

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, June 14, 2021
Via Zoom

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC ANNOUNCEMENT

5. APPROVAL OF MINUTES

Moved by: Seconded by:

6. APPROVAL OF BILL LIST

Moved by: Seconded by:

7. RESOLUTIONS

21-R-110: AMENDING 21-R-32 SETTING MEETING LOCATIONS BECAUSE OF THE COVID-19 PANDEMIC

21-R-111: PROCLAIMING THE MONTH OF JUNE 2021 AS PRIDE MONTH

21-R-112: PROCLAMATION EXPRESSING COMMENDATION TO GIRL SCOUT TROOP 21904 FOR THEIR BLUEBIRD SERVICE PROJECT

21-R-113: PROCLAMATION EXPRESSING COMMENDATION TO TIMOTHY STOKES FOR HIS OUTSTANDING SERVICE IN THE COMMUNITY

21-R-114: RESOLUTION OF SUPPORT FROM TOWNSHIP COUNCIL AUTHORIZING THE SUSTAINABLE JERSEY GRANT APPLICATION

21-R-115: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2021 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

21-R-116: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 808.01 LOT 3

21-R-117: RESOLUTION AUTHORIZING THE REFUND OR CANCELLATION OF PROPERTY TAXES BLOCK 1601 LOT 18

21-R-118: AUTHORIZATION TO INSTALL A FENCE WITHIN A 15' WIDE DRAINAGE EASEMENT AREA FOR BLOCK 1103.05, LOT 23

21-R-119: AUTHORIZATION TO INSTALL A FENCE WITHIN A 20' WIDE DRAINAGE EASEMENT AREA FOR BLOCK 701.01, LOT 3

21-R-120: RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, RECONFIRMING THE NEED FOR THE CONSTRUCTION OF A 184 UNIT AFFORDABLE RESIDENTIAL SENIOR HOUSING DEVELOPMENT TO BE DEVELOPED IN 3 PHASES AND AUTHORIZING AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES WITH MOUNT LAUREL TOWNSHIP FOR PHASE II – 58 AFFORDABLE SENIOR HOUSING UNITS OF THE TOTAL DEVELOPMENT.

21-R-121: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR IT MANAGEMENT AND HOSTED SERVICES THROUGH THE NJSBA'S COOPERATIVE PRICING SYSTEM #E8801-ACESCPS

21-R-122: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE MONASTERY RENOVATION THROUGH THE CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION COOPERATIVE PRICING SYSTEM #66CCEPS

21-R-123: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LAUREL ACRES PLAYGROUND EXPANSION THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE PRICING SYSTEM #65MCESCCPS

21-R-124: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LAUREL ACRES PLAYGROUND EXPANSION THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM

21-R-125: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THREE 2021 FORD UTILITY INTERCEPTORS THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM

21-R-126: AUTHORIZATION FOR RENEWAL OF ALCOHOLIC BEVERAGE LICENSES

21-R-127: AUTHORIZATION OF A SETTLEMENT WITH TD BANK

21-R-128: AUTHORIZATION TO INSTALL A FENCE WITHIN A 20' WIDE DRAINAGE EASEMENT AREA FOR BLOCK 207.01, LOT 20

21-R-129: APPROVING CHANGE ORDER #1 LAUREL ACRES PARK ENTRANCE AND PEDESTRIAN IMPROVEMENTS

8. ORDINANCE FOR FIRST READING

ORDINANCE #2021-17: AN ORDINANCE AMENDING ORDINANCE 2017-2 TO FURTHER AMEND STANDARDS FOR SENIOR AFFORDABLE HOUSING

Publication Date: JUNE 17, 2021

Public Hearing Date: JULY 12, 2021

9. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #2021-13: AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND RELATED EXPENSES IN AND FOR THE TOWNSHIP, APPROPRIATING \$5,150,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$4,892,500 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME

Moved by: Seconded by:

ORDINANCE #2021-14: AN ORDINANCE AMENDING CHAPTERS 98, 139 AND 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL TO IMPLEMENT PROVISIONS OF THE NEW JERSEY CANNABIS REGULATORY, ENFORCEMENT ASSISTANCE AND MARKETPLACE MODERNIZATION ACT

Moved by: Seconded by:

ORDINANCE #2021-15: AN ORDINANCE AMENDING CHAPTER 154 OF THE TOWNSHIP CODE TO PERMIT BREWERY STYLE USES TO PROMOTE TOURISM AND ENHANCE COMMERCIAL AREAS WITHIN THE TOWNSHIP

Moved by: Seconded by:

ORDINANCE #2021-16: AN ORDINANCE AMENDING SECTION 4-28.2 OF THE TOWNSHIP CODE TO REMOVE THE SPECIFIC BID THRESHOLD AMOUNT THAT CHANGES PURSUANT TO NEW JERSEY STATUTE EVERY FIVE YEARS

Moved by: Seconded by:

10. PUBLIC PARTICIPATION

11. COMMENTS BY COUNCIL

12. ADJOURNMENT

Township of Mount Laurel
Regular Council Meeting
May 24, 2021
Via Zoom

Mayor Steglik called the meeting to order.

Pledge of Allegiance & Traditional Moment of Silence

ROLL CALL

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

PUBLIC ANNOUNCEMENT

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

APPROVAL OF MINUTES

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

APPROVAL OF BILL LIST IN THE AMOUNT OF \$730,361.74

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

**RESOLUTION #102-2021: PROCLAMATION OF COMMENDATION TO KAWANIS CLUB OF
GREATER MOUNT LAUREL FOR FIVE YEARS OF OUTSTANDING SERVICE**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #102-2021: Councilman Moustakas, 2nd Councilwoman
Cohen

Roll Call 5 yes votes

**RESOLUTION #103-2021: PROCLAIMING THE MONTH OF MAY 2021 AS JEWISH AMERICAN
HERITAGE MONTH**

Township Clerk read Resolution as entitled.

Motion to Move Resolution #103-2021: Councilwoman Cohen, 2nd Councilwoman
Janjua

Roll Call 5 yes votes

Benjamin David -- Thanked Council. Appreciates acknowledgment. Proud to be a part
of Mount Laurel.

RESOLUTION #104-2021: RECOGNIZING THE FIRST FRIDAY IN JUNE AS NATIONAL GUN VIOLENCE AWARENESS DAY

Township Clerk read Resolution as entitled.

Motion to Move Resolution #104-2021: Deputy Mayor Pritchett, 2nd Councilwoman Cohen

Roll Call 5 yes votes

Susan Anolik – Moms Demand Action. Thanked Council for resolution.

RESOLUTION #105-2021: AUTHORIZING THE TOWNSHIP TO APPLY FOR THE STATE OF NEW JERSEY LOCAL RECREATION IMPROVEMENT GRANT

Township Clerk read Resolution as entitled.

Motion to Move Resolution #105-2021: Councilman Moustakas, 2nd Councilwoman Janjua

Roll Call 5 yes votes

RESOLUTION #106-2021: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2021 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

Township Clerk read Resolution as entitled.

Motion to Move Resolution #106-2021: Deputy Mayor Pritchett, 2nd Councilman Moustakas

Roll Call 5 yes votes

RESOLUTION #107-2021: RESOLUTION APPROVING THE EXTENSION OF PLENARY RETAIL CONSUMPTION LICENSE #0324-33-027-002

Township Clerk read Resolution as entitled.

Motion to Move Resolution #107-2021: Councilman Moustakas, 2nd Councilwoman Cohen: Councilwoman Janjua abstained.

Roll Call 4 yes votes

RESOLUTION #108-2021: AUTHORIZATION FOR RENEWAL OF ALCOHOLIC BEVERAGE LICENSES

Township Clerk read Resolution as entitled.

Motion to Move Resolution #108-2021: Councilwoman Cohen, 2nd Deputy Mayor Pritchett: Councilwoman Janjua abstained.

Roll Call 4 yes votes

RESOLUTION #109-2021: REJECTING BIDDER AND AWARDING CONTRACT FOR THE 2020 LOCAL ROAD PROGRAM AND COMMUNITY DEVELOPMENT BLOCK GRANT AND 2020 NJDOT MUNICIPAL AID PROGRAM

Township Clerk read Resolution as entitled.

Motion to Move Resolution #109-2021: Councilwoman Janjua, 2nd Councilwoman Cohen

Roll Call 5 yes votes

ORDINANCES FOR FIRST READING

ORDINANCE #2021-13: AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND RELATED EXPENSES IN AND FOR THE TOWNSHIP, APPROPRIATING \$5,150,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$4,892,500 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME

Clerk read Ordinance as entitled.

Motion to move Ordinance #13-2021: Deputy Mayor Pritchett, 2nd Councilwoman Cohen

Roll Call 5 yes votes

ORDINANCE #2021-14: AN ORDINANCE AMENDING CHAPTERS 98, 139 AND 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL TO IMPLEMENT PROVISIONS OF THE NEW JERSEY CANNABIS REGULATORY, ENFORCEMENT ASSISTANCE AND MARKETPLACE MODERNIZATION ACT

Clerk read Ordinance as entitled.

Motion to move Ordinance #14-2021: Councilwoman Cohen, 2nd Councilwoman Janjua

Roll Call 5 yes votes

ORDINANCE #2021-15: AN ORDINANCE AMENDING CHAPTER 154 OF THE TOWNSHIP CODE TO PERMIT BREWERY STYLE USES TO PROMOTE TOURISM AND ENHANCE COMMERCIAL AREAS WITHIN THE TOWNSHIP

Clerk read Ordinance as entitled.

Motion to move Ordinance #15-2021: Councilwoman Cohen, 2nd Deputy Mayor Pritchett: Councilwoman Janjua abstained.

Roll Call 4 yes votes

ORDINANCE #2021-16: AN ORDINANCE AMENDING SECTION 4-28.2 OF THE TOWNSHIP CODE TO REMOVE THE SPECIFIC BID THRESHOLD AMOUNT THAT CHANGES PURSUANT TO NEW JERSEY STATUTE EVERY FIVE YEARS

Clerk read Ordinance as entitled.

Motion to move Ordinance #16-2021: Councilwoman Janjua, 2nd Councilwoman Cohen

Roll Call 5 yes votes

ORDINANCE FOR SECOND READING AND PUBLIC HEARING

ORDINANCE #12-2021: AN ORDINANCE AMENDING AND SUPPLEMENTING ARTICLE XIV OF CHAPTER 4 OF THE TOWNSHIP CODE ENTITLED "ADMINISTRATIVE PROCEDURES" TO ADD A NEW SECTION 4-28.1 ENTITLED "AWARD OF THE CONTRACT OR PURCHASE"

Clerk read Ordinance as entitled.

Linda Bobo, 47 Abington Road – Questioned bid threshold.

Mayor closed public participation.

Motion to move Ordinance #12-2021: Councilwoman Cohen, 2nd Deputy Mayor Pritchett
Roll Call 5 yes votes

PUBLIC PARTICIPATION

Linda Bobo, 47 Abington Road – Cannabis Ordinance – Objects to 1000 feet.
Reconsider changing 1000 feet back to 2000 feet and consider neighboring towns.

Alan Kramer, 68 Southgate -- Clarified that when this came before Zoning Board, it was within 1000 feet of resident and 1000 feet of childcare facility.

Andrew Gaus, 154 Saddlebury Drive - Cannabis tax revenue. 38/295 traffic study.

Kara Logan, 243 St. David Drive -- Stop sign needed at court.

COMMENTS BY COUNCIL

Manager Tomczyk -- Movies in park and food truck festival in September.

Mayor Steglik -- Thanked everyone for coming out. Jewish proclamation. Safe gun/ Moms Demands Action. Fire emergency response excellent.

Deputy Mayor Pritchett -- May 27, 2021 Laurel Acres Park wreath laying at 4PM. Pre-register for fish event. Be safe.

Councilwoman Janjua -- Thanked everyone for coming. Spoil a senior. Stay safe.

Councilman Moustakas -- Thanked everyone for coming out. Happy Memorial Day and recognize the people who have served

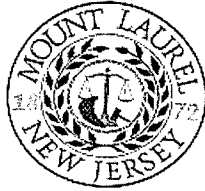
Councilwoman Cohen -- Thanked everyone for comments. Kiwanis Club and fire in town. Thanked first responders. Thanked American Red Cross. Rancocas Woods Saturday. Have safe evening.

Motion to adjourn: Deputy Mayor Pritchett, 2nd Councilwoman Cohen

All in favor.

Respectfully submitted.

Meredith Tomezyk, RMC
Township Clerk



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-110

REGULAR MEETING

June 14, 2021

**AMENDING 21-R-32 SETTING MEETING LOCATIONS
BECAUSE OF THE COVID-19 PANDEMIC**

WHEREAS, by Resolution 21-R-32, the Township Council established its meeting dates for the Year 2021, in accordance with the provisions of N.J.S.A. 10:4-18, and now wishes to revise the schedule to change the meeting location to be held virtually, utilizing technology as the Township has been using since April; and

WHEREAS, pursuant to recent amendments to the Open Public Meetings Act, N.J.S.A. 10:4-1 et seq., and consistent with recent Executive Orders issued by the Governor of the State of New Jersey, the Township Council will continue to conduct its meetings electronically, with the municipal building being closed, but the meetings being opened to members of the public, via access to the meetings remotely using *Zoom*. Upon registering with the Township Clerk for a meeting, members of the public can participate by clicking on the “Join” tab at the top, and entering the applicable Meeting ID number; and

WHEREAS, once a member of the public registers for one meeting, the person will be automatically notified for future meetings the remainder of the year; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Resolution 21-R-32 be and the same is hereby amended to change the meeting to change the location of council meetings from the municipal building, to *Zoom with Meeting IDs* and passwords to be provided to those members of the public that request the same from the Township Clerk in advance of the meeting for the following meetings:

June 14, 2021

BE IT FURTHER RESOLVED that notice of this amendment to the original schedule of meetings shall be noticed in accordance with the provisions of the N.J.S.A. 10:4-18.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER

Distribution _____

Resolution No. 21-R-111

REGULAR MEETING

JUNE 14, 2021

PROCLAIMING THE MONTH OF JUNE 2021 AS PRIDE MONTH

WHEREAS, Pride month is celebrated each year in June to honor the 1969 Stonewall Uprising in New York City after LGBTQ+ individuals and allied friends rose up and stood against the constant harassment and discriminatory laws that have since been declared unconstitutional; and

WHEREAS, LGBTQ+ Pride is the promotion of the self-affirmation, equality, and increased visibility of the LGBTQ+ community; and

WHEREAS, despite being marginalized, LGBTQ+ individuals continue to celebrate authenticity, acceptance, and love; and

WHEREAS, it is imperative that all people in our community, regardless of sexual orientation, gender identity, and expression, feel valued, safe, empowered, and supported; and

WHEREAS, the Township of Mount Laurel cherishes the value and dignity of each person and appreciates the importance of equality and freedom. All are welcome in this community, and every family, in any shape, deserves a place to call home where they feel safe, happy, and supported by friends and neighbors;

WHEREAS, the Township Council appreciate and support the cultural, civic, and economic contributions of the LGBTQ+ community which strengthen our social welfare; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby proclaim June 2021 as Pride Month and urge residents to celebrate diversity and recognize the contributions made by members of the LGBTQ+ community.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER

Distribution _____

Resolution No. 21-R-112

REGULAR MEETING

JUNE 14, 2021

**PROCLAMATION EXPRESSING COMMENDATION TO GIRL SCOUT TROOP 21904
FOR THEIR BLUEBIRD SERVICE PROJECT**

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

WHEREAS, Emma Moroski, Katherine Pappas, Katie Quinn, Annamarie Rodier, and Devin Roskoph worked collectively on a service project after being recruited by the Bluebird Alliance of New Jersey. The Girl Scouts were educated on the importance of bluebirds in the environment because they eat numerous insects and mosquitoes that are known to destroy crops and bite humans. When the troop learned that the bluebird population was declining, they agreed to do their part and help by installing six bluebird boxes in the community. The boxes were set up near the Mount Laurel Community Gardens and on the walking path at Elbo Park. They were monitored weekly by the troop during nesting season to clean out any unwanted nests or predators. As a result, many bluebirds laid eggs in these boxes; and

WHEREAS, it is the desire of the Mayor, Township Council and Township Manager to recognize Emma Moroski, Katherine Pappas, Katie Quinn, Annamarie Rodier, and Devin Roskoph for their hard work on this project and dedication in working towards helping increase the bluebird population;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey extend their commendation and sincere congratulations.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-113

REGULAR MEETING

JUNE 14, 2021

**PROCLAMATION EXPRESSING COMMENDATION TO TIMOTHY STOKES FOR
HIS OUTSTANDING SERVICE IN THE COMMUNITY**

WHEREAS, Timothy Stokes has been a resident of Mount Laurel Township for over 30 years. He has always been known to help his neighbors, whether it involves assisting with lawn work or running errands; and

WHEREAS, after Tim retired, he spent some of his free time working with students with disabilities, teaching them job skills. When the coronavirus pandemic interrupted his usual volunteering efforts, Tim found another way to give back to his community. He began walking the length of Larchmont Boulevard, along with several side streets and the tennis and basketball courts, to clean up litter; and

WHEREAS, Tim and his rescue dog, Jean Luc, have been walking and cleaning up litter five days a week for the last year now. On average, he walks two to four miles and collects three to five bags of trash per day; and

WHEREAS, so far, Tim has walked about 400 miles and collected close to 1,000 bags of litter. His hope is for people in the community to notice his efforts and also take initiative to keep Mount Laurel a cleaner place for everyone; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor, Township Council and Township Manager of the Township of Mount Laurel, County of Burlington, State of New Jersey do hereby commend Timothy Stokes on his outstanding service to the community.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-114

REGULAR MEETING

June 14, 2021

**Resolution of Support from Township Council Authorizing the
Sustainable Jersey Grant Application**

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Mount Laurel strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, Mount Laurel is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program;

THEREFORE, the Township Council of Mount Laurel has determined that Mount Laurel should apply for the aforementioned Grant.

THEREFORE, BE IT RESOLVED, that the Township Council of Mount Laurel, County of Burlington, State of New Jersey, authorizes the submission of the aforementioned Sustainable Jersey Grant.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-115

REGULAR MEETING

June 14, 2021

**ANTICIPATION OF A SPECIAL ITEM OF REVENUE
IN THE 2021 LOCAL MUNICIPAL BUDGET PURSUANT TO
N.J.S.A. 40A:4-87 (CHAPTER 159)**

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

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

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey who respectfully request of the Director of the Division of Local Government Services to approve the insertion of special items of revenues in the 2021 Local Municipal Budget in the amount of \$239,800.75 which items are now available as revenues:

- Clean Communities - \$86,950.75
- Body Worn Cameras - \$152,850.00

BE IT FURTHER RESOLVED that a like amount of \$239,800.75 is hereby appropriated under the captions of:

- Clean Communities - \$86,950.75
- Body Worn Cameras - \$152,850.00

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

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER

Distribution _____

Resolution No. 21-R-116

REGULAR MEETING

JUNE 14, 2021

RESOLUTION AUTHORIZING THE
REFUND or CANCELLATION OF PROPERTY TAXES

Block 808.01 Lot 3
182 Preakness Drive

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.

WHEREAS, the United States Department of Veteran Affairs has classified the veteran, Dennis C. Campbell, as 100% Totally and Permanently Disabled.

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

WHEREAS, the 2021 taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amount¹</u>
808.01	3	Dennis C. Campbell	May 25, 2021	\$782.28

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 2021 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

¹ Calculation: 2021 Prelim Taxes \$3966.31 / 182.5 days = \$21.73 per day x 36 days exempt = \$782.28



TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER

Distribution _____

Resolution No. 21-R-117

REGULAR MEETING

JUNE 14, 2021

RESOLUTION AUTHORIZING THE
REFUND or CANCELLATION OF PROPERTY TAXES

Block 1601 Lot 18

729 Cascade Drive North

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.

WHEREAS, the United States Department of Veteran Affairs has classified the veteran, Robert G. McKee, as 100% Totally and Permanently Disabled.

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

WHEREAS, the 2021 taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Date of Exemption</u>	<u>Amount¹</u>
1601	18	Robert G. McKee	May 25, 2021	\$657.72

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 2021 taxes due on the above noted property have been cancelled.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

¹ Calculation: 2021 Prelim Taxes \$3334.19 / 182.5 days = \$18.27 per day x 36 days exempt = \$657.72



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-118

REGULAR MEETING

JUNE 14, 2021

**AUTHORIZATION TO INSTALL A FENCE WITHIN A 15' WIDE
DRAINAGE EASEMENT AREA FOR BLOCK 1103.05, LOT 23
125 Ramblewood Parkway**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 1103.05, Lot 23, 125 Ramblewood Parkway; and

WHEREAS, the property owner for Block 1103.05, Lot 23, 125 Ramblewood Parkway, has requested permission to install a fence within a 15' wide drainage easement; and

WHEREAS, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced to utilize a 15' wide drainage easement area subject to the recommendations of the Township Engineer and Township Planner; and

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

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

June 2, 2021

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

RE: Mount Laurel Township
Ramblewood Village
Block 1103.05, Lot 23
125 Ramblewood Parkway
Wojcichowski License Agreement
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within Ramblewood Village. The parcel contains a 2-story single-family residential dwelling with associated improvements. A shared 15' wide drainage easement with adjoining Lot 22 is offset 7.5' from the applicant's southwesterly side yard property line.

The applicant is proposing to install a 4.5' high fence to enclose the rear yard. The proposed fence is shown along the rear yard and side yard property lines. Since the proposed fence location infringes upon the aforementioned easement, a License Agreement is necessary.

Based on a site inspection as well as our review of the development plans, tax map information and submitted survey, we offer the following comments:

1. Our review of the storm as-built plans show a 30" RCP storm pipe installed in the easement. The pipe should be located prior to fence installation. The fence should be installed to allow stormwater to sheet flow under the fence unobstructed. No fence posts are permitted over the pipe.
2. The existing trees within the easement should be protected to prevent damage or removal during fence construction.
3. As the proposed fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.

- Consulting Engineers -

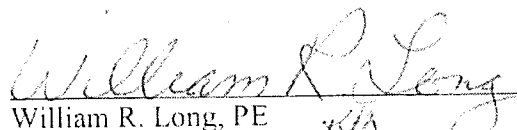
Civil • Structural • Mechanical • Electrical • Environmental • Planners

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

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

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES


William R. Long, PE
Senior Associate

WRL/DV

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Michelle Wojceichowski (125 Ramblewood Parkway, Mount Laurel, NJ 08054)



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-119

REGULAR MEETING

JUNE 14, 2021

**AUTHORIZATION TO INSTALL A FENCE WITHIN A 20' WIDE
DRAINAGE EASEMENT AREA FOR BLOCK 701.01, LOT 3
47 Fox Run**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 701.01, Lot 3, 47 Fox Run; and

WHEREAS, the property owner for Block 701.01, Lot 3, 47 Fox Run, has requested permission to install a fence within a 20' wide drainage easement; and

WHEREAS, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced to utilize a 20' wide drainage easement area subject to the recommendations of the Township Engineer and Township Planner; and

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

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomeczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

June 3, 2021

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

RE: Mount Laurel Township
Fox Run
Block 700.01, Lot 3
47 Fox Run
Ficken License Agreement
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within Fox Run. The parcel contains a 2-story single-family residential dwelling with associated improvements. A 20' wide drainage easement traverses the applicant's rear yard property.

The applicant is proposing to install a shed with maximum dimensions of 8'x12'. The proposed shed location is shown in the rear yard within the drainage easement. Since the proposed shed location infringes upon the aforementioned easement, a License Agreement is necessary.

Based on a site inspection as well as our review of the development plans, tax map information and submitted survey, we offer the following comments:

1. Our review of the storm sewer, water and sewer as-built plans show no piping within the easements.
2. The existing trees within the easement should be protected to prevent damage or removal during the shed installation.
3. The applicant is notified that the maintenance responsibilities exist within the property as surveyed including the easement area.
4. The shed should be installed to allow stormwater to flow unobstructed within the easement.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

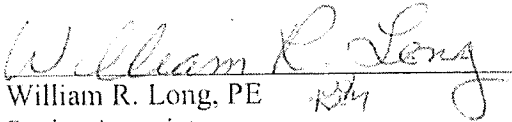
5. The Zoning Officer should address the proposed setbacks.

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

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

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES


William R. Long, PE
Senior Associate

WRL/DV

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Richard and Kaori Ficken (47 Fox Run, Mt. Laurel, NJ 08054)



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-120

REGULAR MEETING

June 14, 2021

RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, RECONFIRMING THE NEED FOR THE CONSTRUCTION OF A 184 UNIT AFFORDABLE RESIDENTIAL SENIOR HOUSING DEVELOPMENT TO BE DEVELOPED IN 3 PHASES AND AUTHORIZING AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES WITH MOUNT LAUREL TOWNSHIP FOR PHASE II – 58 AFFORDABLE SENIOR HOUSING UNITS OF THE TOTAL DEVELOPMENT.

WHEREAS, Fair Share Housing Development, Inc. (hereinafter referred to as the "Sponsor") proposes to construct a 184 unit affordable senior housing project to be developed in three phases (hereinafter referred to collectively as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq. (the foregoing hereinafter referred to as the "HMFA Law") within the Township of Mount Laurel (hereinafter referred to as the "Municipality") on an approximately 13.54 acre site described as Lots 2 and 3, Block 302.15 (such lots to be re-designated in the future by subdivisions and consolidations consistent with the development of the entire project in 3 phases) as shown on the Official Assessment Map of the Township of Mount Laurel, Burlington County; and

WHEREAS, the Project will be subject to the HMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the provisions of the HMFA Law, by Resolution No 17-R-61 adopted on March 13, 2017, the Municipality hereby determined that there is an existing need for this 184 unit affordable senior housing project in the Municipality, to be located on Lots 2 and 3, Block 302.15; and

WHEREAS, the Sponsor has presented to the Municipality a revenue projection for Phase II (58 units) of the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of Phase II (58 units) of the project, as estimated by the Sponsor and the Agency.

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

1. The Council finds and reaffirms that the proposed Project (184 affordable senior housing units) currently meets an existing housing need in the Township, and, further that the project is to be located on Lots 2 and 3, Block 302.15.

2. The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of

the HMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate Phase II of the Project.

3. The Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Phase II of the Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Law, provided that payments in lieu of taxes for municipal services supplied to Phase II of the Project are made to the Municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "A".

4. The Council hereby authorizes and directs the Mayor of the Township of Mount Laurel to execute, on behalf of the Municipality, the Agreement for Payments in Lieu of Taxes in substantially the form annexed hereto as Exhibit "A".

5. The Council understands and agrees that the revenue projections set forth are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the Municipality shall be determined pursuant to the Agreement for Payments in Lieu of Taxes executed between the Sponsor and Municipality.

CERTIFICATION

I, Meredith Tomczyk hereby certify that I, the undersigned, am the Municipal Clerk of the Township of Mount Laurel, and am duly authorized to certify resolutions adopted by the Township Council at a regular meeting held on the **14th** day of June, 2021.

Meredith Tomczyk, RMC
Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-121

REGULAR MEETING

JUNE 14, 2021

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR IT
MANAGEMENT AND HOSTED SERVICES THROUGH THE NJSBA'S
COOPERATIVE PRICING SYSTEM #E8801-ACESPCS**

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

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

WHEREAS, on February 12, 2018, 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, SHI International Corporation, 290 Davidson Ave. Ste. 101, Somerset, NJ 08873, has been awarded a contract for IT Services for the period May 15, 2019 through May 24, 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 IT Management and Hosted Services from the aforesaid vendor.

NOW, THEREFORE, BE IT RESOLVED as follows:

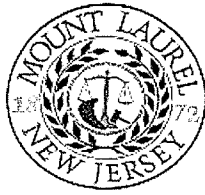
1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing for IT Management and Hosted Services from SHI International Corporation, 290 Davidson Ave. Ste. 101, Somerset, NJ 08873, per their proposal for \$102,928.30.
2. This is an open-ended 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 June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-122

REGULAR MEETING

JUNE 14, 2021

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE
MONASTERY RENOVATION THROUGH THE CAMDEN COUNTY EDUCATIONAL
SERVICES COMMISSION COOPERATIVE PRICING SYSTEM #66CCEPS**

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

WHEREAS, the Camden County Educational Services Commission, hereinafter referred to as "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on April 8, 2019, 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, W.J. Gross, Inc., 495 Center Street, Sewell, NJ 08080, has been awarded a contract for General Construction Repairs, Specialty Trade & Carpentry Services for the period March 15, 2019 through June 30, 2022 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 Monastery Renovations from the aforesaid vendor.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing for the Monastery Renovation from W.J. Gross, Inc., 495 Center Street, Sewell, NJ 08080, per their proposal for \$389,500.00.
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 June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-123

REGULAR MEETING

JUNE 14, 2021

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LAUREL
ACRES PLAYGROUND EXPANSION THROUGH THE EDUCATIONAL SERVICES
COMMISSION OF NEW JERSEY COOPERATIVE PRICING SYSTEM
#65MCECCPS**

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

WHEREAS, the Educational Services Commission of New Jersey, hereinafter referred to as "Lead Agency," has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on September 25, 2017, 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, Marturano Recreation Co., Inc., 2130 Rt. 35, BLDG B, Ste. 222, Sea Girt, NJ 08750, has been awarded a contract for Playground Equipment, Site Furnishings, Outdoor Circuit Training Equipment & Related Products for the period July 1, 2020 through June 30, 2022 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 Laurel Acres Playground Expansion from the aforesaid vendor.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Township of Mount Laurel is authorized to participate with the Lead Agency in the Cooperative Purchasing for Laurel Acres Playground Expansion from Marturano Recreation Co., Inc., 2130 Rt. 35, BLDG B, Ste. 222, Sea Girt, NJ 08750, per their proposal for \$341,487.89.
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 June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-124

REGULAR MEETING

JUNE 14, 2021

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LAUREL
ACRES PLAYGROUND EXPANSION THROUGH THE STATE OF NEW JERSEY
COOPERATIVE PURCHASING PROGRAM**

WHEREAS, The Township of Mount Laurel wishes to purchase flooring for the Laurel Acres Expansion, from an authorized vendor under contract by the Division of Purchase and Property, Department of Treasury, State of New Jersey; and

WHEREAS, Rubbercycle, LLC, 1985 Rutgers University Blvd., Lakewood, New Jersey 08701 has been awarded New Jersey State Contract Number 16-FLEET-00131 for the Park and Playground Equipment for the extended period May 31, 2021 to May 31, 2022.

WHEREAS, the Superintendent of Public Works has recommended the award of this contract, price and other factors considered; and

WHEREAS, the cost for this purchase is \$168,480.00; and

WHEREAS, 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.

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

1. Rubbercycle, LLC, 1985 Rutgers University Blvd., Lakewood, New Jersey 08701 be awarded a contract for the purchase of flooring for the Laurel Acres Expansion, as recommended by the Superintendent of Public Works, in the amount of \$168,480.00.
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 June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-125

REGULAR MEETING

JUNE 14, 2021

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THREE 2021 FORD UTILITY INTERCEPTORS THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM

WHEREAS, The Township of Mount Laurel wishes to purchase three 2021 Ford Utility Interceptors, from an authorized vendor under contract by the Division of Purchase and Property, Department of Treasury, State of New Jersey; and

WHEREAS, Chas S. Winner, Inc., 250 Haddonfield-Berlin Rd., Cherry Hill, New Jersey 08034 has been awarded New Jersey State Contract Number 20-FLEET-01189 for Police Pursuit and Special Service Vehicles: Gasoline, Hybrid and Plug-In Hybrid Engines for the period June 18, 2020 to June 17, 2022.

WHEREAS, the Police Chief has recommended the award of this contract, price and other factors considered; and

WHEREAS, the cost for this purchase is \$103,056.00; and

WHEREAS, 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.

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

1. Chas S. Winner, Inc., 250 Haddonfield-Berlin Rd., Cherry Hill, New Jersey 08034 be awarded a contract for the purchase three Ford Utility Interceptors, as recommended by the Police Chief, in the amount of \$103,056.00.
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 June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-126

REGULAR MEETING

June 14, 2021

**AUTHORIZATION FOR RENEWAL OF
ALCOHOLIC BEVERAGE LICENSES**

WHEREAS, application has been made by the following licensees for renewal of Alcoholic Beverage Licenses; and

WHEREAS, said applicants have paid the proper fees for renewal of said licensees and have complied with the rules and regulations of the Alcoholic Beverage Control Act for renewal; and

WHEREAS, New Jersey Tax Clearance Certificates have been received for all licenses being renewed; and

SEE ATTACHMENT A

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the applicants listed below be and they are hereby granted renewal of their licenses for the year beginning July 1, 2021 through June 30, 2022; and

BE IT FURTHER RESOLVED that the Municipal Clerk be and she is hereby directed to sign said licenses on behalf of the Township Council and that a certified copy of this resolution be forwarded to the Director of the Division of Alcoholic Beverage Control of the State of New Jersey, Department of Law and Public Safety.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

NUMBER	LICENSE NAME	TRADE NAME	Premise Address	City State	Zip	TYPE
0324-33-011-007	Back Nine Ramblewood Associates LLC	Ramblewood Country Club	200 Country Club Parkway	Mount Laurel, NJ	08054	Consumption
0324-33-023-004	Mt. Laurel Restaurant Operations LLC	On the Boarder	4160 Church Road	Mount Laurel, NJ	08054	Consumption
0324-33-025-005	Grande ABC, LLC	Miller's Ale House	554 Fellowship Road	Mount Laurel, NJ	08054	Consumption
0324-33-027-002	Ruby Tuesday Inc.	Ruby Tuesday Inc.	4011 Dearborn Circle	Mount Laurel, NJ	08054	Consumption
0324-36-009-012	WRDH Mt. Laurel Restaurants LLC	The Hotel Mt. Laurel COCO Key Water Resort	915 Route 73	Mount Laurel, NJ	08054	Hotel/Motel
0324-36-016-004	Raleigh Manchester Hotel LTD	Doubletree Guest Suites	515 Fellowship Road	Mount Laurel, NJ	08054	Hotel/Motel
0324-36-026-002	Apple Nine Hospitality Management Inc.	Homewood Suites	1422 Nixon Drive	Mount Laurel, NJ	08054	Hotel/Motel
0324-36-029-001	Route 46 Management Associates Corp.	Hyatt	8000 Crawford Place	Mount Laurel, NJ	08054	Hotel/Motel
0324-36-031-004	Pollin/Miller Hospitality Strategies Inc.	Fairfield Inn	350 Century Parkway	Mount Laurel, NJ	08054	Hotel/Motel
0324-36-032-004	Pollin/Miller Hospitality Strategies Inc.	Hampton Inn	5000 Crawford Place	Mount Laurel, NJ	08054	Hotel/Motel
0324-36-034-001	Mount Laurel Lodging Associates LLP	Hilton Garden Inn Mt. Laurel	4000 Atrium Way	Mount Laurel, NJ	08054	Hotel/Motel
0324-36-036-002	High Hotels LTD	Spring Hill Suites	7000 MidAtlantic	Mount Laurel, NJ	08054	Hotel/Motel
0324-44-022-006	JSW Wine and Spirits Inc.	Wegmans	2 Centerton Road	Mount Laurel, NJ	08054	Distribution



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-127

REGULAR MEETING

June 14, 2021

AUTHORIZATION OF A SETTLEMENT WITH TD BANK

WHEREAS, certain issues as described below have arisen between TD Bank and the Township of Mount Laurel:

1. TD Bank has requested the removal of the relocation of Commerce Parkway as a condition of a 2005 Planning Board approval for a property on which a Bank Branch was constructed and the release of the associated performance bond.
2. TD Bank filed a "Corrections of Errors" Tax Appeal relating to a recording error affecting land adjacent to the TD Bank property that had been transferred by the State to the Township.
3. TD Bank file an "Assessed Value" Appeal for the Bank property for 2019 and 2020; and

WHEREAS, the Parties have reached agreement as to a global settlement to resolve all issues as set forth in the attached Settlement Agreement; and

WHEREAS, the Township Council of Mount Laurel Township has determined that entering into the Settlement Agreement to resolve the issues with TD Bank is in the best interest of the Township;

NOW THEREFORE BE IT RESOLVED by the Township Council for the Township of Mount Laurel that the Attached Settlement Agreement is hereby approved; and be it

FURTHER RESOLVED that the appropriate Township representatives are hereby authorized to execute and deliver the attached Settlement Agreement and related documentation, including but not limited to the specified utility and access easements, and Court filings in order to finalize the Settlement.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-128

REGULAR MEETING

JUNE 14, 2021

**AUTHORIZATION TO INSTALL A FENCE WITHIN A 20' WIDE
DRAINAGE EASEMENT AREA FOR BLOCK 207.01, LOT 20
154 Memorial Lane**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 207.01, Lot 20, 154 Memorial Lane; and

WHEREAS, the property owner for Block 207.01, Lot 20, 154 Memorial Lane, has requested permission to install a fence within a 20' wide drainage easement; and

WHEREAS, the Township Council may give permission to individuals to utilize its easement areas and said request must be reviewed by the Township Solicitor;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that the Township Council grants a license for the above referenced to utilize a 20' wide drainage easement area subject to the recommendations of the Township Engineer and Township Planner; and

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

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



Richard A. Alaimo Associates

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

June 9, 2021

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

RE: Mount Laurel Township
Peachtree Estates
Block 207.01, Lot 20
154 Memorial Lane
Macy License Agreement
Our File No. M-0170-0326-000

Dear Carol:

We have received the submitted License Agreement application and corresponding survey for the referenced property. The parcel is located within Peachtree Estates. The parcel contains a 2-story single-family residential dwelling with associated improvements. A shared 20' wide drainage easement with adjoining Lot 21 is offset 10' from the applicant's northerly side yard property line.

The applicant is proposing to install a six foot (6') high fence to enclose the rear yard. The proposed fence is shown along the rear yard and side property lines. Since the proposed fence location infringes upon the aforementioned easement, a License Agreement is necessary.

Based on a site inspection as well as our review of the development plans, tax map information and submitted survey, we offer the following comments:

1. Our review of the storm as-built plans show a 30" RCP storm pipe and an "E" inlet installed in the easement. The pipe and inlet should be located prior to fence installation. The fence is not permitted over the "E" inlet. The fence should be installed to allow stormwater to sheet flow under the fence unobstructed. No fence posts are permitted over the pipe.
2. The existing trees within the buffer easement should be protected to prevent damage or removal during fence construction.

- *Consulting Engineers* -

Civil • Electrical • Mechanical • Electrical • Environmental • Planners

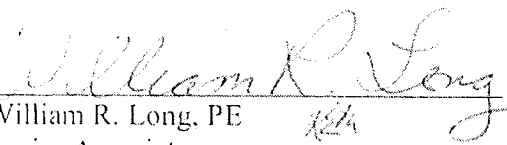
3. As the proposed fence location may not be concurrent with the applicant's property lines, the applicant is notified that the maintenance responsibilities exist within the property as surveyed and not solely within the rear yard area created by the fence line.
4. The application notes the height of the proposed fence to be six feet (6'). It should be noted that this is the maximum fence height permitted without obtaining a variance.

On this basis and subject to the above conditions, we recommend that a License Agreement be granted for this property. The applicant should however, coordinate with the Township Zoning Officer and governing Homeowner's Association (if applicable) regarding the obtainment of all necessary approvals and/or permits.

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

Very truly yours,

RICHARD A. ALAIMO ASSOCIATES


William R. Long, PE
Senior Associate

WRL/DV

cc: Erin Chavis, Zoning Officer, Mount Laurel Township
Tory Macy (154 Memorial Lane, Mount Laurel, NJ 08054)



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 21-R-129

REGULAR MEETING

JUNE 14, 2021

**APPROVING CHANGE ORDER #1
LAUREL ACRES PARK ENTRANCE AND PEDESTRIAN IMPROVEMENTS**

WHEREAS, Command Co., Inc. was awarded a contract for Laurel Acres Park Entrance and Pedestrian Improvements; and

WHEREAS, the Project Engineer has notified the Township Clerk that it will be necessary to amend the specifications prepared for this purpose as follows; and

WHEREAS, it is recommended the following Change Order #1 for quantity adjustments and additional items to complete this project. See Attachment A.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that approval be and is hereby granted for Change Order #1;

BE IT FURTHER RESOLVED, that the Municipal Manager be and she is hereby authorized to sign Change Order #1 on behalf of the Township of Mount Laurel.

This resolution was adopted at a meeting of the Township Council held on June 14, 2021 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						



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

www.pennoni.com

May 26, 2021

MLRLT21005

Sent Via Email

mtomczyk@mountlaurel.com

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

RE: LAUREL ACRES PARK ENTRANCE AND PEDESTRIAN IMPROVEMENTS
CHANGE ORDER NO 1

Dear Ms. Tomczyk,

Pennoni has reviewed Change Order No 1 as submitted by Command Co and find it to be acceptable.

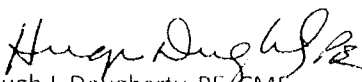
Change Order No 1 includes an increase of \$38,460.70 and a contract time extension of 50 days making the completion date June 18, 2021.

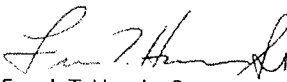
Reasons for this change order include final as-built quantity adjustments, fuel and asphalt price adjustments, additional walking trial section, existing pipe replacement and unforeseen subbase stabilization

If you have any questions please feel free to contact this office.

Sincerely,

PENNONI ASSOCIATES INC.


Hugh J. Dougherty, PE, CME
Township Engineer


Frank T. Harris, Sr.
Project Manager

cc's via Email

Jerry Mascia, C.P.W.M, Superintendent of Public Works jmascia@mountlaurel.com

Attachments: Change Order No 1



CONTRACT CHANGE ORDER

Contract No.: 2019-3Date: 5/21/2021Change Order No.: 1

Project No.: _____

Original Contract Price: \$255,711.50Location Township of Mount LaurelTo: (Contractor) Command Co., Inc.

You are hereby requested to comply with the following changes from the contract plans and specifications:

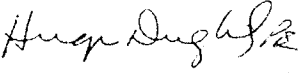
Item No.	Description of Changes - quantities, units, unit prices, change in completion schedule, etc.	Quantity (+/-)	Unit	Unit Price	Decrease in Contract Price	Increase in Contract Price
7	Strip Topsoil	123	SY	\$ 4.00	---	\$ 492.00
12	HMA, 4" Thick	123	SY	\$ 26.00	---	\$ 3,198.00
15	6" Cement Lined Ductile Iron Pipe	20	LF	\$ 75.00	---	\$ 1,500.00
16	Riprap Stone Slope Protection, 12" Thick	15	SY	\$ 110.00	---	\$ 1,650.00
17	Split Rail Fence	30	LF	\$ 25.00	\$ (750.00)	---
22	Concrete Surface Course, 6" Thick	6.6	SY	\$ 92.00	---	\$ 607.20
23	8" X 18" Concrete Vertical Curb	40	LF	\$ 35.00	---	\$ 1,400.00
27	Traffic Stripes, 4"	381	LF	\$ 1.00	---	\$ 381.00
28	Tree Removal, Over 0" - 12"	1	Unit	\$ 450.00	---	\$ 450.00
28	Traffic Marking Symbols	296	SY	\$ 5.00	\$ (1,480.00)	---
31	Topsoil 4" Thick Min.	60	SY	\$ 2.00	---	\$ 120.00
32	Fertilizer and Seed	60	SY	\$ 1.00	---	\$ 60.00
S3	DGA, 2" Thick	123	SY	\$ 13.50	---	\$ 1,660.50
S4	Riprap Stone Slope, 4" Thick	123	SY	\$ 25.00	---	\$ 3,075.00
S5	Wheel Stops	8	Unit	\$ 85.00	---	\$ 680.00
S6	Remobilization (Add'l Path)	1	LS	\$ 3,500.00	---	\$ 3,500.00
S7	Remove Existing RCP & Install 60LF 24" DIP	1	LS	\$ 18,480.00	---	\$ 18,480.00
S8	Install Stabilization Fabric	250	SY	\$ 2.75	---	\$ 687.50

S9	Remobilization (Add'l Path)	250 SY \$ 11.00	---	\$ 2,750.00
		Total Decrease	\$ (2,230.00)	----
		Total Increase	----	\$ 40,691.20
		Net Increase in Contract Price	\$38,461.20	
		Time for Completion (+/-)	50	

The sum of \$38,461.20 is hereby added to the total contract price and the total adjusted contract price to date thereby is \$294,172.70

The time for completion in the Contract is increased by 50 calendar days. This document shall become an amendment to the Contract and all provisions of the Contract will apply hereto.

Accepted by:  5.25.21
 CONTRACTOR DATE

Recommended by:  5-26-2021
 ENGINEER DATE

Approved by: _____ DATE
 OWNER

REQUEST AND JUSTIFICATION OF CHANGE

Project No.: _____

Contract No.: 2019-3

Change Order No.: 1

NECESSITY FOR CHANGE:

Final as-built quantity adjustments, fuel and asphalt price adjustments, and unforeseen subbase stabilization.

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-17

AN ORDINANCE AMENDING ORDINANCE 2017-2 TO FURTHER
AMEND STANDARDS FOR SENIOR AFFORDABLE HOUSING

WHEREAS, pursuant to the Township's obligation to provide realistic opportunities for affordable housing, the Township Council adopted Ordinance 2017-2 to create Senior Affordable Apartment Districts; and

WHEREAS, the Township wishes to amend this ordinance and Chapter 154 of the Township Code to continue to provide such opportunities based upon changing market conditions and the need for a potential developer to achieve housing tax credits;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that Ordinance 2017-2 and Chapter 154 of the Code of the Township of Mount Laurel be and are hereby amended and supplemented as follows to achieve the purpose of this Ordinance:

Section One. Amendment to Section 154-123 Specific Sites Rezoning.

Section 154-123(H)(6) of the Township Code is amended to read as follows:

H(6)(a) Block 302.15, Lots 2 and 3, or parts thereof, known at the "Senior Citizens Project," shall generate 184 units in three phases with the expectation of developing Phase 1 with 70 units, Phase 2 with 58 units and Phase 3 with 56 units. A maximum of four staff units for non-age-restricted residents may be constructed in addition to the age-restricted units.

Section 154-131.1.1(D) of the Township Code is amended to read as follows:

D. The maximum height of any building shall be 55 feet as measured from the high point of the ridge line to the average elevation of the building at the grade line.

Section 154-131.1.1(F) and (G) are amended to add the following sentence to the end of each paragraph.

"The requirements created herein shall consider the entire project area and not the development or approval of the phased development created for financing purposes."

Section Two. Repealer, Severability and Effective Date.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: June 14, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: June 17, 2021

Public Hearing Date: July 12, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Stephen Steglik, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk
4830-6358-9080, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-13

AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND RELATED EXPENSES IN AND FOR THE TOWNSHIP, APPROPRIATING \$5,150,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$4,892,500 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT LAUREL, IN THE COUNTY OF BURLINGTON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Mount Laurel, in the County of Burlington, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3 hereof, there is hereby appropriated the respective sums amounting in the aggregate to \$5,150,000, including the aggregate sum of \$257,500 as the several down payments for the improvements and purposes required by the Local Bond Law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the several down payments or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$4,892,500, pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the bonds or notes are to be issued are as follows:

I. Purpose – Roads and Public Works.

- a. Construction and reconstruction of various Township roads, including but not limited to reconstruction and expansion of Marcy Court, Winterberry Court, Hartzel Court, Innes Court, Segal Court, Hampton Court, Diston Court, Sheffield Court, Whitechapel Court, Heath Court, Gladstone Court,

Boothby Court, Preakness Drive, Pimlico Way, Saratoga Drive, Monmouth Drive, Church Hill Downs Court, Hialeah Drive, Fairview Lane, South Brentwood Drive and Brentwood Terrace and drainage improvements to Mill Stream, and including related repairs to bridges and lateral support structures, necessary drainage, signage, gutter and curb improvements, as set forth on a list on file in the office of the Township Clerk, including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$2,448,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$2,325,600
<u>Period or Average Period of Usefulness:</u>	20 years
<u>Amount of Down Payment:</u>	\$122,400

b. Regular and emergent repairs and reconstruction of various Township roads and underdrains, including necessary drainage and curb improvements, as set forth on a list on file in the office of the Township Clerk, including all work and related materials necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$250,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$237,500
<u>Period or Average Period of Usefulness:</u>	10 years
<u>Amount of Down Payment:</u>	\$12,500

c. Acquisition and repair of equipment for Department of Public Works, including but not limited to acquisition of vehicles with, as needed, plow and light packages, cranes and accessories and other equipment, each including all work and related materials and equipment necessary therefor and incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$1,000,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$950,000
<u>Period or Average Period of Usefulness:</u>	7.5 years
<u>Amount of Down Payment:</u>	\$50,000

II. Purpose-Police Department. Acquisition of vehicles and equipment for the Police Department including but not limited to Variable Message Board with RADAR, two (2) SUV type vehicles (Ford Interceptors or equivalent), recording system (Axon or equivalent) for interview room and construction and outfitting of additional storage space for property and evidence, each including all work and related materials and equipment necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$260,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$247,000
<u>Period or Average Period of Usefulness:</u>	7.76 years
<u>Amount of Down Payment:</u>	\$13,000

III. Purpose-Emergency Medical Services. Acquisition of, replacement of and repair to facilities, vehicles and equipment for the EMS Department, including but not

limited to remounting of ambulance body, acquisition of replacement Lucas Devices or similar (Automated CPR Equipment), upgrade stretcher system to Stryker type system, acquisition of furniture and IT equipment and repair and replace epoxy type surface treatment for floor of EMS bay, including all work and related materials and equipment necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$420,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$399,000
<u>Period or Average Period of Usefulness:</u>	5.88 years
<u>Amount of Down Payment:</u>	\$21,000

IV. Purpose – Township Buildings. Construction, repairs and acquisition of equipment for or to Township Buildings, including but not limited to (i) high speed data scanning and storage equipment, (ii) needed or emergent repairs and improvements to Township owned buildings and facilities and (iii) engineering and professional services to identify, compile data and map Township lands to update sections and elements of the Township Master Plan, and including all work and related materials and equipment necessary therefor or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$772,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$733,400
<u>Period or Average Period of Usefulness:</u>	7.99 years
<u>Amount of Down Payment:</u>	\$38,600

The acquisition of vehicles and equipment set forth in Section 3 includes customization, painting, decals and related equipment to allow the vehicle or equipment to be used for its intended use.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes is as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes authorized herein is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8(a). The chief financial officer is hereby authorized to sell part or all of the notes from

time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of respective amounts or obligations for the several purposes and the respective reasonable life thereof within the limitations of the Local Bond Law, is 13.62 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$4,892,500, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$800,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes.

(e) The Township reasonably expects to commence the acquisition of the several improvements or purposes described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Township further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate amount not to exceed the amount of bonds or notes authorized in Section 1 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the Township is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. The Township Council hereby covenants on behalf of the Township to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 10. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduction Date: May 24, 2021

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

Publication Date: May 27, 2021

Public Hearing Date: June 14, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Stephen Steglik, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk
4830-6358-9080, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-14

AN ORDINANCE AMENDING CHAPTERS 98, 139 AND 154 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL TO IMPLEMENT PROVISIONS OF THE NEW JERSEY CANNABIS REGULATORY, ENFORCEMENT ASSISTANCE AND MARKETPLACE MODERNIZATION ACT

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

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

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

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

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

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

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

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

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

WHEREAS, specifically, a municipality may adopt an ordinance imposing a transfer tax on the sale of cannabis or cannabis items by a cannabis establishment that is located in the municipality and at the discretion of the municipality, the tax may be imposed on: receipts from the sale of cannabis by a cannabis cultivator to another cannabis cultivator; receipts from the sale of cannabis items from one cannabis establishment to another cannabis establishment; receipts from the retail sales of cannabis items by a cannabis retailer to retail consumers who are 21 years of age or older; or any combination thereof; and

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

NOW, THEREFORE, BE IT ORDAINED AND ADOPTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Chapter 95A of the Township Code entitled "Licensing", Chapter 139 of the Township Code entitled "Taxation"; Chapter 154 of the Township Code entitled "Zoning" are hereby amended and supplemented to read as follows;

SECTION 1

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

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

Article III. Cannabis

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

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

SECTION 2

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

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

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

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

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

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

CANNABIS DELIVERY SERVICE - Any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly

through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer. This person or entity shall hold a Class 6 Cannabis Delivery license.

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

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

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

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

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

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

CANNABIS WHOLESALER - Any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport, cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers. This person or entity shall hold a Class 3 Cannabis Wholesaler license.

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

8) 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 1,000 feet from any 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 1,000 feet from a residential district or use, as measured in a straight line from the nearest two points of the property lines.

(e) Shall not be located within 1,000 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.

(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.

(i) Compliance with the standards set forth in § 54-5B.

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

19) A Cannabis 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 1,000 feet from a 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 1,000 feet from a residential use or district, public or private k-12 school, child care center, church or house of worship, or public park of the Township of Mount Laurel containing active recreation uses, as measured in a straight line from the nearest two points of the property lines;

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

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

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

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

(i) Compliance with the standards set forth in § 54-5B.

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

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

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

(b) Lot, area, and bulk requirements:

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

[2] the minimum front yard shall be 30 feet

[3] the minimum side yard shall be 20 feet

[4] the minimum rear yard shall be 40 feet

(c) Shall not be located any closer than 1,000 feet from a 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 1,000 feet from a residential use or district, public or private k-12 school, child care center, church or house of worship, or public park of the Township of Mount Laurel containing active recreation uses, as measured in a straight line from the nearest two points of the property lines;

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

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

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

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

(i) Compliance with the standards set forth in § 54-5B.

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

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

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

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

(b) Lot, area, and bulk requirements:

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

[2] the minimum front yard shall be 75 feet

[3] the minimum side yard shall be 50 feet

[4] the minimum rear yard shall be 75 feet

- (c) Shall not be located any closer than 1,000 feet from a 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 1,000 feet from a residential use or district, public or private k-12 school, child care center, church or house of worship, or public park of the Township of Mount Laurel containing active recreation uses, as measured in a straight line from the nearest two points of the property lines;
- (e) No consumption of any cannabis or cannabis products shall be permitted on site;
- (f) No outside storage of any cannabis, cannabis products or related materials shall be permitted;
- (g) A security plan shall be submitted to the Mt. Laurel Township Police Department which shall demonstrate how the facility will maintain effective security and control of operations. The security plan shall identify the type and manner of 24-hour security, tracking and record-keeping of products and materials, surveillance systems to be utilized, and whether any armed security will be on the premises;
- (h) Off-street parking shall be provided at a ratio of 1 space for every 200 square feet of gross floor area.
- (i) The regulation found at §154-26.A and in the schedule of area and height requirements which requires a minimum lot area of 50 contiguous acres shall not apply. Provided that compliance with the above conditions are satisfied, a Cannabis Retailer shall be permitted within any existing major commercial development within the Major Commercial District, either within an existing commercial development or as a stand-alone structure.
- (j) Compliance with the standards set forth in § 54-5B.

SECTION 3

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

Article II. Cannabis Tax

§ 139-6. Purpose.

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

§ 139-7. Definitions.

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

§ 139-8. Tax established.

- A. There is hereby established a local cannabis transfer tax in the Township of Mount Laurel which shall be fixed at a uniform percentage rate of two percent (2%) of the receipts from each sale by a cannabis cultivator; two percent (2%) of the receipts from each sale by a cannabis manufacturer; one percent (1%) of the receipts from each sale by a cannabis wholesaler; and two percent (2%) of the receipts from each sale by a cannabis

retailer for every occupancy of a cannabis establishment in the Township of Mount Laurel.

B. In addition to the tax established in paragraph A of this section, a user tax, at the equivalent transfer tax rates, is hereby established on any concurrent license holder, as permitted by section 33 of P.L.2021, c.16 (C.24:6I-46), operating more than one cannabis establishment. The user tax shall be imposed on the value of each transfer or use of cannabis or cannabis items not otherwise subject to the transfer tax imposed pursuant to paragraph A of this subsection, from the license holder's establishment that is located in Mount Laurel to any of the other license holder's establishments, whether located in this Township or another municipality.

C. Any transaction for which the transfer tax or user tax is imposed, or could be imposed, pursuant to this section, other than those which generate receipts from the retail sales by cannabis retailers, shall be exempt from the tax imposed under the "Sales and Use Tax Act," P.L.1966, c.30 (C.54:32B-1 et seq.).

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

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

§ 139-10. Collection.

A. The transfer tax or user tax imposed by this article shall be collected or paid, and remitted to Mount Laurel Township by the cannabis establishment from the cannabis establishment purchasing or receiving the cannabis or cannabis item, or from the consumer at the point of sale, on behalf of the Township by the cannabis retailer selling the cannabis item to that consumer. The transfer tax or user tax shall be stated, charged, and shown separately on any sales slip, invoice, receipt, or other statement or memorandum of the price paid or payable, or equivalent value of the transfer, for the cannabis or cannabis item.

B. Every cannabis establishment required to collect a transfer tax or user tax imposed by ordinance pursuant to this section shall be personally liable for the transfer tax or user tax imposed, collected, or required to be collected under this section. Any cannabis establishment shall have the same right with respect to collecting the transfer tax or user tax from another cannabis establishment or the consumer as if the transfer tax or user tax was a part of the sale and payable at the same time, or with respect to non-payment of the transfer tax or user tax by the cannabis establishment or consumer, as if the transfer tax or user tax was a part of the purchase price of the cannabis or cannabis item, or equivalent value of the transfer of the cannabis or cannabis item, and payable at the same time; provided, however, that the Chief Financial Officer of Mount Laurel shall be joined as a party in any action or proceeding brought to collect the transfer tax or user tax.

C. No cannabis establishment required to collect a transfer tax or user tax imposed by this section shall advertise or hold out to any person or to the public in general, in any manner, directly or indirectly, that the transfer tax or user tax will not be separately charged and stated to another cannabis establishment or the consumer, or that the transfer tax or user tax will be refunded to the cannabis establishment or the consumer.

D. All revenues collected from a transfer tax or user tax imposed by ordinance pursuant to this section shall be remitted to the Mount Laurel Chief Financial Officer on a quarterly basis payable for the prior three month's activities and due at the same time as quarterly dates for the collection of property taxes. The revenues due on February 1 of each year shall include all transfer taxes or user taxes collected for the prior year months of October, November and December. The revenues due on May 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of

January, February and March. The revenues due on August 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of April, May and June. The revenues due on November 1 of each year shall include all transfer taxes and user taxes collected for the immediate prior months of July, August and September.

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

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

Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: May 24, 2021

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

Publication Date: May 27, 2021

Public Hearing Date: June 14, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

 Stephen Steglik, Mayor

ATTEST:

 Meredith Tomczyk, Township Clerk
 4830-6358-9080, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-15

AN ORDINANCE AMENDING CHAPTER 154 OF THE TOWNSHIP CODE TO PERMIT BREWERY STYLE USES TO PROMOTE TOURISM AND ENHANCE COMMERCIAL AREAS WITHIN THE TOWNSHIP

WHEREAS, the Township Council recommends that the Township consider adding the business opportunity for mirco-breweries, brewpub and wine tasting rooms as a mechanism to enhance business areas in the Township; and

WHEREAS, the Township Planner evaluated the municipal code and zoning to identify locations and conditions which would allow such properly licensed entities to operate in Mount Laurel; and

WHEREAS, prospective business must be approved to operate by the New Jersey Division of Alcohol Beverage Control;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of Mount Laurel, County of Burlington, State of New Jersey that Chapter 154 of the Township Code of the Township of Mount Laurel be and is hereby amended and supplemented to add the following new definitions and use regulations as follows:

Section One – Amendments to Section 154-5 of the Code.

Chapter 154-5 of the Municipal Code entitled “Definitions and Word Usage” is amended and supplemented to add the following definitions:

BREWERY, MICRO

Any establishment engaged in the act of brewing any malt alcoholic beverage, including but not limited to beer, cider, or alcoholic seltzer beverages, for sale and/or distribution to wholesalers, retailers, or consumption on the premises, licensed in accordance with the State Alcoholic Beverage Law that produces less than 300,000 barrels of alcoholic beverages annually.

BREW PUB

A RESTAURANT that includes a MICRO BREWERY, and the alcoholic beverages produced are intended to be consumed on the premises as an accessory use to the RESTAURANT.

CRAFT DISTILLERY

Any establishment engaged in the act of distilling any alcoholic beverage for sale and/or distribution to wholesalers, retailers, or consumption on the premises, licensed in accordance with the State Alcoholic Beverage Law, that produces less than 20,000 gallons of alcoholic beverages annually.

SALES ROOM, MICRO BREWERY

An on-site or off-site facility that sells beverages produced by a MICRO BREWERY direct to consumers either for consumption on the premises, or off-premises, and licensed in accordance with the State Alcoholic Beverage Law. Also known as a tasting room.

SALES ROOM, CRAFT DISTILLERY

An on-site or off-site facility that sells beverages produced by a CRAFT DISTILLERY direct to consumers either for consumption on the premises, or off-premises, and licensed in accordance with the State Alcoholic Beverage Law. Also known as a tasting room.

SALES ROOM, WINERY

An on-site or off-site facility that sells beverages produced by a WINERY direct to consumers either for consumption on the premises, or off-premises, and licensed in accordance with the State Alcoholic Beverage Law. Also known as a tasting room.

WINEMAKING, INSTRUCTIONAL FACILITY

Any facility where non-licensed persons may engage in and be instructed in and assist in the act of making wine or any similar fermented alcoholic beverage, where instruction is provided by a person licensed in accordance with the State Alcoholic Beverage Law.

WINERY

Any establishment engaged in the act of fermenting fruit juice or other natural substances in order to produce alcoholic beverages such as wine, mead, or brandy, and licensed in accordance with the State Alcoholic Beverage Law, that produces less than 250,000 gallons of alcoholic beverages annually.

Section Two. Article IV of the Township Code creating regulations and standards in Major Commercial Planned Development Districts is amended and supplemented to add the following new provisions:

Section 154-25. Use regulations.

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

- (31) Brewpub
- (32) Micro Brewery, Craft Distillery, or Winery subject to the standards set forth in §154-80.2
- (33) Sales Room, Micro Brewery, Craft Distillery, or Craft Winery, subject to the standards set forth in §154-80.3
- (34) Winemaking Instructional Facility

Section 154-27 Parking

The chart in Section 154-27 is amended and supplemented to add the following new parking standards:

Land Use	Minimum Number of Required Off-Street Parking Spaces
Brewpub	1 space per 1,000 square feet of gross floor area devoted to production or storage space, plus all off-street parking required of the restaurant use
Winemaking, Instructional Facility	1 space per 500 square feet of gross floor area for instructional or classroom space, plus 1 space per 2,000 square feet of any storage area.
Micro Brewery, Craft Distillery, Winery,	1 space per 1,000 square feet of gross floor area devoted to production or storage space, plus 1 space per 150 square feet of gross floor area in any sales room or tasting room area.
Sales Room, Micro Brewery, Craft Distillery, or Winery	1 space per 150 square feet of gross floor area.

Section Three. Article V of the Township Code creating regulations and standards in Neighborhood Commercial Districts is amended and supplemented to add the following new provisions:

Section 154-37. Use regulations.

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

- ...
- J. Brewpub
- K. Micro Brewery, Craft Distillery, or Winery in accordance with §154-80.2
- L. Sales Room, Micro Brewery, Craft Distillery, or Winery, subject to the standards set forth in §154-80.3
- M. Winemaking Instructional Facility

Section Four. Article VI of the Township Code creating regulations and standards in Business Districts is amended and supplemented to add the following new provisions:

Section 154-43. Use regulations.

The following new uses are added to this section:

- D. Brewpub
- E. Micro Brewery, Craft Distillery, or Winery in accordance with §154-80.2
- F. Sales Room, Micro Brewery, Craft Distillery, or Winery, subject to the standards set forth in §154-80.3
- G. Winemaking Instructional Facility

Section Five. Article VII of the Township Code creating regulations and standards in Specially Restricted Industrial Districts is amended and supplemented to add the following new provisions:

Section 154-49. Use regulations.

- ...
- J. Micro Brewery, Craft Distillery, or Winery in accordance with §154-80.2
- K. Winemaking Instructional Facility

Section Six. Article VIII of the Township Code creating regulations and standards in Industrial Districts is amended and supplemented to add the following new provisions:

Section 154-56. Use regulations; performance standards.

...

(C) Uses permitted other than industrial.

...

19. Micro Brewery, Craft Distillery, or Winery in accordance with §154-80.2

20. Winemaking Instructional Facility

Section Seven. Article XI of the Township Code entitled Supplement Regulations is amended and supplemented to add the following new provisions:

Section 154-69 Parking requirements; violations and penalties

(B) Automobile parking spaces. The following number of off-street parking spaces shall be provided as set forth below. The approving body, at its discretion, may require more parking spaces than those listed below. The Planning Board may also allow some parking spaces to be unimproved initially, provided that the physical space is shown on the plans where the unimproved parking spaces could be constructed at a future date if the need arises as determined by the Planning Board.

Land Use	Minimum Number of Required Off-Street Parking Spaces
Brewpub	1 space per 1,000 square feet of gross floor area devoted to production or storage space, plus all off-street parking required of the restaurant use
Winemaking, Instructional Facility	1 space per 500 square feet of gross floor area for instructional or classroom space, plus 1 space per 2,000 square feet of any storage area.
Micro Brewery, Craft Distillery, Winery,	1 space per 1,000 square feet of gross floor area devoted to production or storage space, plus 1 space per 150 square feet of gross floor area in any sales room or tasting room area.
Sales Room, Micro Brewery, Craft Distillery, or Winery	1 space per 150 square feet of gross floor area.

Section Eight. Article XI of the Township Code entitled Supplement Regulations is amended and supplemented to add the following new provisions:

Section 154-80.2 Micro Brewery, Craft Distillery, or Winery

- A. A tasting room and/or salesroom for sampling and purchasing of beverages produced on the premises may be permitted as an accessory use.
- B. An instructional facility may be permitted as an accessory use to a Winery.
- C. A micro brewery, craft distillery, or winery may include outdoor seating on the premises provided that the seating area is enclosed by fencing, landscaping, or gates at least 36 inches in height, and does not interfere with any necessary pedestrian or vehicular circulation.
- D. The hours of operation where sales of alcoholic beverages for consumption on the premises is permitted shall be limited to those hours set forth in Section 61-10 of the Township Code.
- E. No operation of a kitchen or restaurant on the premises shall be permitted, and no prepared food shall be sold on the premises. Finger food snacks may be offered on the premises without charge.
- F. Live entertainment is permitted inside the facility during all hours of operation. Outdoor entertainment on the premises shall be limited to the hours of between 12:00 PM noon to 12:00 AM midnight.
- G. All storage of waste materials, garbage, and recyclable materials shall be in enclosed containers, and stored inside the primary building, or within a separately enclosed structure that will completely confine any odors.

Section 154-80.3 Sales Room, Micro Brewery, Craft Distillery, or Winery

- A. A Sales Room for a micro brewery, craft distillery, or winery may include outdoor seating on the premises provided that the seating area is enclosed by fencing, landscaping, or gates at least 36 inches in height, and does not interfere with any necessary pedestrian or vehicular circulation.
- B. The hours of operation where sales of alcoholic beverages for consumption on the premises is permitted shall in accordance with Section 61-10 of the Township Code.
- C. No operation of a kitchen or restaurant on the premises shall be permitted, and no prepared food shall be sold on the premises. Finger food snacks may be offered on the premises without charge.
- D. Live entertainment is permitted inside the facility during all hours of operation. Outdoor entertainment shall be limited to between the hours of 12:00 AM noon to 12:00 PM midnight.

Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law

Introduction Date: May 24, 2021

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

Publication Date: May 27, 2021

Public Hearing Date: June 14, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Stephen Steglik, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk
4830-6358-9080, v. 1

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2021-16

AN ORDINANCE AMENDING SECTION 4-28.2 OF THE TOWNSHIP CODE TO REMOVE THE SPECIFIC BID THRESHOLD AMOUNT THAT CHANGES PURSUANT TO NEW JERSEY STATUTE EVERY FIVE YEARS

WHEREAS, Section 4-28.2 of the Township of Mount Laurel Code addresses the duties of the Township's Purchasing Agent and sets forth the threshold for which contracts must be advertised for bid;

WHEREAS, Section 4-28.2 of the Township Code currently states, in pertinent part: "In accordance with N.J.S.A. 40A:11-3, when the cost of a contract does not exceed the total amount of \$17,500, the contract may be awarded without public advertising for bids, unless the governing body establishes a lower amount. If a Purchasing Agent has been appointed, the governing body can establish that the bid threshold may be up to such amount as adjusted by the Governor no later than March 1, every five years. As of the date of this article, the bid threshold is \$36,000. The governing body hereby authorizes the Purchasing Agent into contracts up to the maximum amount established by said statute as the same may be periodically adjusted in accordance with same."

WHEREAS, N.J.S.A. 40A:11-3(a) states: "If a purchasing agent has been appointed, the governing body of the contracting unit may establish that the bid threshold may be up to \$25,000 or the threshold amount adjusted by the Governor pursuant to subsection c. of this section."

WHEREAS, N.J.S.A. 40A:11-3(c) states: "The Governor, in consultation with the Department of Treasury, shall, no later than March 1 of every fifth year . . . adjust the threshold amount. . . . The Governor shall, no later than June 1 of every fifth year, notify each governing body of the adjustment."

WHEREAS, the Township Council desires to amend Section 4-28.2 of the Township Code to remove the current bid threshold amount, so as to not have to amend this section of the Code every five years.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that, Section 4-28.2 of the Code of the Township of Mount Laurel be and is hereby amended and supplemented as follows to remove the bid threshold amount, which is adjusted every five years by the Governor of the State of New Jersey:

Section One. Amendments to Section 4-28.2 of the Township Code.

Section 4-28.2 of the Township Code is amended as follows (additions are underlined and deletions are struck through):

§ 4-28.2 Position created.

This hereby establishes by the governing body of the Township of Mount Laurel, the position of Township Purchasing Agent, who shall be under the general supervision and direction of the Township Manager. In accordance with N.J.S.A. 40A:11-3, when the cost of a contract does not exceed the total amount of \$17,500, the contract may be awarded without public advertising for bids, unless the governing body establishes a lower amount. If a Purchasing Agent has been appointed, the governing body can establish that the bid threshold may be up to such amount as adjusted by the Governor no later than March 1, every five years. ~~As of the date of this article, the bid threshold is \$36,000.~~ The governing body hereby authorizes the Purchasing Agent to enter into contracts up to the maximum

amount established by said statute as the same may be periodically adjusted in accordance with same.

Section Two. Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: May 24, 2021

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

Publication Date: May 27, 2021

Public Hearing Date: June 14, 2021

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY:

Stephen Steglik, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk
4830-6358-9080, v. 1