

TOWNSHIP OF MOUNT LAUREL

ORDINANCE 2026-17

**AN ORDINANCE AMENDING VARIOUS CHAPTERS OF THE MUNICIPAL CODE
RELATED TO TEMPORARY USE OR STRUCTURE PERMITS**

WHEREAS, Chapters 124 and 154 of the Township of Mount Laurel's ("Township") municipal code ("the Code") detail the cost, procedures, and duration of temporary use and structure permits (i.e. storage trailers, "pods," etc.); and

WHEREAS, the Township Council recognizes the unique challenges related to temporary use and structure permits including the need for temporary uses during emergency that typically cannot wait for the land development approval process; and

WHEREAS, the Township Council has deemed it in the best interests of the Township and its residents to amend Chapters 124 and 154 of the Code to address the challenges related to approvals for placement, the duration of such placements, and the cost of temporary use and structure permits.

NOW, THEREFORE BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Code of the Township of Mount Laurel be amended as follows:

SECTION ONE:

Chapter 124 Entitled "Site Plan Review" is hereby amended in the following section:

§ 124-11 Fees.

- N. Temporary uses or structures:
- (1) Application fee: \$100; plus
 - (2) ~~Eserow~~: 500

SECTION TWO:

Chapter 154 Entitled "Zoning" is hereby amended in the following section:

§ 154-73 Temporary use or structure permit.

- A. A permit for a temporary use or structure may be issued by the Township Manager for any temporary structure or use, if it deems such structure or use to be beneficial to the general health, safety, or welfare of the community. A temporary use or structure permit issued by the Township Manager shall be for a duration of no greater than one year. A temporary permit may be authorized by the Manager for a temporary nonconforming structure or use when it will be beneficial to the public health, safety, or general welfare, or which it deems necessary to promote the proper development of the community, provided that such temporary nonconforming structure or use shall be completely removed upon expiration of the permit without cost to the Township. Such permit shall be issued for a specified period of time not exceeding one year and may be renewed for an aggregate period of not more than two years, including the original authorization.
- B. A temporary permit may be authorized by the zoning and construction official, for a construction trailer, temporary sales office, or similar temporary structure that is necessary for the management of the construction, sales, or initial marketing of improvements related to any subdivision or site plan approval duly granted by the

appropriate board, provided that the structure is only permitted to be located on-site for the duration of the construction, initial marketing, or sales period. The temporary structure must be removed from the site at the conclusion of construction, sales, or initial marketing of the development project, at no cost to the Township. Temporary construction trailers must be removed from the site within 30 days from the last unit receiving a certificate of occupancy. Temporary sales or marketing structures shall be permitted to remain on-site for a maximum of one year following the issuance of the last certificate of occupancy.

- C. Other storage containers. A permit may be granted through the regular procedures set forth in Chapter 124, Site Plan Review, of this Code, for any structure that is intended to be in place for greater than one year. The review of an application for a temporary use or structure permit intended to be installed for greater than one year shall be treated as a minor site plan application or use variance application as applicable, subject to the submission requirements of same, and any temporary structures shall be subject to the area, bulk, and height requirements of the applicable zoning district in which they are located.

SECTION THREE:

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: April 20, 2026

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Catalan-Culnan		✓				Website
Green	2	✓				
Janjua	1	✓				
Moustakas		✓				
Steglik		✓				

Public Hearing Date: May 18, 2026

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Catalan-Culnan	1	✓				
Green	2	✓				
Janjua					✓	
Moustakas		✓				
Steglik		✓				

TOWNSHIP OF MOUNT LAUREL

BY:


Stephen Steglik, Mayor

ATTEST:


Meredith Riculfy, Township Clerk