

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, April 18, 2022
Mount Laurel Municipal Center

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC ANNOUNCEMENT

5. APPROVAL OF BILL LIST
Moved by: Seconded by:

6. APPROVAL OF MINUTES
Moved by: Seconded by:

7. RESOLUTIONS

22-R-110: PROCLAMATION OF COMMENDATION RECOGNIZING RAMADAN AND EID AL-FITR

22-R-111: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2022 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

22-R-112: RESOLUTION AUTHORIZING ASSIGNMENT OF DEVELOPMENT AGREEMENT FROM JEFFERSON PLACE TO BNTR MOUNT LAUREL PROPCO LLC

22-R-113: RESOLUTION AUTHORIZING ROADWAY IMPROVEMENTS DEVELOPER'S AGREEMENT WITH JEFFERSON PLACE, LLC

22-R-114: GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE DMHAS YOUTH LEADERSHIP GRANT

22-R-115: RESOLUTION APPROVING THE PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-027-003 RUBY TUESDAY OPERATIONS LLC, AS ASSET TRANSFEREE FOR RUBY TUESDAY INC., DEBTOR IN POSSESSION TO RUBY TUESDAY OPERATIONS, LLC

22-R-116: RESOLUTION APPROVING THE PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE #0324-32-012-009 GRAYLING CORPORATION TO BRINKER FREEHOLD, INC.

22-R-117: RESOLUTION ESTABLISHING THE TOWNSHIP OF MOUNT LAUREL AS A STIGMA-FREE ZONE FOR MENTAL HEALTH AWARENESS

22-R-118: RESOLUTION AUTHORIZING THE TOWNSHIP TO TRANSFER TITLE TO BLOCK 302.15, LOT 2, 7.44 ACRES TO FAIR SHARE MOUNT LAUREL SENIOR PHASE I, L.P., AND FURTHER AUTHORIZING THE TOWNSHIP TO GRANT A ROAD EASEMENT TO BURLINGTON COUNTY AND AUTHORIZING DECLARATION OF RECIPROCAL INGRESS, ACCESS-EGRESS AND UTILITY EASEMENTS ON BLOCK 302.15, LOTS 2, 3.01 AND 3

22-R-119: RESOLUTION ENTERING PHASE 2 OF THE PAWS REOPENING PROCESS

8. ORDINANCE FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #2022-10: AN ORDINANCE AMENDING CHAPTER 61 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ALCOHOLIC BEVERAGES" TO IMPLEMENT PUBLIC LAW 2021, C.395 PROMOTING RESTRICTIVE ACTIVITIES IN THE RANCOCAS WOODS SHOPPING DISTRICT

Moved by: Seconded by:

9. PUBLIC PARTICIPATION

10. COMMENTS BY COUNCIL

11. ADJOURNMENT

**Township of Mount Laurel
Regular Council Meeting
April 4, 2022
Mount Laurel Municipal Center**

Mayor Pritchett called the meeting to order.

Pledge of Allegiance & Traditional Moment of Silence

ROLL CALL

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

PUBLIC ANNOUNCEMENT

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

APPROVAL OF BILL LIST IN THE AMOUNT OF \$1,304,259.26

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

APPROVAL OF MINUTES

Motion to Move: Deputy Mayor Steglik, 2nd Councilwoman Cohen; Councilman
Moustakas abstained
Roll Call 4 yes votes

2022 BUDGET PRESENTATION – Township Manager

RESOLUTION #95-2022: RESOLUTION TO READ BUDGET BY TITLE ONLY

Township Clerk read Resolution as entitled.

Motion to Move Resolution #95-2022: Deputy Mayor Steglik, 2nd Councilman
Moustakas
Roll Call 5 yes votes

PUBLIC HEARING FOR RESOLUTION 22-R-96

**RESOLUTION #96-2022: RESOLUTION AUTHORIZING THE ADOPTION OF THE 2022
MOUNT LAUREL MUNICIPAL BUDGET**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #96-2022: Deputy Mayor Steglik, 2nd Councilwoman Janjua
Roll Call 5 yes votes
Bob Reillo, 676 Cascade Drive South and Andrew Gaus, 154 Kettlebrook Drive various
questions.

RESOLUTION #97-2022: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION
OF PROPERTY TAXES BLOCK 304.01 LOT 12

Township Clerk read Resolution as entitled.
Motion to Move Resolution #97-2022: Councilman Moustakas, 2nd Councilwoman
Cohen
Roll Call 5 yes votes

RESOLUTION #98-2022: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION
OF PROPERTY TAXES BLOCK 1417 LOT 18

Township Clerk read Resolution as entitled.
Motion to Move Resolution #98-2022: Councilman Moustakas, 2nd Councilwoman
Cohen
Roll Call 5 yes votes

RESOLUTION #99-2022: RESOLUTION AUTHORIZING THE TOWNSHIP OF MOUNT
LAUREL TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2021
EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT
AGENCY ASSISTANCE

Township Clerk read Resolution as entitled.
Motion to Move Resolution #99-2022: Councilman Moustakas, 2nd Councilwoman
Cohen
Roll Call 5 yes votes

RESOLUTION #100-2022: RESOLUTION AUTHORIZING THE MOUNT LAUREL TOWNSHIP
POLICE DEPARTMENT TO TRANSFER OWNERSHIP OF K-9 EQUIPMENT TO HUDSON
COUNTY SHERIFF'S OFFICE

Township Clerk read Resolution as entitled.
Motion to Move Resolution #100-2022: Councilman Moustakas, 2nd Councilwoman
Cohen
Roll Call 5 yes votes

RESOLUTION #101-2022: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR
LAUREL HOUSE FLOORING THROUGH THE STATE OF NEW JERSEY COOPERATIVE
PURCHASING PROGRAM

Township Clerk read Resolution as entitled.

Motion to Move Resolution #101-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #102-2022: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LAUREL HOUSE STAIRS THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM

Township Clerk read Resolution as entitled.
Motion to Move Resolution #102-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #103-2022: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2022 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159) ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2022 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

Township Clerk read Resolution as entitled.
Motion to Move Resolution #103-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #104-2022: RESOLUTION AUTHORIZING THE SIGNING OF A MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF MOUNT LAUREL AND THE BURLINGTON COUNTY PROFESSIONAL FIRE FIGHTERS ASSOCIATION, I.A.F.F. LOCAL 3091 (EMERGENCY MEDICAL TECHNICIANS)

Township Clerk read Resolution as entitled.
Motion to Move Resolution #104-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #105-2022: RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE FOR THE PURCHASE OF BLOCK 800, LOTS 3 & 4 COMMONLY KNOWN AS "THE BACK 40" PARCEL

Township Clerk read Resolution as entitled.
Motion to Move Resolution #105-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #106-2022: RESOLUTION OF SUPPORT FOR COUNTY PROJECT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #106-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #107-2022: APPOINTMENT OF MEMBERS FOR PLANNING BOARD

Township Clerk read Resolution as entitled.
Motion to Move Resolution #107-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #108-2022: RESOLUTION APPOINTING THE TAX ASSESSOR FOR THE TOWNSHIP OF MOUNT LAUREL

Township Clerk read Resolution as entitled.
Motion to Move Resolution #108-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

RESOLUTION #109-2022: RESOLUTION EXTINGUISHING A DRAINAGE EASEMENT UNDER 103-105 GAITHER DRIVE, BLOCK 1201.05, LOT 1.01

Township Clerk read Resolution as entitled.
Motion to Move Resolution #109-2022: Councilman Moustakas, 2nd Councilwoman Cohen
Roll Call 5 yes votes

ORDINANCE FOR FIRST READING

ORDINANCE #10-2022: AN ORDINANCE AMENDING CHAPTER 61 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ALCOHOLIC BEVERAGES" TO IMPLEMENT PUBLIC LAW 2021, C.395 PROMOTING RESTRICTIVE ACTIVITIES IN THE RANOCAS WOODS SHOPPING DISTRICT

Clerk read Ordinance as entitled.
Motion to move Ordinance #10-2022: Councilwoman Cohen, 2nd Deputy Mayor Steglik
Roll Call 5 yes votes

PUBLIC PARTICIPATION

Gloria Stephens, 515 Hartford Road, currently President of Mt. Laurel Garden Club. They maintain Veteran Memorial/911 Memorial, other garden areas in township, Paws Farm butterfly garden. Give at least one sometimes three scholarships to graduating seniors. Arbor Day tree dedication near 911 Memorial.

Brian Sharp, 19 Biddle Way – Question on Ordinance.

Caroline Ellis, 570 Walton Avenue – Member of group that restored PAWS Farm. Questioned when it would be open again. Deputy Mayor looking for partnership to pay for employees. Went there in 1980 as volunteer. What the Tweetys have put in the farm. Don't care about money. Care about kids. Special education. Special place in the township. Deputy Mayor explained about money. Mayor will keep trying to find money. Tax increase. Not going to hire employees. Government looking out for taxpayer. Need fiscally responsible solution.

Gloria Stephens, 515 Hartford Road – Children athletic fields are paid for and maintained by township. Nothing else quite along these lines anywhere else. PAWS should be supported by the township.

Ann Rosenberg – Volunteer at PAWS Farm. Over \$250,000 spent on property. The property is up to code. Tweetys fronted the money. Township benefits. Everything is fixed, ready for animals and ready to open.

Deputy Mayor – We will do this in the most fiscally responsible way.

George Morris – 180 animals transferred. Township has no money. RFP's very clear that township would not pay for staff. Financial responsibility on the township.

Councilman Moustakas concerned. Will try to find solution. Sustainable solution.

Charles Tweety – great-full of administration. Have to open to ask for money. Employee living there. 30/40/50 animals no one to look after them is the real liability. Money from donations/administration/birthday parties go to the township. Very generous township. Look at performance. June/July to open.

Loretta Poinsett, 102 Rancocas Boulevard – Taxpayer asked for a budget line item in the budget. I'm frustrated that we are asking for help. We can do better.

Sharon, Moorestown – highly emotional. Family owned before the Tweetys. There is money for a good cause. Gift to the township. Shocked township can't chip in more. Asset to have someone live there.

Carey – partnership facebook group. Fundraiser can't happen until opened. Tweetys have invested so much work. Darnell history through PAWS. Lots of volunteers.

Caroline Ellis – not that easy. It is that easy. Sustainable. Hear everyone.

Ann Rosenberg – Should open now. Spring is here. May/June open.

Deputy Mayor – It's not that easy. We are still trying. Wants sure thing for funding. Sustainable, long term.

Dr. Tweety – No way to predict amount of money that will be needed to run PAWS. PAWS will bring in money. We kept our end of bargain.

Christine Atkins – Cedar Run, Medford. Making money.

COMMENTS BY COUNCIL

Manager – Congratulations to Dennis DeClerk.

Councilwoman Cohen – Thanked everyone for comments. Congratulations to Adrienne Lewis, Ronald Lieberman and Susan Sant for serving on Planning Board. Congratulations to Dennis DeClerk and continued service as Tax Assessor. Thanked employees for budget. Thanked Mayor, Deputy Mayor and Council for continued services to community. Plant swap on Saturday. Events on website. National library week. Open space purchase.

Councilwoman Janjua – Thanked everyone for coming and volunteers. Birthday parties at PAWS. Special place. Heard everything. Trying our best for PAWS Farm. Happy Ramada.

Councilman Moustakas – We all feel the emotion for PAWS. Priority. Greek Independence Day. Thanked everyone who attended. Enjoy weather.

Deputy Mayor Steglik – Thanked everyone for coming out and for work on budget. Great Greek festival. Happy Ramada. PAWS is an ongoing project.

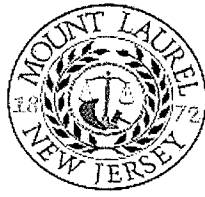
Mayor Pritchett – Baseball opened on Saturday. Website has upcoming events. We will continue to try for a solution for PAWS.

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

All in favor.

Respectfully submitted,

Meredith Tomczyk, RMC
Township Clerk



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-110

REGULAR MEETING

APRIL 18, 2022

**PROCLAMATION OF COMMENDATION RECOGNIZING
RAMADAN AND EID AL-FITR**

WHEREAS, Ramadan is the holiest month of the Islamic calendar, and marks the first revelation of the Quran to the Prophet Muhammad (peace be upon him); and

WHEREAS, Ramadan lasts 29 to 30 days based on the timing of the crescent moon;

WHEREAS, Muslims around the world observe the month by fasting each day from sunrise to sunset; and

WHEREAS, the pre-fast meal, called *Suhoor*, and the daily breaking of fast, called *Iftar*, are often celebrated by family and community gatherings; and

WHEREAS, Ramadan is observed as a time for spiritual reflection; increased awareness and giving to the global poor, sick, and hungry; and a bridging of differences between people over a shared commitment to faith; and

WHEREAS, Ramadan reminds us that Islam has always been a part of America and Muslims have made extraordinary contributions to our country; and

WHEREAS, the end of Ramadan is commemorated by the Eid al-Fitr festival of breaking the fast, a joyous occasion marked by sharing sweets, gifts, and good tidings with family, friends, and neighbors; and

WHEREAS, Mount Laurel Township joins with Muslims around the world celebrating Ramadan and Eid al-Fitr this year;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby recognize Ramadan and Eid al-Fitr.

This resolution was adopted at a meeting of the Township Council held on April 18, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomeczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-111

REGULAR MEETING

April 18, 2022

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey who respectfully request of the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the 2022 Local Municipal Budget in the amount of \$31,949.00 which item is now available as revenue:

- Highway Safety Grant - \$31,949.00

BE IT FURTHER RESOLVED that a like amount of \$31,949.00 is hereby appropriated under the captions of:

- Highway Safety Grant - \$31,949.00

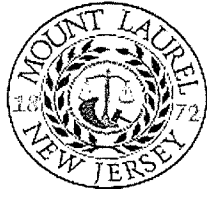
BE IT FINALLY RESOLVED that certified copy of this resolution is forwarded to the Director of the Division of Local Government Services, and one certified copy each to the Township CFO and Township Auditor.

This resolution was adopted at a meeting of the Township Council held on April 18, 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-112

REGULAR MEETING

APRIL 18, 2022

**RESOLUTION AUTHORIZING ASSIGNMENT OF
DEVELOPMENT AGREEMENT FROM JEFFERSON PLACE
TO BNTR MOUNT LAUREL PROPCO LLC**

WHEREAS, in December 2014, Chase Partners Mount Laurel, LLC filed a prerogative writs action against the Township of Mount Laurel (hereinafter "the Township"), captioned Chase Partners Mt. Laurel, LLC v. Township of Mount Laurel et al, BUR-L-2962-14 (hereinafter, "Builders Remedy Lawsuit") challenging, inter alia, certain compliance components of the Township's prior round affordable housing obligation pursuant to N.J.S.A. 52:27D-317, as well as its Third Round affordable housing obligation, and demanding a builder's remedy for an inclusionary development on the property designated as Block 304, Lots 3 and 3.01 on the Tax Map of the Township of Mount Laurel; and

WHEREAS, on July 7, 2015, the Township filed a Declaratory Judgment Complaint (hereinafter "DJ Action") to approve the Township's Housing Element and Fair Share Plan in response to In Readoption of N.J.A.C. 5:96, 221 N.J. 1 (2015); and

WHEREAS, the Court granted the Township immunity from all Mount Laurel lawsuits from the time of the filing of the Township's DJ Action; and

WHEREAS, Chase Partners participated in the Township's DJ Action as an interested party by way of formal Motion to Intervene; and

WHEREAS, the Township, Chase Partners, and the Mount Laurel Planning Board (hereinafter the "Planning Board") entered into a Developer's Agreement, dated March 10, 2016, (the "Developer's Agreement"), which incorporates the terms and conditions of the parties' settlement of the of DJ Action and the Builder's Remedy Lawsuit; and

WHEREAS, the Developer's Agreement and its implementing ordinance (Ordinance 2016-02) were deemed fair and reasonable, and consistent with the Mount Laurel Doctrine by the Honorable Paula T. Dow, P.J.Ch. by Declaratory Final Judgment, entered on May 10, 2016, after a duly noticed Fairness Hearing; and

WHEREAS, thereafter Chase Partners and D.R. Horton, Inc. – New Jersey jointly filed with the Planning Board a development application for Amended Preliminary and Final Major Subdivision and Site Plan Approval to permit construction of an inclusionary development, consisting of 648 residential units, including 158 fee simple townhouse units and 490 rental apartment units, of which 98 of the rental apartments shall be affordable units (i.e. 15% affordable housing set aside), on property located at Block 304, Lots 3 and 3.01 as shown on the Tax Map of the Township of Mount Laurel; and

WHEREAS, the application for Amended Preliminary and Final Major Subdivision and Site Plan Approval was filed in accordance with a settlement of DJ Action and the Builder's Remedy Lawsuit; and

WHEREAS, after public hearings to consider the application, the Planning Board approved the application for Amended Preliminary and Final Major Subdivision and Site Plan Approval and memorialized its approval in Resolution R-2016-27 on November 10, 2016; and

WHEREAS, Section 10.9 of the Developer's Agreement requires approval by the Township and the Planning Board for the assignment of the Developer's Agreement by Chase Partners to any non-related entity, and where such approval cannot be unreasonably withheld; and

WHEREAS, in 2017, Chase Partners LLC sold the approved inclusionary development, except for the townhome component, to Jefferson Place LLC and sought approval from the Township Council of the Township of Mount Laurel and the Planning Board to assign the Developer's Agreement to Jefferson Place LLC; and

WHEREAS, on July 17, 2017, by Resolution No. 17-R-127, the Township Council of the Township of Mount Laurel approved Chase Partners' assignment of the Developer's Agreement to Jefferson Place LLC; and

WHEREAS, on September 14, 2017, by Resolution No. R-2017-19, the Planning Board approved Chase Partners' assignment of the Developer's Agreement to Jefferson Place LLC; and

WHEREAS, at this time Jefferson Place LLC seeks consent by the Township and the Planning Board to formally assign its interest in the Developer's Agreement to BNTR Mount Laurel Propco LLC, pursuant to a separate agreement with Jefferson Place LLC; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, and State of New Jersey that the request for consent to assign the Developer's Agreement from Jefferson Place LLC to BNTR Mount Laurel Propco LLC is hereby granted.

BE IT FURTHER RESOLVED, that the effectiveness of this Resolution is contingent upon and the execution of a Roadway Improvements Developers Agreement with Jefferson Place LLC, upon approval of the form of the Agreement by the Township Solicitor and the posting of a \$200,000 guarantee as identified in the Agreement.

This resolution was adopted at a meeting of the Township Council held on April 18, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomeczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-113

REGULAR MEETING

APRIL 18, 2022

**RESOLUTION AUTHORIZING ROADWAY IMPROVEMENTS DEVELOPER'S
AGREEMENT WITH JEFFERSON PLACE, LLC**

WHEREAS, in December 2014, Chase Partners Mount Laurel, LLC filed a prerogative writs action against the Township of Mount Laurel (hereinafter "the Township"), captioned Chase Partners Mt. Laurel, LLC v. Township of Mount Laurel et al, BUR-L-2962-14 (hereinafter, "Builders Remedy Lawsuit") challenging, inter alia, certain compliance components of the Township's prior round affordable housing obligation pursuant to N.J.S.A. 52:27D-317, as well as its Third Round affordable housing obligation, and demanding a builder's remedy for an inclusionary development on the property designated as Block 304, Lots 3 and 3.01 on the Tax Map of the Township of Mount Laurel; and

WHEREAS, on July 7, 2015, the Township filed a Declaratory Judgment Complaint (hereinafter "DJ Action") to approve the Township's Housing Element and Fair Share Plan in response to In Readoption of N.J.A.C. 5:96, 221 N.J. 1 (2015); and

WHEREAS, the Court granted the Township immunity from all Mount Laurel lawsuits from the time of the filing of the Township's DJ Action; and

WHEREAS, Chase Partners participated in the Township's DJ Action as an interested party by way of formal Motion to Intervene; and

WHEREAS, the Township, Chase Partners, and the Mount Laurel Planning Board (hereinafter the "Planning Board") entered into a Developer's Agreement, dated March 10, 2016, (the "Developer's Agreement"), which incorporates the terms and conditions of the parties' settlement of the of DJ Action and the Builder's Remedy Lawsuit; and

WHEREAS, the Developer's Agreement and its implementing ordinance (Ordinance 2016-02) were deemed fair and reasonable, and consistent with the Mount Laurel Doctrine by the Honorable Paula T. Dow, P.J.Ch. by Declaratory Final Judgment, entered on May 10, 2016, after a duly noticed Fairness Hearing; and

WHEREAS, thereafter Chase Partners and D.R. Horton, Inc. – New Jersey jointly filed with the Planning Board a development application for Amended Preliminary and Final Major Subdivision and Site Plan Approval to permit construction of an inclusionary development, consisting of 648 residential units, including 158 fee simple townhouse units and 490 rental apartment units, of which 98 of the rental apartments shall be affordable units (i.e. 15% affordable housing set aside), on property located at Block 304, Lots 3 and 3.01 as shown on the Tax Map of the Township of Mount Laurel; and

WHEREAS, the application for Amended Preliminary and Final Major Subdivision and Site Plan Approval was filed in accordance with a settlement of DJ Action and the Builder's Remedy Lawsuit; and

WHEREAS, after public hearings to consider the application, the Planning Board approved the application for Amended Preliminary and Final Major Subdivision and Site Plan Approval and memorialized its approval in Resolution R-2016-27 on November 10, 2016; and

WHEREAS, Section 3.6 of the Developer's Agreement provides that Chase Partners shall design and construct certain "Roadway Improvements" in connection with the proposed inclusionary development, including without limitation the replacement of the Union Mill Road Bridge between Hartford Road and Briggs Road, up to a maximum liability of \$3.5 million for such Roadway Improvements; and

WHEREAS, in or about January of 2017, the Township, Chase Partners and the Board of Chosen Freeholders of the County of Burlington (the "County") entered into a separate developer's agreement (the "County Agreement") for the stated purpose of clearly defining the obligations of the Township, County and Chase Partners with respect to the Roadway Improvements because certain of the Roadway Improvements impact County roads; and

WHEREAS, Section 9 of the County Agreement required Chase Partners to post performance guarantees in favor of the County with respect to the replacement of the Union Mill Road Bridge; and

WHEREAS, in 2017, Chase Partners LLC sold the approved inclusionary development, except for the townhome component, to Jefferson Place LLC ("Jefferson"), which assignment was approved by resolutions adopted by the Township and the Planning Board; and

WHEREAS, in or about December of 2017, Jefferson and the Township entered into a Cash Escrow Agreement (the "Escrow Agreement") pursuant to which Jefferson agreed to post performance guarantees with the Township for the Roadway Improvements required under the Developer's Agreement and County Agreement, in the aggregate amount of \$3.5 million, comprising of: (i) a performance bond in the amount of \$447,563.80 for certain "Advanced Improvements" and (ii) a cash escrow in the amount of \$3,052,436.20 for the "Remaining Full Improvements"; and

WHEREAS, Section 5 of the Escrow Agreement provides that, at such time as the design for the Remaining Full Improvements is completed, the Township and/or County Engineer(s) shall prepare a final cost estimate of the Remaining Full Improvements, at which time the amount of the performance guarantees posted by Jefferson would be modified in accordance with the cost estimate, and appropriately allocated as between the Township and the County; and

WHEREAS, the Escrow Agreement permits the Township to call on the Performance Guarantees in full satisfaction of Jefferson's obligation to complete the Roadway Improvements; and

WHEREAS, Jefferson has posted the performance guarantees with the Township in accordance with the terms of the Escrow Agreement; and

WHEREAS, Jefferson has sold the inclusionary development to BNTR Mount Laurel Propco LLC; and

WHEREAS, the Advanced Improvements guaranteed by the \$447,563.80 performance bond have already been completed; and

WHEREAS, despite diligently pursuing all approvals, Jefferson has not at this time completed the bridge replacement work contemplated under the Developer's Agreement and County Agreement; and

WHEREAS, the Parties have drafted a Roadway Improvement Developer's Agreement to ensure that Jefferson complete its portion of the Remaining Roadway Improvements including the posting of an additional \$200,000 guarantee to ensure completion; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, and State of New Jersey that the Township of Mount Laurel is authorized to enter into a Roadway Improvements Developer's Agreement and the Mayor, Township Manager and Municipal Clerk, and Deputy Municipal Clerk are hereby authorized to execute any documents in furtherance of this Resolution upon approval of the form of the Agreement by the Township Solicitor.

This resolution was adopted at a meeting of the Township Council held on April 18, 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-114

REGULAR MEETING

APRIL 18, 2022

**GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE
DMHAS YOUTH LEADERSHIP GRANT**

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey. In coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal Alliance Program.

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

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

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

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

1. The Township Council does hereby authorize submission of an application for DMHAS Grant funding for the Mount Laurel Municipal Alliance grant for Year One Grant Term 7/1/22 – 3/14/23 in the amount of:
DMHAS Grant Funding \$ 7,020.00
2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

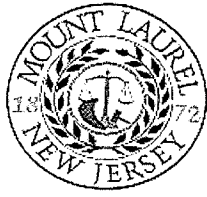
APPROVED: _____
Kareem Pritchett, Mayor

CERTIFICATION

I, Meredith Tomczyk, Municipal Clerk of the Township of Mount Laurel, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council on this 18th day of April, 2022.

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-115

REGULAR MEETING

APRIL 18, 2022

**RESOLUTION APPROVING THE PERSON-TO-PERSON TRANSFER OF PLENARY
RETAIL CONSUMPTION LIQUOR LICENSE #0324-33-027-003 RUBY TUESDAY
OPERATIONS LLC, AS ASSET TRANSFEREE FOR RUBY TUESDAY INC., DEBTOR
IN POSSESSION TO RUBY TUESDAY OPERATIONS, LLC**

WHEREAS, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption Liquor License Number 0324-33-027-003, from Ruby Tuesday Operations LLC, as Asset Transferee, for Ruby Tuesday Inc., Debtor in Possession to Ruby Tuesday Operations, LLC; and

WHEREAS, the submitted application for is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term;

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

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

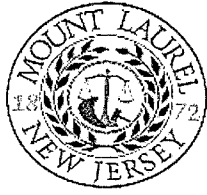
NOW, THEREFORE, BE IT RESOLVED that the Mount Laurel Township Council does hereby approve the transfer of the aforesaid Plenary Retail Consumption Liquor License to Ruby Tuesday Operations, LLC and does hereby direct the Township Clerk to endorse the license certificate to the new ownership as: This license, subject to all its terms and conditions, is hereby transferred to Ruby Tuesday Operations, LLC.

This resolution was adopted at a meeting of the Township Council held on April 18, 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-116

REGULAR MEETING

APRIL 18, 2022

**RESOLUTION APPROVING THE PERSON-TO-PERSON TRANSFER OF PLENARY
RETAIL CONSUMPTION LIQUOR LICENSE #0324-32-012-009 GRAYLING
CORPORATION TO BRINKER FREEHOLD, INC.**

WHEREAS, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption Liquor License with Broad Package Privilege Number 0324-32-012-009, from Grayling Corporation to Brinker Freehold, Inc.; and

WHEREAS, the submitted application for is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term;

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

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

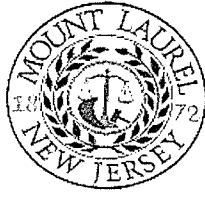
NOW, THEREFORE, BE IT RESOLVED that the Mount Laurel Township Council does hereby approve the transfer of the aforesaid Plenary Retail Consumption Liquor License with Broad Package Privilege to Brinker Freehold, Inc. and does hereby direct the Township Clerk to endorse the license certificate to the new ownership as: This license, subject to all its terms and conditions, is hereby transferred to Brinker Freehold, Inc.

This resolution was adopted at a meeting of the Township Council held on April 18, 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-117

REGULAR MEETING

APRIL 18, 2022

**RESOLUTION ESTABLISHING THE TOWNSHIP OF MOUNT LAUREL AS
A STIGMA-FREE ZONE FOR MENTAL HEALTH AWARENESS**

WHEREAS, the Township of Mount Laurel is committed to establishing the township as a Stigma-Free Zone supporting efforts for Mental Health Awareness; and

WHEREAS, the National Institute of Mental Health reports that nearly one in five or roughly 53 million Americans live with a mental illness, and one in six youth ages 6 - 17 experience a mental health disorder each year but only half receive treatment; and

WHEREAS, in 2019, 36.7% of students reported persistent feelings of sadness or hopelessness; nearly 19% of high school students had seriously considered attempting suicide; and

WHEREAS, suicide is the second leading cause of death among high school students ages 14-18; in 2018, a total of 48,344 persons of all ages died from suicide and suicide was the tenth leading cause of death overall in the United States; and

WHEREAS, the stigma associated with the disease of mental illness is identified as the primary reason individuals fail to seek the help they need to recover from disease; and

WHEREAS, when severe mental illness goes untreated or under-treated, it can lead to alcohol or substance abuse, dropping out of school, unemployment, homelessness, or suicide; and

WHEREAS, raising awareness of mental illness is an effective way to reduce the stigma associated with the disease and encourage those who are affected to seek services and support; and

WHEREAS, the Township of Mount Laurel is committed to creating public interest and open dialogue about stigmas, raise awareness of the disease of mental illness and create a culture wherein residents who have the disease of mental illness feel supported by the community and feel free to seek treatment for the disease without fear of a stigma, so recovery can begin; and

NOW, THEREFORE, BE IT RESOLVED, the Township of Mount Laurel in the County of Burlington, State of New Jersey, is hereby designated as a Stigma-Free Zone.

This resolution was adopted at a meeting of the Township Council held on April 18, 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-118

REGULAR MEETING

APRIL 18, 2022

RESOLUTION AUTHORIZING THE TOWNSHIP TO TRANSFER TITLE TO BLOCK 302.15, LOT 2, 7.44 ACRES TO FAIR SHARE MOUNT LAUREL SENIOR PHASE I, L.P., AND FURTHER AUTHORIZING THE TOWNSHIP TO GRANT A ROAD EASEMENT TO BURLINGTON COUNTY AND AUTHORIZING DECLARATION OF RECIPROCAL INGRESS, ACCESS-EGRESS AND UTILITY EASEMENTS ON BLOCK 302.15, LOTS 2, 3.01 AND 3.

WHEREAS, pursuant to the March 29, 2006 Order in Southern Burlington County NAACP, et. al v. Township of Mount Laurel, et. al., Superior Court of New Jersey, Law Division, Burlington County, Docket NO. L-25741-70 PW (Mount Laurel), Mount Laurel Township and the Plaintiffs reached a Settlement Agreement whereby Plaintiffs, through its designated developer entity, would develop 184 units of affordable age-restricted housing on Block 302, Lot 2 and 3 (subsequently to be subdivided to Block 302.15, Lots 2, 3.01 and 3) which the Township would acquire and transfer for one (\$1.00) dollar consideration to Fair Share Housing Development, Inc., or its designee, and provide municipal affirmative support to enable Fair Share Housing Development, Inc. or its designated developer entity, to maintain eligibility and satisfy the financing and Low Income Housing Tax Credit program requirements of the New Jersey Housing and Mortgage Finance Agency; and

WHEREAS, Mount Laurel Township has acquired title to Block 302.15, Lots 2 and 3 to be subdivided as Block 302.15, Lots 2, 3.01 and 3; and

WHEREAS, Fair Share Housing Development, Inc., (hereinafter referred to as the "Sponsor") proposes to construct 184 unit affordable age-restricted housing to be developed in three phases on an approximately 13.54 acres site currently described as part of Block 302.15, Lots 2 and 3 (such lots to be re-designated by subdivisions as Block 302.15, Lots 2, 3.01 and 3 consistent with the development of the entire project in 3 phases) as shown on the Official Assessment Map of the Township of Mount Laurel, Burlington County; and

WHEREAS, Phase I of the affordable age-restricted housing development shall consist of 70 units proposed to be developed on Block 302.15, Lot 2, 7.444 acres ; and

WHEREAS, Phase II of the affordable age-restricted housing development shall consist of 58 units proposed to be developed on Block 302.15, Lot 3.01, 2.949 acres; and

WHEREAS, Phase III of the affordable age-restricted housing development shall consist of 56 units proposed to be developed on a section of Block 302.15, Lot 3 which shall be subject to a future subdivision; and

WHEREAS, Fair Share Housing Development, Inc., on July 8, 2021 submitted an application to the Mount Laurel Township Planning Board for Amended Preliminary Major Site Plan Approval, Final Major Site Plan Approval of Phases I and II of the affordable age-restricted development and Minor Subdivision Approval of Block 302.15, Lots 2 and 3 for the development of Phase I and II of the project. The Planning Board approved the application with conditions on August 12, 2021 which was memorialized on September 9, 2021 and Fair Share Housing Development, Inc., is working to satisfy the conditions set forth in the approval and subsequent Planning Board reviews; and

WHEREAS, on September 2, 2021, Fair Share Housing Development, Inc. applied to the Burlington County Planning Board for Amended Preliminary and Final Site Plan and Minor Subdivision approval. On October 20, 2021, October 27, 2021 and October 28, 2021, Burlington County Planning Board provided review comments to the application and required, among other things, a road easement in favor of Burlington County at the intersection of Hovtech Boulevard and Masonville-Fostertown Road. On January 5, 2022, Fair Share Housing Development, Inc. revised and submitted its plans in response to the County's review comments. In February 2022, Burlington County responded with additional review comments and on April 1, 2022 Fair Share Housing Development, Inc., submitted revised subdivision plans, dated March 29, 2022, addressed all of the County's final review comments and provided the legal description for the

County-required road easement at the intersection of Hovtech Boulevard and Masonville-Fostertown Road; and

WHEREAS, the Sponsor has all needed financing commitments to close and start construction, subject to completing financing documents and receiving final approvals from the Mount Laurel Township Planning Board and Burlington County Planning Board on the above-described applications.

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

1. The Council finds and determines that the transfer of title for one (\$1.00) dollar to Fair Share Mount Laurel Senior, Phase I, L.P., the designee of Fair Share Housing Development, Inc., for the development of 70 age-restricted units of affordable housing on Block 302.15, Lot 2, the granting of the road easement required by Burlington County at the intersection of Hovtech Boulevard and Masonville-Fostertown Road, and the granting of the Declaration of Reciprocal Ingress, Access-Egress and Utility Easements on Block 302.15, Lots 2, 3.01 and 3, is consistent with the Settlement Agreement in the March 29, 2006 Order in Southern Burlington County NAACP, et. al v. Township of Mount Laurel, et. al., Superior Court of New Jersey, Law Division, Burlington County, Docket NO. L-25741-70 PW (Mount Laurel).
2. The Council does hereby authorize the Township, subject to the receipt of documentation that Mount Laurel Township Planning Board and Burlington County Planning Board have approved the development applications described above in this Resolution:
 - a) To transfer title to Block 302.15, Lot 2, in the Township of Mount Laurel, as subdivided and as described in attached Exhibit A to Fair Share Mount Laurel Senior Phase I, L.P. for the consideration of one (\$1.00) dollar.
 - b) Grant the road easement to Burlington County on Block 302.15, Lot 3, as described in the Legal Description attached Exhibit B, at the intersection of Hovtech Boulevard and Masonville-Fostertown Road.
 - c) Grant the Declaration of Reciprocal Ingress, Access-Egress and Utility Easements on the subdivided Block 302.15, Lots 2, 3.01 and 3 in Mount Laurel Township, as described in the attached Exhibit C.

This resolution was adopted at a meeting of the Township Council held on April 18, 2022 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



consulting engineer services
Engineers, Planners, and Land Surveyors

December 23, 2021

EXHIBIT A

DESCRIPTION

PROPOSED BLOCK 302.15, LOT 2

FAIR SHARE SENIOR HOUSING – PHASE I

LANDS SITUATE

TOWNSHIP OF MOUNT LAUREL, BURLINGTON COUNTY, NEW JERSEY

BEGINNING at a point in the easterly right of way line of Ark Road (County Route 635- variable width) perpendicular to and 43.00 Feet distant from the centerline thereof, said point being a common corner to Proposed Lot 2, Block 302.15 and Lot 12, Block 302.15, and extending; Thence

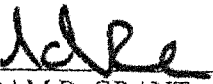
1. North 8 Degrees 54 Minutes 53 Seconds East, a distance of 277.92 Feet to a point of curvature in same; Thence
2. Along a curve, curving to the right, having a radius of 40.00 Feet, an arc length of 63.08 Feet, an interior angle of 90 Degrees 21 Minutes 23 Seconds, a chord bearing of North 54 Degrees 5 Minutes 35 Seconds East, and a chord length of 56.74 Feet to a point of tangency in the Southerly right-of-way line of Hovtech Boulevard (County Spur Route 636 – variable width); Thence
3. Along said Southerly right-of-way line, South 80 Degrees 43 Minutes 44 Seconds East, a distance of 487.55 Feet to an angle point in same; Thence
4. North 38 Degrees 51 Minutes 36 Seconds East, a distance of 42.27 Feet to a point in the common corner to Proposed Lot 2 and 3.01, Block 32.15; Thence
5. Along said proposed line between Proposed Lot 2 and 3.01, Block 302.15, South 18 Degrees 57 Minutes 36 Seconds East, a distance of 371.21 Feet to a point; Thence
6. South 71 Degrees 2 Minutes 24 Seconds West, a distance of 77.37 Feet to a point; Thence
7. South 18 Degrees 57 Minutes 36 Seconds East, a distance of 43.00 Feet to a point; Thence
8. South 71 Degrees 2 Minutes 24 Seconds West, a distance of 50.92 Feet to a point; Thence
9. South 18 Degrees 57 Minutes 36 Seconds East, a distance of 352.58 Feet to a point in the common corner between Proposed Lots 2 and 3.01, Block 302.15 and Existing Lots 10, Block 302.15; Thence

645 Berlin-Cross Keys Road, Suite 1, Sicklerville, N.J. 08081
856-228-2200 Fax 856-232-2346 design@ces-1.com
NJ Certificate of Authorization #24GA27957700

10. Along the common line between Existing Lot 10 and Proposed Lot 2, Block 302.15 South 37 Degrees 13 Minutes 31 Seconds West, a distance of 1.78 Feet to a point in the common corner between Existing Lots 10 and 12.01, Block 302.15 and Proposed Lot 2, Block 302.15; Thence
11. Along the common line between Existing Block 302.15, Lots 12 and 12.01 and Proposed Lot 2, Block 302.15, North 55 Degrees 01 Minute 34 Seconds West, a distance of 882.90 Feet to the point and place of BEGINNING.

Containing 324,246 square Feet or 7.444 Acres

Hereinabove described land is graphically shown on a plan entitled "PLAN OF MINOR SUBDIVISION, FAIR SHARE SENIOR HOUSING - PHASE I & II, PLATE 3, BLOCK 302.15, LOTS 2 AND 3", Township of Mount Laurel, Burlington County, New Jersey as prepared by Consulting Engineer Services dated 07/01/21, last revised 12/22/21.



ADAM R. GRANT
Professional Land Surveyor
New Jersey License No. 24GS04335700



consulting engineer services

Engineers, Planners, and Land Surveyors

December 23, 2021

EXHIBIT B

DESCRIPTION

ROAD EASEMENT TO BE DEDICATED TO BURLINGTON COUNTY ACROSS BLOCK 302.15, LOT 3

FAIR SHARE SENIOR HOUSING

LANDS SITUATE
TOWNSHIP OF MOUNT LAUREL, BURLINGTON COUNTY, NEW JERSEY

BEGINNING at a point of intersection between the southwesterly line of Masonville-Fostertown Road (County Route #636 - Variable Width - 24.75 Feet distant from the centerline thereof) with the Southerly line of Hovtech Boulevard (County Spur #636-Variable Width) and extending; Thence

- 1) Along aforementioned southwesterly line of Masonville-Fostertown Road, South 60 Degrees 48 Minutes 54 Seconds East, a distance of 21.10 Feet to a point; Thence
- 2) Traversing into Lot 3, Block 302.15 along a curve, curving to the right, having a radius of 25.00 feet, an arc length of 35.05 Feet, an interior angle of 80 Degrees 19 Minutes 30 Seconds, a chord bearing of South 79 degrees 01 minutes 21 seconds West, and a chord length of 32.25 Feet to a point in the Southerly line of Hovtech Boulevard; Thence
- 3) Along said Southerly line of Hovtech Boulevard, North 38 Degrees 51 Minutes 36 Seconds East, a distance of 21.10 Feet to the point and place of BEGINNING.

Containing 89 Square Feet

Hereinabove described land is graphically shown on a plan entitled "PLAN OF MINOR SUBDIVISION, FAIR SHARE SENIOR HOUSING - PHASE I & II, PLATE 3, BLOCK 302.15, LOTS 2 AND 3", Township of Mount Laurel, Burlington County, New Jersey as prepared by Consulting Engineer Services dated 07/01/21, last revised 12/22/21.

ADAM R. GRANT

Professional Land Surveyor

New Jersey License No. 24GS04335700

645 Berlin-Cross Keys Road, Suite 1, Sicklerville, N.J. 08081

856-228-2200 Fax 856-232-2346 design@ces-1.com

NJ Certificate of Authorization #24GA27957700

EXHIBIT C

DECLARATION OF RECIPROCAL EASEMENTS

THIS DECLARATION OF RECIPROCAL EASEMENTS ("Declaration") is made on the ____ day of _____, 2021 by the Township of Mount Laurel, a municipal corporation of the State of New Jersey, have an address of 100 Mount Laurel Road, Mount Laurel, NJ 08054 ("Grantor")

WITNESSETH:

WHEREAS, Grantor, is the owner of property identified on the municipal tax map as block 302.15, lots 2, 3 and 3.01 in the Township of Mount Laurel, County of Burlington, New Jersey (a "Lot" and collectively, the "Lots"); as shown on the Preliminary & Final Major Site Plan & Minor Subdivision Plan prepared by Consulting Engineer Services, dated July 2, 2021 (23 pages), attached hereto as Exhibit A (the "Site Plan");

WHEREAS, the Lots are immediately adjacent to each other;

WHEREAS, Grantor intends to convey the Lots to be developed generally in accordance with the Site Plan;

WHEREAS, the development of the Lots requires that Grantor establish certain easement rights in favor of the owner(s) of each of the Lots ("Lot Owner(s)"), their agents, servants, employees, invitees, successors, tenants, contractors, customers, vendors, licensees, and assigns, subject to the terms and conditions of this Declaration.

NOW THEREFORE, intending to be legally bound, Grantor hereby declares as follows:

1. RECIPROCAL ACCESS EASEMENT

1.1. Subject to the terms and conditions contained herein, Grantor grants and conveys a perpetual, non-exclusive easement for ingress, egress and access across, over and through entrances, exits, drive aisles and driveways on the Lots for purposes of vehicular and pedestrian access. The areas over which an easement for access is granted is referred to as the "Access Easement Area(s)" and consists of all portions of the Lots now or hereafter intended for common use including without limitation roadways, driveways, paved driving surfaces, pedestrian walkways, concrete ramps and curbs. The purpose of this access easement is to create a reciprocal right of access across the Lots including, without limitation, access to the access roadway located on lot 2.01, as shown on the Site Plan, commonly known as Roosevelt Nesmith Boulevard ("Access Roadway"). This right of ingress, egress and access on and across the Access Easement Areas is not intended to be exclusive. The Lot Owners and their respective agents, servants, employees, invitees, successors, tenants and assigns, shall have the right to utilize the easement areas described herein in common with each other. The Lot Owners shall have the right to relocate the easement areas in conjunction with any and all site plan modifications, provided reasonable and uninterrupted access, ingress and egress to and from the Lots is maintained. This Declaration shall not otherwise restrict the development or further subdivision of the Lots. For the avoidance of doubt, this Declaration does not create any easement for parking of motor vehicles. Each Lot Owner shall use reasonable efforts to ensure that its tenants, licensees, and invitees shall not be permitted to park on the other Lot Owner's property.

2. MAINTENANCE

2.1 Each Lot Owner shall each be responsible for maintaining, repairing and replacing all improvements located on its respective property and shall maintain their respective properties in good repair and condition, properly cleaned and properly lighted. The obligations with respect to the easement areas shall include, without limitation, the following:

2.1.1 Maintain, repair and replace the paved surfaces such that those surfaces are smooth and evenly covered with a type of surfacing material originally installed on them, or such substitute surfacing material which is equal or superior to the original surfacing material in quality, appearance and/or ability.

2.1.2 Remove all snow, ice and debris from the easement areas as reasonably required.

2.1.3 Such other maintenance and repairs as reasonably necessary.

2.2 Except in the event of emergent circumstances, each Lot Owner shall provide the other with five (5) days advance notice prior to the performance of any work that would in any way impede another Lot Owner's use and enjoyment of such easement area. Emergent circumstances is defined as a condition or circumstance which, in the reasonable judgment of the party responsible for performing the work, may result in injury to persons or damage to property in the case of emergent circumstances the party responsible for performing the work shall provide the other party with as much notice as reasonably practicable and shall take reasonable efforts to avoid impairing ingress and egress. No Lot Owner shall be liable to another for any damage or loss that may be incurred as a result of any repair, maintenance, or other work performed in accordance with this provision.

2.3 Any and all work performed subject to the terms of this Declaration shall be completed promptly and in a good and workmanlike manner. All such work shall be in accordance with all local, county, state and federal health, safety, environmental laws, statutes, ordinances, rules, regulations, orders and directives. All Lot Owners shall offer each other their full and complete cooperation in connection with (1) the scheduling of such work; and (2) obtaining any and all authorizations or approvals that may be necessary in connection of such work.

2.4 If any party fails to maintain their property as required in this Agreement, and such failure continues after written notice and ten (10) days opportunity to cure, any other party may complete such maintenance on the other property. In this event, the party failing to properly maintain their property shall reimburse the other party for all expenses incurred within ten (10) days of receipt for demand for payment. In emergent circumstances, reasonable notice and opportunity to cure shall be provided.

3. INSURANCE

3.1 Each Lot Owner shall provide each other with a certificate of insurance evidencing public liability insurance in standard form, in an amount of not less than TWO MILLION (\$2,000,000.00) DOLLARS combined single limit. Each policy shall be written by an insurance company licensed to business in the State of New Jersey shall insure the respective party with

respect to injury or damage to person or property arising from the use and enjoyment of the easement area, by that party, its agents, servants, employees and invitees. The parties shall, upon written request from another party, furnish written evidence of such public liability coverage. Such insurance policy shall include a provision waiving the right of subrogation against each other.

4. INDEMNIFICATION; ATTORNEYS' FEES

4.1 Each Lot Owner shall indemnify, defend, protect and hold each other Lot Owner and their members, officers, directors, partners, agents, tenants, employees, successor and assigns harmless from and against any and all claims, proceedings, law suits, liabilities, damages, loss of fines, penalties, judgments, awards, costs, and expenses, (including attorney's fees and costs) that arise from the use and enjoyment of this Easement or arising out of any type of construction services performed on either property by the other party, their agents, servants, employees and invitees; provided that such indemnification shall not apply to the negligence, intentional act or omission or failure to comply with the terms of this agreement by any party, their agents, servants, or employees.

4.2 Any Lot Owner that breaches the terms of this Agreement shall be responsible to reimburse attorney's fees and litigation costs incurred by any other party in order to enforce the terms of this Agreement.

5. MISCELLANEOUS

5.1 The terms and conditions of this Declaration shall be governed and construed in accordance with the laws of the State of New Jersey.

5.2 This Declaration and the obligations incidental thereto whether expressed or implied shall be construed to be a perpetual covenant running with the land, and shall be binding upon and inure to the benefit of any successor or assign of the parties hereto.

5.3 Any amendment or modification of this Declaration must be in writing, duly executed by the parties, and recorded with the Burlington County Clerk's Office.

5.4 All notices must be in writing and shall be deemed to have been given as of the date such notice is delivered to the party intended. Notices shall be by hand-delivery, certified mail or overnight national courier. The Grantor's initial addresses shall be:

Township of Mount Laurel
100 Mount Laurel Road
Mount Laurel, NJ 08054

Upon the conveyance of either property that is subject to this Declaration, all notices shall be sent to the name and address appearing on the deed of record unless different instructions are given in a notice sent in accordance with this Section.

IN WITNESS WHEREOF, the Grantor has executed this Declaration on the day and year first above written.

WITNESS:

TOWNSHIP OF MOUNT LAUREL

By: _____



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 22-R-119

REGULAR MEETING

APRIL 18, 2022

RESOLUTION ENTERING PHASE 2 OF THE PAWS REOPENING PROCESS

WHEREAS, the Township and Volunteers for PAWS Farm, Inc. Board of Trustees ("Volunteers Board") entered a short term lease to perform certain cleaning, maintenance and upgrades to the Block 402, Lot 2, the property formerly known as Paws Farm ("Phase 1"); and

WHEREAS, the Volunteers Board successfully completed Phase 1 and now seek to enter Phase 2 of the re-opening process which will include, among other things, on-site fundraising, re-introduction and care of animals and identifying employees and operational requirements for successfully operating the facility; and

WHEREAS, Volunteers Board and Township continue to seek a corporate partner or partners with managerial expertise to oversee the day-to-day operational oversight and financial management of the facility; and

WHEREAS, Phase 2 may also include the introduction of a caretaker to the property upon approval of a Lease by the NJ Department of Environmental Protection Green Acres Program; and

WHEREAS, Volunteers Board will also use the property to host fundraising opportunities to raise funds for operational costs and animal care; and

WHEREAS, the Township has set an extended period through December 31, 2023 to complete Phase 2; and

WHEREAS, the mutual goal of re-opening PAWS to the public remains promising based on the collaborative efforts of Volunteers Board and the Township;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council in the Township of Mount Laurel, County of Burlington, State of New Jersey and, pursuant to N.J.S.A. 40A:12-14(c) of the Local Lands and Buildings Law, the Township authorizes Mayor, Deputy Mayor and Solicitor to negotiate and execute any and all documents necessary for the fulfillment of this Resolution including, but not limited to, a caretaker lease agreement and a new Agreement for Volunteers Board to use and operate the facility.

This resolution was adopted at a meeting of the Township Council held on April 18, 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 2022-10

AN ORDINANCE AMENDING CHAPTER 61 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "ALCOHOLIC BEVERAGES" TO IMPLEMENT PUBLIC LAW 2021, C.395 PROMOTING RESTRICTIVE ACTIVITIES IN THE RANCOCAS WOODS SHOPPING DISTRICT

WHEREAS, the Township considered and implemented various initiatives, including, but not limited to, the designation of the Rancocas Woods shopping district as an area in need of redevelopment, to foster improvements to Rancocas Woods and revitalize this unique section of Mount Laurel; and

WHEREAS, on January 18, 2022, the State of New Jersey enacted Public Law 21, c. 395 permitting the passage of ordinances providing for outdoor open containers for alcohol to be provided for in certain areas; and

WHEREAS, using this new tool in the Rancocas Woods area will continue to help foster growth in this community and attract visitors which should in turn help the shops and boutiques thrive and shine; and

WHEREAS, the governing body of Mount Laurel Township wishes to adopt an ordinance to permit areas to have outdoor open containers; and

WHEREAS, the governing body of Mount Laurel Township wishes to impose certain restraints and procedures to properly govern the outdoor open container areas.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapter 61 of the Code of the Township of Mount Laurel be and is hereby amended and supplemented to add the following new Section 61-14 to read as follows:

§61-41. Open Containers.

- A. The governing body of Mount Laurel Township approves the use of outdoor open liquor containers consistent with this section in the following locations:
 - i. Rancocas Woods Shopping Area which area runs from the intersection of Creek Road and Rancocas Boulevard to 212 Creek Rd.
- B. The use of the outdoor open containers is subject to the following regulations and procedures:
 - i. Open Container Zones – only those areas identified in 61-14(A)(i) shall allow open containers.
 - ii. The Township Council, by resolution, may designate other areas within the Township for special events during hours that are limited and permitted by a permit to be issued by the Township of Mount Laurel.
- C. Conditions under which a person may consume an alcoholic beverage in an Open Container Zone:
 - i. The person must be at least 21 years of age;
 - ii. No open containers shall be permitted before 11:00 a.m. or after 11:00 p.m.

- iii. Alcoholic beverages consumed in the Open Container Zone must have been purchased from a licensed beverage establishment adjacent to or located within the Open Container Zone;
- iv. All alcoholic beverages in the Open Container Zone must be in a plastic container bearing the name and/or logo of the seller;
- v. The alcoholic beverage container may not exceed 16 fluid ounces.
- vi. If the alcoholic beverage container contains any hard alcohol, it must have a lid which is removed and replaced immediately following drinking.
- vii. No open container of an alcoholic beverage may be removed from the Open Container Zone;
- viii. No open container of an alcoholic beverage may be consumed in any motor vehicle whether or not in the Open Container Zone.

D. Violations and penalties. Any person who shall violate any of the terms or provisions of this chapter or who shall commit or do any act or thing in this chapter prohibited shall, upon conviction thereof before the Municipal Judge or other Judge authorized to hear and determine the matter, be imprisoned in the county jail for a term not exceeding 90 days or forfeit and pay a fine not exceeding \$1,000, or both, or be subject to a period of community service not exceeding 90 days.

Introduction Date: April 4, 2022

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

Publication Date: April 7, 2022

Public Hearing Date: April 18, 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