

Township of Mount Laurel
Agenda
Regular Council Meeting
Monday, July 20, 2020
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**

20-R-108: AMENDING 20-R-32 SETTING MEETING LOCATIONS BECAUSE OF THE COVID-19 PANDEMIC

20-R-109: MOUNT LAUREL TOWNSHIP RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR METRO STORAGE, LLC, BLOCK 309, LOTS 1, 1.01 SP#8009

20-R-110: AUTHORIZATION TO INSTALL A FENCE WITHIN A DRAINAGE EASEMENT AREA FOR BLOCK 1206.01, LOT 15

20-R-111: ISSUING ONE HOTEL/MOTEL EXCEPTION CONSUMPTION LIQUOR LICENSE TO THE FALLS GROUP, LLC

20-R-112: ANTICIPATION OF A SPECIAL ITEM OF REVENUE IN THE 2020 LOCAL MUNICIPAL BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159)

20-R-113: RESOLUTION AUTHORIZING THE EXECUTION OF DEVELOPERS AGREEMENT

20-R-114: RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT RENEWING MEMBERSHIP IN THE BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND

20-R-115: A RESOLUTION AMENDING THE SECTION 125 PLAN

8. **ORDINANCE FOR FIRST READING**

ORDINANCE #11-2020: AN ORDINANCE AMENDING CHAPTER 89 OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL ENTITLED "HOUSING STANDARDS"

Publication Date: JULY 23, 2020

Public Hearing Date: AUGUST 17, 2020

9. **ORDINANCES FOR SECOND READING AND PUBLIC HEARING**

ORDINANCE #9-2020: AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY AUTHORIZING AND APPROVING A FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF MOUNT LAUREL AND DELCO DEVELOPMENT, LLC, FOR A PORTION OF PROPERTY CURRENTLY KNOWN AS LOTS 10 AND 11 WITHIN BLOCK 302.15 (WHICH WILL BE SUBDIVIDED), PURSUANT TO THE LONG TERM TAX EXEMPTION LAW (N.J.S.A. 40A:20-1 ET SEQ.)

Moved by: Seconded by:

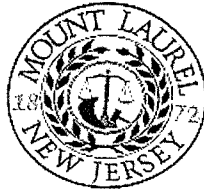
ORDINANCE #10-2020: AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND RELATED EXPENSES IN AND FOR THE TOWNSHIP, APPROPRIATING \$6,000,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$5,700,000 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME

Moved by: Seconded by:

10. PUBLIC PARTICIPATION

11. COMMENTS BY COUNCIL

12. ADJOURNMENT



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 20-R-108

REGULAR MEETING

July 20, 2020

**AMENDING 20-R-32 SETTING MEETING LOCATIONS
BECAUSE OF THE COVID-19 PANDEMIC**

WHEREAS, by Resolution 20-R-32, the Township Council established its meeting dates for the Year 2020, 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 in 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 each 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, the Township has chosen to only release the log in information to those individuals who preregister to avoid social media hacks now becoming prevalent in publically advertised zoom meetings.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey that Resolution 20-R-32 be and the same is hereby amended 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:

July 20

August 17

September 14

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 July 20, 2020 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo						
Edelson						
Folcher						
Pritchett						
Steglik						



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 20-R-109

REGULAR MEETING

JULY 20, 2020

**MOUNT LAUREL TOWNSHIP
RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR
METRO STORAGE, LLC, BLOCK 309, LOTS 1, 1.01 SP #8009**

WHEREAS, the Township has received a request for the release of the performance guarantee that was previously posted in connection with the above-referenced project; and

WHEREAS, by report dated June 23, 2020 attached hereto and made a part hereof, the Township Engineer has advised that the required improvements for the project were installed and are in satisfactory condition and has recommended that the performance guarantee in place for the project be released; and

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

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

NOW, THEREFORE, BE IT RESOLVED on this 20th day of July, 2020, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that, as recommended by the Township Engineer, the performance guarantee for Metro Storage, LLC, Block 309, Lots 1, 1.01 SP #8009 is hereby released.

This resolution was adopted at a meeting of the Township Council held on July 20, 2020 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 20-R-110

REGULAR MEETING

JULY 20, 2020

**AUTHORIZATION TO INSTALL A FENCE WITHIN A
DRAINAGE EASEMENT AREA FOR BLOCK 1206.01, LOT 15**

WHEREAS, the Township of Mount Laurel is the grantee of an easement contiguous to Block 1206.01, Lot 15, 10 Edinburgh Lane; and

WHEREAS, the property owner for Block 1206.01, Lot 15, 10 Edinburgh Lane, has requested permission to install a fence within a 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 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 July 20, 2020 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 20-R-111

REGULAR MEETING

JULY 20, 2020

**ISSUING ONE HOTEL/MOTEL EXCEPTION CONSUMPTION
LIQUOR LICENSE TO THE FALLS GROUP, LLC**

WHEREAS, on January 15, 2020, the Township accepted sealed bids for the issuance of a Hotel/Motel Exception Consumption Liquor License ("License") in accord with the requirements of the Division of Alcoholic Beverage Control; and

WHEREAS, by way of Resolution 20-R-43, the Township awarded (1) License to the only responsive applicant, The Falls Group, LLC ("Applicant") for the premises located at 3320-24 Route 38; and

WHEREAS, Applicant has paid any and all state and local licensing fees associated with its License application, and the submitted application forms are complete in all respects; and

WHEREAS, the Township Council acknowledges that Applicant has satisfactorily completed and passed all required investigations; and

WHEREAS, the Applicant has obtained all the necessary approvals; and

WHEREAS, the Applicant is qualified to receive the License according to all statutory, regulatory, and local authorities; and

WHEREAS, the Applicant has not received a Certificate of Occupancy; and

WHEREAS, the Township intends to issue the License to the Applicant when construction of the hotel is complete and after a Certificate of Occupancy for the hotel has been issued.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Municipal Clerk be and is hereby instructed to issue one (1) plenary retail consumption liquor license under the hotel/motel exception to The Falls Group, LLC, for the premises located at 3320-24 Route 38, pursuant to its land use approvals and the rules and regulations promulgated by the State of New Jersey.

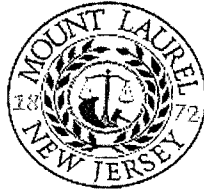
BE IT FURTHER RESOLVED, that the actual issuance of the License shall be contingent upon the issuance of a Certificate of Occupancy for the hotel.

This resolution was adopted at a meeting of the Township Council held on July 20, 2020 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 20-R-112

REGULAR MEETING

July 20, 2020

**ANTICIPATION OF A SPECIAL ITEM OF REVENUE
IN THE 2020 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 2020 Local Municipal Budget in the amount of \$81,684.39 which items are now available as revenues:

- Clean Communities Grant - \$81,684.39

BE IT FURTHER RESOLVED that a like amount of \$81,684.39 is hereby appropriated under the captions of:

- Clean Communities Grant - \$81,684.39

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 July 20, 2020 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 20-R-113

REGULAR MEETING

July 20, 2020

RESOLUTION AUTHORIZING THE EXECUTION OF DEVELOPERS AGREEMENT

WHEREAS, on June 11, 2020, the Mount Laurel Township Planning Board approved the application for Preliminary and Final Minor Site Plan approval with variances submitted by McDonald’s USA, LLC (“Applicant”); and

WHEREAS, as part of development, and as a condition of Planning Board approval, the Applicant has agreed to provide sidewalks along the Route 38 frontage and a street sidewalk connection from Route 38 to the subject property after obtaining the necessary approvals from the New Jersey Department of Transportation (“NJDOT”); and

WHEREAS, as a result of the on-going COVID-19 pandemic, state permitting has been significantly delayed; and

WHEREAS, the Applicant desires permission from the Township to begin construction on the Property prior to receiving all necessary approvals from NJDOT for sidewalk construction; and,

WHEREAS, it is in the best interest of the Township not to further stall the commencement of construction; and

WHEREAS, the Township agrees to endorse the beginning of construction and renovation while also ensuring the project is ultimately completed in compliance with the site plans and conditions of Planning Board Approval;

WHEREAS, it would be in the best interest of the Township to execute a Developer’s Agreement with the Applicant/Developer to ensure construction and renovations proceed under certain conditions detailed in the Developer’s Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mount Laurel that the Mayor and Township Clerk are hereby authorized and directed to execute a Developer’s Agreement in the form attached hereto.

This resolution was adopted at a meeting of the Township Council held on July 20, 2020 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 20-R-114

REGULAR MEETING

July 20, 2020

**RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT
RENEWING MEMBERSHIP IN THE**

BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND

WHEREAS, the Township of Mount Laurel (hereinafter the "MUNICIPALITY") is a member of the Burlington County Municipal Joint Insurance Fund (hereinafter the "FUND"); and

WHEREAS, the MUNICIPALITY'S membership terminates as of January 1, 2021 unless earlier renewed by a Contract between the MUNICIPALITY and the FUND; and

WHEREAS, N.J.S.A. 40A:11-5 (1) (m) provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the subject matter is for the purchase of insurance coverage and consultant services, provided that the award is in accordance with the requirements for extraordinary unspicifiable services; and

WHEREAS, N.J.S.A. 40A:11-6.1(b) provides that the MUNICIPALITY shall make a documented effort to secure competitive quotations; however, a Contract may be awarded upon a determination, in writing, that the solicitation of competitive quotations is impracticable; and

WHEREAS, in accordance with N.J.A.C. 5:34-2.3, a designated official of the MUNICIPALITY, has filed a certificate with the governing body describing in detail, as set forth below in this Resolution, why this Contract meets the provisions of the statutes and the regulations and why the solicitation of competitive quotations is impracticable; and

WHEREAS, it has been determined that the purchase of insurance coverage and insurance consultant services by the MUNICIPALITY requires a unique knowledge and understanding of municipal exposures and risks associated with the operation of a municipal entity, and many insurance professionals are not qualified to assess these risks and exposures based upon their inherent complexity; and

WHEREAS, insurance coverage for municipal entities can vary greatly in the type, limits, and exceptions to coverage, and therefore particularized expertise in determining and obtaining the appropriate coverage is required to protect the MUNICIPALITY; and

WHEREAS, it is the goal of the MUNICIPALITY to obtain a single integrated program to provide all types of insurance coverage with a plan to limit the MUNICIPALITIES exposure; and

WHEREAS, the FUND has provided comprehensive insurance coverage to member municipalities since 1991; and

WHEREAS, since 1991, the Fund has continually refined all of the types of coverage that it provides to its members so that it offers comprehensive insurance coverage and limits to all members that is unique and cannot be purchased from a single entity in the commercial insurance market; and

WHEREAS, the FUND has also developed and made available to its members Safety, Risk Management, and Litigation Management programs that address the specific exposures and risks associated with municipal entities; and

WHEREAS, the FUND provides the MUNICIPALITY with Fund Administration, Claims Review, Claims Processing, Claims Administration, Actuarial, and Legal services; and

WHEREAS, the FUND is one of the most financially sound Municipal Joint Insurance Funds in New Jersey, and the FUND operates with strong fiscal controls, member oversight, and meets all of the requirements promulgated by the New Jersey Department of Community Affairs and the Department of Banking and Insurance; and

WHEREAS, as an existing member of the FUND, the MUNICIPALITY would be renewing its membership in an organization with experienced and dedicated FUND Professionals who provide specialized services to the members; and

WHEREAS, the membership of the FUND includes many neighboring municipalities that have uniquely similar exposures to the MUNICIPALITY, and with whom the MUNICIPALITY has existing inter-local arrangements; and

WHEREAS, all of the aforementioned factors categorize the award of this Contract as an "extraordinary, unspecifiable service" that cannot be duplicated, accounted for, accurately detailed, or described in a manner that truly depicts the value of the MUNICIPALITY'S membership in the FUND; and

WHEREAS, for all of the aforementioned reasons, it is impracticable for the MUNICIPALITY to seek competitive quotations for a Contract to provide the procurement of insurance coverage and consultant services; and

WHEREAS, the FUND has been organized pursuant to N.J.S.A. 40A:10-36 et seq., and as such is an agency of the municipalities that created it; and

WHEREAS, N.J.S.A. 40A:11-5(2) also provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the Contract is entered into with a municipality or any board, body, officer, agency or authority thereof; and

WHEREAS, the FUND meets the definition of an agency as set forth in N.J.S.A. 40A:11-5(2); and

WHEREAS, for all of the aforementioned reasons, the MUNICIPALITY desires to enter into a Contract to renew its membership with the FUND for a period of three (3) years, for insurance coverage and consultant services, as an exception to the public bidding requirements of the Local Public Contracts Law.

NOW THEREFORE, be it resolved by the governing body of the MUNICIPALITY as follows:

1. The MUNICIPALITY agrees to renew its membership in the FUND and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the FUND.
2. The Mayor and Clerk of the MUNICIPALITY shall be and hereby are authorized to execute the "Contract to Renew Membership" annexed hereto and made a part hereof and to deliver same to the FUND evidencing the MUNICIPALITY'S renewal of its membership.
3. In accordance with N.J.A.C. 5:34-2.3, the certificate of a designated official of the MUNICIPALITY, which details why the solicitation of competitive quotations is impracticable, is attached hereto and made a part of this Resolution.
4. The Clerk of the MUNICIPALITY is authorized and directed to place a notice of the adoption of this Resolution and the award of this Contract in the official newspaper of the MUNICIPALITY.

This resolution was adopted at a meeting of the Township Council held on July 20, 2020 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
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**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No 20-R-115

REGULAR MEETING

July 20, 2020

A RESOLUTION AMENDING THE SECTION 125 PLAN

RESOLUTION of the Township of Mount Laurel (the "Employer"), the undersigned, being all of the members of the Council hereby adopt the following Resolution.

WHEREAS, the Employer previously adopted a Code Section 125 Cafeteria Plan, collectively referred to as the Cafeteria Plan (the "Plan");

WHEREAS, Regulation 1.125-4 under a Section 125 Cafeteria plan allows the Employer to amend the Plan;

WHEREAS, in accordance with IRS Notice 2020-29, the Employer amends the Health Flexible Spending Account for the 2020-2021 plan year to allow employees to (1) revoke an election; (2) make a new election; (3) decrease an election; or (4) increase an existing election on a prospective basis;

WHEREAS, in accordance with IRS Notice 2020-29, the Employer amends the Dependent Care Spending Account for the 2020-2021 plan year to allow employees to (1) revoke an election; (2) make a new election; (3) decrease an election; or (4) increase an existing election on a prospective basis;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the amendment and does hereby approve the adoption of the amendment as set forth therein;

BE IT FURTHER RESOLVED, that the Council is authorized and directed to take any and all action as may be necessary to effectuate this Resolution.

This resolution was adopted at a meeting of the Township Council held on July 20, 2020 and shall take effect immediately.

A CERTIFIED COPY

Meredith Tomczyk, Municipal Clerk

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**MOUNT LAUREL TOWNSHIP
ORDINANCE #11-2020**

**AN ORDINANCE AMENDING CHAPTER 89 OF THE CODE OF THE TOWNSHIP OF MOUNT
LAUREL ENTITLED "HOUSING STANDARDS"**

WHEREAS, the Construction Official has recommended that the Township Council amend the Township Code by changing the adopted housing standard from the State Housing Code to the 2018 International Property Maintenance Code; and

WHEREAS, the Construction Official further recommends the adoption of a process whereby the Township requires the inspection of property upon its resale; and

WHEREAS, these proposed changes are designed to make existing Township inspection standards uniform and to more thoroughly address code violations at the point of sale; and

WHEREAS, the Township Council has accepted the Construction Official's recommendations.

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 Chapter 89 of the Township Code of the Township of Mount Laurel be hereby amended to read as follows:

CHAPTER 89 HOUSING STANDARDS

Article I. Standards Established; Enforcement; Violations as fines

§89-1 Enforcement Officer

The Construction Official of the Township of Mount Laurel, his or her designees, and the Burlington County Board of Health are designated as the officers to exercise the powers prescribed by the within chapter, and they shall serve in such capacity without any additional salary. Further,

§89-2 Adoption of Standards; filing of copies

Pursuant to N.J.S.A. 40:49-5.1, the 2018 International Property Maintenance Code ("IPMC") is hereby accepted, adopted and established as the standard to be used as a guide in determining whether dwellings in this municipality are safe, sanitary and fit for human habitation, sale, resale, and/or rental. Three copies of the IPMC shall be placed on file in the office of the Municipal Clerk and are available to all persons desiring to use and examine the same.

§89-3 Inspections Authorized

- A. The Construction Official, his or her designee, and officials from the County Board of Health are hereby authorized and directed to make inspections to determine the condition of dwellings, dwelling units, rooming units and premises located within the Township of Mount Laurel in order that they may perform their duty of safeguarding the health and safety of the occupants of dwellings and of the general public and enforcing the Township Code. outdoor
- B. For the purpose of making such inspections, upon reasonable notice, the inspecting official is hereby authorized to enter, examine and survey at all reasonable times all dwellings, dwelling units, rooming units and premises. The owner or occupant of every dwelling, dwelling unit and rooming unit, or the person in charge thereof, shall give the inspecting official free access to such dwelling, dwelling unit or rooming unit and its premises at all reasonable times for the purpose of such inspection, examination and survey. Every occupant of a dwelling or dwelling unit shall give the owner thereof or his agent or employee access to any part of such dwelling or dwelling unit or its premises at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect

compliance with the provisions of this chapter or with any lawful rule or regulation adopted or any lawful order issued pursuant to the provisions of this chapter.

§89-4 Rules and Regulations

The Construction Official is hereby authorized and empowered to make and amend such written rules and regulations, and amendments to the IPMC as he may deemed necessary for the proper enforcement of the provisions of this chapter; provided, however, that such rules and regulations shall not be in conflict with the provisions of this chapter nor in anywise alter, amend or supersede any of the provisions thereof. The Construction Official shall file a certified copy of all rules, regulations, and amendments which he may adopt in his office and in the office of the Clerk of the Township of Mount Laurel. Any Amendments to the IPMC shall be filed with the copies required to be on file pursuant to §89-2

§89-5 Compliance with standards required

No person shall occupy as owner-occupant or sell or rent to another for occupancy any dwelling or dwelling unit for the purpose of living therein which does not conform to the provisions of the IPMC established hereby as the standard to be used in determining whether a dwelling is safe, sanitary and fit for human habitation.

§89-6 Violations and penalties

- A. Notwithstanding any fines or penalties outlined within the IPMC, any person violating any provision of this Code shall, upon conviction thereof, be subject to one or more of the following, in the discretion of the court before which such conviction shall be had: a fine not exceeding \$2,000, imprisonment in the county jail for a term not exceeding ninety (90) days, or a period of community service not exceeding ninety (90) days. Except as otherwise provided, each and every day in which a violation of each and any provision of this Code exists shall constitute a separate violation. The Township waives the additional fine for a violation of an ordinance within one year of a previous violation of the same ordinance provided in N.J.S.A. 40:49-5.
- B. Where a fine in excess of \$1,250 is sought to be imposed for a housing violation or for a zoning violation, the applicable owner and/or operator shall be provided a thirty (30) day period in which the owner and/or operator has an opportunity to cure or abate the condition prior to the scheduling of a hearing in Municipal Court. In the event that the objectionable activity or condition is not resolved to the satisfaction of the Township following said thirty (30) day period, then the owner/operator shall have an opportunity for a hearing before the municipal court. After the thirty (30) day period, the higher fine may be imposed if the municipal court has not determined that the abatement has been substantially completed

Article II. Buildings Unfit for Human Habitation

§89-7 Designation of Public Officer

The Construction official, or his or her designee is hereby designated as the public officer to exercise the powers prescribed by this chapter.

§89-8 Determination that dwelling is unfit for human habitation; conditions

For the purpose of this chapter, the public officer may determine that a building is unfit for human habitation or occupancy or use if the officer finds that conditions exist in such building which are or may become dangerous or injurious to the health or safety of the occupants of such building, the occupants of neighboring buildings or other residents of the Township of Mount Laurel. Such conditions may include the following, without limiting the generality of the foregoing:

- a. Defects therein increasing the hazards of fire, accident or other calamities
- b. Lack of adequate ventilation, light or sanitary facilities
- c. Dilapidation, disrepair, structural defects or uncleanness
- d. Conditions otherwise inimical to the welfare of the residents of the Township

§89-9 Notice of Complaint; hearing procedure

Whenever a petition is filed with the public officer or the Township Clerk by a public authority, as defined in N.J.S.A. 40:48-2.4, the County Board of Health, or by at least five residents of the municipality charging that any building is unfit for human habitation or occupancy or use as herein defined, or whenever it appears to the public officer, on his own motion, that any building is unfit for human habitation or occupancy or use, as herein defined, he shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and parties in interest in such building a complaint stating the charges in that respect and containing a notice that:

- a. A hearing will be held before the public officer or his designated agent at a place therein fixed not less than seven days nor more than 30 days after the serving of said complaint.
- b. The owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaints
- c. The rules of evidence prevailing in courts of law or equity shall not be controlling in the hearings

§89-10 Findings of Hearing; issuance of order

If, after such notice and hearing, the public officer determines that the building under consideration is unfit for human habitation or occupancy or use, as herein defined, he shall state in writing his findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof and parties in interest an order requiring that:

- a. The repair, alteration or improvement of the said building be made by the owner within a reasonable time, which time shall be set forth in the order, or, at the option of the owner, to vacate or have the building vacated and closed within the time set forth in the order.
- b. If the building is in such a condition as to make it dangerous to the health and safety of persons on or near the premises, and the owner fails to repair, alter or improve the said building within the time specified in the order, then the owner shall be required to remove or demolish the said building within a reasonable time as specified in the said order of removal.
- c. If the owner fails to comply with an order to repair, alter or improve or, at the option of the owner, to vacate and close the building, the public officer may cause to be posted on the main entrance of any building so closed a placard with the following words: "This building is unfit for human habitation or occupancy or use; the use or occupation of this building is prohibited and unlawful."
- d. If the owner fails to comply with an order to remove or demolish the building, the public officer may cause such building to be removed or demolished or may contract for the removal or demolition thereof after advertisement for and receipt of bids therefor.
- e. The amount of
 - i. The cost of filing of legal papers, expert witnesses' fees, search fees and advertising charges, incurred in the course of any proceeding taken under this chapter determined in favor of the municipality; and
 - ii. Such cost of such repairs, alterations or improvements, or vacating and closing, or removal or demolition, if any, or the amount of the balance thereof remaining after deduction of the sum, if any, realized from the sale of materials derived from such building or from any contract for removal or demolition thereof, shall be a municipal lien against the real property upon which such cost was incurred. If the building is removed or demolished by the public officer, he shall sell the materials of such building. There shall be credited against the cost of the removal or demolition thereof, including the cost of clearing and, if necessary, leveling of the site, the proceeds of any sale of such materials or any sum derived from any contract for the removal or demolition of the building. If there are no such credits or if the sum total of such costs exceeds the total of such credits, a detailed statement of the aforesaid costs and the amount so due shall be filed with the Municipal Tax Assessor or other custodian of the records of tax liens, and a copy thereof shall be forthwith forwarded to the owner by registered mail. If the total of the credits exceed such costs, the balance remaining shall be deposited in the Superior Court by the public officer, shall be secured in such manner as may be directed by such Court and shall be disbursed according to the order or judgment of such Court. Any owner or party in interest may, within 30 days from the date of the filing of the lien certificate, proceed in a summary manner in the Superior Court to contest the reasonableness of the amount or the accuracy of the costs set forth in the municipal lien certificate.

- f. If any actual and immediate danger to life is imposed by the threatened collapse of any fire-damaged or structurally unsafe building, the public officer may, after taking such measures as may be necessary to make such building temporarily safe, seek a judgment in summary proceedings for the demolition thereof.
- g. Nothing in this section shall be construed to impair or limit in any way the power of the Township to define and declare nuisances to cause their removal or abatement, by summary proceedings or otherwise, nor is anything in this chapter intended to limit the authority of the Construction Code Official under the State Uniform Construction Code Act (N.J.S.A. 52:27D-119 et seq.) or any rules or regulations adopted thereunder.

§89-11 Service of complaints and orders

Complaints or orders issued by the public officer pursuant to this chapter shall be served upon persons either personally or by registered mail, but if the whereabouts of such persons is unknown and the same cannot be ascertained by said public officer in the exercise of reasonable diligence, and the public officer shall make an affidavit to that effect, then the serving of such complaint or order upon such persons may be made by publishing the same once in a newspaper printed and published in the County of Burlington and circulated in the Township. A copy of such complaint or order shall be posted in a conspicuous place on premises affected by the complaint or order, and a copy of such complaint or order shall be duly recorded or lodged for record with the county recording officer of Burlington County.

§89-12 Remedies

Any person aggrieved by an order issued by a public officer under this chapter may, within 30 days after the posting and service of such order, bring an action for injunctive relief to restrain the public officer from carrying out the provisions of the order and for any other appropriate relief. The court may proceed in the action in a summary manner or otherwise. The remedy herein provided shall be exclusive, and no person affected by an order of the public officer shall be entitled to recover any damages for action taken pursuant thereto or because of noncompliance by any person with any order of the public officer.

§89-13 Powers of Public officer

The public officer is hereby authorized and empowered to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this chapter, including the following, in addition to others herein granted:

- a. To investigate the conditions of buildings in the Township in order to determine which buildings therein are unfit for human habitation.
- b. To administer oaths and affirmations, examine witnesses and receive evidence.
- c. To enter upon premises for the purpose of making examination, provided that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession.
- d. To appoint and fix the duties of such officers, agents and employees as he deems necessary to carry out the purposes of this chapter.
- e. To delegate any of his functions and powers under this chapter to such officers and agents as he may designate

§89-14 Conflict of powers

Nothing in this chapter shall be construed to abrogate or impair the power of the Township or any officer or department to enforce any provisions of its Charter, or its ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this chapter shall be in addition and supplemental to the powers conferred upon the Township by any other law or ordinance.

§89-15 Costs as obligation of owner

In the event any building or structure is removed or demolished pursuant to this chapter because it is found to be dangerous to human life or the public welfare or because it constitutes a fire hazard, the Township Council, in addition to assessing the cost of such removal or demolition as a municipal lien against the premises, may enforce the payment of such assessment, together with interest, as a debt of the owner of the premises and may authorize the institution of an action at law for the collection thereof. The Superior Court or the Burlington County District Court shall have jurisdiction over any such action.

Article III, Certificate of Continuing Occupancy

§89-16 Certificate Requirement; Inspection

Prior to the closing of sale or resale of any commercial or residential property within the Township of Mount Laurel, the buying party must apply to the Construction Official for, and obtain, a Certificate of Continuing Occupancy. Prior to issuing said Certificate, the Construction official or his or her designee shall inspect the property pursuant to Article I and confirm it is in compliance with the IPMC and the Township Code.

§89-17 Violations,

Upon inspection, if the Construction Official or his or her designee identifies any violations of the IPMC or the Township Code, the property owner shall have 90 days to correct any deficiencies and to schedule a re-inspection of the property.

§89-18 Fees

The fee for an initial inspection shall be \$225 if requested three or less days prior to closing; \$180 if requested between four and ten days prior to closing; and \$150 if requested eleven days prior to closing or longer. The fee for any required re-inspections shall be \$75.00 per re-inspection.

§89-19 Violations and fines

Failure to apply for or obtain a Certificate of Continuing Occupancy shall constitute a violation of this chapter and shall be subject to the penalties provided for in §89-6

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: July 20, 2020

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo						
Edelson						
Folcher						
Pritchett						
Steglik						

Publication Date: July 23, 2020

Public Hearing Date: August 17, 2020

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo						
Edelson						
Folcher						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Irwin Edelson, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk
4843-5689-2090, v. 1

**MOUNT LAUREL TOWNSHIP
ORDINANCE #9-2020**

**AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL,
COUNTY OF BURLINGTON AND STATE OF NEW JERSEY
AUTHORIZING AND APPROVING A FINANCIAL AGREEMENT
BETWEEN THE TOWNSHIP OF MOUNT LAUREL AND DELCO
DEVELOPMENT, LLC, FOR A PORTION OF PROPERTY
CURRENTLY KNOWN AS LOTS 10 AND 11 WITHIN BLOCK 302.15
(WHICH WILL BE SUBDIVIDED), PURSUANT TO THE LONG
TERM TAX EXEMPTION LAW (N.J.S.A. 40A:20-1 et seq.)**

WHEREAS, the Township of Mount Laurel("Township") is a municipal entity organized and existing under the laws of the State of New Jersey and located in Burlington County; and

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* ("Redevelopment Law"), specifically including *N.J.S.A. 40A:12A-6(a)*, the Township Council of the Township ("Governing Body") adopted a resolution adopting the recommendation of the Township Planning Board and designated, among other parcels now known as Block 302.15, Lots 10 and 11 (upon finalized subdivision, lot number will change), on the official Tax Map of the Township, generally identified by the street address of Route 38 and Fostertown Road, Mount Laurel, New Jersey 08054 ("Redevelopment Property"), as a "Redevelopment Area" as such term is defined in the Redevelopment Law; and

WHEREAS, pursuant to such designation, by Ordinance No. 2019-7, the Governing Body adopted the "Route 38, Ark Road and Fostertown Road Redevelopment Plan", a redevelopment plan that includes applicable development goals and standards for, among other things, the redevelopment of the Redevelopment Property ("Redevelopment Plan"); and

WHEREAS, on May 18, 2020, the Township via Ordinance No. 2020-8, amended the Redevelopment Plan consistent with a settlement agreement in the matter of Delco Development, LLC v. Township of Mount Laurel, et al., (Docket No. BUR-L-1550-19); and

WHEREAS, the Township has heretofore designated the Governing Body as the "Redevelopment Entity" (as such term is defined in the Redevelopment Law) for the purpose of implementing the Redevelopment Plan; and

WHEREAS, by adoption of Resolution 19-R-208, the Governing Body appointed Delco Development, LLC ("Developer"), as the redeveloper of the Redevelopment Property; and

WHEREAS, the Developer will reorganize as a urban renewal entity formed and qualified to do business under the provisions of the New Jersey Long Term Tax Exemption Law (*N.J.S.A. 40A:20-1 et seq.*) ("Long Term Tax Exemption Law") and, in connection therewith, will change its legal name to "Delco Urban Renewal, LLC" for this section of the Project; and

WHEREAS, the redevelopment plan of the Developer consists of the redevelopment of the Redevelopment Property by development and construction of 273 family rental apartments; 207 townhomes, no less than 80,000 square feet of commercial development and 120 units of age-restricted apartments, together with associated parking, landscaping, lighting and other site improvements, to be constructed in phases on the Redevelopment Property; and

WHEREAS, the Developer has or will purchase or lease the Property and construct, or cause to be constructed, the Project; and

WHEREAS, the Long Term Tax Exemption Law permits a municipality to enter into a financial agreement exempting real property from tax assessment and accepting payments in lieu of taxes where the property is qualified; and

WHEREAS, in accordance with the Long Term Tax Exemption Law, the Developer submitted a written application ("Application") to the Township for approval of a tax exemption for the age-restricted

housing unit improvements to be constructed as part of the Project ("Improvements"), which Application was approved pursuant to resolution of the Governing Body of the Township; and

WHEREAS, the Governing Body has heretofore determined, *inter alia*, that the Project would not have been constructed without a tax exemption for the Improvements; and

WHEREAS, as part of its Application for tax exemption, the Developer submitted a form of Financial Agreement ("Financial Agreement") providing for payments in lieu of taxes, a copy of which is attached to this Ordinance as Exhibit "A", which includes exhibits and schedules attached to the Financial Agreement; and

WHEREAS, the Governing Body has heretofore determined that exemption from taxation of the Improvements pursuant to the Financial Agreement and receipt by the Township of annual service charges in lieu of taxes allows maximum redevelopment of the Property and is, therefore, in the best interest of the Township and is in accordance with the provisions of the Long Term Tax Exemption Law and the public purposes pursuant to which the redevelopment has been undertaken; and

WHEREAS, the Governing Body now deems it to be in the best interest of the Township to adopt an Ordinance authorizing the Township to enter into the Financial Agreement with the Entity on the terms and conditions stated in the Financial Agreement attached to this Ordinance and as further set forth herein, including *inter alia* the granting of a tax exemption:

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mount Laurel, County of Burlington, and State of New Jersey, that the Township will enter into a Financial Agreement with the Developer on the terms and conditions stated in the Financial Agreement attached to this Ordinance and as further set forth herein:

1. The Governing Body makes such determinations and findings by virtue of and pursuant to and in conformity with the Long Term Tax Exemption Law.
2. The development of the Project is hereby approved for the grant of a tax exemption under the Long Term Tax Exemption Law by virtue of, pursuant to and in conformity with the provisions of the same.
3. The provision providing tax relief shall only apply to the section of the project which shall contain the 120 age-restricted apartment units.
3. The Financial Agreement, in substantially the form attached (with such changes as shall be approved by the Township Manager and the Township Solicitor upon prior notice to the Governing Body), and all exhibits and schedules thereto, are hereby authorized and approved.
4. The Improvements, when constructed and deemed substantially completed, shall be exempt from real property taxation and, in lieu of real property taxes, the Entity shall make payments to the Township of an annual service charge during the term and under the provisions set forth in the Financial Agreement.
5. Upon adoption of this Ordinance and execution of the Financial Agreement, a certified copy of this Ordinance and the Financial Agreement shall be transmitted to the Department of Community Affairs, Director of the Division of Local Government Services.

BE IT FURTHER ORDAINED AND ENACTED, that this Ordinance shall take effect upon proper passage in accordance with the law;

BE IT FURTHER ORDAINED that the Mayor, the Township Manager the Township Chief Financial Officer are each hereby authorized to execute the Financial Agreement and any additional documents as are necessary to implement and carry out the intent of this Ordinance and the Financial Agreement. Such Financial Agreement and any additional documents may each be attested on behalf of the Township by the Township Clerk or Township Deputy Clerk.

EXHIBIT "A"
FINANCIAL AGREEMENT

Introduction Date: June 15, 2020

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo		✓				Newspaper
Edelson		✓				
Folcher	1	✓				
Pritchett		✓				
Steglik	2	✓				

Publication Date: June 18, 2020

Public Hearing Date: July 20, 2020

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo						
Edelson						
Folcher						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Irwin Edelson, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk
4843-5689-2090, v. 1

**MOUNT LAUREL TOWNSHIP
ORDINANCE #10-2020**

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 \$6,000,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$5,700,000 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 \$6,000,000, including the aggregate sum of \$300,000 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 \$5,700,000, 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 Union Mill Road, 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>	\$4,000,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$3,800,000
<u>Period or Average Period of Usefulness:</u>	20 years

Amount of Down Payment: \$200,000

b. Regular and emergent repairs and reconstruction of various Township 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.

Appropriated and Estimated Cost: \$195,000
Estimated Maximum Amount of Bonds or Notes: \$185,250
Period or Average Period of Usefulness: 20 years
Amount of Down Payment: \$9,750

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

Appropriated and Estimated Cost: \$145,000
Estimated Maximum Amount of Bonds or Notes: \$137,750
Period or Average Period of Usefulness: 5 years
Amount of Down Payment: \$7,250

II. Purpose-Police Department. Acquisition of equipment for the Police Department including but not limited to two (2) SUV type vehicles, including all work and related materials and equipment necessary therefor or incidental thereto.

Appropriated and Estimated Cost: \$100,000
Estimated Maximum Amount of Bonds or Notes: \$95,000
Period or Average Period of Usefulness: 5 years
Amount of Down Payment: \$5,000

III. Purpose-Emergency Medical Services. Acquisition of, replacement of and repair to vehicles for the EMS Department, including but not limited to remounting of ambulance body and acquisition of Heavy Duty Truck (Ford 350 or similar) for remounted body, including all work and related materials and equipment necessary therefor or incidental thereto.

Appropriated and Estimated Cost: \$300,000
Estimated Maximum Amount of Bonds or Notes: \$285,000
Period or Average Period of Usefulness: 5 years
Amount of Down Payment: \$15,000

IV. Purpose – Township Buildings. Construction and repairs to Township Building, including but not limited to expansion of Court Facilities space and other needed or emergent improvements to Township owned buildings, including all work and related materials and equipment necessary therefor or incidental thereto.

Appropriated and Estimated Cost: \$1,260,000
Estimated Maximum Amount of Bonds or Notes: \$1,197,000
Period or Average Period of Usefulness: 19.52 years
Amount of Down Payment: \$63,000

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 18.53 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 \$5,700,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$1,000,000 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: June 15, 2020

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo		✓				
Edelson		✓				Newspaper
Folcher	1	✓				
Pritchett		✓				
Steglik	2	✓				

Publication Date: June 18, 2020

Public Hearing Date: July 20, 2020

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo						
Edelson						
Folcher						
Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

BY: _____
Irwin Edelson, Mayor

ATTEST:

Meredith Tomczyk, Township Clerk
4843-5689-2000, v. 1