FOR FAÇADE SIGNS IN THE INDUSTRIAL DISTRICTS

Moved by: Seconded by:

ORDINANCE #2022-5: AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL TO PROVIDE STANDARDS AND REGULATIONS FOR SHORT-TERM RENTAL OF RESIDENTIAL PROPERTIES

Moved by: Seconded by:

ORDINANCE #2022-6: AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" AND CHAPTER 70 ENTITLED "DOGS AND CATS" TO ESTABLISH STANDARDS AND REGULATIONS FOR POSSESSION AND KEEPING OF BACKYARD HENS AND OTHER FOWL AS AN ACCESSORY USE WITHIN RESIDENTIAL DISTRICTS

Moved by: Seconded by:

ORDINANCE #2022-7: AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" TO ALLOW MEDICAL OFFICES AND VETERINARY HOSPITALS AS PERMITTED USES IN CERTAIN ZONING DISTRICTS

Moved by: Seconded by:

ORDINANCE #2022-8: AN ORDINANCE AMENDING CHAPTERS 95A, 139, AND 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL TO IMPLEMENT PROVISIONS OF THE NEW JERSEY CANNABIS REGULATORY, ENFORCEMENT ASSISTANCE AND MARKETPLACE MODERNIZATION ACT

Moved by: Seconded by:

ORDINANCE #2022-9: AN ORDINANCE AMENDING CHAPTERS 34 AND 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "LAND USE PROCEDURES" AND "ZONING"

Moved by: Seconded by:

8. PUBLIC PARTICIPATION

9. COMMENTS BY COUNCIL

10. ADJOURNMENT



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-77

REGULAR MEETING

FEBRUARY 28, 2022

**Resolution supporting the
2022 UDrive. UText. UPay.
Distracted Driving Crackdown
April 1 - 30, 2022**

WHEREAS, distracted driving is a serious, life-threatening practice that is preventable; and

WHEREAS, distracted driving can result in injuries and deaths to all road users (motorists, pedestrians and bicyclists); and

WHEREAS, distracted driving occurs when drivers divert their attention away from the task of driving to focus on another activity instead; and

WHEREAS, in 2019 alone, distracted driving-related crashes resulted in 3,142 deaths and 391,000 injuries on our nation's roads; and

WHEREAS, distracted-driving crashes accounted for 15% of injury crashes and 14% of all police-reported motor vehicle traffic crashes in 2019; and

WHEREAS, texting while driving has become an especially problematic trend among younger drivers. In fact, 9% of drivers aged 15 to 19 years old involved in 2019 fatal crashes were reported as distracted. This age group has the largest proportion of drivers who were distracted at the time of the fatal crashes; and

WHEREAS, in New Jersey distracted driving was listed as a contributing circumstance in 50% of all motor vehicle crashes in 2019; and

WHEREAS, the State of New Jersey will participate in the nationwide *Distracted Driving 2022 Crackdown* from April 1 - 30, 2022 in an effort to raise awareness and decrease driver distraction through a combination of enforcement and education; and

WHEREAS, the national slogan for the campaign is UDrive. UText. UPay; and

WHEREAS, a reduction in distracted driving in New Jersey and our country will save lives on our roadways;

NOW, THEREFORE, BE IT RESOLVED that the Mount Laurel Township Council declares its support for the *Distracted Driving 2022 Crackdown* both locally and nationally from April 1 - 30, 2022 and pledges to increase awareness of the dangers of distracted driving.

This resolution was adopted at a meeting of the Township Council held on February 28, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-78

REGULAR MEETING

FEBRUARY 28, 2022

**RESOLUTION AUTHORIZING THE FUNDING OF MOUNT LAUREL TOWNSHIP'S
SHARE OF THE MACCS CONTRACT**

WHEREAS, the Governing Body of the Township of Mount Laurel, County of Burlington, State of New Jersey, agreed to participate in a Joint Purchasing Program for the provision and performance of goods and services, more specifically, for the collection of disposal of solid waste and bulk waste from apartments and condominiums within the municipality; and

WHEREAS, the Township of Mount Laurel entered into a Joint Purchasing Agreement for the program known as "Municipal Apartment and Condominium Collection Services" ("MACCS") which agreement designates Maple Shade Township as the Lead agency for the program; and

WHEREAS, Central Jersey Waste & Recycling, Inc. was awarded a contract to provide collection services for the MACCS program beginning June 1, 2022 for a three-year term and further providing for two one-year renewal options for collection services, based on current level of service, listed below:

- Basic Service (subject to 3% Lead Admin fee)
 - Initial 3-year term, in an estimated amount not to exceed \$949,920.92
- Bulk Collection
 - Initial 3-year term, in an estimated amount not to exceed \$785,414.13
- Roll Off/Compactors
 - Initial 3-year term, in an estimated amount not to exceed \$192,799.96 and

WHEREAS, AVR Resource Group, Inc. was awarded a contract to provide contract administrator services for the MACCS program beginning April 1, 2018 for a three-year term and further providing for two one-year renewal options for contract administrator services, based on current number of units in an amount not to exceed \$90,127.77 for 2022 portion of the MACCS contract; and

WHEREAS, pursuant to the Local Public Contracts Law, N.J.S.A. 40A: 11-1 et seq. and the regulations promulgated there under, more specifically, N.J.A.C. 5:34-7.14, prior to the award of contract, each member of a joint purchasing system must issue a purchase order and certification of funds for its share of the contract amount; and

WHEREAS, it is in the best interest of Township of Mount Laurel to fund its portion of the contract with Central Jersey Waste & Recycling, AVR Resource Group, Inc., the program administrative fee and tipping costs for the period from January 1, 2022 through December 31, 2022 in an amount not to exceed \$1,136,485.00 and

WHEREAS, the Chief Financial Officer of Township of Mount Laurel, as required by N.J.A.C. 5:30-1, has certified that there are sufficient funds for this purpose for the period said, certification being attached hereto and made a part hereof.

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. Township of Mount Laurel hereby authorizes the payment of \$608,398.58, subject to adjustment for changes in level of service for calendar year 2022, for solid waste collection services provided by Central Jersey Waste and Recycling, Inc.
2. The Chief Financial Officer is hereby authorized to issue the purchase order funding Township of Mount Laurel's 2022 portion of the MACCS trash collection contract.

This resolution was adopted at a meeting of the Township Council held on February 28, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-79

REGULAR MEETING

FEBRUARY 28, 2022

AWARD BID FOR MONASTERY SITE IMPROVEMENTS PROJECT

WHEREAS, the Township Council advertised for bids to be received on February 16, 2022 at 10:00 a.m. prevailing time for the Monastery Site Improvements Project for the Township of Mount Laurel in accordance with specifications prepared for this purpose; and

WHEREAS, bids were received and duly opened and read by the Township CFO as follows:

SEE 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 the bid for the Monastery Site Improvements Project be awarded to Richard E. Pierson, Construction Co., Inc., P.O. Box 430, Woodstown, NJ in the amount of \$205,495.35.

This resolution was adopted at a meeting of the Township Council held on February 28, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



515 Grove Street
Suite 1B
Haddon Heights, NJ 08035
T: 856-547-0505
F: 856-547-9174

www.pennoni.com

February 17, 2022

MLRLT21022

Sent Via Email
mtomczyk@mountlaurel.com

Meredith Tomczyk, RMC & CMFO
Township Manager/Clerk
100 Mount Laurel Road
Mount Laurel NJ 08054

**RE: MOUNT LAUREL MONASTERY SITE IMPROVEMENT, MOUNT LAUREL TOWNSHIP, NJ
BID RECOMMENDATION**

Dear Ms. Tomczyk,

On February 16, 2022 the Township received bids on the above referenced project. A total of seven (7) contractors submitted proposals for the Base Bid.

The qualifying bids ranged from \$205,495.35 to \$295,838.00 for the Base Bid. The bid tabulation is enclosed. It should be note that Pennoni's Engineers Estimate with no contingencies was \$207,282.50.

Richard E. Pierson, Construction CO., Inc. of Woodstown, NJ submitted the lowest qualifying bid for the Base Bid. Their bid included the appropriate bid surety and required affidavit. Richard E. Pierson, Construction CO., Inc. has completed similar projects for Pennoni in the past.

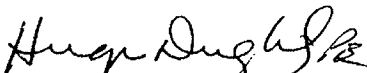
We recommend that the Mount Laurel Monastery Site Improvement Base Bid be awarded to Richard E. Pierson, Construction CO., Inc. for the low bid amount of \$205,495.35.

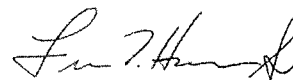
Our recommendation is contingent upon the availability of funds and review by the Township Solicitor.

Please feel free to contact us with any questions.

Sincerely,

PENNONI ASSOCIATES INC.


Hugh J. Dougherty, PE, CME
Township Engineer


Frank T. Harris, Sr.
Project Manager

cc's via Email

Jerry Mascia, C.P.W.M, Superintendent of Public Works jmascia@mountlaurel.com
Tara Krueger, CFO/Treasurer tkrueger@mountlaurel.com

BID TABULATION SHEET			BID Opening Date		ENGINEER'S ESTIMATE		BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3		BIDDER NO. 4		BIDDER NO. 5		BIDDER NO. 6		BIDDER NO. 7	
ML Laurel Monastery Parking Expansion 562 Walton Ave., Mt. Laurel, NJ MLRTX21022							Richard E. Pierson, Inc. P.O. Box 430 Woodstown, NJ 08098		Command Co., Inc. 1318 Antwerp Avenue Egg Harbor City, NJ 08215		DiMeglio Construction Co. 594 White Horse Pike Alco, NJ 08004		Earle Asphalt Company P.O. Box Drawer 555 Farmingdale, NJ 07727		Think Pavers Hardscaping 125 Kings Highway Mt. Royal, NJ 08061		S & G Paving, Inc. 224C Forsgate Drive Jamestown, NJ 08831		JPC Group, Inc. 228 Blackwood-Barnsboro Rd Blackwood, NJ 08012	
EST QTY	DESCRIPTION	UNIT	PRICE		AMOUNT		PRICE		AMOUNT		PRICE		AMOUNT		PRICE		AMOUNT		PRICE	
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
16	TREE REMOVAL (12"-18" CAL.) AND ROOT GRUBBING	UNIT	\$ 500.00	\$ 8,000.00	\$ 850.00	\$ 13,600.00	\$ 900.00	\$ 14,400.00	\$ 850.00	\$ 13,600.00	\$ 900.00	\$ 14,400.00	\$ 850.00	\$ 13,600.00	\$ 750.00	\$ 12,000.00	\$ 3,000.00	\$ 48,000.00	\$ 1,300.00	\$ 20,800.00
1	TREE REMOVAL (30" CAL.) AND ROOT GRUBBING	UNIT	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,000.00	\$ 4,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,000.00	\$ 4,000.00	\$ 2,300.00	\$ 2,300.00
325	ASPHALT SAWCUT AND PAVEMENT REMOVAL	SF	\$ 2.50	\$ 812.50	\$ 3.50	\$ 1,137.50	\$ 3.80	\$ 1,236.00	\$ 5.00	\$ 1,625.00	\$ 15.00	\$ 4,875.00	\$ 0.01	\$ 3.25	\$ 20.00	\$ 6,500.00	\$ 9.00	\$ 2,925.00	\$ 11.00	\$ 3,575.00
372	SAWCUT AND CONCRETE PAVEMENT REMOVAL	SF	\$ 2.50	\$ 930.00	\$ 3.50	\$ 1,267.50	\$ 3.80	\$ 1,404.00	\$ 5.00	\$ 1,950.00	\$ 8.00	\$ 2,380.00	\$ 0.01	\$ 3.72	\$ 4.00	\$ 1,488.00	\$ 2.50	\$ 890.00	\$ 9.00	\$ 3,148.00
1	POST TOP LIGHT AND CONDUIT REMOVAL	LS	\$ 1,000.00	\$ 1,000.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 2,500.00	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00	\$ 15,880.66	\$ 15,880.66	\$ 1,100.00	\$ 1,100.00	\$ 25,000.00	\$ 25,000.00	\$ 5,500.00	\$ 5,500.00
1,510	STRIP TOPSOIL 6" THICK AND STOCKPILE	SY	\$ 3.00	\$ 4,530.00	\$ 4.25	\$ 6,375.00	\$ 4.25	\$ 6,375.00	\$ 3.40	\$ 5,134.00	\$ 4.00	\$ 6,000.00	\$ 6.00	\$ 9,060.00	\$ 2.00	\$ 3,020.00	\$ 9.00	\$ 13,500.00	\$ 9.00	\$ 13,500.00
1,240	PAVEMENT SUBGRADE EXCAVATION AND GRADING	SY	\$ 14.00	\$ 17,960.00	\$ 6.50	\$ 9,860.00	\$ 6.50	\$ 9,860.00	\$ 6.80	\$ 8,432.00	\$ 14.00	\$ 21,560.00	\$ 10.00	\$ 14,000.00	\$ 45.00	\$ 55,800.00	\$ 36.00	\$ 44,640.00	\$ 10.00	\$ 12,400.00
1,240	HOT MIX ASPHALT (HMA) 9.5M4 2" SURFACE COURSE	SY	\$ 18.00	\$ 21,960.00	\$ 15.80	\$ 19,592.00	\$ 18.00	\$ 22,320.00	\$ 18.00	\$ 22,320.00	\$ 14.00	\$ 19,880.00	\$ 20.00	\$ 24,000.00	\$ 14.50	\$ 17,980.00	\$ 20.00	\$ 24,800.00	\$ 25.00	\$ 31,000.00
1,240	HOT MIX ASPHALT (HMA) 3" BASE COURSE	SY	\$ 23.00	\$ 28,520.00	\$ 21.30	\$ 26,412.00	\$ 21.00	\$ 26,040.00	\$ 21.00	\$ 26,040.00	\$ 19.00	\$ 22,380.00	\$ 30.00	\$ 37,200.00	\$ 18.50	\$ 22,940.00	\$ 26.00	\$ 32,240.00	\$ 30.00	\$ 37,200.00
1,240	DENSE GRADED AGGREGATE (DGA) 6" THICK	SY	\$ 18.00	\$ 21,960.00	\$ 14.85	\$ 18,414.00	\$ 12.00	\$ 14,880.00	\$ 12.00	\$ 14,880.00	\$ 15.00	\$ 22,500.00	\$ 5.00	\$ 6,200.00	\$ 16.50	\$ 20,460.00	\$ 9.00	\$ 11,160.00	\$ 16.00	\$ 19,840.00
1,320	ASPHALT SEAL COAT	SY	\$ 8.00	\$ 10,560.00	\$ 3.00	\$ 3,960.00	\$ 2.25	\$ 2,970.00	\$ 2.25	\$ 2,970.00	\$ 7.00	\$ 9,240.00	\$ 2.50	\$ 3,250.00	\$ 2.00	\$ 2,600.00	\$ 3.15	\$ 4,158.00	\$ 3.00	\$ 3,960.00
85	CONCRETE CURB, 6" VERTICAL REVEAL	LF	\$ 45.00	\$ 3,825.00	\$ 95.00	\$ 8,075.00	\$ 51.00	\$ 4,335.00	\$ 51.00	\$ 4,335.00	\$ 58.00	\$ 4,930.00	\$ 60.00	\$ 5,100.00	\$ 63.00	\$ 5,355.00	\$ 40.00	\$ 3,400.00	\$ 70.00	\$ 5,950.00
312	CONCRETE SIDEWALK, 4" THICK ON 4" DGA	SF	\$ 10.00	\$ 3,120.00	\$ 20.00	\$ 6,240.00	\$ 7.50	\$ 2,340.00	\$ 7.50	\$ 2,340.00	\$ 16.00	\$ 4,992.00	\$ 14.00	\$ 4,368.00	\$ 23.00	\$ 7,176.00	\$ 12.00	\$ 3,744.00	\$ 30.00	\$ 9,500.00
4	ADA PARKING SIGNS W/ POST	UNIT	\$ 600.00	\$ 2,400.00	\$ 675.00	\$ 2,700.00	\$ 600.00	\$ 2,400.00	\$ 600.00	\$ 2,400.00	\$ 700.00	\$ 2,800.00	\$ 875.00	\$ 3,500.00	\$ 260.00	\$ 1,040.00	\$ 450.00	\$ 1,800.00	\$ 700.00	\$ 2,800.00
36	CONCRETE ADA RAMP AND ALUMINUM HANDRAILS	LF	\$ 390.00	\$ 14,040.00	\$ 550.00	\$ 21,900.00	\$ 250.00	\$ 9,000.00	\$ 1,000.00	\$ 3,600.00	\$ 500.00	\$ 1,900.00	\$ 500.00	\$ 1,900.00	\$ 309.00	\$ 1,236.00	\$ 225.00	\$ 890.00	\$ 600.00	\$ 2,400.00
39	CONCRETE WHEEL STOPS	SF	\$ 500.00	\$ 19,500.00	\$ 85.00	\$ 3,315.00	\$ 80.00	\$ 3,120.00	\$ 189.00	\$ 7,362.00	\$ 540.00	\$ 2,124.00	\$ 560.00	\$ 2,272.00	\$ 315.00	\$ 1,260.00	\$ 380.00	\$ 1,520.00	\$ 310.00	\$ 1,230.00
4	SOLAR LED SOLAR LIGHT FIXTURE, POLE AND CONC. FOUNDATION	UNIT	\$ 9,500.00	\$ 38,000.00	\$ 11,371.00	\$ 45,484.00	\$ 13,800.00	\$ 55,200.00	\$ 3,120.00	\$ 12,480.00	\$ 100.00	\$ 3,900.00	\$ 80.00	\$ 3,200.00	\$ 115.00	\$ 4,485.00	\$ 200.00	\$ 7,600.00	\$ 95.00	\$ 3,705.00
1525	4" PAINTED PARKING LINE STRIPING	LF	\$ 1.00	\$ 1,525.00	\$ 1.55	\$ 2,363.75	\$ 1.40	\$ 2,135.00	\$ 1.40	\$ 2,135.00	\$ 1.00	\$ 1,525.00	\$ 1.50	\$ 2,287.50	\$ 0.30	\$ 453.75	\$ 2.05	\$ 3,126.25	\$ 2.00	\$ 3,050.00
1	1/2" PROPANE GAS LINE REMOVAL AND RELOCATION (COMPLETE)	LS	\$ 1,500.00	\$ 1,500.00	\$ 3,991.00	\$ 3,991.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1,500.00	\$ 1,500.00	\$ 5,000.00	\$ 5,000.00	\$ 5,250.00	\$ 5,250.00	\$ 4,100.00	\$ 4,100.00	\$ 7,500.00	\$ 7,500.00
200	SPREAD STOCKPILE TOPSOIL, 6" THICK, SEED, FERTILIZE AND MULCH	SY	\$ 2.50	\$ 500.00	\$ 23.00	\$ 4,600.00	\$ 20.00	\$ 4,000.00	\$ 20.00	\$ 4,000.00	\$ 18.00	\$ 3,600.00	\$ 13.00	\$ 2,600.00	\$ 40.00	\$ 8,000.00	\$ 25.00	\$ 5,000.00	\$ 22.00	\$ 4,400.00
1	SOIL EROSION AND SEDIMENT CONTROL BMPs (COMPLETE)	LS	\$ 6,000.00	\$ 6,000.00	\$ 9,300.00	\$ 9,300.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 14,500.00	\$ 14,500.00	\$ 10,000.00	\$ 10,000.00	\$ 12,999.50	\$ 12,999.50	\$ 5,000.00	\$ 5,000.00	\$ 8,000.00	\$ 8,000.00
Engineer's Total Estimate			\$ 207,282.50		\$ 205,495.35		\$ 216,991.00		\$ 226,438.00		\$ 233,513.13		\$ 256,992.00		\$ 289,993.25		\$ 295,638.00		\$ 295,638.00	

2/16/2022

I hereby certify that this is a true copy of the bids received on

Hugh Dougherty
Hugh Dougherty
NJ License No. GE034634



PENNONI ASSOCIATES, INC.
CONSULTING ENGINEERS



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-80

REGULAR MEETING

FEBRUARY 28, 2022

**RESOLUTION AUTHORIZING THE SIGNING OF A MEMORANDUM OF
AGREEMENT BETWEEN THE TOWNSHIP OF MOUNT LAUREL AND THE MOUNT
LAUREL SUPERIOR OFFICERS' ASSOCIATION**

BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Mayor and Township Manager are authorized to sign the memorandum of agreement between the Township of Mount Laurel and the Mount Laurel Superior Officers' Association.

This resolution was adopted at a meeting of the Township Council held on February 28, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-81

REGULAR MEETING

FEBRUARY 28, 2022

**MOUNT LAUREL TOWNSHIP
RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE
GUARANTEE FOR VP FELLOWSHIP REALTY, LLC (DUNKIN DONUTS)
523 & 525 PLEASANT VALLEY AVENUE
BLOCK 1205, LOT 1 & 2, ZB # 16-D-04A**

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 February 18, 2022, attached hereto and made a part hereof, the Township Engineer has advised that the required improvements for the project were installed and are in satisfactory condition and has recommended that the performance guarantee in place for the project be released; and

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

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

NOW, THEREFORE, BE IT RESOLVED, on this 28th day of February, 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 VP Fellowship Realty, LLC (Dunkin Donuts), Block 1205, Lot 1 & 2, ZB #16-D-04A is released.

This resolution was adopted at a meeting of the Township Council held on February 28, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, 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: 609-267-7452

February 18, 2022

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

RE: ZB#16-D-04A
Mount Laurel Township Zoning
Board of Adjustment
VP Fellowship Realty, LLC
Dunkin Donuts
523 & 525 Pleasant Valley Avenue
Block 1205, Lot 1 & 2
Performance Guarantee
Release Recommendation
Our File No. M-0270-1604-000

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 all the required improvements installed by the developer are in satisfactory condition.

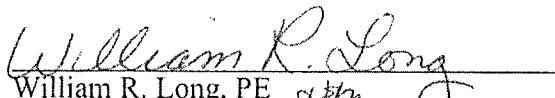
Based on the above, we recommend that the performance guarantee in place for this project be released. A copy of the performance guarantee is enclosed for your information. The developer shall pay all taxes, fees and required escrow deposits which may be due and owing prior to release of the Performance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

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

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

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES


William R. Long, PE *WRL*
Senior Associate

WRL/kem
Enclosure

cc: Carol Modugno, Deputy Clerk, Mount Laurel Township
Suzanna O'Hagan, Secretary, Mount Laurel Township Zoning Board of Adjustment
Scarborough Land Group, LLC
Dewitt Construction (35 Pecks Corner Cohansey Road, Bridgeton, NJ 08302)
Alaimo Field Services Department

M:\Projects\M02701604000\Docs\Letters\Tomczyk-Perf Guar Rel Recomm.docx

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-82

REGULAR MEETING

FEBRUARY 28, 2022

2022 LOCAL MUNICIPAL BUDGET FOR THE TOWNSHIP OF MOUNT LAUREL

BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the statement of appropriations and revenues as submitted to the State of New Jersey, Department of Community Affairs will constitute the Local Municipal Budget for the year 2022; and

BE IT FURTHER RESOLVED, that said budget be published in the official newspaper of the Township of Mount Laurel, Burlington County, in the issue of March 3, 2022 and a public hearing on the budget to be held in the Courtroom of the Mount Laurel Municipal Center, 100 Mount Laurel Road, Mount Laurel, NJ on April 4, 2022 at 7:00 p.m. prevailing time; and

BE IT FINALLY RESOLVED, that said publication and the public hearing on the 2022 budget shall include the Capital Budget as required by the Director of the Division of Local Government Services of the State of New Jersey and that certified copies of the Municipal Budget be forwarded to the Director of Local Government Services.

BE IT FINALLY RESOLVED, that the Mayor and Council of Mount Laurel Township, Burlington County, hereby introduce the 2022 Municipal Budget on February 28, 2022.

This resolution was adopted at a meeting of the Township Council held on February 28, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-1

CALENDAR YEAR 2022

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

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

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

WHEREAS, the Township Council of the Township of Mount Laurel in the County of Burlington finds it advisable and necessary to increase its CY 2022 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$317,371.39 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

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

NOW THEREFORE BE IT ORDAINED, by the Township Council of the Township of Mount Laurel, in the County of Burlington, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2022 budget year, the final appropriations of the Township of Mount Laurel shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$1,110,799.87, and that the CY 2022 municipal budget for the Township of Mount Laurel be approved and adopted in accordance with this ordinance; and,

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

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

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

Introduction Date: January 24, 2022

	MOTION	AYE/	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	2	✓				RAV
Janjua		✓				
Moustakas	1	✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

		MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen							
Janjua							
Moustakas							
Pritchett							
Steglik							

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-2

AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" TO ESTABLISH STANDARDS AND REGULATIONS FOR COMBINATION GASOLINE FILLING STATIONS AND RETAIL CONVENIENCE STORES AS CONDITIONAL USES IN CERTAIN DISTRICTS

BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapter 154 of the Code of the Township of Mount Laurel; entitled "Zoning" be and is hereby amended and supplemented as follows:

All new proposed text can be found in bold, italic, underlined font.

~~All text proposed to be deleted is stricken through and bold.~~

Chapter 154 Zoning

Article I General Provisions

§154-5 Definitions and word usage

GASOLINE FILLING STATION

Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels, and not used for the servicing or repair of vehicles. Selling of motor vehicles is prohibited. See also MOTOR VEHICLE SERVICE STATION.

MOTOR VEHICLE SERVICE STATION

Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels; servicing and repair of trucks under 10,000 pounds, SUV's and automobiles; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar vehicle accessories. Public vending machines for food and drink are permitted. Towing shall be limited to towing to the station for repairs, not for storage. Selling of motor vehicles is prohibited. **See also GASOLINE FILLING STATION.**

Article IV Major Commercial Planned Development Districts

§154-25 Use regulations.

A. In Major Commercial Planned Development Districts, no building or other structure and no land shall be used, and no building or other structure shall be built, altered or erected to be used for any purpose other than that of:

B. Conditional uses. The following uses shall be permitted as conditional uses in the MCPD District subject to the following standards, specifications, and criteria:

1) Gasoline Filling Station with accessory convenience retail and food service.

a. The minimum lot area shall be 60,000 square feet.

b. The minimum lot frontage shall be 250 feet.

c. Principal building setbacks shall be as follows:

i. Front yard – 75 feet

ii. Side yard – 75 feet

- iii. Rear yard – 75 feet
- d. Gasoline filling station pumps and canopy setbacks:
 - i. Front yard – 50 feet
 - ii. Side yard – 25 feet
 - iii. Rear yard – 50 feet
- e. The maximum building height shall be 20 feet
- f. Pump islands shall be separated from one another and from any building by a minimum of 25 feet.
- g. Off-street parking shall be provided at the following ratios:
 - i. 1 space per gasoline service pump
 - ii. 1 space per 150 square feet of gross floor area of retail or food service area
- h. Convenience retail sales and food service areas shall be limited to a maximum of 6,000 square feet of gross floor area.
- i. No drive-thru service of food sales shall be permitted.
- j. Off-street parking areas must be set back a minimum of 30 feet from any property line.
- k. Adequate circulation space for queuing must be provided so that there is room for queuing of 1 vehicle per each gasoline service pump island without interfering with vehicular or pedestrian circulation on site.
- l. A landscaped buffer of at least 30 feet in width must be provided where any gasoline filling station abuts a property line of a residential use or zone. Said buffer shall be consistent with the requirements of §154-68.
- m. A maximum of two curb cuts for entry/exit onto a public right-of-way shall be permitted for each street frontage.
- n. No servicing or repair of vehicles shall be permitted on the premises.
- o. Signage standards:
 - i. A changeable copy sign displaying fuel prices shall be permitted to have a maximum sign area of 15 square feet, and a maximum sign height of 18 feet.
 - ii. In addition to a fuel price display sign, one monument style sign or freestanding sign per street frontage shall be permitted. Such sign shall have a maximum sign area of 40 square feet.
 - iii. Freestanding signs shall have a maximum height of 20 feet.
 - iv. The fueling station canopy shall be permitted to have one (1) fascia sign for each street frontage. Fascia signs shall have a maximum sign area of 10 square feet.
 - v. Convenience store buildings shall be permitted to have a maximum of two (2) façade signs per street frontage, with a total maximum sign area of 60 square feet or four percent of the façade area per street facing facade, whichever is lesser.

Article VI Business Districts

§154-43 Use regulations.

A. Business Districts are primarily for the conduct of retail trade and related services. In Business Districts, no building or other structure and no land shall be used and no building or other structure built, altered or erected to be used for any purpose other than as listed in § 154-25, including business enterprises offering instructional programs.

B. Motor vehicle service stations, when authorized by the Planning Board as a conditional use, subject to the following standards

C. Child-care centers as a permitted use subject to the standards set forth in §154-56.C(7)

D. Gasoline Filling Station with accessory convenience retail and food service shall be permitted as a conditional use in the Business Districts, subject to the following standards, specifications, and criteria:

1) The minimum lot area shall be 60,000 square feet.

2) The minimum lot frontage shall be 250 feet.

3) Principal building setbacks shall be as follows:

a. Front yard – 100 feet

b. Side yard – 25 feet

c. Rear yard – 50 feet

4) Gasoline filling station pumps and canopy setbacks:

a. Front yard – 50 feet

b. Side yard – 25 feet

c. Rear yard – 50 feet

5) The maximum building height shall be 20 feet

6) Pump islands shall be separated from one another and from any building by a minimum of 25 feet.

7) Off-street parking shall be provided at the following ratios:

a. 1 space per gasoline service pump

b. 1 space per 150 square feet of gross floor area of retail or food service area

8) Convenience retail sales and food service areas shall be limited to a maximum of 6,000 square feet of gross floor area.

9) No drive-thru service of food sales shall be permitted.

10) Off-street parking areas must be set back a minimum of 10 feet from any property line.

11) Adequate circulation space for queuing must be provided so that there is room for queuing of 1 vehicle per each gasoline service pump island without interfering with vehicular or pedestrian circulation on site.

12) A landscaped buffer of at least 30 feet in width must be provided where any gasoline filling station abuts a property line of a residential use or zone. Said buffer shall be consistent with the requirements of §154-68.

13) A maximum of two curb cuts for entry/exit onto a public right-of-way shall be permitted for each street frontage.

14) No servicing or repair of vehicles shall be permitted on the premises.

15) Signage standards:

- a. A changeable copy sign displaying fuel prices shall be permitted to have a maximum sign area of 15 square feet, and a maximum sign height of 18 feet.
- b. In addition to a fuel price display sign, one monument style sign or freestanding sign per street frontage shall be permitted. Such sign shall have a maximum sign area of 40 square feet.
- c. Freestanding signs shall have a maximum height of 20 feet.
- d. The fueling station canopy shall be permitted to have one (1) fascia sign for each street frontage. Fascia signs shall have a maximum sign area of 10 square feet.
- e. Convenience store buildings shall be permitted to have a maximum of two (2) façade signs per street frontage, with a total maximum sign area of 60 square feet or four percent of the façade area per street facing facade, whichever is lesser.

Article VII Industrial Districts

§154-56 Use regulations; performance standards

A. General

B. Performance standards.

C. Uses permitted other than industrial.

D. Uses prohibited.

E. Conditional uses. The following uses shall be permitted as conditional uses in the Industrial District subject to the following standards, specifications, and criteria:

1) Gasoline Service Station with accessory convenience retail and food service.

- a. The minimum lot area shall be 60,000 square feet.
- b. The minimum lot frontage shall be 250 feet.
- c. Principal building setbacks shall be as follows:
 - i. Front yard – 50 feet
 - ii. Side yard – 25 feet
 - iii. Rear yard – 50 feet
- d. Gasoline filling station pumps and canopy setbacks:
 - i. Front yard – 30 feet
 - ii. Side yard – 25 feet
 - iii. Rear yard – 50 feet
- e. The maximum building height shall be 20 feet
- f. Pump islands shall be separated from one another and from any building by a minimum of 25 feet.
- g. Off-street parking shall be provided at the following ratios:
 - i. 1 space per gasoline service pump
 - ii. 1 space per 150 square feet of gross floor area of retail or food service area

- h. Convenience retail sales and food service areas shall be limited to a maximum of 6,000 square feet of gross floor area.
- i. No drive-thru service of food sales shall be permitted.
- j. Off-street parking areas must be set back a minimum of 10 feet from any property line.
- k. Adequate circulation space for queuing must be provided so that there is room for queuing of 1 vehicle per each gasoline service pump island without interfering with vehicular or pedestrian circulation on site.
- l. A landscaped buffer of at least 30 feet in width must be provided where any gasoline filling station abuts a property line of a residential use or zone. Said buffer shall be consistent with the requirements of §154-68.
- m. A maximum of two curb cuts for entry/exit onto a public right-of-way shall be permitted for each street frontage.
- n. No servicing or repair of vehicles shall be permitted on the premises.
- o. Signage standards:
 - i. A changeable copy sign displaying fuel prices shall be permitted to have a maximum sign area of 15 square feet, and a maximum sign height of 18 feet.
 - ii. In addition to a fuel price display sign, one monument style sign or freestanding sign per street frontage shall be permitted. Such sign shall have a maximum sign area of 40 square feet.
 - iii. Freestanding signs shall have a maximum height of 20 feet.
 - iv. The fueling station canopy shall be permitted to have one (1) fascia sign for each street frontage. Fascia signs shall have a maximum sign area of 10 square feet.
 - v. Convenience store buildings shall be permitted to have a maximum of two (2) facade signs per street frontage, with a total maximum sign area of 100 square feet or four percent of the facade area per street facing facade, whichever is lesser.

Introduction Date: January 24, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	2	✓				
Janjua		✓				
Moustakas	1	✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

		MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen							
Janjua							
Moustakas							
Pritchett							
Steglik							

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-3

AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" TO PROVIDE STANDARDS FOR PRE-EXISTING NON-CONFORMING RESIDENTIAL USES IN THE INDUSTRIAL DISTRICTS

BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapter 154 of the Code of the Township of Mount Laurel; entitled "Zoning" be and is hereby amended and supplemented as follows:

All new proposed text can be found in bold, italic, underlined font.

~~All text proposed to be deleted is stricken through and bold.~~

Article VII Specially Restricted Industrial Districts

§154-49 Use Regulations

- Residences in existence prior to the adoption of this ordinance on February 28, 2022 shall be permitted to remain as a permitted principal use. Such pre-existing residential uses shall be subject to the standards and regulations found within Article III Residence Districts and Article X Area and Height Requirements of this code.

§154-50 Performance standards, use restrictions.

§154-51 Supplementary use regulations.

- A. No new row houses, apartment houses, trailers, trailer camps, trailer parks, trailer cabins, commercial migrant labor camps, or amusement rides for which admission is charged shall be permitted in any Specially Restricted Industrial District.

Article VIII Industrial Districts

§154-56 Use regulations; performance standards.

- A. General.
- B. Performance standards.
- C. Uses permitted other than industrial. In addition to industrial-type structures and uses, the following types of structures or uses are permitted in Industrial Districts:

- (1) Residences in existence prior to the adoption of this ordinance on February 28, 2022 shall be permitted to remain as a permitted principal use. Such pre-existing residential uses shall be subject to the standards and regulations found within Article III Residence Districts and Article X Area and Height Requirements of this code.

Introduction Date: January 24, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen		✓				
Janjua	1	✓				
Moustakas	2	✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomeczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-4

AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" TO PROVIDE STANDARDS FOR FAÇADE SIGNS IN THE INDUSTRIAL DISTRICTS

BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapter 154 of the Code of the Township of Mount Laurel; entitled "Zoning" be and is hereby amended and supplemented as follows:

All new proposed text can be found in bold, italic, underlined font.

~~**All text proposed to be deleted is stricken through and bold.**~~

Article XII Signs

§154-92.7 I Industrial, O-1 and O-2 Office; SRI Specially Restricted Industrial Districts; and office buildings in the MCD Major Commercial District.

In addition to the permanent and temporary signs and sign types that are allowed pursuant to § 154-92.4, the following permanent and temporary signs are also permitted within the above-specified zoning districts as set forth below. Permanent signs described below require a sign permit. The maximum sign size shall not exceed 60 square feet unless specified below.

A. Master planned multibuilding developments.

B. Nonmaster planned developments. The following standards are for uses located outside master planned projects. If such uses are located within a master planned project, they shall follow standards in Subsection A above.

(1) Institutional use signs shall be in conformance with § 154-92.6A.

(2) Facade signs shall be in conformance with § 154-92.6B for the following uses:

- (a) Restaurants.
- (b) Convenience stores.
- (c) Hotels and motels.
- (d) Assembly halls and club buildings.
- (e) Funeral homes.
- (f) Recreation structures.
- (g) Motor vehicle facility.
- (h) Banks.

(3) Freestanding signs shall be in conformance with § 154-92.6C for the following uses:

- (a) Restaurants.
- (b) Convenience stores.
- (c) Hotels and motels.
- (d) Cemeteries.

(4) Motor vehicle sales agency signs shall be in conformance with § 154-92.6. In addition, freestanding signs are permitted that indicate "Parts," "Service," "Customer Parking," etc. Such signs shall not exceed 15 square feet in size or six feet in height.

(5) Office and industrial use signs shall be in conformance with § 154-92.7A(2)(b) through (e).

(6) Motor vehicle service stations shall be permitted a portion of the sign to be LED (light-emitting diode), LCD (liquid-crystal display) or digital message boards for the sole purpose of illustrating gas or fuel prices.

(7) Façade signs for buildings in the I Industrial District or the SRI Specially Restricted Industrial District shall comply with the following:

(a) For any principal structure in the I or the SRI district, a maximum of one (1) façade sign shall be permitted per each street frontage;

(b) Each façade sign shall be limited to a maximum sign area of 60 square feet, or four percent (4%) of the building façade area, whichever is lesser.

(c) For multi-tenant buildings, each tenant space may be permitted one (1) façade sign of a maximum of 40 square feet, provided that the total signage area of the building does not exceed 120 square feet, and each individual tenant sign shall be separated by at least 6 feet.

(d) Individual façade signs shall have a sign height of no greater than three feet.

(e) Façade signs shall project no further than six inches from the face of the building.

(f) Façade signs may be internally or externally illuminated, provided that the illumination complies with the shielding of illumination requirements found in §154-88.

Introduction Date: January 24, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	1	✓				
Janjua		✓				
Moustakas	2	✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-5

AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL TO PROVIDE STANDARDS AND REGULATIONS FOR SHORT-TERM RENTAL OF RESIDENTIAL PROPERTIES

BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapter 154 of the Code of the Township of Mount Laurel; entitled "Zoning" be and is hereby amended and supplemented as follows:

Definitions

RESIDENTIAL SHORT TERM RENTAL

A room, group of rooms, or other living or sleeping space for the lodging of occupants other than a HOTEL or BOARDING HOUSE, including but not limited to residences or buildings used as residences, that are intended to be leased for a duration of less than thirty days at a time, and where the space will not be the occupant's intended primary place of residence.

RESPONSIBLE PARTY

Either the short-term rental property owner or a person such as a property manager designated by the owner to be called upon and be responsible at all times during the period of a short-term rental and to answer for the maintenance of the property, or the conduct and acts of occupants of the short-term rental property, and, in the case of the property manager, to accept service of legal process on behalf of the owner of the short-term rental property.

PRIMARY PLACE OF RESIDENCE

The address: (1) where at least one of the property owners spends the majority of his or her non-working time, and (2) which is most clearly the center of his or her domestic life, and (3) which is identified on his or her driver's license, voter registration, or state identification card as being his or her legal address. All the above requirements must be met in order for an address to constitute being a principal residence for purposes of this Section

Requirements for Residential Short Term Rental Properties:

A. Registration and Fees

1. All properties to be used as residential short term rentals shall register with the Township of Mount Laurel and obtain a permit from the Department/Division of Housing prior to advertising or leasing the property as a short term rental.
2. No property shall be utilized or operated as a residential short term rental property without first obtaining a permit from the Department/Division of Housing.
3. Applications for residential short term rental permits shall be available in the office of the Township Clerk.
4. Any property to be used as a residential short term rental property shall also seek and obtain a rental certificate of occupancy from the Township of Mount Laurel in addition to a short term rental permit.
5. No short term rental permit shall be issued to any property that has not been granted a rental certificate of occupancy.
6. A short term rental registration fee of \$250.00 shall be paid upon initial registration.
7. All short term rental properties shall have a RESPONSIBLE PARTY identified on the registration form that shall be the primary contact person for any matter related to the short term rental of a property.

8. Once issued, a short term rental permit shall be valid for one year from the date of issuance.
 9. A previously permitted short term rental property may extend the duration of the permit by an additional year by paying an annual renewal fee of \$100.00, which shall be due no later than one year after the date the initial permit is issued, and with the property receiving a new certificate of occupancy as a rental unit.
 10. A short term rental permit shall be considered void and expired upon any sale or transfer of title of a property for which a permit had previously been granted. A new owner of a property that had previously been issued a short term rental permit must submit a new application for a new permit if the property is to be continually used as a short term rental after a sale or transfer of title.
 11. All short term rentals shall be subject to the Township hotel and motel occupancy tax as per §139 of the Township Code.
 12. Once a complete application for a residential short term rental permit has been submitted, the Department/Division of Housing shall have ten business days to either issue a permit or deny the issuance of a permit. If a permit is denied, the reasons for denial of a permit shall be stated in writing.
 13. If denied, an applicant for a residential short term rental permit shall have up to ten business days to appeal a denial. Any appeal of a denial of a permit shall be made in writing to the Department/Division of Housing, stating the grounds for the appeal.
 14. Within 30 days of the receipt of any such appeal, the Township Manager or their designee shall hear and adjudicate the appeal.
- B. Short term rental use restrictions and operational requirements.
1. Short term rentals shall be permitted as an accessory use to permitted principal residential uses in all zoning districts of the Township.
 2. All properties to be used as a short term rental shall otherwise be occupied and maintained by the owner as their primary place of residence.
 3. Short term rentals of residential properties shall be limited to a maximum cumulative total of 100 days in a calendar year in which they may be leased.
 4. A dwelling unit shall be limited to a single short term rental contract at any one time.
 5. Any property to be used as a short term rental residential property that is not otherwise owner occupied, or will be used as a short term rental property for more than 100 days in a calendar year shall be considered to be a hotel or motel, and subject to all zoning and other regulations of the Township for hotels and motels.
 6. No short term rental of a residential property shall be permitted within any dormitory, assisted living facility, community residence, convalescent home, adult day care, community shelters for victims of domestic violence, transitional housing facility, or residence for the developmentally disabled.
 7. The advertisement and contract for any short term rental property shall indicate the number of off-street parking spaces that are available for use by tenants.
 8. At all times during the duration of a contract rental of a residential short term rental property, either the owner or the identified responsible party shall be available for the purpose of responding to any complaints

regarding the condition of the property or any nuisance complaints from the Mount Laurel Township Police Department regarding the conduct of any occupants of the short term rental property.

9. The owner or identified responsible party of any residential short term rental property shall maintain an up to date log of all lessees and occupants of a short term rental property. Said log shall be available for inspection by Township staff or the Mount Laurel Township Police Department upon request.
10. If at any time during the duration of a contract rental of a residential short term rental the owner or the identified responsible party cannot be reached within two hours to respond to a complaint, this shall be considered to be a violation of this ordinance.
11. If any short term rental property is the subject of three or more violations or substantiated nuisance complaints, the Township may revoke the short term rental permit, and the property will not be eligible to apply for another permit for at least two years following the revocation of the short term rental permit.

C. Violations and penalties.

1. A violation of any provision of this chapter may result in the owner and/or the identified responsible party for the property being subject to fines of not less than \$100.00 per day that the violation exists.

Introduction Date: January 24, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen		✓				
Janjua	2	✓				
Moustakas	1	✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-6

AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" AND CHAPTER 70 ENTITLED "DOGS AND CATS" TO ESTABLISH STANDARDS AND REGULATIONS FOR POSSESSION AND KEEPING OF BACKYARD HENS AND OTHER FOWL AS AN ACCESSORY USE WITHIN RESIDENTIAL DISTRICTS

BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapter 154 of the Code of the Township of Mount Laurel; entitled "Zoning" be and is hereby amended and supplemented as follows:

All new proposed text can be found in bold, italic, underlined font.

~~All text proposed to be deleted is stricken through and bold.~~

Chapter 154 Zoning

Article III Residence Districts

§154-19 Accessory Uses.

Only the following accessory uses shall be permitted:

- A. Customary accessory residential uses which do not result in contact with the public for any purposes whatsoever, except that garage sales shall be permitted only two days per year per household or residence, and provided further that charitable, religious, eleemosynary and other similar nonprofit organizations owning premises located in residential zones shall be permitted four garage sales. For purposes of this chapter, "garage sale" shall mean and include all sales entitled "garage sale," "cake sale," "lawn sale," "yard sale," "attic sale," "rummage sale" or "flea market sale" or any similar casual sale of tangible personal property which is advertised by any means whereby the public at large is or can be made aware of such sale.
 - (1) Utility sheds not exceeding ten by twelve (10 x 12) feet.
 - (2) Private garages, pole barns, greenhouses, and all other accessory buildings not exceeding 1,000 square feet.
 - (3) Private swimming pools.
 - (4) Private greenhouses not exceeding 1,000 square feet.
- B. Private garages, pole barns, private greenhouses and all accessory buildings larger than 1,000 square feet shall require site plan approval from the Planning Board.
- C. For accessory uses on residential lots smaller than 10,000 square feet, rear and side yard setbacks shall be reduced to no less than three feet for utility sheds and private garages.
- D. Keeping of hens or other domestic fowl such as ducks, pheasants, geese, or grouse, provided the following restrictions are satisfied:
 - (1) All accessory uses of keeping of hens or other domestic fowl shall be licensed by the Township in accordance with Chapter 70 of the Township Code.
 - (2) The minimum lot area for such an accessory use shall be as follows:

<u>Minimum Lot Area</u>	<u>Max Number of Hens or Other Fowl</u>
<u>5,000 s.f.</u>	<u>3</u>
<u>10,000 s.f.</u>	<u>4</u>
<u>15,000 s.f.</u>	<u>5</u>
<u>20,000 s.f.</u>	<u>6</u>
<u>30,000 s.f.</u>	<u>7</u>
<u>40,000 s.f. or greater</u>	<u>8</u>

- (3) The residential property on which the hens or other fowl are to be kept must be a detached single family home, or two-family home with an adequate side and rear yard. No keeping of hens or other fowl shall be permitted in the yard of a townhouse or multi-family residential use.
- (4) The keeping of any such hen or other fowl shall be in a side or rear yard only and the yard must be enclosed by a fence with a minimum height of four (4) feet.
- (5) A maximum of 8 hens or other domestic fowl shall be permitted to be kept on a residential property as an accessory use.
- (6) No roosters shall be permitted to be kept on any residential property.
- (7) A chicken coop and run or similar structure shall be permitted as an accessory structure in the side or rear yard along with the keeping of hens or other fowl. The coop shall have a maximum height of eight (8) feet, and a maximum building area of 120 square feet. The limitations found in §154-65 on the maximum number of accessory structures shall not apply to chicken coops or runs.
- (8) An enclosed chicken run or pen shall have a maximum area of 200 square feet. The run or pen shall be attached to a chicken coop, and shall be enclosed with a mesh wire fence with a minimum height of 3 feet and a maximum height of 6 feet.
- (9) Any chicken coop or run structure shall be setback a minimum of 3 feet from any principal structure on the property, and 10 feet from any adjacent property line.
- (10) Any chicken coop or run must be constructed to be predator proof.
- (11) All animal byproducts and waste must be collected and removed on a regular basis.
- (12) No commercial sales of eggs, meat, or fertilizer from chicken or fowl waste shall be permitted on any residential property.

Chapter 70: Dogs and Cats

Article VI Licensing of domestic hens and other domestic fowl as pets

§70-30 Definitions

CHICKEN

The common domestic fowl 'gallus domesticus' or its young.

CHICKEN RUN OR PEN

An outdoor enclosed or fenced area where chickens or other fowl feed or exercise.

COOP

A cage or roofed enclosure in which chickens or other fowl are kept.

FOWL

A domesticated terrestrial bird including chickens, turkeys, ducks, grouse, pheasants, and peacocks.

HEN

A female adult chicken.

ROOSTER

A male adult chicken

§70-31 License and fee

- A. No person shall keep hens or other domesticated fowl on a residential property without first obtaining a license from the Township of Mount Laurel Animal Registrar, and receiving a zoning permit from the Township Zoning Officer.
- B. A non-refundable annual license fee of \$12.00 shall be paid to the Township of Mount Laurel.
- C. No more than one license per household shall be issued annually.
- D. An application for a license to keep hens or other domestic fowl as domestic pets shall state the type of animal to be kept, the number of animals to be kept, and shall include a written description of the method of storing the animals. A scaled drawing of the property depicting the area where hens or other domestic fowl are to be kept and illustrating the proposed locations of any chicken coop, run or pen, shall accompany all applications.
- E. Licenses to keep hens or other domestic fowl on a residential property are revocable at will with a recommendation from the Department of Health or other appropriate agency.
- F. Any person designated as a United States veteran shall be exempted from the license fees.
- G. Violations of this code shall be enforced by the Township Zoning Officer. Any household that receives three violations in one calendar year shall be subject to revocation of their license.
- H. Appeals of any violation issued by the Township Zoning Officer may be made to the Zoning Board of Adjustment.

Introduction Date: January 24, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	1	✓				
Janjua	2	✓				
Moustakas		✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

		MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen							
Janjua							
Moustakas							
Pritchett							
Steglik							

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-7

AN ORDINANCE AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ZONING" TO ALLOW MEDICAL OFFICES AND VETERINARY HOSPITALS AS PERMITTED USES IN CERTAIN ZONING DISTRICTS

BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapter 154 of the Code of the Township of Mount Laurel; entitled "Zoning" be and is hereby amended and supplemented as follows:

All new proposed text can be found in bold, italic, underlined font.

~~All text proposed to be deleted is stricken through and bold.~~

Chapter 154 Zoning

Article I General Provisions

§154-5 Definitions and word usage

CLINIC, ANIMAL

An establishment operated by a licensed professional for the primary purpose of providing general out-patient healthcare services for domestic animals or pets.

HOSPITAL, ANIMAL

An establishment where domestic animals or pets are provided medical or surgical treatments

OFFICE, GENERAL BUSINESS OR PROFESSIONAL

An establishment for conducting general business affairs which does not offer a product or merchandise for sale to the public on the premises, but conducts administrative or professional services, including but not limited to the offices of an attorney, engineer, insurance agent, title service, financial advisors, architect, accountant, real estate sales, architect, marketing, consulting services, or similar occupations.

OFFICE, MEDICAL

An establishment operated by a licensed medical professional used for the primary purpose of providing general healthcare services to non-resident patients, such as the office of a doctor, psychiatrist, dentist, chiropractor, therapist, mental health counselor, or a similar professional.

Article IV Major Commercial Planned Development Districts

§154-25 Use regulations.

- A. In Major Commercial Planned Development Districts, no building or other structure and no land shall be used, and no building or other structure shall be built, altered or erected to be used for any purpose other than that of:

(31) Clinic, Animal.

(32) Hospital, Animal.

(33) Office, Medical

Article V Neighborhood Commercial Districts

§154-53 Use regulations.

A building may be erected, used or occupied and a lot may be used or occupied for any of the following purposes and no other:

J. Clinic, Animal.

K. Office, Medical.

Article VII Specially Restricted Industrial Districts

§154-49 Use regulations.

J. Clinic, Animal.

K. Hospital, Animal.

L. Office, Medical.

Article VIII Industrial Districts

§154-56 Use regulations; performance standards

A. General

B. Performance standards.

C. Uses permitted other than industrial. In addition to industrial-type structures and uses, the following types of structures or uses are permitted in Industrial Districts:

19) Clinic, Animal.

20) Hospital, Animal

21) Office, Medical

D. Uses prohibited.

Introduction Date: January 24, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	2	✓				
Janjua	1	✓				
Moustakas		✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-8

AN ORDINANCE AMENDING CHAPTERS 95A, 139 AND 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL TO IMPLEMENT PROVISIONS OF THE NEW JERSEY CANNABIS REGULATORY, ENFORCEMENT ASSISTANCE AND MARKETPLACE MODERNIZATION ACT

BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapters 95A, 139, and 154 of the Code of the Township of Mount Laurel; entitled "Licensing," "Taxation" and "Zoning" be and is hereby amended and supplemented as follows:

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called "cannabis" for adults at least 21 years of age; and

WHEREAS, the passage of the public question was the largest margin of any statewide cannabis legalization ballot measures to date in U.S. history with more than 67% of voters supporting the initiative; and

WHEREAS, Burlington County and Mount Laurel voters specifically supported the measure by an even greater percentage with 7 of every 10 voters supporting the initiative; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including: Class 1 Cannabis Cultivator license, Class 2 Cannabis Manufacturer license; Class 3 Cannabis Wholesaler license; Class 4 Cannabis Distributer license; Class 5 Cannabis Retailer license; and Class 6 Cannabis Delivery license; and

WHEREAS, Section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as "a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer"), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location, manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, Section 31b of the Act stipulates that any municipal regulation of any of the above classes must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, conversely, if a municipality fails to adopt regulations, the above six classes of activities will be permitted in industrial and commercial areas of the Township without the benefit of municipal regulations governing their locations and/or any other restrictions the municipality may seek to impose; and

WHEREAS, section 40 of the Act authorizes municipalities by ordinance to adopt regulations which establish limited taxation of the above classes of activity within the municipality; and

WHEREAS, specifically, a municipality may adopt an ordinance imposing a transfer tax on the sale of cannabis or cannabis items by a cannabis establishment that is located in the municipality and at the discretion of the municipality, the tax may be

imposed on: receipts from the sale of cannabis by a cannabis cultivator to another cannabis cultivator; receipts from the sale of cannabis items from one cannabis establishment to another cannabis establishment; receipts from the retail sales of cannabis items by a cannabis retailer to retail consumers who are 21 years of age or older; or any combination thereof; and

WHEREAS, the Township Council determines that it is appropriate to implement these measures as permitted by law.

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 Chapter 95A of the Township Code entitled "Licensing", Chapter 139 of the Township Code entitled "Taxation"; Chapter 154 of the Township Code entitled "Zoning" are hereby amended and supplemented to read as follows;

SECTION 1

Chapter 95A, entitled "Licensing" is amended and supplemented to add a new Article III entitled "Cannabis," as follows.

New Article III of Chapter 95A shall be added to the Township Code as follows:

Article III. Cannabis

95A-24 Cannabis Cultivators, Manufacturers, Wholesalers, Distributors, Retailers and Delivery Services shall only be permitted uses in the Township as set forth in Chapter 154 – "Zoning."

95A-25 Violations and Penalties. Violation of any provision of this article shall, upon conviction thereof, be punished by a minimum fine of \$100 or a maximum of \$2,000 and/or by imprisonment for a term not exceeding 90 days and/or by a period of community service not exceeding 90 days. Each and every violation shall be considered a separate violation. Each day that a violation continues shall be a separate violation. Each violation shall result in a ten-day suspension of the dealer's license under this article.

SECTION 2

The following definitions in Section 154-5 (Chapter 154 "Zoning", Article I "General Provisions") shall be repealed:

Marijuana Alternative Treatment Centers
Marijuana Cultivation Facility
Marijuana Products
Marijuana Recreational/Commercial Retail Establishment
Marijuana Testing Facility

The following definitions shall be added to Section 154-5 (Chapter 154 "Zoning", Article I "General Provisions"):

CANNABIS - All parts of the plant *Cannabis sativa* L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L.2021, c.16 (C.24:6I-31 et al.) for use in cannabis products, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product.

CANNABIS, ALTERNATIVE TREATMENT CENTER - An organization approved and licensed by the State of New Jersey to perform activities necessary to provide registered qualifying patients with usable marijuana or cannabis and related paraphernalia in accordance with the provisions of the Compassionate Use Medical Marijuana Act.

CANNABIS BUSINESS - Any person or entity that holds any of the six Classes of licenses established under P.L. 2021, c. 16, the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act."

CANNABIS CULTIVATOR - Any licensed person or entity that grows, cultivates, or produces cannabis, and sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity shall hold a Class 1 Cannabis Cultivator license.

CANNABIS DELIVERY SERVICE - Any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer. This person or entity shall hold a Class 6 Cannabis Delivery license.

CANNABIS DISTRIBUTOR - Any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities. This person or entity shall hold a Class 4 Cannabis Distributor license.

CANNABIS ESTABLISHMENT - A cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

CANNABIS MANUFACTURER - Any licensed person or entity that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity shall hold a Class 2 Cannabis Manufacturer license.

CANNABIS PRODUCT - A product containing usable cannabis, cannabis extract, or any other cannabis resin and other ingredients intended for human consumption or use, including a product intended to be applied to the skin or hair, edible cannabis products, ointments, and tinctures. "Cannabis product" does not include: (1) usable cannabis by itself; or (2) cannabis extract by itself; or (3) any other cannabis resin by itself.

CANNABIS RETAILER - Any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer. This person or entity shall hold a Class 5 Cannabis Retailer license.

CANNABIS TESTING FACILITY - An independent, third-party entity meeting accreditation requirements established by the Cannabis Regulatory Commission that is licensed to analyze and certify cannabis items and medical cannabis for compliance with applicable health, safety, and potency standards.

CANNABIS WHOLESALER - Any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport, cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis

retailer, but not to consumers. This person or entity shall hold a Class 3 Cannabis Wholesaler license.

RESIDENTIAL BEHAVIORAL HEALTHCARE FACILITY – A facility that provides professional inpatient treatment for mental, social, or physical illnesses, where the persons receiving such treatment reside within the premises.

RESIDENTIAL MEDICAL DETOXIFICATION CENTER – A residential facility that provides medically supervised treatment for persons suffering from acute withdrawal from a substance abuse disorder or drug or alcohol addiction.

Section 154-49, Subsection J and K (Chapter 154 “Zoning”, Article VII “Specially Restricted Industrial Districts”) shall be added to the Township Code as follows:

J. Cannabis Testing Facility

K. A Cannabis Cultivator, Manufacturer, Distributor, Wholesaler and Delivery Service, subject to the following conditions:

(a) Such facility shall meet all of the requirements for licensure, and hold the appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.

(b) Lot size, yard size, and lot area shall be regulated as specified:

- [1] The minimum lot area shall be not less than 1 acre.
- [2] The minimum lot width shall be not less than 100 feet.
- [3] The minimum lot frontage shall be not less than 100 feet.
- [4] The minimum lot front yard depth shall be not less than 50 feet.
- [5] The minimum lot side yard width shall be not less than 50 feet.
- [6] The minimum lot rear yard depth shall be not less than 50 feet.

(c) Shall not be any closer than 500 feet from any residential behavioral health care facility or residential medical detoxification center, as measured in a straight line from the nearest two points of the property lines.

(d) Shall not be any closer than 500 feet from a residential district or use, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the residential use or district by a state highway of at least 4-lanes in width.

(e) Shall not be located within 500 feet of the property line of any existing church or house of worship, public or parochial k-12 school, private k-12 school, child-care center, or any existing public park, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, a child-care center shall refer only to those entities and organizations licensed by the NJ Department of Human Services or another State agency of appropriate jurisdiction, to operate a program for the care, maintenance and supervision of children who are not attended by their parents or guardians, such as a day-care, pre-k, child cooperative, or nursery school. For the purposes of this conditional use requirement, a child-care center shall not refer to facilities such as a seasonal day camp, drop-in tutoring center, or recreational facility. For the purposes of this conditional use requirement, a church or house of worship shall only apply to facilities recognized by the Township and tax assessed as a class 15D property, and the church or house of worship is the principal use of the property. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the church, school, child care center, or park by a state highway of at least 4-lanes in width.

(f) No facility may permit on-site consumption of cannabis or cannabis products.

(g) No outside storage of any cannabis products or related materials shall be permitted.

(h) A security plan shall be submitted to the Mt. Laurel Township Police Department which shall demonstrate how the facility will maintain effective security and control of operations. The security plan shall identify the type and manner of 24-hour security, tracking and record-keeping of products and materials, surveillance systems to be utilized, and whether any armed security will be on the premises.

Section 154-56, Subsection C(18) (Chapter 154 "Zoning", Article VIII "Industrial Districts") of the Township Code shall be repealed, and replaced with the following:

18) A Cannabis Cultivator, Manufacturer, Distributor, Wholesaler and Delivery Service, subject to the following conditions:

(a) Such facility shall meet all of the requirements for licensure, and hold the appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.

(b) Lot size, yard size, and lot area shall be regulated as specified:

- [1] The minimum lot area shall be not less than 1 acre.
- [2] The minimum lot width shall be not less than 100 feet.
- [3] The minimum lot frontage shall be not less than 100 feet.
- [4] The minimum lot front yard depth shall be not less than 50 feet.
- [5] The minimum lot side yard width shall be not less than 50 feet.
- [6] The minimum lot rear yard depth shall be not less than 50 feet.

(c) Shall not be any closer than 500 feet from any residential behavioral health care facility or residential medical detoxification center, as measured in a straight line from the nearest two points of the property lines.

(d) Shall not be any closer than 500 feet from a residential district or use, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the residential use or district by a state highway of at least 4-lanes in width.

(e) Shall not be located within 500 feet of the property line of any existing church or house of worship, public or parochial k-12 school, private k-12 school, child-care center, or any existing public park, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, a child-care center shall refer only to those entities and organizations licensed by the NJ Department of Human Services or another State agency of appropriate jurisdiction, to operate a program for the care, maintenance and supervision of children who are not attended by their parents or guardians, such as a day-care, pre-k, child cooperative, or nursery school. For the purposes of this conditional use requirement, a child-care center shall not refer to facilities such as a seasonal day camp, drop-in tutoring center, or recreational facility. For the purposes of this conditional use requirement, a church or house of worship shall only apply to facilities recognized by the Township and tax assessed as a class 15D property, and the church or house of worship is the principal use of the property. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the church, school, child care center, or park by a state highway of at least 4-lanes in width.

(f) No facility may permit on-site consumption of cannabis or cannabis products.

(g) No outside storage of any cannabis products or related materials shall be permitted.

(h) A security plan shall be submitted to the Mt. Laurel Township Police Department which shall demonstrate how the facility will maintain effective security and control of operations. The security plan shall identify the type and manner of 24-hour security, tracking and record-keeping of products and materials, surveillance systems to be utilized, and whether any armed security will be on the premises.

Section 154-56, Subsection C(19) (Chapter 154 "Zoning", Article VIII "Industrial Districts") shall be added to the Township Code as follows:

19) A Cannabis Alternative Treatment Center, or Cannabis Retailer, subject to the following conditions:

(a) Such facility shall meet all requirements for licensure, and hold the appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.

(b) Lot, area, and bulk requirements:

- [1] The minimum lot area shall be 20,000 square feet.
- [2] The minimum front yard shall be 50 feet.
- [3] The minimum side yard shall be 25 feet.
- [4] The minimum rear yard shall be 50 feet.

(c) Shall not be located any closer than 500 feet from a residential behavioral health care facility or residential medical detoxification center, as measured in a straight line from the nearest two points of the property lines;

(d) Shall not be located any closer than 500 feet from a residential use or district, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the residential use or district by a state highway of at least 4-lanes in width.

(e) Shall not be located any closer than 500 feet from any public or private k-12 school, child care center, church or house of worship, or public park of the Township of Mount Laurel containing active recreation uses, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, a child-care center shall refer only to those entities and organizations licensed by the NJ Department of Human Services or another State agency of appropriate jurisdiction, to operate a program for the care, maintenance and supervision of children who are not attended by their parents or guardians, such as a day-care, pre-k, child cooperative, or nursery school. For the purposes of this conditional use requirement, a child-care center shall not refer to facilities such as a seasonal day camp, drop-in tutoring center, or recreational facility. For the purposes of this conditional use requirement, a church or house of worship shall only apply to facilities recognized by the Township and tax assessed as a class 15D property, and the church or house of worship is the principal use of the property; For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the church, school, child care center, or park by a state highway of at least 4-lanes in width.

(f) No facility may permit on-site consumption of cannabis or cannabis products.

(g) No outside storage of any cannabis, cannabis products or related materials shall be permitted;

(h) A security plan shall be submitted to the Mt. Laurel Township Police Department which shall demonstrate how the facility will maintain effective security and control of operations. The security plan shall identify the type and manner of 24-hour security, tracking and record-keeping of products and materials, surveillance systems to be utilized, and whether any armed security will be on the premises;

(i) Off-street parking shall be provided at a ratio of 1 space for every 200 square feet of gross floor area.

Section 154-56, Subsection C(20) (Chapter 154 "Zoning", Article VIII "Industrial Districts") shall be added to the Township Code as follows:

20) A Cannabis Testing Facility

New Paragraph D shall be added to Section 154-43 (Chapter 154 "Zoning", Article VI "Business Districts") as follows:

§154-43.D. Cannabis Alternative Treatment Center or Cannabis Retailer, as a permitted use subject to the following conditions:

(a) Such facility shall meet all requirements for licensure, and hold an appropriate license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey;

(b) Lot, area, and bulk requirements:

[1] the minimum lot area shall be 20,000 square feet

[2] the minimum front yard shall be 30 feet

[3] the minimum side yard shall be 20 feet

[4] the minimum rear yard shall be 40 feet

(c) Shall not be located any closer than 500 feet from a residential behavioral health care facility or residential medical detoxification center, as measured in a straight line from the nearest two points of the property lines;

(d) Shall not be located any closer than 500 feet from a residential use or district, public or private k-12 school, child care center, church or house of worship, or public park of the Township of Mount Laurel containing active recreation uses, as measured in a straight line from the nearest two points of the property lines For the purposes of this conditional use requirement, a child-care center shall refer only to those entities and organizations licensed by the NJ Department of Human Services or another State agency of appropriate jurisdiction, to operate a program for the care, maintenance and supervision of children who are not attended by their parents or guardians, such as a day-care, pre-k, child cooperative, or nursery school. For the purposes of this conditional use requirement, a child-care center shall not refer to facilities such as a seasonal day camp, drop-in tutoring center, or recreational facility. For the purposes of this conditional use requirement, a church or house of worship shall only apply to facilities recognized by the Township and tax assessed as a class 15D property, and the church or house of worship is the principal use of the property. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the residential use or district, church, school, child care center, or park by a state highway of at least 4-lanes in width.;

(e) No consumption of any cannabis or cannabis products or shall be permitted on site;

(f) No outside storage of any cannabis, cannabis products or related materials shall be permitted;

(g) A security plan shall be submitted to the Mt. Laurel Township Police Department which shall demonstrate how the facility will maintain effective security and control of operations. The security plan shall identify the type and manner of 24-hour security, tracking and record-keeping of products and materials, surveillance systems to be utilized, and whether any armed security will be on the premises;

(h) Off-street parking shall be provided at a ratio of 1 space for every 200 square feet of gross floor area.

New Paragraph B shall be added to Section 154-25 (Chapter 154 "Zoning", Article IV "Major Commercial Planned Development Districts") as follows:

§154-25.B – The following uses shall be permitted subject to the conditions noted herein:

(1) Cannabis Alternative Treatment Center or Cannabis Retailer shall be permitted subject to the following requirements and conditions:

(a) Such facility shall meet all requirements for licensure by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey;

(b) Lot, area, and bulk requirements:

[1] the minimum lot or tract area shall be 20,000 square feet

[2] the minimum front yard shall be 75 feet

[3] the minimum side yard shall be 50 feet

[4] the minimum rear yard shall be 75 feet

(c) Shall not be located any closer than 500 feet from a residential behavioral health care facility or residential medical detoxification center, as measured in a straight line from the nearest two points of the property lines;

(d) Shall not be located any closer than 500 feet from a residential use or district, public or private k-12 school, child care center, church or house of worship, or public park of the Township of Mount Laurel containing active recreation uses, as measured in a straight line from the nearest two points of the property lines. For the purposes of this conditional use requirement, a child-care center shall refer only to those entities and organizations licensed by the NJ Department of Human Services or another State agency of appropriate jurisdiction, to operate a program for the care, maintenance and supervision of children who are not attended by their parents or guardians, such as a day-care, pre-k, child cooperative, or nursery school. For the purposes of this conditional use requirement, a child-care center shall not refer to facilities such as a seasonal day camp, drop-in tutoring center, or recreational facility. For the purposes of this conditional use requirement, a church or house of worship shall only apply to facilities recognized by the Township and tax assessed as a class 15D property, and the church or house of worship is the principal use of the property. For the purposes of this conditional use requirement, the 500-foot distance limitation shall not apply if the cannabis business is separated from the residential use or district, church, school, child care center, or park, by a state highway of at least 4-lanes in width.;

(e) No consumption of any cannabis or cannabis products shall be permitted on site;

(f) No outside storage of any cannabis, cannabis products or related materials shall be permitted;

(g) A security plan shall be submitted to the Mt. Laurel Township Police Department which shall demonstrate how the facility will maintain effective security and control of operations. The security plan shall identify the type

and manner of 24-hour security, tracking and record-keeping of products and materials, surveillance systems to be utilized, and whether any armed security will be on the premises;

(h) Off-street parking shall be provided at a ratio of 1 space for every 200 square feet of gross floor area.

(g) The regulation found at §154-26.A and in the schedule of area and height requirements which requires a minimum lot area of 50 contiguous acres shall not apply. Provided that compliance with the above conditions are satisfied, a Cannabis Retailer shall be permitted within any existing major commercial development within the Major Commercial District, either within an existing commercial development or as a stand-alone structure.

SECTION 3

New section 139-6 shall be added to the Township Code as follows:

Article II. Cannabis Tax

§ 139-6. Purpose.

It is the purpose of this article to implement the provisions of P.L. 2021, c. 16, which authorizes the governing body of a municipality to adopt an ordinance imposing a tax at a uniform percentage rate not to exceed two percent (2%) of the receipts from each sale by a cannabis cultivator; two percent (2%) of the receipts from each sale by a cannabis manufacturer; one percent (1%) of the receipts from each sale by a cannabis wholesaler; and two percent (2%) of the receipts from each sale by a cannabis retailer, which shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity upon the cannabis establishment.

§ 139-7. Definitions.

Unless otherwise defined herein, as used herein, the Township adopts by reference the terms and definitions established by Section 40 of Public Law 2021-16 (N.J.S.A. 24:6I-33).

§ 139-8. Tax established.

- A. There is hereby established a local cannabis transfer tax in the Township of Mount Laurel which shall be fixed at a uniform percentage rate of two percent (2%) of the receipts from each sale by a cannabis cultivator; two percent (2%) of the receipts from each sale by a cannabis manufacturer; one percent (1%) of the receipts from each sale by a cannabis wholesaler; and two percent (2%) of the receipts from each sale by a cannabis retailer for every occupancy of a cannabis establishment in the Township of Mount Laurel.
- B. In addition to the tax established in paragraph A of this section, a user tax, at the equivalent transfer tax rates, is hereby established on any concurrent license holder, as permitted by section 33 of P.L.2021, c.16 (C.24:6I-46), operating more than one cannabis establishment. The user tax shall be imposed on the value of each transfer or use of cannabis or cannabis items not otherwise subject to the transfer tax imposed pursuant to paragraph A of this subsection, from the license holder's establishment that is located in Mount Laurel to any of the other license holder's establishments, whether located in this Township or another municipality.
- C. Any transaction for which the transfer tax or user tax is imposed, or could be imposed, pursuant to this section, other than those which generate receipts from

the retail sales by cannabis retailers, shall be exempt from the tax imposed under the "Sales and Use Tax Act," P.L.1966, c.30 (C.54:32B-1 et seq.).

§ 139-9. Tax in addition to other taxes or fees.

The cannabis transfer tax shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity upon property or cannabis establishment.

§ 139-10. Collection.

- A. The transfer tax or user tax imposed by this article shall be collected or paid, and remitted to Mount Laurel Township by the cannabis establishment from the cannabis establishment purchasing or receiving the cannabis or cannabis item, or from the consumer at the point of sale, on behalf of the Township by the cannabis retailer selling the cannabis item to that consumer. The transfer tax or user tax shall be stated, charged, and shown separately on any sales slip, invoice, receipt, or other statement or memorandum of the price paid or payable, or equivalent value of the transfer, for the cannabis or cannabis item.
- B. Every cannabis establishment required to collect a transfer tax or user tax imposed by ordinance pursuant to this section shall be personally liable for the transfer tax or user tax imposed, collected, or required to be collected under this section. Any cannabis establishment shall have the same right with respect to collecting the transfer tax or user tax from another cannabis establishment or the consumer as if the transfer tax or user tax was a part of the sale and payable at the same time, or with respect to non-payment of the transfer tax or user tax by the cannabis establishment or consumer, as if the transfer tax or user tax was a part of the purchase price of the cannabis or cannabis item, or equivalent value of the transfer of the cannabis or cannabis item, and payable at the same time; provided, however, that the Chief Financial Officer of Mount Laurel shall be joined as a party in any action or proceeding brought to collect the transfer tax or user tax.
- C. No cannabis establishment required to collect a transfer tax or user tax imposed by this section shall advertise or hold out to any person or to the public in general, in any manner, directly or indirectly, that the transfer tax or user tax will not be separately charged and stated to another cannabis establishment or the consumer, or that the transfer tax or user tax will be refunded to the cannabis establishment or the consumer.
- D. All revenues collected from a transfer tax or user tax imposed by ordinance pursuant to this section shall be remitted to the Mount Laurel Chief Financial Officer on a quarterly basis payable for the prior three month's activities and due at the same time as quarterly dates for the collection of property taxes. The revenues due on February 1 of each year shall include all transfer taxes or user taxes collected for the prior year months of October, November and December. The revenues due on May 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of January, February and March. The revenues due on August 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of April, May and June. The revenues due on November 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of July, August and September.

§ 139-11. Payment; vendor violations and penalties.

- A. The Chief Financial Officer shall collect and administer any transfer tax or user tax imposed to this section.

- B. The municipality shall enforce the payment of delinquent taxes or transfer fees imposed pursuant to this section in the same manner as provided for municipal real property taxes.
- C. In the event that the transfer tax or user tax imposed by this section is not paid as and when due by a cannabis establishment, the unpaid balance, and any interest accruing thereon, shall be a lien on the parcel of real property comprising the cannabis establishment's premises in the same manner as all other unpaid municipal taxes, fees, or other charges. The lien shall be superior and paramount to the interest in the parcel of any owner, lessee, tenant, mortgagee, or other person, except the lien of municipal taxes, and shall be on a parity with and deemed equal to the municipal lien on the parcel for unpaid property taxes due and owing in the same year.
- D. A municipality shall file in the office of its tax collector a statement showing the amount and due date of the unpaid balance and identifying the lot and block number of the parcel of real property that comprises the delinquent cannabis establishment's premises. The lien shall be enforced as a municipal lien in the same manner as all other municipal liens are enforced."

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: January 24, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen	2	✓				
Janjua		✓				
Moustakas	1	✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2022-9

AN ORDINANCE AMENDING CHAPTERS 34 AND 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "LAND USE PROCEDURES" AND "ZONING"

BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapters 34 and 154 of the Code of the Township of Mount Laurel; entitled "Land Use Procedures" and "Zoning" be and is hereby amended and supplemented as follows:

This Ordinance sets forth procedures for the installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces and establishes associated regulations and other standards within the Township of Mount Laurel and the County of Burlington.

WHEREAS, supporting the transition to electric vehicles contributes to Mount Laurel Township's commitment to sustainability and is in the best interest of public welfare; and

WHEREAS, installation of EVSE and Make-Ready parking spaces encourages electric vehicle adoption; and

WHEREAS, the Township of Mount Laurel encourages increased installation of EVSE and Make Ready parking spaces; and

WHEREAS, adoption of this ordinance supports the State of New Jersey's goals to reduce air pollutants and greenhouse gas emissions from the transportation sector as outlined and supported by various programs related to NJ's 2019 Energy Master Plan, Global Warming Response Act (P.L.2007, c.112 (C.26:2C-37 et al.)), and EV Law (P.L. 2019, c. 362); and

WHEREAS, P.L. 2021, c.171, which Governor Murphy signed into law on July 9, 2021, requires EVSE and Make-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements; and

WHEREAS, adoption of this ordinance will support the Master Plan of the Township of Mount Laurel adopted in concurrence with P.L. 1975 c. 291, s. 1 eff. Aug. 1, 1976, and is consistent with the goals and objectives of the Master Plan as well as the land use and circulation elements of the Master Plan; and

WHEREAS, the Township of Mount Laurel wishes to encourage greater ownership and use of electric vehicles, thus the Township of Mount Laurel is amending the Land Use Procedures ordinance and Zoning ordinance to establish standards and regulations for the safe and efficient installation of EVSE and Make-Ready parking spaces at appropriate locations.

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

FIRST: ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT

A. Purpose

The purpose of this ordinance is to promote and encourage the use of electric vehicles by requiring the safe and efficient installation of EVSE and Make-Ready parking spaces through municipal parking regulations and other standards. EVSE and Make-Ready parking spaces will support the State's transition to an electric transportation sector, reducing automobile air pollution, greenhouse gas emissions, and storm water runoff contaminants. The goals are to:

1. Provide adequate and convenient EVSE and Make-Ready parking spaces to serve the needs of the traveling public.
2. Provide opportunities for residents to have safe and efficient personal EVSE located at or near their place of residence.
3. Provide the opportunity for non-residential uses to supply EVSE to their customers and employees.
4. Create standard criteria to encourage and promote safe, efficient, and cost-effective electric vehicle charging opportunities in all zones and settings for convenience of service to those that use electric vehicles.

BE IT FURTHER ORDAINED AND ENACTED that Chapters 34 and 154 of the Code of the Township of Mount Laurel entitled "Land Use Procedures" and "Zoning", shall be amended as follows:

New text inserted in bold and italic font

Part I Administrative Legislation

Chapter 34 Land Use Procedures

Article V General Provisions

Section 34-37 Electric Vehicle Charging Stations and EVSE Make Ready Parking Spaces

1. *An application for development submitted solely for the installation of EVSE or Make-Ready parking spaces shall be considered a permitted accessory use and permitted accessory structure in all zoning or use districts and shall not require a variance pursuant to C.40:55D-70.*
2. *EVSE and Make-Ready Parking Spaces installed pursuant to Section D. below in development applications that are subject to site plan approval are considered a permitted accessory use as described in 1 above.*
3. *All EVSE and Make-Ready parking spaces shall be subject to applicable local and/or Department of Community Affairs permit and inspection requirements.*
4. *The {administrative official/zoning officer and/or municipal engineer} shall enforce all signage and installation requirements described in this ordinance. Failure to meet the requirements in this ordinance shall be subject to the same enforcement and penalty provisions as other violations of Mount Laurel Township's land use regulations.*
5. *An application for development for the installation of EVSE or Make-Ready spaces at an existing gasoline service station, an existing retail establishment, or any other existing building shall not be subject to site plan or other land use board review, shall not require variance relief pursuant to C.40:55D-1 et seq. or any other law, rule, or regulation, and shall be approved through the issuance of a zoning permit by the administrative officer, provided the application meets the following requirements:*
 - a. *The proposed installation does not violate bulk requirements applicable to the property or the conditions of the original final approval of the site plan or subsequent approvals for the existing gasoline service station, retail establishment, or other existing building;*
 - b. *All other conditions of prior approvals for the gasoline service station, the existing retail establishment, or any other existing building continue to be met; and*
 - c. *The proposed installation complies with the construction codes adopted in or promulgated pursuant to the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.), any safety standards concerning the installation, and any State rule or regulation concerning electric vehicle charging stations.*
6. *An application pursuant to Section 5 above shall be deemed complete if:*
 - a. *The application, including the permit fee and all necessary documentation, is determined to be complete,*
 - b. *A notice of incompleteness is not provided within 20 days after the filing of the application, or*
 - c. *A one-time written correction notice is not issued by the {administrative official/zoning officer} within 20 days after filing of the application detailing all deficiencies in the application and identifying any additional information explicitly necessary to complete a review of the permit application.*
7. *EVSE and Make-Ready parking spaces installed at a gasoline service station, an existing retail establishment, or any other existing building shall be subject*

to applicable local and/or Department of Community Affairs inspection requirements.

8. A permitting application solely for the installation of electric vehicle supply equipment permitted as an accessory use shall not be subject to review based on parking requirements.

Part II General Legislation

Chapter 154 Zoning

Article I General Provisions

Section 154-5 Definitions and Word Usage

Electric Vehicle: Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; and operates either partially or exclusively using an electric motor powered by an externally charged on-board battery.

Electric Vehicle, Charging Level: The amount of voltage provided to charge an electric vehicle varies depending on the type of EVSE as follows:

1. Level 1 operates on a fifteen (15) to twenty (20) amp breaker on a one hundred twenty (120) volt AC circuit.
2. Level 2 operates on a forty (40) to one hundred (100) amp breaker on a two hundred eight (208) or two hundred forty (240) volt AC circuit.
3. Direct-current fast charger (DCFC) operates on a sixty (60) amp or higher breaker on a four hundred eighty (480) volt or higher three phase circuit with special grounding equipment. DCFC stations can also be referred to as rapid charging stations that are typically characterized by industrial grade electrical outlets that allow for faster recharging of electric vehicles.

Electric Vehicle Supply/Service Equipment or (EVSE): The equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle. "EVSE" may deliver either alternating current or, consistent with fast charging equipment standards, direct current electricity. "EVSE" is synonymous with "electric vehicle charging station."

Electric Vehicle, Make-Ready Parking Space: means the pre-wiring of electrical infrastructure at a parking space, or set of parking spaces, to facilitate easy and cost-efficient future installation of Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment, including, but not limited to, Level Two EVSE and direct current fast chargers. Make Ready includes expenses related to service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment on a "plug and play" basis. "Make-Ready" is synonymous with the term "charger ready," as used in P.L.2019, c.362 (C.48:25-1 et al.).

Electric Vehicle, Private EVSE: EVSE that has restricted access to specific users (e.g., single and two-family homes, executive parking fleet parking with no access to the general public).

Electric Vehicle, Publicly-accessible EVSE: EVSE that is publicly available (e.g., park & ride, public parking lots and garages, on-street parking, shopping center parking, non-reserved parking in multi-family parking lots, etc.).

Article III Residence Districts

Section 154-19 Accessory uses.

A. Only the following accessory uses shall be permitted:

- (1) Customary accessory residential uses which do not result in contact with the public for any purposes whatsoever, except that garage sales shall be permitted only two days per year per household or residence, and provided further that charitable, religious, eleemosynary and other similar nonprofit

organizations owning premises located in residential zones shall be permitted four garage sales. For purposes of this chapter, "garage sale" shall mean and include all sales entitled "garage sale," "cake sale," "lawn sale," "yard sale," "attic sale," "rummage sale" or "flea market sale" or any similar casual sale of tangible personal property which is advertised by any means whereby the public at large is or can be made aware of such sale.

- (2) Utility sheds not exceeding ten by twelve (10 x 12) feet.
- (3) Private garages, pole barns, greenhouses, and all other accessory buildings not exceeding 1,000 square feet.
- (4) Private swimming pools.
- (5) Private greenhouses not exceeding 1,000 square feet.
- (6) *Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces.*

Article IV Major Commercial Planned Development Districts

Section 154-25 Use regulations.

- A. In Major Commercial Planned Development Districts, no building or other structure and no land shall be used, and no building or other structure shall be built, altered or erected to be used for any purpose other than that of:
 - (1) Retail sales, trade and other related business contained in a shopping center, except that the sale and dispensing of vehicular fuels is prohibited. Motor vehicle service stations are prohibited as a principal use. Motor vehicle service stations are prohibited as an accessory use. Oil and tire changes and battery replacements are permitted uses in shopping centers.
 - (2) Personal, business and recreational services.
 - (3) Bank.
 - (4) Eating or drinking establishment.
 - (5) Lodging place, including hotel, motel or motor inn.
 - (6) Assembly hall, club building or community building, library, public building or child play center.
 - (7) Any form of agriculture or horticulture with the same limitations for these uses in § 154-15A(3).
 - (8) The storage, processing and sale of farm products on the property where grown.
 - (9) Funeral home.
 - (10) Recreation facilities, including golf courses and indoor and outdoor swimming pools.
 - (11) Active and passive open space.
 - (12) Professional and general offices.
 - (13) Cleaning, repairing, processing, baking, other cooking and light manufacturing of items sold at retail on the premises or in connection with personal or business services offered on the premises.
 - (14) Government offices, including municipal.
 - (15) Indoor theater, radio and television studio, including motion-picture theaters.
 - (16) Coliseum-type buildings and exhibit halls, for such uses as indoor entertainment, conventions, amusements and sporting events, including but not limited to hockey, ice hockey, basketball, soccer, track, bowling, trade and industrial exhibits, meeting rooms and like uses.
 - (17) Exhibition hall.

- (18) Performing arts theater, for such uses as concerts, ballets, plays and the like.
- (19) Auditorium.
- (20) Health spa.
- (21) Indoor tennis courts.
- (22) Ballroom.
- (23) General servicing or repair shop such as watch or clock repair, radio, television or home appliance or jewelry repair.
- (24) Frozen-food locker.
- (25) Passenger station, electric substation, telephone and telegraph office.
- (26) Motor vehicle sales agency, including no repair or storage except within a building.
- (27) Accessory use customarily incidental to any of the above uses, including but not limited to locker rooms, maintenance shops, meeting rooms, restaurants and sporting clubs, dressing rooms, first aid rooms, kitchens, lounges, lobbies and the like.
- (28) Light manufacturing uses such as assembly or manufacture of small electronic components, computer assembly or manufacture of small products. The following uses are specifically prohibited: all uses specified in § 154-49; all heavy industrial uses; and outside storage. All permitted uses are subject to the performance standards of § 154-56B.
- (29) Child-care centers as a permitted use subject to the standards set forth in § 154-56C(7).
- (30) Motor vehicle service stations are prohibited in this zone as a principal or accessory use.
- (31) Electric Vehicle Charging Stations and EVSE Make Ready Parking spaces shall be permitted as accessory uses in this district.*

Article V Neighborhood Commercial Districts

Section 154-37 Use regulations.

A building may be erected, used or occupied and a lot may be used or occupied for any of the following purposes and no other:

I. Permitted accessory uses.

- (1) Customary farm buildings for the storage of products or equipment or for the processing of farm products and which are located on the same parcel as the principal use.
- (2) Roadside stands, in connection with a farm operation, for the purpose of display and sale of farm products.
- (3) Private garage space for storage of motor vehicles.
- (4) Other customary accessory uses and buildings incidental to any of the foregoing uses.
- (5) Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces.*

Article VI Business Districts

Section 154-43 Use regulations.

- A. Business Districts are primarily for the conduct of retail trade and related services. In Business Districts, no building or other structure and no land shall be used and no building or other structure built, altered or erected to be used for any purpose other than as listed in § 154-25, including business enterprises offering instructional programs.

B. Motor vehicle service stations, when authorized by the Planning Board as a conditional use, subject to the following standards

- (1) All conditional use standards set forth in § 154-21D(1) through (15).
- (2) The minimum lot area shall be not less than 25,000 square feet.
- (3) The minimum lot depth shall be 125 feet, and the minimum lot width shall be 200 feet.
- (4) All fuel tanks shall be installed underground.
- (5) No motor vehicle service station, or area so utilized, shall be located within 1,000 feet of any property upon which a church, nursing home, hospital, public or parochial school, private school, college, institution or theater shall be located. Said distance shall be measured from the property or lot line on which the proposed service station is to be located on a straight line to the property line or lot line on which the church, hospital, public or parochial school, private school, college, institution or theater shall be located.
- (6) The walls of any building shall be set back at least 25 feet from every adjoining property line or required buffer yard and at least 50 feet from a street right-of-way line.
- (7) The maximum building height shall not exceed 20 feet. This shall not include canopies over the gas pump area.
- (8) All lubrication, repair, maintenance or similar activities shall be performed within a completely enclosed building. In addition thereto, all displays and sale of merchandise shall be made or sold within a completely enclosed building, except as specifically provided or allowed under the terms of this chapter.
- (9) Sufficient parking space for all vehicles of employees and patrons shall be provided, with a minimum of five spaces in any event, with the total number of spaces computed on the basis of three spaces for each lift, wheel alignment pit, bay or similar work area, which spaces shall be separate from the driveway and general apron areas giving access to the air pumps, gasoline pumps and garage doors. Fueling positions are not to be counted as parking spaces.
- (10) No automobile, truck, trailer or boat shall be allowed to stand on any motor vehicle service station property publicly advertising such vehicle for sale.
- (11) The use of the same lot or parcel for retail food facilities or fast-food services is not permitted in conjunction with the use of the lot or parcel for a motor vehicle service station.
- (12) Selling of used motor vehicles is prohibited.
- (13) Automatic and self-service car washes are allowed as accessory uses to motor vehicle service stations.

C. Child-care centers as a permitted use subject to the standards set forth in § 154-56C(7).

D. Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces shall be permitted as an accessory use in this district.

Article VII Specially Restricted Industrial Districts.

Section 154-49 Use regulations.

- A. An office building, offices or corporate headquarters for an administrative, executive, business, utility, professional or similar organization.
- B. Scientific or industrial research, engineering laboratory, testing or experimental laboratory or similar establishment for research or product development. Such uses shall not be noxious, hazardous or offensive, and such uses shall not:
 - (1) Constitute a public nuisance by reasons of dissemination of noxious, toxic or corrosive fumes, or organic vapors, smoke, odor or dust.

- (2) Result in noise or vibration exceeding the average intensity of noise or vibration occurring from other causes at the district boundary line.
- (3) Endanger surrounding areas by reason of fire or explosion.
- (4) Produce objectionable heat or glare in neighboring nonindustrial areas.
- (5) Result in electrical disturbance in nearby residences.
- C. Production of professional, scientific and medical instruments; electronics; and small parts assembly and/or manufacture as related to the above specific uses.
- D. Job printing, newspaper or book publishing with nontoxic materials, as defined by New Jersey Department of Environmental Protection (NJDEP) regulations.
- E. Hotels or motels.
- F. Restaurants, not including a drive-in, drive-through or take-out-only restaurants.
- G. Banks.
- H. Indoor warehouses.
- I. Child-care centers as specified in § 154-56C(7).
- J. Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces shall be permitted as an accessory use in this district.*

Article XV Planned Adult Retirement Community

Section 154-106 Permitted accessory uses.

The following shall be permitted accessory uses in the R-4 (PARC) Zone:

- A. Necessary accessory buildings and facilities, including but not limited to gatehouses, garages, carports, guardhouses, storage facilities for maintenance equipment and administrative, social, cultural and recreational structures shall be permitted.
- B. Ancillary retail, commercial and professional facilities may be permitted on approval of the Township Council and are limited to a bank, a guesthouse, churches, hobby and craft shops, food stores, a pharmacy, day-care center, bowling alleys, barbershop, beauty salon, theaters, a laundry and cleaning pickup service, professional offices for medical and dental practitioners, a nursing home, small infirmaries and medical and first aid rooms to provide observation, minor treatment and short-time nursing care; all to be designed and operated to service and to be of direct benefit to the residents of the PARC and their guests, together with any other uses which the Planning Board and/or the Township Council shall consider beneficial or useful to the residents of the PARC. The aforesaid uses shall serve the PARC and its residents exclusively if the size of the development generates sufficient potential or primarily, if the development is too small. Those uses which would be considered to primarily serve the development are the professional offices of medical and dental practitioners and nursing homes and community service oriented activities, such as the day-care center which would be directly beneficial to the health and general welfare of the residents of the community. In no event shall the total square footage of the ancillary retail, commercial and professional facilities exceed 20% of the total square footage of the residential building space in the PARC.
- C. Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces.*

Article XVIII O-1 Office District

Section 154-136 Use regulations.

A building may be erected, used or occupied and a lot may be used or occupied for any of the following purposes and no other:

- A. Professional offices.
- B. Business offices.

- C. Banks and fiduciary institutions.
- D. Laboratories.
- E. Professional and medical offices and clinics.
- F. Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces shall be permitted as an accessory use in this district.*

Article XX O-2 Office District

Section 154-148 Permitted uses.

A building may be erected, used or occupied and a lot may be used or occupied for any of the following purposes and no other:

- A. Professional offices.
- B. Business offices.
- C. Banks and fiduciary institutions.
- D. Professional and medical offices and clinics.
- E. Light manufacturing uses such as assembly or manufacture of small electronic components, computer assembly and extrusion or manufacture of small products. All such uses are subject to the performance standards of § 154-56B.
- F. Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces shall be permitted as an accessory use in this district.*

Article XXI O-3 Office-Residential District

Section 154-156 Accessory uses.

Only the following accessory uses shall be permitted:

- A. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.
- B. Electric Vehicle Charging Stations and EVSE Make Ready Parking spaces.

Article XXIII Outdoor Recreation Conservation Zone

Section 154-172 Permitted accessory uses.

Permitted accessory uses are:

- A. Equipment storage and repair buildings;
- B. Customary accessory uses associated with the principal uses.
- C. Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces shall be permitted as an accessory use in this district.*

Article XXIV MH-MF Marne Highway Multifamily District

Section 154-177 Accessory uses.

Accessory uses may include:

- A. Detached and attached private garages, parking spaces and parking areas and/or lots.
- B. Private passive or active recreational facilities, including, but not limited to: a clubhouse and swimming pool, playgrounds, dog park.
- C. Stormwater management facilities.
- D. Signage subject to § 154-92.8.
- E. Fences and hedges subject to Article XIX of this chapter (§§ 154-140 through 154-146).

- F. Private trash/recycling enclosures.
- G. Parking, streets and driveways subject to the New Jersey Residential Site Improvements Standards ("RSIS").
- H. All necessary utilities.
- I. Other accessory uses and structures normally considered incidental to multifamily buildings.
- J. *Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces*

Article XXV FR-MX Fostertown Road Mixed-Use District

Section 154-184 Permitted accessory uses.

- A. Parking facilities.
- B. Private passive or active recreational facilities, including, but not limited to: a clubhouse and swimming pool.
- C. Stormwater management facilities.
- D. Streets and driveways subject to the New Jersey Residential Site Improvement Standards (RSIS).
- E. All necessary utilities.
- F. Other accessory uses and structures normally considered incidental to one or more of the principal uses located on the same lot.
- G. *Electric Vehicle Charging Stations or EVSE Make Ready Parking spaces*

Article XI Supplemental Regulations

Section 154.80.2 Electric Vehicle Charging Stations

- A. *Requirements for New Installation of EVSE and Make-Ready Parking Spaces*
 - 1. *As a condition of preliminary site plan approval, for each application involving a multiple dwelling with five or more units of dwelling space, which shall include a multiple dwelling that is held under a condominium or cooperative form of ownership, a mutual housing corporation, or a mixed-use development, the developer or owner, as applicable, shall:*
 - a. *Prepare as Make-Ready parking spaces at least 15 percent of the required off-street parking spaces, and install EVSE in at least one-third of the 15 percent of Make-Ready parking spaces;*
 - b. *Within three years following the date of the issuance of the certificate of occupancy, install EVSE in an additional one-third of the original 15 percent of Make-Ready parking spaces; and*
 - c. *Within six years following the date of the issuance of the certificate of occupancy, install EVSE in the final one-third of the original 15 percent of Make-Ready parking spaces.*
 - d. *Throughout the installation of EVSE in the Make-Ready parking spaces, at least five percent of the electric vehicle supply equipment shall be accessible for people with disabilities.*
 - e. *Nothing in this subsection shall be construed to restrict the ability to install electric vehicle supply equipment or Make-Ready parking spaces at a faster or more expansive rate than as required above.*
 - 2. *As a condition of preliminary site plan approval, each application involving a parking lot or garage not covered in sub-section 1 above shall:*
 - a. *Install at least one Make-Ready parking space if there will be 50 or fewer off-street parking spaces.*
 - b. *Install at least two Make-Ready parking spaces if there will be 51 to 75 off-street parking spaces.*

- c. *Install at least three Make-Ready parking spaces if there will be 76 to 100 off-street parking spaces.*
- d. *Install at least four Make-Ready parking spaces, at least one of which shall be accessible for people with disabilities, if there will be 101 to 150 off-street parking spaces.*
- e. *Install at least four percent of the total parking spaces as Make-Ready parking spaces, at least five percent of which shall be accessible for people with disabilities, if there will be more than 150 off-street parking spaces.*
- f. *In lieu of installing Make-Ready parking spaces, a parking lot or garage may install EVSE to satisfy the requirements of this subsection.*
- g. *Nothing in this subsection shall be construed to restrict the ability to install electric vehicle supply equipment or Make-Ready parking spaces at a faster or more expansive rate than as required above.*
- h. *Notwithstanding the provisions of this Section, a retailer that provides 25 or fewer off-street parking spaces or the developer or owner of a single-family home shall not be required to provide or install any electric vehicle supply equipment or Make-Ready parking spaces.*

B. Minimum Parking Requirements

- 1. *All parking spaces with EVSE and Make-Ready equipment shall be included in the calculation of minimum required parking spaces.*
- 2. *A parking space prepared with EVSE or Make-Ready equipment shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10 percent of the total required parking.*
- 3. *All parking space calculations for EVSE and Make-Ready equipment shall be rounded up to the next full parking space.*
- 4. *Additional installation of EVSE and Make-Ready parking spaces above what is required in Section D above may be encouraged, but shall not be required in development projects.*

C. Reasonable Standards for All New EVSE and Make-Ready Parking Spaces

- 1. *Location and layout of EVSE and Make-Ready parking spaces is expected to vary based on the design and use of the primary parking area. It is expected flexibility will be required to provide the most convenient and functional service to users. Standards and criteria should be considered guidelines and flexibility should be allowed when alternatives can better achieve objectives for provision of this service.*
- 2. *Installation:*
 - a. *Installation of EVSE and Make-Ready parking spaces shall meet the electrical subcode of the Uniform Construction Code, N.J.A.C. 5:23-3.16.*
 - b. *Each EVSE or Make-Ready parking space that is not accessible for people with disabilities shall be not less than 9 feet wide or 18 feet in length. Exceptions may be made for existing parking spaces or parking spaces that were part of an application that received prior site plan approval.*
 - c. *To the extent practical, the location of accessible parking spaces for people with disabilities with EVSE and Make Ready equipment shall comply with the general accessibility requirements of the Uniform Construction Code, N.J.A.C. 5:23, and other applicable accessibility standards.*
 - d. *Each EVSE or Make-Ready parking space that is accessible for people with disabilities shall comply with the sizing of accessible parking space requirements in the Uniform Construction Code, N.J.A.C. 5:23, and other applicable accessibility standards.*

3. EVSE Parking:

- a. *Publicly-accessible EVSE shall be reserved for parking and charging electric vehicles only. Electric vehicles shall be connected to the EVSE. {Note: The use of time limits is optional and shall be determined by the owner.}*
- b. *Electric vehicles may be parked in any parking space designated for parking, subject to the restrictions that would apply to any other vehicle that would park in that space.*
- c. *Public Parking. Pursuant to NJSA 40:48-2, publicly-accessible EVSE parking spaces shall be monitored by the municipality's police department and enforced in the same manner as any other parking. It shall be a violation of this Section to park or stand a non-electric vehicle in such a space, or to park an electric vehicle in such a space when it is not connected to the EVSE. Any non-electric vehicle parked or standing in a EVSE parking space or any electric vehicle parked and not connected to the EVSE shall be subject to fine and/or impoundment of the offending vehicle as described in the general penalty provisions of this Municipal Code. Signage indicating the penalties for violations shall comply with Section 5 below. Any vehicle parked in such a space shall make the appropriate payment for the space and observe the time limit for the underlying parking area, if applicable.*

4. Safety

- a. *Each publicly-accessible EVSE shall be located at a parking space that is designated for electric vehicles only and identified by green painted pavement and/or curb markings, a green painted charging pictograph symbol, and appropriate signage pursuant to Section 5 below.*
- b. *Where EVSE is installed, adequate site lighting and landscaping shall be provided in accordance with Mount Laurel Township's ordinances and regulations.*
- c. *Adequate EVSE protection such as concrete-filled steel bollards shall be used for publicly-accessible EVSE. Non-mountable curbing may be used in lieu of bollards if the EVSE is setback a minimum of 24 inches from the face of the curb. Any stand-alone EVSE bollards should be 3 to 4-feet high with concrete footings placed to protect the EVSE from accidental impact and to prevent damage from equipment used for snow removal.*
- d. *EVSE outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the ground or pavement surface where mounted, and shall contain a cord management system as described in e. below. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designated and located as to not impede pedestrian travel, create trip hazards on sidewalks, or impede snow removal.*
- e. *Each EVSE shall incorporate a cord management system or method to minimize the potential for cable entanglement, user injury, or connector damage. Cords shall be retractable or have a place to hang the connector and cord a safe and sufficient distance above the ground or pavement surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.*
- f. *Where EVSE is provided within a pedestrian circulation area, such as a sidewalk or other accessible route to a building entrance, the EVSE shall be located so as not to interfere with accessibility requirements of the Uniform Construction Code, N.J.A.C. 5:23, and other applicable accessibility standards.*
- g. *Publicly-accessible EVSEs shall be maintained in all respects, including the functioning of the equipment. A 24-hour on-call contact shall be provided on the equipment for reporting problems with the equipment or*

access to it. To allow for maintenance and notification, Mount Laurel Township shall require the owners/designee of publicly-accessible EVSE to provide information on the EVSE's geographic location, date of installation, equipment type and model, and owner contact information.

5. Signs

- a. Publicly-accessible EVSE shall have posted regulatory signs, as identified in this section, allowing only charging electric vehicles to park in such spaces. For purposes of this section, "charging" means that an electric vehicle is parked at an EVSE and is connected to the EVSE. If time limits or vehicle removal provisions are to be enforced, regulatory signs including parking restrictions shall be installed immediately adjacent to, and visible from the EVSE. For private EVSE, installation of signs and sign text is at the discretion of the owner.*
- b. All regulatory signs shall comply with visibility, legibility, size, shape, color, and reflectivity requirements contained within the Federal Manual on Uniform Traffic Control Devices as published by the Federal Highway Administration.*
- c. Wayfinding or directional signs, if necessary, shall be permitted at appropriate decision points to effectively guide motorists to the EVSE parking space(s). Wayfinding or directional signage shall be placed in a manner that shall not interfere with any parking space, drive lane, or exit and shall comply with b. above.*
- d. In addition to the signage described above, the following information shall be available on the EVSE or posted at or adjacent to all publicly-accessible EVSE parking spaces:*
- e. Hour of operations and/or time limits if time limits or tow-away provisions are to be enforced by the municipality or owner/designee;*
- f. Usage fees and parking fees, if applicable; and*
- g. Contact information (telephone number) for reporting when the equipment is not operating or other problems.*

6. Usage Fees

- a. For publicly-accessible municipal EVSE: The Township of Mount Laurel will award EVT station by bid, state contract, or co-op and fee will be set by awarding company. Fee is to be in accordance with bid, state contract, or co-op.*
- b. This fee may be amended by a resolution adopted by the governing body.*
- c. Private EVSE: Nothing in this ordinance shall be deemed to preclude a private owner/designee of an EVSE from collecting a fee for the use of the EVSE, in accordance with applicable State and Federal regulations. Fees shall be available on the EVSE or posted at or adjacent to the EVSE parking space.*

SECOND: SEVERABILITY

If any section, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

THIRD: REPEAL OF PRIOR ORDINANCES

All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

FOURTH: EFFECTIVE DATE

This ordinance shall take effect after final passage and publication as provided by law.

PUBLIC NOTICE is hereby given that the foregoing proposed Ordinance was introduced and read by title at a meeting of the

Introduction Date: January 24, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen		✓				
Janjua	1	✓				
Moustakas	2	✓				
Pritchett		✓				
Steglik					✓	

Publication Date: January 27, 2022

Public Hearing Date: February 28, 2022

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Kareem Pritchett, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk