

## TOWNSHIP OF MOUNT LAUREL

Application # 2025-D-04Zoning BOARD APPLICATION

750 Centerton Road, Mount Laurel New Jersey 08054

Phone: 856-234-0001 Ext. 1318 [mlplanning@mountlaurel.com](mailto:mlplanning@mountlaurel.com)

The Planning Board meets the 2<sup>nd</sup> Thursday of each month (unless specified). PLEASE FOLLOW THE DEADLINE DATES ATTACHED FOR FILING. Once the Professionals have deemed the application complete and ready for consideration by the Board, the Board Secretary will notify you of when you will be on the agenda for a hearing.

Block 5.08, Lots 2 and 2.01

F/K/A Lots 2, 2.01, and 3

SITE ADDRESS: 220-230 Mount Laurel Rd BLOCK/LOT: \_\_\_\_\_ ZONE(S) ITOTAL TRACT AREA 15,160 # OF DWELLING UNITS 0

## PLEASE CHECK ALL THAT ARE BEING REQUESTED:

- |  |  |
|--|--|
| <input type="checkbox"/> Minor Site Plan               | <input type="checkbox"/> (C) Bulk Variance                         |
| <input type="checkbox"/> Preliminary Site Plan         | <input type="checkbox"/> Design Exception                          |
| <input type="checkbox"/> Final Site Plan               | <input type="checkbox"/> Submission Waiver                         |
| <input type="checkbox"/> Minor Subdivision             | <input type="checkbox"/> Extension of Approval/Time                |
| <input type="checkbox"/> Preliminary Major Subdivision | <input checked="" type="checkbox"/> Amendment/Revision to Approval |
| <input type="checkbox"/> Final Major Subdivision       | <input checked="" type="checkbox"/> Temporary Use (over 30 days)   |
| <input type="checkbox"/> Conditional Use               | <input type="checkbox"/> Concept Meeting                           |
| <input type="checkbox"/> Other: _____                  |  |

Variation Action Request (NJSA 40:55D-70)☐ (c) Bulk Variance1. Applicant's Name: Mount Laurel Veterinary Real Estate Holdings, LLCAddress: 220 Mount Laurel Rd, Mount Laurel, NJ 08054Phone: 856.234.7626 Fax: \_\_\_\_\_ Email: CTorre@mlahvet.comStatus of Applicant: ☐ Individual ☐ Partnership ☐ Corporation ☒ LLC

Names and Addresses of all stockholders or individual partners owning at least 10% of stock or interest per N.J.S.A 40:55D-48.1 through 48.4 (Attach a separate sheet if necessary.)

2. Owner's Name Same as applicant.

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

3. Attorney's Name Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLPAddress 6000 Sagemore Drive, Suite 6301, Marlton, NJ 08053Phone: 856.355.2900 Email: baranowski@hylandlevin.com

APPLICANT'S PROFESSIONALS (Engineer, Surveyors, Planner, etc.)

Richard J. Clemson, PE

4. Name: James Sassano Associates, Inc. Profession: Engineer NJ Licenses: 24GE03911200

41 S RT 73, Bldg 1, Ste 201

Address: Hammonton, NJ 08037 Phone: 609.704.1155 Email: rick@jsaengineering.com

Name: \_\_\_\_\_ Profession: \_\_\_\_\_ NJ Licenses: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

5. (a) Check here ☐ if zoning variances are required.

(b) Check here ☐ if exceptions to the application or municipal requirements are requested (N.J.S.A 40:55D51)

(c) Check here ☐ if exceptions to the Residential Site Improvement Standards (RSIS, NJAC 5:21-3.1)

(d) Check here ☐ if waivers from the RSIS (N.J.A.C 5:21-3.2) are requested. (Such waivers require application to, and approval of, the N.J. Site Improvement Advisory Board.)

NOTE: If any of the above four (4 a, b, c, d) are required, attached hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

6. (a) Are there any existing Deed Restrictions? (Check box that applies) ☐ NO ☒ YES (Attach copy of existing restrictions. Already on file.

(b) Are any Deed Restrictions proposed? (Check box that applies) ☒ NO ☐ YES (Attach copy of proposed restrictions.

7. Contemplated form of ownership (Check all that apply):

☒ Fee Simple

☐ Condominium

☐ Cooperative

☐ Rental

8. Briefly describe and include dates for any prior or currently pending proceedings by the applicant, or other if known, before this Planning Board or Zoning Board or any other federal, state, or local board or agency involving the property which is the subject of this application. (Attached sheet if necessary)

9. List exact section of Township Code where variance (s) or waiver (s) is requested (Attach sheet if necessary)

The Variance sought is from Section \_\_\_\_\_ of the Zoning Ordinance to Enable the Applicant to \_\_\_\_\_

Hardship or Special Reasons why the Variance Should be Granted (Attach sheet)

10. List any material accompanying this application. (Attach sheet if necessary)

11. Describe the project: (Attach a Cover Letter)

See attached rider.

attorney for the

12. I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant, ~~or that I am the Officer of the Corporation applicant~~ and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

Applicant's Signature

Date

4-9-25

Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLP, Attorney for Applicant

Applicant's Name (please print)



## Consent of Owner

I, the undersigned, being the owner of the lot or tract described in this application. Hereby consent to the making of this application and the approval of the plans submitted herewith with conditions, if appropriate. I further consent to the inspection of this property in connection with this application as deemed necessary by the Municipal Agency. (If owned by a corporation, attach copy of resolution authorizing application and officer signature.)

Robert S. Baranowski, Jr., Esq.

Hyland Levin Shapiro LLP  
Attorneys for Applicant  
Mount Laurel Veterinary  
Real Estate Holdings, LLC

Attorney

Print Name

Company Name or Individual

Position/Title

Signature

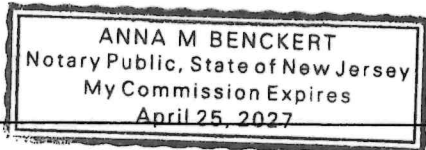
Date

4-9-25

Sworn and subscribed to before me this

9<sup>th</sup> Day of April, 20 25

Anna M. Benckert



FEES: See Ordinance 2010-3, 2010-4, 2010-5 & 2010-6

Please provide separate checks made payable to "Township of Mount Laurel" for the following fees:

Filing Fee

275<sup>00</sup>

Escrow Fee

3,720<sup>00</sup>

Variance Fees

Publ. Of Decision

Packet Fee

Received this 9<sup>th</sup> Day of April, 20 25

Suzanne Baskay  
Signature of Board Administrator

RIDER TO MOUNT LAUREL VETERINARY REAL ESTATE HOLDINGS, LLC  
220-230 MOUNT LAUREL ROAD A/K/A BLOCK 508, LOTS 2 AND 2.01  
F/K/A LOTS 2, 2.01, AND 3  
AMENDED SITE PLAN

Description of project and approvals requested:

Mount Laurel Veterinary Real Estate Holdings, LLC (the "Applicant"), is the owner of the subject properties which contain the existing Mount Laurel Animal Hospital (the "Animal Hospital") along with the site of a future Wellness Center that has been previously approved. The Wellness Center will ultimately operate as a typical veterinary office for routine care, whereas the Animal Hospital will focus on emergency and specialty care. The Animal Hospital is currently undergoing construction under authorization of previous approvals, as further described below.

Through this Application, the Applicant seeks approval of a modification to its site plan to allow the temporary use of a 48'x60' temporary trailer on site to provide veterinary services within the trailer while the Animal Hospital undergoes construction. Township Code §154-73 allows the land development boards to authorize nonconforming temporary uses for a year with up to two one-year renewals (the "Application"). The temporary trailer will be used for animal behavioral services and for storage during construction on the main Animal Hospital building. The Applicant seeks this approval due to work areas within the existing building being unavailable during construction. The trailer will be removed from the site when construction is completed.

10. Prior proceedings:

The site has been used to provide veterinary services to the community for many years. The Applicant received site plan approval for the Animal Hospital from the Mount Laurel Township Planning Board in 1997. Applicant was granted approval of a minor site plan with design waiver for a gravel parking area by Planning Board Resolution #R-2016-10, adopted on May 12, 2016. A use variance was granted by the Zoning Board for a "pet resort" on Lot 2.01 by Resolution ZB#16-D-16, adopted December 7, 2016, with a one-year extension granted on January 10, 2018 and another one-year extension granted on January 9, 2019. The "pet resort" project was not constructed. A preliminary and final site plan for a two-story building addition to the Animal Hospital on Lot 2 was subsequently approved by Planning Board Resolution R-2017-11, adopted on June 29, 2017. The Zoning Board approved a use variance and preliminary and final site plan for an MRI Trailer to be located on Lot 2 by Resolution R-2018-ZB14, memorialized August 1, 2018. The Zoning Board approved use and bulk variances and preliminary and final site plan by Resolution R-2021-ZB26, memorialized November 3, 2021, for a new animal wellness center, expansion of the existing animal hospital and to add a solar array system. The Zoning Board then approved a temporary use permit to permit a temporary treatment trailer during construction under a prior approval, by Resolution R-2022-ZB05, memorialized on March 2, 2022.

5.(a) Variances:

No bulk variances have been identified for this Application. However, the Applicant seeks such other such variances, waivers, exceptions, temporary use permits and other forms of relief as may be required as a result of the review and recommendations of the Township of Mount Laurel Zoning Board of Adjustment and/or its professional review staff.

5.(b) Waivers:

Applicant requests waivers from submitting the land development checklist, a survey, and environmental, drainage, and traffic reports as they are not applicable to this application.

**Prepared by:**

Robert S. Baranowski, Jr., Esq.  
Hyland Levin Shapiro LLP  
6000 Sagemore Drive, Suite 6301  
Marlton, NJ 08053  
April 9, 2025





Chelsea J. Householder  
Paralegal  
Direct 856.355.2933  
householder@hylandlevin.com

April 9, 2025

Via Hand Delivery and E-Mail

Ms. Suzanna Baskay  
Zoning Board Secretary  
Mount Laurel Township  
100 Mount Laurel Road  
Mount Laurel, NJ 08054

**Re: Mount Laurel Veterinary Real Estate Holdings, LLC  
220-230 Mount Laurel Road a/k/a Block 508, Lots 2 and 2.01  
f/k/a Lots 2, 2.01, and 3  
Mount Laurel Township, Burlington County  
Amended Site Plan Approval and Temporary Use Permit**

Dear Ms. Baskay:

Please be advised that this office represents the Applicant, Route 73 Property LLC (the "Applicant"), with respect to the above-referenced application. Enclosed, for filing, please find the following:

- One (1) original six (6) copies of the Amended Site Plan and Temporary Use Permit Application including the Application Rider;
- One (1) copy of the Tax Certification and W-9 Form; and
- Seven (7) full sized and five (5) 11'x17' copies of the Trailer Plan prepared by James Sassano Associates, Inc. dated April 3, 2025.

Checks in the amount of \$275.00 for the Application Fee and \$3,720.00 for the Escrow Fee have already been delivered on April 8, 2025, to your office by the Applicant.

If you should require any additional information or documentation, please contact this office. We request that this matter be scheduled for the first available meeting of the Township of Mount Laurel Zoning Board of Adjustment. Thank you for your time and assistance in this matter.

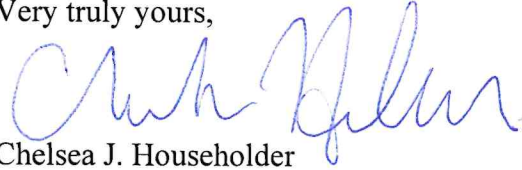


Ms. Suzanna Baskay, Zoning Board Secretary

April 9, 2025

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Very truly yours,



Chelsea J. Householder

Paralegal to Robert S. Baranowski, Jr.

Enclosures

cc: Applicant (w/enc., via email)  
Richard J. Clemson, PE (w/enc., via email)  
Robert S. Baranowski, Jr., Esq. (w/enc., via email)

## **MEMORANDUM OF PROCEDURE**

TO: All Applicants to the Zoning Board of Adjustment  
FROM: Mount Laurel Township Zoning Board of Adjustment  
Re: Zoning Board Procedures — Issuance of Building Permits


This Memorandum has been prepared to advise all applicants of the procedure used by the Mount Laurel Township Zoning Board of Adjustment and to further advise successful applicants when they can expect a zoning and building permit.

After a complete application is filed and all fees are paid, this matter will be submitted to the Zoning Board of Adjustment for a public hearing. The applicant must appear before the board and present the application. At the conclusion of the hearing a vote will be taken and the relief sought will either be granted or denied. At the next regular meeting of the Zoning Board of Adjustment (first Wednesday of every month) the Zoning Board of Adjustment will adopt a formal written resolution with specific findings of fact and conclusions of law together with an itemization of all conditions and exceptions to the relief granted.

The decision of the Zoning Board is not final until the resolution as aforesaid is adopted and signed or a memorandum is issued. A successful applicant will not be able to get a zoning or building permits until the resolution is signed or a memorandum is issued by the Zoning Board of Adjustment.

All applicants are cautioned, however, that even if a building permit is issued, the matter might not yet be final. This is true because another interested party (such as an adjacent property owner) could file an appeal from the decision of the Zoning Board of Adjustment. The right to file such an appeal generally exists for the 45 day period following the publication of the adopted resolution. It is suggested that any applicant that is concerned about the possibility of the filing of an appeal should consult with their attorney.

**Receipt of this Memorandum is acknowledged.**

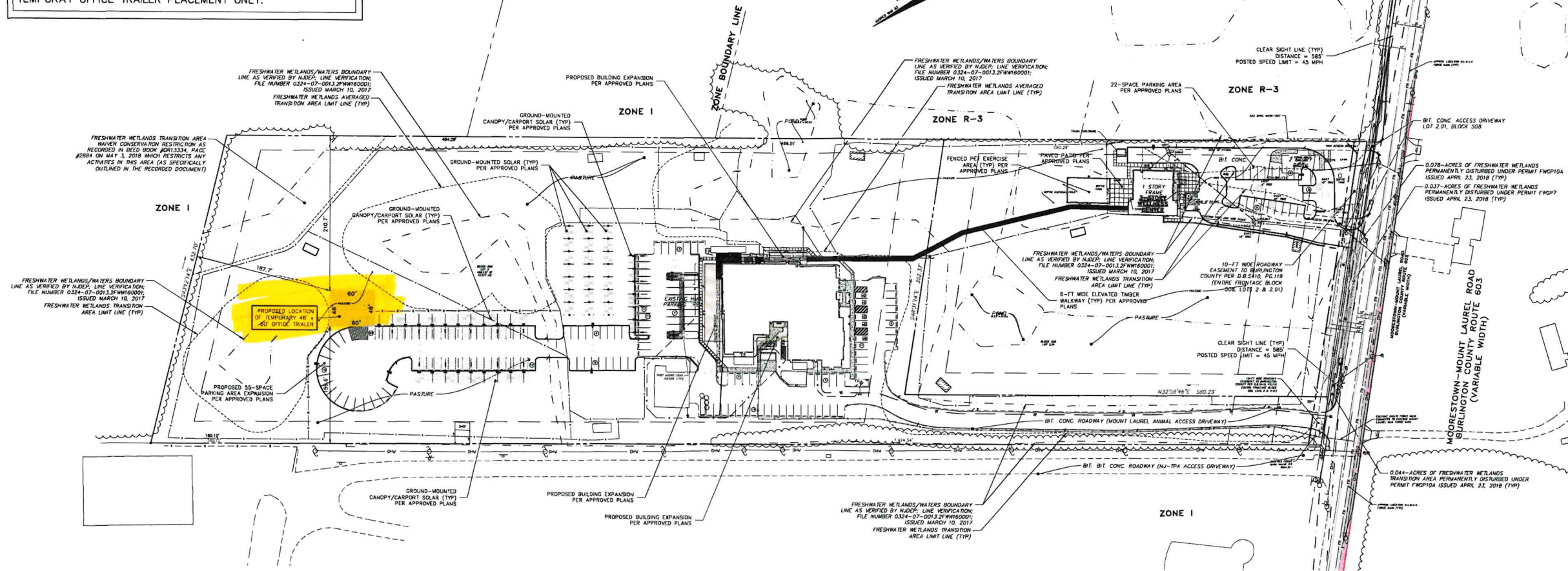


**Applicant's Signature**

4-9-25

**Date**

NOTE:  
THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF A  
TEMPORARY OFFICE TRAILER PLACEMENT ONLY.



#### GENERAL PROJECT NOTES

1. THE TRACT TO BE DEVELOPED CONSISTS OF PLATE 5, BLOCK 508, LOT 2 AS INDICATED ON THE OFFICIAL TAX MAP OF MOUNT LAUREL TOWNSHIP, HEREIN REFERRED TO AS "TRACT" AND/OR "PROJECT SITE".
2. THE PROJECT SITE IS LOCATED WITHIN THE (I) "INDUSTRIAL" ZONING DISTRICT, AS INDICATED ON THE OFFICIAL ZONING MAP OF MOUNT LAUREL TOWNSHIP.
3. THE TOTAL AREA OF THE TRACT (LOT 2) IS EQUAL TO 10.52 ACRES +/-.
4. THE FOLLOWING IS BEING PROPOSED AS PART OF THIS APPLICATION:
  - 4.1. THIS APPLICATION IS FOR THE PLACEMENT OF A TEMPORARY OFFICE TRAILER ONLY.

TELEPHONE (609) 704-1155  
www.jamesassano.com

41 SOUTH ROUTE 73, BUILDING 1, SUITE 201  
HAMMONTON, NEW JERSEY 08037

**JAMES SASSANO ASSOCIATES, INC.**  
ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT  
CERTIFICATE OF AUTHORIZATION NO. 27-14-0001-0000

**MOUNT LAUREL ANIMAL HOSPITAL**  
220 MOUNT LAUREL ROAD  
MOUNT LAUREL, TOWNSHIP, BURLINGTON COUNTY NEW JERSEY

**TEMPORARY OFFICE TRAILER SITE PLAN**  
**MOUNT LAUREL VETERINARY REAL ESTATE HOLDINGS, LLC**  
220 MOUNT LAUREL ROAD  
MOUNT LAUREL, NEW JERSEY 08054

**RICHARD J. CLEMONS, P.E.**  
NEW JERSEY LICENSE NO. JAE000911000

*Richard J. Clemons*  
DATE 04/08/25

DRAWN BY TJK	APPROVED BY RJC
SCALE 1"=60'	DATE 04/03/2025
JOB NUMBER 3784	SHEET NO. 1 OF 1

CS0200

