

**TOWNSHIP OF MOUNT LAUREL  
AGENDA  
REGULAR COUNCIL MEETING  
OCTOBER 2, 2023  
MOUNT LAUREL TOWNSHIP COURT ROOM  
7:00 P.M.**

**ITEM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & TRADITIONAL MOMENT OF SILENCE
3. ROLL CALL
4. PUBLIC ANNOUNCEMENT OF THE TOWNSHIP COUNCIL TO BE MADE AT THE COMMENCEMENT OF EVERY MEETING
5. APPROVAL OF BILL LIST  
Moved by:                      Seconded by:
6. APPROVAL OF MINUTES  
Moved by:                      Seconded by:
7. PRESENTATION: JACOB'S CHAPEL
8. RESOLUTIONS
  - 23-R-182 PROCLAMATION EXPRESSING COMMENDATION TO BRENDAN AGREN AND LEVI SHAMAN FOR THEIR OUTSTANDING SERVICE IN THE COMMUNITY
  - 23-R-183 PROCLAIMING THE MONTH OF OCTOBER 2023 AS BREAST CANCER AWARENESS MONTH
  - 23-R-184 ESTABLISHMENT OF CURFEW FOR MISCHIEF NIGHT AND HOURS FOR TRICK-OR-TREATING ON HALLOWEEN
  - 23-R-185 RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 303.05 LOT 1 C4101
  - 23-R-186 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR UNDERDRAIN REPAIRS THROUGH THE CHERRY HILL COOPERATIVE PRICING SYSTEMS OF NEW JERSEY, NEW JERSEY COOPERATIVE PRICING SYSTEM
  - 23-R-187 STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM ENABLING RESOLUTION
  - 23-R-188 TOWNSHIP OF MOUNT LAUREL APPOINTING EB EMPLOYEE SOLUTIONS, LLC, DBA THE DIFFERENCE CARD TO PROVIDE HRA SERVICES FOR THE TOWNSHIP OF MOUNT LAUREL
  - 23-R-189 A RESOLUTION TRANSFERRING CERTAIN EQUIPMENT RELATED TO A POLICE OFFICER TO THE CAMDEN COUNTY PROSECUTOR'S OFFICE
  - 23-R-190 RESOLUTION APPROVING THE PERSON-TO-PERSON TRANSFER OF HOTEL/MOTEL CONSUMPTION LIQUOR LICENSE #0324-36-001-008, GRANDE PROPERTIES, LLC TO MONTEREY GRILL MT. LAUREL, LLC
  - 23-R-191 RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE FOR THE PURCHASE OF A PORTION OF BLOCK 205.01, LOT 30
  - 23-R-192 RESOLUTION APPROVING THE ADOPTION OF THE REVISED EMPLOYEE HANDBOOK FOR THE TOWNSHIP OF MOUNT LAUREL

9. ORDINANCE FOR FIRST READING

ORDINANCE 2023-14 AN ORDINANCE AMENDING THE ROUTE 38, ARK ROAD, AND FOSTERTOWN ROAD  
REDEVELOPMENT PLAN

Publication Date: October 9, 2023

Public Hearing Date: November 13, 2023

10. ORDINANCE FOR SECOND READING AND PUBLIC HEARING

ORDINANCE 2023-10 AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOUNT LAUREL CHAPTERS  
121 "REGISTRATION OF RENTAL PROPERTY," 124 "SITE PLAN REVIEW," 138 "SUBDIVISION  
OF LAND," AND 154 "ZONING" TO MODERNIZE THE CODE AND STREAMLINE REVIEW  
PROCEDURES

Moved by:

Seconded by:

11. PUBLIC PARTICIPATION

12. COMMENTS BY COUNCIL

13. ADJOURNMENT

\*\*NEXT MEETING IS MONDAY, NOVEMBER 13, 2023

**Township of Mount Laurel  
Regular Council Meeting  
September 12, 2023  
Mount Laurel Municipal Center**

Mayor Steglik called the meeting to order.

Pledge of Allegiance & Traditional Moment of Silence

**ROLL CALL**

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

**PUBLIC ANNOUNCEMENT**

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

**APPROVAL OF BILL LIST IN THE AMOUNT OF \$2,847,647.74**

Motion to Move: Councilman Pritchett, 2<sup>nd</sup> Deputy Mayor Janjua

Roll Call 5 yes votes

**APPROVAL OF MINUTES**

Motion to Move: Councilwoman Pritchett, 2<sup>nd</sup> Deputy Mayor Janjua

Roll Call 4 yes votes; Mayor Steglik abstained

Swearing in of Captain Michael Cresong by Manager

**RESOLUTION #170-2023: PROCLAIMING AARON KLINE AS THE 2023  
CHILDHOOD CANCER AMBASSADOR FOR THE TOWNSHIP OF MOUNT  
LAUREL**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #170-2023: Councilwoman Cohen, 2<sup>nd</sup> Deputy Mayor Janjua

Roll Call 5 yes votes

**RESOLUTION #171-2023: PROCLAMATION HONORING KATE AND CHARLES TWEEDY  
FOR THEIR LIFETIME DEDICATION TO PAWS FARM NATURE CENTER**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #171-2023: Councilwoman Janjua, 2<sup>nd</sup> Councilman Moustakas

Roll Call 5 yes votes

RESOLUTION #172-2023: RESOLUTION AUTHORIZING THE REFUND OR  
CANCELLATION OF PROPERTY TAXES BLOCK 1302.03 LOT 9

Township Clerk read Resolution as entitled.

Motion to Move Resolution #172-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

RESOLUTION #173-2023: RESOLUTION DECLARING REDEVELOPER CATALYST/L&P  
HOLDING COMPANY NJ LLC IN DEFAULT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #173-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

RESOLUTION #174-2023: RESOLUTION AUTHORIZING THE FUNDING OF TOWNSHIP  
OF MOUNT LAUREL'S SHARE OF THE MACCS CONTRACT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #174-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

RESOLUTION #175-2023: AUTHORIZATION TO INSTALL A FENCE WITHIN TWO 15'  
WIDE DRAINAGE EASEMENT AREAS FOR BLOCK 302.05, LOT 16

Township Clerk read Resolution as entitled.

Motion to Move Resolution #175-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

RESOLUTION #176-2023: AUTHORIZATION TO INSTALL A FENCE WITHIN A 30' WIDE  
EMERGENCY ACCESS AND UTILITY EASEMENT AREA FOR BLOCK 803.07, LOT 14.13

Township Clerk read Resolution as entitled.

Motion to Move Resolution #176-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

RESOLUTION #177-2023: RESOLUTION OF CERTIFICATION OF REVIEW OF THE  
ANNUAL REPORT OF AUDIT FOR 2022 BY MOUNT LAUREL TOWNSHIP COUNCIL

Township Clerk read Resolution as entitled.

Motion to Move Resolution #177-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

RESOLUTION #178-2023: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT  
FOR THE PURCHASE OF SECURITY SYSTEMS AND WIRING THROUGH THE INTERLOCAL  
PURCHASING SYSTEM (TIPS)

Township Clerk read Resolution as entitled.

Motion to Move Resolution #178-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

RESOLUTION #179-2023: MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING  
RELEASE OF PERFORMANCE GUARANTEE FOR JOSE TEJAS, INC

Township Clerk read Resolution as entitled.

Motion to Move Resolution #179-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

RESOLUTION #180-2023: AWARD BID FOR BACK 40 PROPERTY CLEARING

Township Clerk read Resolution as entitled.

Motion to Move Resolution #180-2023: Councilwoman Cohen, 2<sup>nd</sup> Councilman Pritchett  
Roll Call 5 yes votes

ORDINANCES FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #12-2023: REPEALING CHAPTER 4-87.6 OF THE TOWNSHIP  
CODE AS INCONSISTENT WITH STATE LAW

Clerk read Ordinance as entitled.

Mayor opened public participation.

None.

Mayor closed public participation.

Motion to move Ordinance #12-2023: Councilman Pritchett, 2<sup>nd</sup> Deputy Mayor Janjua  
Roll Call 5 yes votes

ORDINANCE #13-2023: ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL  
TO ENTER INTO A RECREATION AND CONSERVATION LEASE AGREEMENT  
WITH ROWAN UNIVERSITY FOR THE USE OF PROPERTY FORMERLY  
KNOWN AS PAWS FARM

Clerk read Ordinance as entitled.

Mayor opened public participation.

None.

Mayor closed public participation.

Motion to move Ordinance #13-2023: Councilman Pritchett, 2<sup>nd</sup> Deputy Mayor Janjua  
Roll Call 4 yes votes; Councilman Moustakas abstained.

#### PUBLIC PARTICIPATION

Wayne Schneider – Thanked Parks & Rec. Small town.EMS building. Expressed his gratitude for the first responders. Stated that Mount Laurel is a great place to live. Questioned the building progress of the new EMS building.

#### COMMENTS BY COUNCIL

Township Manager Riculfy – Thanked Fire Chief. Food truck festival is October 1<sup>st</sup>.

Attorney Morris – Desperate blood shortage so please if you can, give blood. Thanked Kate and Charles Tweedy.

Councilwoman Cohen – Congratulated Captain Cresong, Aaron Kline and new Lt. Governor. Thanked Kate and Charles Tweedy. Rosh Hashanah. 9/11 Responders and people that were lost. Suicide awareness month. Hispanic heritage month. Stay safe.

Councilman Pritchett – Thanked Charles and Kate Tweedy. Thanked Wayne Schneider for comments. Food truck festival.

Deputy Mayor Janjua – Thanked Charles and Kate Tweedy. Congratulations Aaron Kline. Enjoy the rest of summer. Food truck festival

Mayor Steglik – Thanked Kate and Charles Tweedy for hard work. Thanked everyone for coming.

#### RESOLUTION #181-2023: RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF MOUNT LAUREL TO DISCUSS PENDING OR ANTICIPATED LITIGATION, CONTRACT NEGOTIATIONS AND/OR PERSONNEL MATTERS

Township Clerk read Resolution as entitled.

Motion to Move Resolution #181-2023: Councilman Pritchett, 2<sup>nd</sup> Deputy Mayor Janjua  
Roll Call 5 yes votes

Return to Open: Councilman Pritchett, 2<sup>nd</sup> Councilman Moustakas

All in favor.

Motion to adjourn: Councilman Moustakas, 2<sup>nd</sup> Councilman Pritchett

All in favor.

Respectfully submitted,

Meredith Riculfy, RMC  
Township Clerk



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-182

REGULAR MEETING

OCTOBER 2, 2023

**PROCLAMATION EXPRESSING COMMENDATION  
TO BRENDAN AGREN AND LEVI SHAMAN  
FOR THEIR OUTSTANDING SERVICE IN THE COMMUNITY**

**WHEREAS**, Brendan Agren and Levi Shaman are members of Mount Laurel Boy Scout Troop 15. Last spring and summer, they started spending more time at Laurel Acres Park, which is where they met Harold, a frequenter of the park. Harold uses American Sign Language to communicate, which Brendan and Levi became interested in, even learning a few signs from him.

**WHEREAS**, Brendan and Levi noticed one day that Harold was no longer riding his bike around the park like usual. They found out that Harold got into an accident where a car hit and totaled his bike and he could not afford a new one; and

**WHEREAS**, Brendan and Levi decided to take matters into their own hands and start a GoFundMe page to raise money for a new bike for Harold.

**WHEREAS**, the GoFundMe took a life of its own and was shared all over social media, with many members of the community donating and sharing their own positive personal experiences with Harold. Enough money was raised to provide Harold with a new bike, along with additional equipment for it. With the help of their Scout Leader, Jeff Shaman, the boys picked out a bike that would best meet Harold's needs and presented it to be him.

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby commend Brendan Agren and Levi Shaman on their outstanding service to the community.

This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-183

REGULAR MEETING

OCTOBER 2, 2023

**PROCLAIMING THE MONTH OF OCTOBER 2023 AS  
BREAST CANCER AWARENESS MONTH**

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

**WHEREAS**, one in eight women will be diagnosed with breast cancer in her lifetime, which is one person every 12 minutes in the United States. Breast cancer is the most commonly diagnosed cancer among U.S. women.

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

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

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

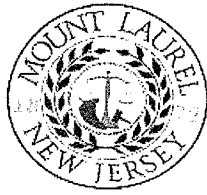
**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby proclaim the month of October 2023 as Breast Cancer Awareness Month.

This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-184

REGULAR MEETING

OCTOBER 2, 2023

**ESTABLISHMENT OF CURFEW FOR MISCHIEF NIGHT AND HOURS FOR  
TRICK-OR-TREATING ON HALLOWEEN**

**WHEREAS**, the Township of Mount Laurel has determined that it is in the best interest of the Township residents to establish a curfew for the evening commonly known as Mischief Night and designate hours for trick-or-treating on Halloween.

**WHEREAS**, the Township of Mount Laurel has determined that it is in the best interest of the Township residents to establish suggested trick-or-treating hours starting at 3:00 P.M. and ending at 9:00 P.M.

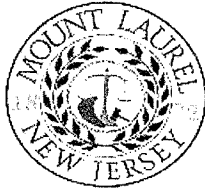
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Council that the curfew hour of 9:00 P.M. will be in effect for all residents under the age of 18, unless accompanied by a parent or guardian, for October 30, 2023, commonly known as Mischief Night, and the suggested start time for trick-or-treating will be 3:00 P.M. and 9:00 P.M. will be designated as the end of time for knocking on doors for trick-or-treating on October 31, 2023, commonly known as Halloween.

This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-185

REGULAR MEETING

OCTOBER 2, 2023

**RESOLUTION AUTHORIZING THE  
REFUND or CANCELLATION OF PROPERTY TAXES  
Block 303.05 Lot 1 C4101  
410A Willow Turn**

**100% Totally & Permanently Disabled Veteran**

**WHEREAS**, N.J.S.A. 54:4-3.30 permits the exemption from property taxes for any citizen and resident of the State who is a 100% Totally and Permanently Disabled Veteran and,

**WHEREAS**, the United States Department of Veteran Affairs has classified the veteran, Sergio A. Mercedes as 100% Totally and Permanently Disabled and,

**WHEREAS**, this status grants the veteran the right to be exempt from property taxes as of the date of eligibility by application. (N.J.S.A. 54:4-3.30a)

**WHEREAS**, taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded. Additionally, the Tax Collector is authorized to cancel 2024 Preliminary Taxes.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amount<sup>i</sup></u>
303.05	1 C4101	Sergio A. Mercedes	September 14, 2023	\$974.164

**WHEREAS**, the Burlington County Board of Taxation requires a resolution for the cancellation of property taxes in order to credit to the Municipality in the Abstract of Ratables the amount of County Taxes and County Open Space Taxes refunded or cancelled for this property. This resolution will be submitted to the Burlington County Board of Taxation with the Application & Approval of Assessment Debit and Credit for the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Council of the Township of Mount Laurel, County of Burlington that the 2023 taxes due on the above noted property have been cancelled.

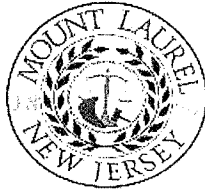
This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

<sup>i</sup> Calculation: 2023 Taxes \$3293.19 / 365 = \$9.02 per day x 108 days exempt = \$974.16



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-186

REGULAR MEETING

OCTOBER 2, 2023

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR UNDERDRAIN  
REPAIRS THROUGH THE CHERRY HILL COOPERATIVE PRICING SYSTEMS OF  
NEW JERSEY, NEW JERSEY COOPERATIVE PRICING SYSTEM**

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

**WHEREAS**, Cherry Hill, hereinafter referred to as "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

**WHEREAS**, the governing body of the Township of Mount Laurel, County of Burlington, State of New Jersey, authorized participation in the aforesaid Cooperative Pricing System for the provision and performance of goods and services.

**WHEREAS**, Dimeglio Construction Co., Inc., 594 White Horse Pike, Atco, NJ 08004, has been awarded a contract for Emergency/Maintenance/Repairs & Modification of Infrastructure Facilities for the period January 1, 2022 through December 31, 2024 by the Lead Agency as part of the Cooperative Purchasing Program; and

**WHEREAS**, the Township of Mount Laurel is desirous of participating with the Lead Agency for the purchase of underdrain repairs from the aforesaid vendor.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchase of underdrain repairs from Dimeglio Construction Co., Inc., 594 White Horse Pike, Atco, NJ 08004, in an amount not to exceed \$250,000.00.
2. This is an open-ended contract and the Township is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-187

REGULAR MEETING

OCTOBER 2, 2023

**STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM ENABLING RESOLUTION**

**WHEREAS**, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

**WHEREAS**, the Township of Mount Laurel has previously obtained a loan of \$0 and/or a grant of \$9,042,500 from the State to fund the following project(s):

**0324-97-075 Mount Laurel Acquisition Plan; and**

**WHEREAS**, the State and Township of Mount Laurel intend to increase Green Acres funding by \$1,500,000; and

**WHEREAS**, the applicant is willing to use the State's funds in accordance with its rules, regulations and applicable statutes, and is willing to enter into an Amendment of the Agreement with the State for the above-named project;

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

1. The Mayor of the Township of Mount Laurel is hereby authorized to execute an agreement and any amendment thereto with the State known as Mount Laurel Township Acquisition Plan, and;
2. The applicant has its matching share of the project, if a match is required, in the amount of \$10,542,500.
3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project, and;
4. The applicant agrees to comply with the applicable federal, state, and local laws, rules, and regulations in its performance of the project.
5. This resolution shall take effect immediately.

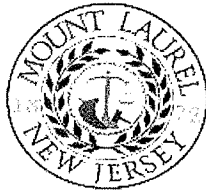
**CERTIFICATION**

I, Meredith Riculfy, Township Clerk, do hereby certify that the foregoing is a true copy of a resolution adopted by the Township Council at a meeting held on the 2<sup>nd</sup> day of October, 2023.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
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Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-188

REGULAR MEETING

OCTOBER 2, 2023

**TOWNSHIP OF MOUNT LAUREL  
APPOINTING EB EMPLOYEE SOLUTIONS, LLC, DBA THE DIFFERENCE CARD  
TO PROVIDE HRA SERVICES FOR THE TOWNSHIP OF MOUNT LAUREL**

**WHEREAS**, the Township of Mount Laurel (hereinafter the "TOWNSHIP" as appropriate) is requesting to implement a Health Reimbursement Account for employees who voluntarily enroll in the SHBP NJ Direct 2035 plan which will be funded by the Township.

**WHEREAS**, Conner Strong & Buckelew on behalf of the TOWNSHIP conducted a Request for Proposals (hereinafter "RFP") process, for HRA Services including stop loss coverage and has recommended The Difference Card to administer these services.

**WHEREAS**, The Difference Card will administer, for each employee who voluntarily enrolls in the NJ Direct 2035, a HRA account to pay for any out-of-pocket expenses (such as deductibles, copays, and coinsurance) so that the employee is reimbursed back to the benefit level of the NJ Direct 10 plan. Employees will save on their employee contributions, and the Township will save on premium costs.

**NOW, THEREFORE, BE IT RESOLVED**, that the EB Employee Solutions, LLC, dba The Difference Card (hereinafter the "VENDOR") with a business address of 200 Business Park Drive, Suite 311, Armonk, NY 10504 is appointed to provide HRA Services including stop loss coverage for the period January 1, 2024 through December 31, 2024.

**BE IT FURTHER RESOLVED**, that the Manager of the TOWNSHIP is hereby authorized to execute contracts between the TOWNSHIP and the VENDOR set forth in this resolution with terms and conditions as required by the TOWNSHIP.

This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
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Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-189

REGULAR MEETING

OCTOBER 2, 2023

**A RESOLUTION TRANSFERRING CERTAIN EQUIPMENT RELATED TO A  
POLICE OFFICER TO THE CAMDEN COUNTY PROSECUTOR'S OFFICE**

**WHEREAS**, the Township of Mount Laurel no longer needs certain equipment related to a former police officer including a bullet proof vest and outer carrier ("equipment") which was purchased and custom fit for this officer and now the equipment does not have a continued and specific public purpose; and

**WHEREAS**, the Camden County Prosecutor's Office ("Prosecutor's Office") has requested to purchase the equipment; and

**WHEREAS**, the Township Council of Mount Laurel wishes to transfer the equipment to the Prosecutor's Office; and

**WHEREAS**, by contract with police recruits, the Police Officer accepts financial responsibility for the cost of hiring and training related to the onboarding process including, uniforms, psychological exam, medical exam, drug screening, and police academy tuition; and

**WHEREAS**, the recruit Police Officer's decision to leave Mount Laurel employment and obtain employment with this other agency triggers the Officer's financial obligations which are only limited because the Camden County Prosecutor's Office has expressed an intent to absorb some of the cost by directly purchasing equipment for this Police Officer that will continue to be used in the Officer's new employment opportunity;

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

**Section 1.** As expressed in the Preamble and incorporated herein, this body-specific equipment is no longer needed by Mount Laurel Township but retains value for the Prosecutor's Office and Mount Laurel agrees to sell and the Prosecutor's Office agrees to purchase the equipment for \$1,089.46.

**Section 2.** If for some reason the Prosecutor's Office does not purchase the equipment, the Police Officer remains responsible for the cost of the equipment.

**Section 3.** Further the Police Officer remains responsible for the additional \$2,734.65, the cost of training related to the police academy.

This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

4871-3765-6193, v. 1

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-190

REGULAR MEETING

OCTOBER 2, 2023

**RESOLUTION APPROVING THE PERSON-TO-PERSON TRANSFER OF  
HOTEL/MOTEL CONSUMPTION LIQUOR LICENSE #0324-36-001-008, GRANDE  
PROPERTIES, LLC TO MONTEREY GRILL MT. LAUREL, LLC**

**WHEREAS**, an application has been filed for a Person-to-Person Transfer of Hotel/Motel Consumption Liquor License Number 0324-36-001-008, from Grande Properties, LLC to Monterey Grill Mt. Laurel, 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**, a background investigation of the Transferee has been conducted by the Police Department, without negative comment and confirmed through fingerprint verification by the New Jersey State Police; and

**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 Hotel/Motel Consumption Liquor License to Monterey Grill Mt. Laurel, 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 Monterey Grill Mt. Laurel, LLC.

This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-191

**REGULAR MEETING**

**OCTOBER 2, 2023**

**RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL AUTHORIZING THE  
EXECUTION OF AN AGREEMENT OF SALE FOR THE PURCHASE OF A PORTION  
OF BLOCK 205.01, LOT 30**

**WHEREAS**, the Township seeks to establish a municipal park along Creek Road in  
Mount Laurel; and

**WHEREAS**, the owner of 115 Creek Road has expressed an interest to sell a portion of  
its property to the Township following subdivision of Block 205.01, Lot 30 into two lots; and

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

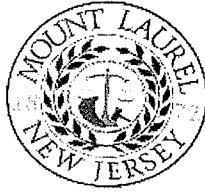
1. The Mayor or Township Manager be and are hereby authorized to execute an agreement  
of sale and related documents to effectuate the purchase of a portion of Block 205.01, Lot  
30 for the amount of \$170,000.
2. The Township Manager, Township Solicitor and other municipal officials at the  
Manager's designation are hereby authorized to prepare, file and present the subdivision  
application to the Township Planning Board;
3. Following the subdivision, the Manager, the Solicitor and the Manager's designees are  
hereby authorized to complete all steps necessary to acquire the land in question.

This resolution was adopted at a meeting of the Township Council held on October 2,  
2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL  
MOUNT LAUREL MUNICIPAL CENTER**

Distribution \_\_\_\_\_

Resolution No. 23-R-192

**REGULAR MEETING**

**OCTOBER 2, 2023**

**RESOLUTION APPROVING THE ADOPTION OF THE REVISED EMPLOYEE  
HANDBOOK FOR THE TOWNSHIP OF MOUNT LAUREL**

**WHEREAS**, the Employee Handbook of the Township of Mount Laurel serves as governing document of all employees, volunteers, appointed officials and independent contractors for the Township of Mount Laurel; and

**WHEREAS**, the Manager is in the process of reviewing and updating the Employee Handbook to ensure compliance with current JIF requirements and sound practices in regards to administration of the Township; and

**WHEREAS**, certain revisions to the Handbook are necessary in order to comply with Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Fund plan of risk management and regulations and to better accommodate the actualities of the Mount Laurel Township workplace; and

**WHEREAS**, all revisions have been reviewed and approved by the Township Solicitor and Labor Counsel; and

**NOW THEREFORE BE IT RESOLVED** that the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey hereby agrees to adopt the revised Employee handbook.

**BE IT FURTHER RESOLVED** that the policies revised in the Employee Handbook shall be effective immediately from the adoption of this Resolution; and

**BE IT FURTHER RESOLVED** that copies of the revised Handbook will be produced in electronic form and distributed to all current and future employees of the Township of Mount Laurel.

This resolution was adopted at a meeting of the Township Council held on October 2, 2023 and shall take effect immediately.

**A CERTIFIED COPY**

\_\_\_\_\_  
**Meredith Riculfy, Municipal Clerk**

	<b>MOTION</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAINED</b>	<b>ABSENT</b>	<b>TRANSMITTED</b>
<b>Cohen</b>						
<b>Janjua</b>						
<b>Moustakas</b>						
<b>Pritchett</b>						
<b>Steglik</b>						

**TOWNSHIP OF MOUNT LAUREL**

**ORDINANCE 2023-14**

**AN ORDINANCE AMENDING THE ROUTE 38, ARK ROAD, AND FOSTERTOWN ROAD REDEVELOPMENT PLAN**

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

**WHEREAS**, by Resolution 18-R-144 of the Township Council of the Township of Mount Laurel (the "Township"), the following properties were designated as an Area in Need of Redevelopment in accordance with the procedures set forth in the Local Redevelopment and Housing Law:

- Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04;
- Block 303, Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11; and
- Block 308, Lot 1; and

**WHEREAS**, these properties are collectively referred to as the Route 38, Ark Road, and Fostertown Road Redevelopment Area (the "Redevelopment Area"); and

**WHEREAS**, on March 25, 2019, the Township Council adopted the Route 38, Ark Road, and Fostertown Road Redevelopment Plan by Ordinance No. 2019-7 (the "Redevelopment Plan"), which set forth the superseding land use regulations to govern the Redevelopment Area including goals and objectives, permitted land uses, and development standards; and

**WHEREAS**, on December 2, 2019, the Township Council adopted Ordinance No. 2019-35, amending certain standards set forth in the Redevelopment Plan; and

**WHEREAS**, the Township Council has been approached by potential redevelopers with a request to consider further amendments to the Redevelopment Plan so as to permit a combined assisted living and congregate care facility, retail sales, and a fast-food establishment with drive-through facilities; and

**WHEREAS**, the Township Council has reviewed the conceptual plan provided in furtherance of such request, a copy of which is attached hereto as "Exhibit A"; and

**WHEREAS**, in the interest of furthering the development of this economic corridor of the Township, the Township Council has considered this request and finds that in limited applications and with appropriate conditions, the proposed development is not objectionable at the intended location; and

**WHEREAS**, the Township Council wishes to amend the Redevelopment Plan in order to permit the proposed development; and

**WHEREAS**, the Township Council finds that such amendments to the Redevelopment Plan are not a substantial departure from the original intent of the Redevelopment Plan and would further the objective of the Redevelopment Plan to ameliorate existing conditions upon the Redevelopment Area that have been characterized by lands vacant more than ten (10) years and that are remote and lack of means of access; and

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

WHEREAS, the amendments to the Redevelopment Plan do not alter the Redevelopment Plan's relationship to and consistency with the Township's Master Plan; and

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

SECTION 1. The Township Council hereby adopts the following amendments to the Redevelopment Plan:

- a. Section 2.0, entitled "Definitions," is hereby amended to include the following additional definitions:

*"Assisted Living Facility" means a multi-unit, age-restricted residential facility licensed by the State of New Jersey offering assisted living services to residents.*

*"Congregate Care Facility" means a multi-unit, age-restricted residential facility offering limited to no personal care assistance to residents for day-to-day tasks.*

- b. Section 4.11, entitled "Provision of Affordable Housing," is hereby amended to read as follows:

*Per Section 16 of the LRHL, all projects, programs and actions shall be in accordance with the housing element of the master plan, and with any fair share housing plan filed, whether or not the municipality has petitioned for substantive certification of the plan. Inclusionary development, or 20% of the total market rate housing units or 2.5% of the equalized assessed value of non-residential development, shall be permitted to accommodate persons of low and moderate income.*

*Notwithstanding anything contained in this Section 4.11 to the contrary, the affordable housing requirements for any redevelopment undertaken pursuant to the provisions of this Redevelopment Plan which provides for a congregate care facility and/or an assisted living facility shall be limited to (i) setting aside 10% of the total bed count attributable solely to the assisted living facility for use by Medicaid-eligible persons, in accordance with N.J.S.A. 26:2H-12.16 et seq., and (ii) paying a fee equal to 2.5% of the equalized assessed value of the congregate care facility.*

- c. Section 6.4, entitled "Land Use and Development Regulations," subsection 1, entitled "Permitted Principal Uses," is hereby amended to include the following additional uses:

*m. Congregate care facilities.*

*n. Restaurants, fast-food establishments, and retail establishments with drive-through facilities.*

*o. A combination of the foregoing permitted uses.*

- d. Section 6.4, entitled "Land Use and Development Regulations," subsection 2, entitled "Permitted Accessory Uses," sub-subsection j is hereby amended to read as follows:

*j. Other accessory uses and structures normally considered incidental to one or more of the principal uses located on the same lot,*

*including but not limited to pergolas, bocce courts, and other associated courtyard amenities.*

- e. Section 6.4, entitled "Land Use and Development Regulations," unidentified subsection, entitled "Prohibited Uses," is hereby amended to strike the following:

- a. *Fast-food establishments and drive-through facilities.*

- f. Section 6.4, entitled "Land Use and Development Regulations," unidentified subsection, entitled "Bulk and Area Requirements," sub-subsection B.2 is hereby amended to read as follows:

*The gross floor area of the nonresidential space within the Fostertown Road Mixed-Use (FR-MX) District shall be a minimum of 10,000 square feet and shall not exceed 125,000 square feet. For purposes of this calculation, square footage attributable to any assisted living facility unit or congregate care facility unit shall not be included.*

- g. Section 6.4, entitled "Land Use and Development Regulations," unidentified subsection, entitled "Bulk and Area Requirements," sub-subsection B.3 is hereby amended to read as follows:

*The total number of assisted living facility units or congregate care facility units within the Fostertown Road Mixed-Use (FR-MX) District shall not exceed 175.*

- h. Section 6.4, entitled "Land Use and Development Regulations," unidentified subsection, entitled "Bulk and Area Requirements," sub-subsection F.2 is hereby amended to read as follows:

*Accessory uses: 20 feet from any tract boundary line; provided, however, such setback may be reduced if screening from neighboring uses and any public right-of-way is provided and approved by the Planning Board.*

- i. Section 6.5, entitled "Parking," subsection 1 is hereby amended to read as follows:

*Residential uses. The minimum number and dimensions of all on-site parking stalls and parking areas for residential uses, assisted living facilities, and congregate care facilities shall be governed by the RSIS.*

- j. Section 7.2, entitled "Design Standards," subsection 7.2.4, entitled "Landscape and Buffering," sub-subsection 2 is hereby amended to read as follows:

*A minimum 25-foot landscaped buffer area shall be provided along the Route 38 right-of-way and along Fostertown Road. A minimum 50-foot landscaped buffer shall be provided along any other tract boundary line. Said buffers shall be free of structures except for internal roads, permitted signs, stormwater management facilities, walkways, and pedestrian circulation areas.*

- k. Section 7.2, entitled "Design Standards," subsection 7.2.4, entitled "Landscape and Buffering," sub-subsection 2 is hereby amended to read as follows:

*There shall be a minimum 50-foot landscaped buffer between residential and non-residential developments. Said buffer shall be free of structures and encroachments except for internal roads, permitted signs, stormwater management facilities, walkways, and pedestrian circulation areas provided screening from neighboring residential uses is provided and approved by the Planning Board.*

l. Section 7.2, entitled "Design Standards," subsection 7.2.6, entitled "Infrastructure," is hereby amended to include the following:

5. *Cross-access drive aisles and/or easements may be requested and pursued between neighboring and compatible uses.*

m. Section 7.2, entitled "Design Standards," subsection 7.2.9, entitled "Signage," is hereby amended to include the following:

4. *Notwithstanding anything contained in this Section 7.2.9 or Township of Mount Laurel Code Section 154-92 et seq. to the contrary, the following shall be permitted:*

i. *Multi-tenant monument signs shall be permitted in connection with any multi-tenant development and/or building and such signs shall be permitted to include both the names and logos of such tenants.*

ii. *The maximum area permitted for multi-tenant monument signs shall be 64 square feet per side.*

iii. *The maximum height permitted for multi-tenant monument signs shall be 8 feet.*

**SECTION 2.** The amendments set forth in Section 1 above shall be deemed a part of, but shall take precedence over and supersede any provisions to the contrary contained in, the Redevelopment Plan. Except as specifically modified hereby, all of the provisions of the Redevelopment Plan which are not in conflict with the terms of the foregoing amendments shall remain in full force and effect.

**SECTION 3.** The Township Council declares and determines that the Redevelopment Plan, as amended by this Ordinance, meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development, redevelopment and rehabilitation of the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

**SECTION 4.** The Township Council expressly incorporates within this Ordinance the findings of the Township Planning Board as set forth in Resolution 18-R-144, dated September 24, 2018.

**SECTION 5.** The Township Council shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan, as amended by this Ordinance.

**SECTION 6.** The Redevelopment Plan, as amended by this Ordinance, shall supersede any and all other local development regulations to the extent set forth therein, and the Township Zoning Map is hereby amended, as may be necessary, to conform with the provisions of the Redevelopment Plan, as amended by this Ordinance.

**SECTION 7.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 8.** In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Council that the balance of this Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of this Ordinance.

**SECTION 9.** This Ordinance shall take effect after final adoption and publication according to law.

Introduction Date: October 2, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: October 9, 2023

Public Hearing Date: November 13, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

**TOWNSHIP OF MOUNT LAUREL**

BY:

\_\_\_\_\_  
Stephen Steglik, Mayor

ATTEST:

\_\_\_\_\_  
Meredith Riculfy, Township Clerk

EXHIBIT A

MOUNT LAUREL TOWNSHIP

ORDINANCE # 2023-10

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOUNT LAUREL CHAPTERS 121 "REGISTRATION OF RENTAL PROPERTY," 124 "SITE PLAN REVIEW," 138 "SUBDIVISION OF LAND," AND 154 "ZONING" TO MODERNIZE THE CODE AND STREAMLINE REVIEW PROCEDURES**

**WHEREAS**, the Zoning Board of Adjustment of the Township of Mount Laurel has the authority to hear applications from property owners or developers who are seeking relief from certain standards or requirements of the Township's zoning code, found at Chapter 154 of the Township Code; and

**WHEREAS**, the Zoning Board has prepared an Annual Report for the year 2022, which lists the actions taken by the Board on applications for variances and deviations from the Township's zoning code; and

**WHEREAS**, this Annual Report of the Zoning Board of Adjustment was transmitted to the Township Council along with a report on recommendations for zoning ordinance revisions, by the Zoning Board, in a letter dated January 4, 2023; and

**WHEREAS**, Township staff have also provided input and recommendations regarding the Zoning Code; and

**WHEREAS**, the Township Council wishes to address the recommendations of the Zoning Board of Adjustment and Township staff by amending the Township Code; and

**NOW THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Township of Mount Laurel, Burlington County, New Jersey, that the Land Development Regulations set forth in Chapters 121 Registration of Rental Property, 124 Site Plan Review, 138 Subdivision of Land, and 154 Entitled Zoning are hereby amended, modified, and supplemented as follows:

All new text to be inserted is in ***bold, italic, and underline*** type. All text to be deleted is in **~~bold and strikethrough~~** type.

## Chapter 121 Rental Property

### Article II Registration of Rental Property

#### §121-10 Periodic inspections.

C. Such inspection shall be for the purpose of determining Zoning Ordinance compliance, and to the extent applicable, to determine if the property complies with the Property Maintenance Code, Uniform Construction Code, BOCA Maintenance Code, Housing Code and/or Uniform Fire Safety Act, and to inspect certain rental dwellings for lead-based paint hazards in accordance with N.J.A.C. 5:28A et seq.

#### F. Lead-based paint inspection.

(1) All rental dwelling units registered with the Township of Mount Laurel are subject to periodic inspections for lead-based paint hazards in accordance with the lead-based paint inspection laws at N.J.A.C. 5:28A, except for the following:

(a) Dwellings that were constructed during or after 1978.

(b) Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants.

(c) Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no-lead based paint in the building.

(d) Rental dwellings that have been registered with the NJ Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the dwelling.

(e) Dwellings with a valid lead-safe certificate.

(2) Periodic inspections for lead-based paint hazards shall be carried out at the time of registration renewal or the time of change of occupancy. The owner or agent shall notify the Township at the time of vacancy to coordinate the inspection.

(3) At the time of inspection, the inspector shall examine rental dwellings for deteriorated paint or visible surface dust, debris, or residue. If lead-based paint hazards are found during an inspection, the owner of the dwelling must remediate the hazard by interim controls or abatement in accordance with State laws. Any abatement must be carried out by a certified and licensed lead abatement contractor.

#### §121-13 Fees.

At the time of the filing of the registration form, the owner or agent of the owner must pay a fee for the purposes of covering administrative costs associated with the administration of this article in accordance with the following:

A. An annual registration fee of:

(1) \$200 per rental unit for the first 10 rental units of a rental property; and

(2) \$25 per rental unit for a rental property not subject to § 121-13A(1) above.

(3) \$30 per rental unit for periodic lead-based paint hazard inspection, \$20 of which shall be deposited into the State Lead Hazard Control Assistance Fund.

## Chapter 124 Site Plan Review

### Article III Completion of Construction; Fees; Guaranties

#### §124-11 Fees.

A. Minor site plan (Board approval) or Minor Site Plan Alteration Committee or amended plan fees shall be as follows:

- (1) Application fee: \$250; plus
- (2) Escrow: ~~\$750.~~ \$4,000 for Minor Site Plan, \$1,000 for Minor Site Plan Alteration
- B. Preliminary major site plan fees, including amended approval, shall be as follows:
- (1) Application fee: \$275; plus
- (2) Residential escrow: \$2,000 plus \$50 per unit; or
- (3) Nonresidential escrow: \$4,000 plus ~~\$100 per lot~~ \$25 per 100 s.f. of building floor area to a maximum of \$15,000.
- C. Final major site plan fees, including amended approval, shall be as follows:
- (1) Application fee: \$275; plus
- (2) Residential escrow: \$2,000 plus \$50 per lot; or
- (3) Nonresidential escrow: \$3,000 plus ~~\$100 per lot~~ \$25 per 100 s.f. of building floor area to a maximum of \$10,000.
- D. Combined preliminary and final major site plan fees, including amended approval, shall be as follows:
- (1) Application fee: \$375; plus
- (2) Residential escrow: \$3,000 plus \$50 per unit; or
- (3) Nonresidential escrow: ~~\$4,000 plus \$100 per lot.~~ \$5,000 plus \$200 per 100 s.f. of building floor area to a maximum of \$25,000.
- E. Waiver of site plan fees shall be as follows:
- (1) Application fee: \$100; plus
- (2) Escrow: \$200.
- F. Informal concept plan fees shall be as follows:
- (1) Application fee: \$100; plus
- (2) Escrow: \$500.
- G. Formal concept plan to the Planning Board fees shall be as follows:
- (1) Application fee: \$500; plus
- (2) Escrow: ~~\$1,000~~ \$2,000.
- H. Extensions of approval fees shall be as follows:
- (1) Application fee: \$150; plus
- (2) Escrow: \$250.
- I. Special meeting fees shall be as follows:
- (1) Application fee: \$100; plus
- (2) Escrow: \$250.
- J. Inspection fees shall be as follows: The escrow for inspection shall be 5% of the bonded amount, except for extraordinary circumstances at the time the performance bond is posted, or \$500, whichever is greater.
- K. Each applicant who shall submit a plan for site approval shall agree in writing, by execution of an escrow agreement, to pay all reasonable costs for professional review of the site plan and for inspection of improvements required by the Planning or Zoning Board. All costs shall be paid in full before any occupancy of the premises is permitted or occupancy permit is issued.

L. Conditional use fees shall be as follows:

- (1) Application fee: \$200; plus
- (2) Escrow: \$500-plus any variance, subdivision, or site plan escrow fees as applicable.

M. Publication of final decision fee shall be as follows: \$40.

N. Temporary uses or structures:

- (1) Application fee: \$100; plus
- (2) Escrow: \$500.

## Chapter 138 Subdivision of Land

### Article VI Administrative Procedures

#### §138-46 Fees.

The following schedule of fees shall be required for all applications and other matters pertaining to this chapter. No action shall be taken by the Planning or Zoning Board until all applicable fees have been paid. The schedule of fees shall be on file in the office of the Municipal Clerk and such other place or places as the Planning Board shall direct.

A. Initial application and sketch plan for minor subdivisions. The initial application for subdivision shall require payment of a fee of \$275, plus the posting of an escrow fee of ~~\$1,000~~ \$1,500 per lot. The amount placed in escrow shall be set up in an escrow fund to be placed with the Township Treasurer. Said fund shall be used to pay the fees of any professional personnel employed to process, review, inspect and make recommendations on the proposed subdivision, including but not limited to legal, engineering and planning services and including the Mount Laurel Fire Official or other persons so designated by the Mount Laurel Fire Commission. If at any time the escrow fund shall be deemed insufficient by the Planning or Zoning Board to cover actual or anticipated expenses, said fund shall be subject to increase on demand. In addition, an applicant for a major subdivision shall make payments to the escrow fund at both the preliminary approval and final approval stages in amounts as set forth below, unless the necessity for such increase in the escrow fund is waived by the Board. Any excess of the funds in the escrow account at the time of final acceptance of improvements will be returned to the subdivider upon his request in writing. If at any time it becomes evident that the escrow fund is or will be insufficient to cover the expenses of the Township's professionals, the subdivider shall increase the fund as required by the Planning or Zoning Board.

B. Major subdivisions. The following fees shall be applicable to major subdivisions:

(1) Preliminary or amended preliminary plat.

- (a) Application fee: \$275; plus
- (b) Residential escrow: ~~\$2,000 plus \$50 per unit~~ \$3,000 plus \$100 per lot; or
- (c) Nonresidential escrow: ~~\$3,000 plus \$100 per lot~~ \$5,000 plus \$100 per lot.

(2) Final or amended final plat.

- (a) Application fee: \$275; plus
- (b) Residential escrow: ~~\$2,000 plus \$50 per unit~~ \$3,000 plus \$100 per lot; or
- (c) Nonresidential escrow: ~~\$3,000 plus \$100 per lot~~ \$5,000 plus \$100 per lot.

(3) ~~Informal concept~~ Conceptual review:

- (a) Application fee: \$100; plus
- (b) Escrow: ~~\$500~~ \$2,000, to be used in conjunction with professional review of the concept plan.

## CHAPTER 154 ZONING

### Article I General Provisions

§154-5 Definitions and word usage.

#### ACCESSORY APARTMENT

A semi-independent residential dwelling unit containing sleeping quarters, a restroom, and a separate kitchen, that is wholly contained within a single-family dwelling, and is accessed primarily from within the principal single-family dwelling on the lot. Commonly referred to as an "in-law suite" or "mother-daughter suite".

#### ACCESSORY DWELLING UNIT

An independent residential dwelling unit either attached to a single-family dwelling, or located on the same lot as a single-family dwelling, and having an independent means of access to the dwelling unit from the principal single-family dwelling.

#### ACCESSORY RESIDENTIAL USE, HOME OCCUPATION

- (1) A business activity or use ~~customarily~~ carried on within a dwelling by the residents thereof, which use is incidental and subordinate to the residential use and for which there is no contact whatsoever with the public for any purpose other than through telephone or electronic communications.
- (2) ~~Accessory residential uses shall be subject to the following standards:~~
  - (a) ~~There shall be no more than one employee.~~
  - (b) ~~There shall be one off-street parking space in addition to those otherwise required by this chapter if deemed necessary for the operation as determined by the reviewing agency. If the additional parking changes the appearance of the site, then site plan approval from the Planning Board is required.~~
  - (c) ~~The area used for the above uses shall occupy no more than 15% of the total floor area, including basements if so used.~~
  - (d) ~~No storage of materials or products outside of the dwelling unit shall be permitted, including the use of vans, trucks and other vehicles to store materials and equipment.~~
  - (e) ~~The use shall be clearly incidental to the residential use of the dwelling unit and shall not change the essential residential character of the dwelling.~~
  - (f) ~~No external alterations inconsistent with the residential use of the dwelling unit shall be permitted.~~
  - (g) ~~No display of products shall be visible from outside the building.~~
  - (h) ~~Such accessory uses shall be conducted by the residential occupants, who must be continuous occupants of the dwelling while the use is in operation.~~
  - (i) ~~No advertising display shall be visible from the street or elsewhere other than a small professional nameplate, which shall not exceed two square feet in area.~~

#### ADULT DAY CARE

A non-residential facility typically operating several hours per day, providing meals and social and recreational activities under general supervision for elderly persons and/or adults with disabilities.

#### ASSEMBLY HALL

Any building or area used for the gathering of 50 or more individuals to participate in or observe programs for educational, instructional, political, civic, entertainment, or amusement activities.

#### CHURCH, HOUSE OF WORSHIP

- 1) A church, synagogue, temple, mosque, or other similar facility that is used for prayer or religious services by persons of similar beliefs as its primary use;
- 2) A special-purpose building that is architecturally designed and particularly adapted for the primary use of conducting formal religious services on a regular basis.

#### GROUP HOME

Any ~~single-family dwelling~~ residence used in the placement of children or adults pursuant to law recognized and licensed as a group home, community residence for persons with developmental disabilities, community shelter for victims of domestic violence, or community residence for persons with head injuries by the appropriate agency of the State of New Jersey, where food, shelter, and guidance is provided to persons who require assistance, temporarily or permanently, in order to live in the community. Department of Institutions and Agencies in accordance with rules and regulations adopted by the Commissioner of Institutions and Agencies, provided, however, that no group home shall contain more than 12 children. All group home sites shall be subject to site plan review and be in conformance with applicable site plan and zoning standards, such as parking, drainage, lighting, signage, etc.

#### POLE BARN

A ~~farm post frame~~ building supported by poles set in the ground, which may lack ~~lacks~~ a foundation or basement, ~~supported by poles set in the ground and wrapped with exterior siding comprised of corrugated steel, aluminum panels or wood, and is generally used to support agricultural activities as storage space or provide storage space for industrial equipment.~~

#### PRIVATE GARAGE, CARPORT

An accessory building or structure used for the storage and parking of any number of motor vehicles owned and used by the owner or tenant of the premises. ~~The building or structure may not be used for commercial purposes. Not more than two commercial vehicles may be stored in a private garage nor shall the space be available to the public.~~

### Article III Residence Districts

#### 154-15 General use regulations.

A. General. In residence 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:

(6) Group homes, community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and family day-care homes, as specified in the Municipal Land Use Law. ~~All such uses shall be subject to subdivision and site plan review and be subject to all applicable standards of those ordinances.~~

#### 154-19 Accessory uses.

A. Only the following accessory uses shall be permitted:

(2) Utility sheds ~~not exceeding ten by twelve (10 x 12) feet.~~

(3) Private garages, pole barns, ~~pool houses, or ornamental structures~~ greenhouses, and ~~all other accessory buildings not exceeding 1,000 square feet.~~

(7) Accessory residential use or home occupation, subject to the following standards:

(a) There shall be no more than one employee of the business to be carried out on the residential property.

(b) There shall be one off-street parking space in addition to those otherwise required by this chapter if deemed necessary for the operation as determined by the reviewing agency. If the additional parking changes the appearance of the site, then site plan approval from the Planning Board is required.

(c) The area used for the above uses shall occupy no more than 15% of the total floor area, including basements if so used.

(d) No storage of materials or products outside of the dwelling unit shall be permitted, including the use of vans, trucks and other vehicles to store materials and equipment.

(e) The use shall be clearly incidental to the residential use of the dwelling unit and shall not change the essential residential character of the dwelling.

(f) No external alterations inconsistent with the residential use of the dwelling unit shall be permitted.

(g) No display of products shall be visible from outside the building.

(h) Such accessory uses shall be conducted by the residential occupants, who must be continuous occupants of the dwelling while the use is in operation.

(i) No advertising display shall be visible from the street or elsewhere other than a small professional nameplate, which shall not exceed two square feet in area.

(8) Accessory apartment, subject to the following additional requirements:

(a) There shall be a maximum of one (1) accessory apartment within any single-family home.

(b) One (1) additional off-street parking space shall be provided in addition to any other parking requirements for the principal dwelling.

(c) Accessory apartments shall have a maximum floor area of 600 square feet.

(d) There shall be no more than one (1) bedroom or space for sleeping quarters in any accessory apartment.

(e) The accessory apartment shall only be occupied as living quarters by a member of the household that resides in the principal dwelling on the lot.

(f) The accessory apartment shall not be rented, leased, or sold separately from the principal dwelling on the lot.

~~B. Private garages, pole barns, private greenhouses, and all other accessory buildings larger than 1,000 square feet shall require site plan approval from the Planning Board. Reserved.~~

§154-21 Conditional uses.

A. Child-care centers may be authorized by the Planning Board as a conditional use in all residential districts subject to the following standards, specifications and criteria:

#### 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:

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

(32) Micro brewery, craft distillery, or winery subject to the standards set forth in ~~154-80.2~~ §154-80.3.

(33) Sales room, micro brewery, craft distillery, or craft winery, subject to the standards set forth in ~~154-80.3.~~ §154-80.4.

#### Article V Neighborhood Commercial Districts

§154-37 Use regulations.

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

K. Micro brewery, craft distillery, or winery subject to the standards set forth in ~~§154-80.2.~~ §154-80.3.

L. Sales room, micro brewery, craft distillery, or craft winery, subject to the standards set forth in ~~§154-80.3.~~ §154-80.4

P. Adult day cares shall be permitted as a conditional use, subject to the following conditions:

(1) A designated vehicular drop-off and pick-up location shall be provided to the facility that is separated from the public right-of-way as an internal driveway.

(2) Off-street parking shall be provided at a minimum ratio of 1 parking space per every 2 program participants on a peak day, plus one space for every fleet vehicle to be stored on site.

#### Article VI Business Districts

§154-43 Use regulations.

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

D. Cannabis alternative treatment center or cannabis retailer, as a conditionally permitted use subject to the following conditions:

F. Micro brewery, craft distillery, or winery in accordance with ~~§154-80.2.~~ §154-80.3.

G. Sales room, micro brewery, craft distillery, or craft winery, subject to the standards set forth in §154-80.3. §154-80.4

K. Adult day cares shall be permitted as a conditional use, subject to the following conditions:

(1) A designated vehicular drop-off and pick-up location shall be provided to the facility that is separated from the public right-of-way as an internal driveway.

(2) Off-street parking shall be provided at a minimum ratio of 1 parking space per every 2 program participants on a peak day, plus one space for every fleet vehicle to be stored on site.

## Article VII Specially Restricted Industrial Districts

§154-49 Use regulations.

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

K. Cannabis cultivator, manufacturer, distributor, wholesaler and delivery service, as a conditionally permitted use, subject to the following conditions:

P. Micro brewery, craft distillery, or winery, subject to the standards set forth in §154-80.2. §154-80.3.

## Article VIII Industrial Districts

§154-56 Use regulations; 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:

(8) Child care centers as a permitted use ~~subject to the following standards:~~

~~(a) The use will not injure or detract from the use of neighboring property.~~

~~(b) The use will not detract from the character of any residential neighborhood.~~

~~(c) The use of the property adjacent to the area included in the plan is adequately safeguarded.~~

~~(d) The property is suitable for the intended use.~~

~~(e) The use will serve the best interests of the Township.~~

~~(f) The use will not adversely affect public facilities and services, such as water, sewer, utilities and police and fire protection.~~

~~(g) The use will not adversely affect the existing drainage facilities.~~

~~(h) The use will not adversely affect the safe flow of traffic, and adequate roadway accesses shall be provided to protect roadways from undue congestion and hazards.~~

~~(i) All active recreation areas shall be fenced with a four-foot-high vinyl-covered chain-link fence or equivalent.~~

~~(j) All property lines adjacent to residential lots shall be buffered as specified in §154-68.~~

~~(k) Outdoor areas located near hazardous areas as determined by the Planning Board shall be fenced or otherwise protected as directed by the Planning Board.~~

~~(l) The required outdoor play areas shall be green, open and unpaved for active recreational activities.~~

(m) Provision shall be made in the design of the parking lot for high turnover parking spaces for child pickup and drop off.

~~(19) A cannabis cultivator, manufacturer, distributor, wholesaler and delivery service, subject to the following conditions: Reserved~~

~~(20) Cannabis alternative treatment center, or cannabis retailer, subject to the following conditions: Reserved~~

(25) Micro brewery, craft distillery, or winery in accordance with §154-80.2. §154-80.3

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

(2) 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 F5D 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.

(3) 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.

(4) Adult day care, subject to the following conditions:

(a) A designated vehicular drop-off and pick-up location shall be provided to the facility that is separated from the public right-of-way as an internal driveway.

(b) Off-street parking shall be provided at a minimum ratio of 1 parking space per every 2 program participants on a peak day, plus one space for every fleet vehicle to be stored on site.

## Article X Area and Height Requirements

§154-64 Yards.

### A. Projections into yards.

(1) Projections of steps, sills, chimneys, eaves, cornices, ornamental features, **patios**, carports and other similar projections of buildings may extend into yards for a maximum distance of five feet and for a maximum area of 40 square feet.

(2) Patios, terraces, boardwalks, basketball courts, at-grade decks, and tennis courts. These improvements may be built at any size within the permitted building envelope. Outside the permitted building envelope, these improvements may not be greater than 250 square feet. However, any lot with a frontage of less than 50 feet shall be exempt from this section on the condition that there be a minimum side yard setback of two feet to the property line and rear yard setback of 10 feet to the property line and the total impervious coverage of the rear yard shall not exceed 250 feet outside the permitted building envelope. For lots with a road frontage of 50 feet or greater, a minimum setback of 10 feet shall be maintained from all property lines, and the total impervious coverage of the rear yard shall not exceed 250 feet outside the permitted building envelope. A zoning permit shall be required and a construction permit may be required.

(3) For any swimming pool, a surface of decking, patio, or boardwalk may be permitted for up to three (3) feet in width around the perimeter of the pool, and such decking, patio, or boardwalk shall not be considered as a part of the 250 square feet of maximum permitted coverage stated in paragraph (2) above. All such decking, patio, or boardwalk shall be setback a minimum of three (3) feet from any property line when immediately surrounding a swimming pool.

(4) Raised decks that will be constructed with a finished elevation greater than 3 feet above grade shall be considered a part of the principal building and subject to all bulk requirements for principal structures.

§154-65 Accessory buildings.

### E. Number and height of accessory buildings.

(3) The size of accessory buildings shall be as follows: ~~in accordance with Article III, § 154-19.~~

(a) A utility shed shall be permitted to have a maximum area of 200 square feet on any property that is 30,000 square feet in area or less. On a property greater than 30,000 square feet, utility sheds shall be permitted to have a maximum size of 300 square feet.

(b) A private garage, pole barn, or other accessory storage structure shall have a maximum area of 1,000 square feet on any property that is 30,000 square feet or less in area. On a property that has an area greater than 30,000 square feet the maximum size of such structure shall be 1,200 square feet in area.

(c) A detached accessory building solely for the purpose of containing swimming pool equipment shall be exempt provided that the size does not exceed 60 square feet.

(d) All other accessory buildings shall have a maximum size of 1,000 square feet.

#### Article XI Supplemental Regulations.

##### §154-73 Temporary use or structure permit.

A. A permit for a temporary use or structure may be issued by the Township Council for any temporary structure or use, if it deems such structure or use to be beneficial to the general health, safety, or welfare of the community. A temporary use or structure permit issued by the Township Council shall be for a duration of no greater than thirty (30) days.

B. A temporary permit may be authorized by the Board of Adjustment or Planning Board, as may be appropriate, for a temporary nonconforming structure or use when it seems will be beneficial to the public health, safety, or general welfare, or which it deems necessary to promote the proper development of the community, provided that such temporary nonconforming structure or use shall be completely removed upon expiration of the permit without cost to the Township. Such permit shall be issued for a specified period of time not exceeding one year and may be renewed annually, for an aggregate period of not more than three years, including the original authorization. Such permit shall be granted through the regular procedures set forth in Chapter 124 Site Plan Review of this code, for any structure that is intended to be in place for greater than thirty (30) days. The review of an application for a temporary use or structure permit intended to be installed for greater than thirty (30) days shall be treated as a minor site plan application or use variance application as applicable, subject to the submission requirements of same, and any temporary structures shall be subject to the area, bulk, and height requirements of the applicable zoning district in which they are located.

C. A temporary permit may be authorized by the Zoning and Construction official, for a construction trailer, temporary sales office, or similar temporary structure that is necessary for the management of the construction, sales, or initial marketing of improvements related to any subdivision or site plan approval duly granted by the appropriate Board, provided that the structure is only permitted to be located on site for the duration of the construction, initial marketing, or sales period. The temporary structure must be removed from the site at the conclusion of construction, sales, or initial marketing of the development project, at no cost to the Township. Temporary construction trailers must be removed from the site within thirty (30) days of the issuance of a certificate of occupancy. Temporary sales or marketing structures shall be permitted to remain on site for a maximum of ninety (90) days following the issuance of a certificate of occupancy.

##### §154-76 Solar energy systems.

D. Ground-mounted solar energy systems within nonresidential districts shall comply with §154-21F and G as well as the following standards:

(5) Ground mounted solar arrays shall be permitted within the front yard area in non-residential districts when located on canopies above fuel pumps, or when located above a non-residential parking lot. Such ground mounted solar arrays shall meet any required setback for off-street parking. Such ground mounted arrays located within a front yard area shall not be subject to the screening requirements of paragraph (3) above.

##### §154-77 Prohibited uses.

*O. Unless otherwise expressly permitted or authorized, no lot shall be used for more than one principal use.*

~~§154-79 Building and improvement coverage. Reserved.~~

~~No lot, tract or parcel of ground shall be developed in such a manner so as to exceed eighty percent coverage of the land with buildings and/or improvements. Improvements shall include all paving, concrete and macadam or any other material which replaces land and/or landscaping. It is the intention of this provision to maintain at least 20% of the site in open and/or landscaped area for the purpose of permeation, aesthetics, buffering, preservation of natural features and other ecological considerations. This provision shall apply to all uses in all districts in the Township, unless a more restrictive standard is imposed elsewhere.~~

Article XII Signs

~~§154-92.4 All districts.~~

~~S. Temporary feather flag signs. One two-sided sign is permitted per business and shall only be displayed during business hours and shall be securely fastened to the ground. Said signs shall not be utilized more than four times in a calendar year, and no more than seven consecutive days at one time for a maximum of twenty-eight (28) days in a calendar year; shall not interfere with pedestrian walkways and circulation; shall only advertise goods sold on the property; and shall not exceed 10 feet high by 26 inches wide; and shall be in good condition with no visible rips or tears in the fabric of the sign.~~

Article XIV Board of Adjustment

~~§154-103 Fees and procedures~~

~~B. All applications made to the Board of Adjustment for hearing and relief specified in § 154-102A(1), (2), (3) and (4) shall be subject to fees as follows:~~

~~(1) "A" variance (appeals from Zoning Officer Decision):~~

~~(a) Application fee: \$250; plus~~

~~(b) Escrow: ~~\$250~~ \$500.~~

~~(2) "B" variance (interpretation of Zoning Ordinance):~~

~~(a) Application fee: \$250; plus~~

~~(b) Escrow: ~~\$250~~ \$750.~~

~~(3) "C" variance (bulk variance):~~

~~(a) Application fee: \$250; plus~~

~~(b) Escrow.~~

~~[1] Associated with either a site plan or subdivision: ~~\$200~~ \$500 per variance.~~

~~[2] Sign escrow for applications that do not involve a site plan or subdivision: ~~\$500~~ \$1,000. These fees are cumulative and are in addition to site plan and/or subdivision fees.~~

~~[3] Single-family detached home escrow not involving any planning, engineering or traffic engineering reviews: flat \$200. The flat escrow fees for single-family detached homeowners pertain only to simple applications involving no more than one Zoning Board of Adjustment public hearing meeting. An applicant shall pay an additional escrow fee for the second ZBA meeting that is equal to the initial escrow fee, and he/she shall be responsible for professional reviews required by the Zoning Board of Adjustment.~~

[4] ~~Single-family detached home escrow involving an application for a fence, walls, signs or roof-mounted renewable energy sources where the overall height of the house and the equipment is less than 10% of the height permitted in the zoning district~~ Bulk variance for single-family residential property: flat \$500 ~~\$1,000~~. The flat escrow fees for single-family detached homeowners pertain only to simple applications involving no more than one Zoning Board of Adjustment public hearing meeting. An applicant shall pay an additional escrow fee for the second ZBA meeting that is equal to the initial escrow fee, and he/she shall be responsible for professional reviews required by the Zoning Board of Adjustment.

[5] Non-residential uses not involving a site plan or subdivision: \$1,000 per variance.

(4) "D" variance (use variance):

(a) Application fee: \$250; plus

(b) Residential escrow: ~~\$1,000~~ \$2,000; or

(c) Nonresidential escrow: ~~\$1,500~~ \$5,000.

(d) These fees are in addition to any other variance, site plan or subdivision application and escrow fees.

(5) Conditional use fees shall be as follows:

(a) Application fee: \$200; plus

(b) Escrow: \$500 plus any variance, subdivision, or site plan escrow fees as applicable.

#### Article XXI O-3 Office-Residential District

§154-153 Permitted uses.

A. 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:

(6) Child care centers.

(7) Adult day care shall be permitted as a conditional use, subject to the following conditions:

(a) A designated vehicular drop-off and pick-up location shall be provided to the facility that is separated from the public right-of-way as an internal driveway.

(b) Off-street parking shall be provided at a minimum ratio of 1 parking space per every 2 program participants on a peak day, plus one space for every fleet vehicle to be stored on site.

Introduction Date: August 15, 2023

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

Publication Date: August 22, 2023

Public Hearing Date: October 2, 2023

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

**TOWNSHIP OF MOUNT LAUREL**

BY:

\_\_\_\_\_  
Stephen Steglik, Mayor

ATTEST:

\_\_\_\_\_  
Meredith Riculfy, Township Clerk