



MOUNT LAUREL TOWNSHIP  
Planning Board  
750 Centerton Road – 3<sup>rd</sup> floor  
Mount Laurel, NJ 08054  
856-234-0001 ext. 1318  
[mlplanning@mountlaurel.com](mailto:mlplanning@mountlaurel.com)

#### MEMORANDUM

To: Meredith Riculfy, Township Manager/Municipal Clerk

From: Trish Hochreiter, Planning Board Administrator

Date: June 26, 2025

Re: 4<sup>th</sup> Round HEFSP

Please be advised that the Mount Laurel Township Planning Board at a special meeting held on June 25, 2025, reviewed the Housing Element & Fair Share Plan for the 4<sup>th</sup> round obligation and favorably recommended to Township Council as presented. Please find attached Resolution R-2025-10, this is scheduled to be posted in the Burlington County Times on Monday, June 30, 2025.

If you have any questions, please do not hesitate to let me know.

C: Jay Petrongolo, PB Planner, Ron Cucchiaro, PB Solicitor, William Giegerich, Director of Community Development, Michael Mistretta, Harbor Consulting, & George Morris, Township Solicitor

**RESOLUTION  
TOWNSHIP OF MOUNT LAUREL PLANNING BOARD  
RESOLUTION OF MEMORIALIZATION  
BURLINGTON COUNTY, NEW JERSEY  
ADOPTION OF HOUSING ELEMENT AND FAIR SHARE PLAN  
FOR THE FOURTH ROUND OBLIGATIONS  
R-2025-10**

**Approved: June 25, 2025  
Memorialized: June 25, 2025**

**IN THE MATTER OF: ADOPTION OF HOUSING ELEMENT AND FAIR SHARE  
PLAN FOR THE FOURTH ROUND OBLIGATIONS**

**WHEREAS**, the Planning Board of the Township of Mount Laurel, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on June 25, 2025; and

**WHEREAS**, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

**WHEREAS**, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of the Township of Mount Laurel; and

**WHEREAS**, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Mount Laurel held a public hearing(s) on the Housing Element and Fair Share Plan on June 25, 2025; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Township of Mount Laurel's Housing Element and Fair Share Plan dated June 9, 2022 and on June 13, 2022 endorsed by the Township Council, and that adoption and implementation of the updated Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare; and

**WHEREAS**, a public hearing was held before the Planning Board virtually via Zoom platform on June 25, 2025 with regard to this matter; and

**WHEREAS**, the Board has heard testimony and comments from the Township's Professionals, witnesses, and consultants, and with the public having had an opportunity to be heard.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Township of Mount Laurel, Burlington County, State of New Jersey, that the Planning Board hereby adopts the June 25, 2025, Housing Element and Fair Share Plan and refers this matter to the Governing Body for endorsement.

On June 25, 2025, after the completion of the hearing, on a motion was put forth and seconded, the Planning Board voted to accept and adopt the Housing Element and Fair Share Plan with the following vote.

FOR APPROVAL

ON MOTION OF: Mr. Giegerich

SECONDED BY: Councilwoman Catalan-Culnan

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>	<u>INELIGIBLE</u>	<u>RECUSE</u>
Atif Ahmad (Alt 1)	x					
Richard Bathke	x					
Bryon Blum				x		
Silvia Catalan-Culnan	x					
William Giegerich (Designee for Mayor)	x					
Navleen Kharoudh (Alt 2)				x		
Christopher Lovato	x					
Ronald Lieberman				x		
Michael Pfeiffer	x					
Meredith Riculfy	x					
Antonio Sorrentino	x					

FOR MEMORIALIZATIONON MOTION OF: Mr. AhmadSECONDED BY: Mr. Giegerich

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>	<u>INELIGIBLE</u>	<u>RECUSE</u>
Atif Ahmad (Alt 1)	x					
Richard Bathke	x					
Bryon Blum				x		
Silvia Catalan-Culnan	x					
William Giegerich (Designee for Mayor)	x					
Navleen Kharoudh (Alt 2)				x		
Christopher Lovato	x					
Ronald Lieberman				x		
Michael Pfeiffer	x					
Meredith Riculfy	x					
Antonio Sorrentino	x					

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Mount Laurel Township Planning Board, Burlington County, New Jersey, at a public meeting held on June 25, 2025.




Richard Bathke, Chairman  
Township of Mount Laurel Planning Board

STATE OF NEW JERSEY:

SS:

COUNTY OF BURLINGTON:

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Mount Laurel Township Planning Board, Burlington County, New Jersey, at a public meeting held on June 25, 2025.

  
Trish Hochreiter, Administrator  
Mount Laurel Township Planning Board

Dated: June 25, 2025



**Patricia Hochreiter**

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**From:** Gannett Legals Public Notices 7 <ganlegpubnotices7@gannett.com>  
**Sent:** Thursday, June 26, 2025 12:44 PM  
**To:** mlplanning  
**Cc:** Meredith Riculfy; Suzanna Baskay; Jennifer Parks  
**Subject:** AD CONF #11442416 RE: Mount Laurel PB Legal Notice  
**Attachments:** 11442416 Order\_Confirmation\_Liner.pdf

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Trish,

Attached please find your order confirmation and ad proof for your review.  
 Your ad is set to run in:

**Burlington County Times 1x 06/30/2025 Govt Public Notices**

The total cost is \$47.28 which includes an affidavit that will be sent to you after the legal ad publishes. Please **reply by deadline – TODAY, 6/26 at 3pm** with any required revisions, to cancel the ad, or Pre-payment.

**Your notice is scheduled to run per your request and will publish unless you advise otherwise.** You will receive a notarized *Affidavit of Publication* approximately **7-10 business days** after the last day published, **and a billing invoice by mail** (*unless you have signed up for e-pay or prepaid*) at the end of the billing month.

Thank you, and please let us know if you have any questions.

**\* DISCLAIMER NOTE:** We are not legally trained, and it is **YOUR** responsibility to make sure your ad meets the requirements of your State/Court which **includes wording and number of run times**. Please verify all information is accurate. If your ad is not compliant with applicable law and needs to be republished, you will be responsible for all additional fees incurred. Amount charged will be amount shown on ad proof/confirmation form.

Suzanne Kesel  
 Public Notice Representative



Office: 833-790-0905

\*Please always include your **Billing Acct #** when submitting legal ads. It helps us process your ads in a more timely manner.

**\*\* All orders are subject to a non-refundable 3.99% service fee if paid by credit card.** As an incentive for customers, we provide a discount off the order cost equal to the 3.99% service fee if you pay with ACH.

**Tell my boss I rock HERE!**



## Order Confirmation

Not an Invoice

Account Number:	791213
Customer Name:	Mt Laurel Twp
Customer Address:	Mount Laurel Township 750 Centerton RD Mount Laurel NJ 08054-1625
Contact Name:	Rebecca Paretti
Contact Phone:	856.234.0001 Ext. 1235
Contact Email:	rparetti@mountlaurel.com
PO Number:	6.25 PB ACTIONS

Date:	06/26/2025
Order Number:	11442416
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	88.0000
Height in Inches:	7.2500

### Print

Product	#Insertions	Start - End	Category
BCT Burlington County Times	1	06/30/2025 - 06/30/2025	Govt Public Notices
BCT burlingtoncountytimes.com	1	06/30/2025 - 06/30/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$47.28
Tax Amount	\$0.00
Service Fee 3.99%	\$1.89
Cash/Check/ACH Discount	-\$1.89
Payment Amount by Cash/Check/ACH	\$47.28
Payment Amount by Credit Card	\$49.17

Order Confirmation Amount	\$47.28
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## Ad Preview

### LEGAL NOTICE PLANNING BOARD MOUNT LAUREL TOWNSHIP

NOTICE IS HEREBY GIVEN that the Planning Board of the Township of Mount Laurel in the County of Burlington and the State of New Jersey, took the following action at their meeting held on June 25, 2025.

David Hill was granted Minor Subdivision Approval/Lot Line Adjustment with the adoption of Resolution R-2025-6 subject to the conditions stated in the resolution. This approval is for the property located at 851, 859 & 861 Centerton Road and is located in the R-3 Residential Zone and shown on the Tax Map of the Township of Mount Laurel as Block 101, Lots 3.03, 3.04 & 3.05. This file is identified in the Planning Board's records as PB 2444.

Ordinance 2025-4 Amending the Fellowship Area Redevelopment Plan to increase the maximum square footage of floor area within a particular retail store not to exceed 100,000 square feet with the adoption of R-2025-7.

JRB Property Group was granted Minor Subdivision Approval to create 1 lot into 2 lots with the adoption of Resolution R-2025-8 subject to the conditions stated in the resolution. This approval is for the property located at 445 Elbo Lane and is located in the R-3 Residential Zone and shown on the Tax Map of the Township of Mount Laurel as Block 803.04 Lot 12. This file is identified in the Planning Board's records as PB 2501.

Village of Cambridge Crossing, LLC was granted Minor Subdivision Approval with Ancillary Variance Relief to create 1 lot into 2 lots with the adoption of Resolution R-2025-9 subject to the conditions stated in the resolution. This approval is for the property located at 4200 Dearborn Circle and is located in the I-1 Industrial Zone and shown on the Tax Map of the Township of Mount Laurel as Block 512 Lot 1.06. This file is identified in the Planning Board's records as PB 2506.

Adoption of Housing Element and Fair Share Plan for the Fourth Round Obligation with the adoption of Resolution R-2025-10.

These files are available at the office of the Planning Board for additional information during normal business hours, 8 am to 4 pm, Monday through Friday at the Municipal Center, 750 Centerton Road, 3rd floor, Mount Laurel, New Jersey, 08054.

Richard Bathke, Chairman  
Trish Hochreiter, Planning Board  
Administrator  
Mount Laurel Township

1140216 6/30/25