



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 01/02/24

Violation #: 24-00014

Property Owner: STEIN,BRANDON; STEIN,MARK; STEIN,JO
Address: 2 STRATFORD LANE
MT LAUREL, NJ 08054

Property Location:
2 STRATFORD LA
Block/Lot/Qual: 202.02 1.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-19	Residential Accessory Uses

Keeping of fowl without first obtaining a license through the Township as per Township Ordinance 154-19 D (1)
Keeping of a rooster in violation of Township Ordinance 154-19 D (6)

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 01/25/24

Violation #: 24-00015

Property Owner:
Address:

Property Location:
1155 RT 73
Block/Lot/Qual: 1103.02 2.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-92.6	Signs; NC,B, MCD zones

THE SIGN ORDINANCE FOR THE BUSINESS ZONE DOES NOT COMPLY WITH THE EXISTING SIGN
A VARIANCE WOULD BE REQUIRED OR RESIZING TO MEET THE CONDITIONS IN THE ORDINANCE
CURRENT SIGN WAS PREVIOUSLY DISCUSSED TO BE RESIZED TO COMPLY WITH ORDINANCE 154-92.6

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 02/07/24

Violation #: 24-00016

Property Owner:
Address:

Property Location:
104 PHILLIPS RD
Block/Lot/Qual: 408. 4.02

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-65B	Accessory Buildings: Side & Rear yards; No accessory building shall be located in or encroach upon any required yard, except that a detached accessory building may be located in the side yard or rear yard of the lot, but not within six feet of any property line. In the case of a corner lot, any accessory building shall be located back of any required setback or specific building line.
154-94	Administration; Permit Required- A permit shall be required prior to the erection, structural alteration or alteration of any building, structure or portion thereof or prior to the making of any addition to any building or structure or portion thereof and prior to the use or change in use of a building or land and prior to the change or extension of a nonconforming use.
154-64	Yards; projection into
154-65E	Accessory Buildings: Number and Height; Each residential lot of 30,00 square feet or less shall be permitted only one detached accessory building with a maximum height of 12 feet. A zoning permit shall be required and a construction permit, may be required.
154-142	FENCES: Height; Any fence so erected or maintained shall be measured from the level of the ground on which such fence is erected, measured at right angles thereto.

SHED LOCATED ON PROPERTY IS REQUIRED TO BE 6 FT FROM PROPERTY

CONCRETE AROUND POOL SHALL NOT EXCEED 250 SQ FT OUTSIDE THE BUILDING ENVELOPE

PROPERTY HAS 2 ACCESSORY STRUCTURES, WHEN 1 IS ALLOWED

IMPERVIOUS COVERAGE, WHERE 10 FT IS REQUIRED

A FENCE SHALL NOT EXCEED 6 FT IN HEIGHT

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 02/21/24

Violation #: 24-00017

Property Owner:
Address:

Property Location:
HAINSPT-MT LAUREL RD
Block/Lot/Qual: 1008. 30.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
65-1	PROHIBITION OF BRUSH, WEEDS & DEBRIS: It is prohibited for landowners to permit or maintain on any lot or tract of land any brush, weeds, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash & debris injurious to the public health and general welfare or where the same shall tend to create a fire hazard.

Large dead tree located in the open space behind 35 Horseshoe Drive. The tree creates a hazard to the fence and property located at 35 Horseshoe.

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 02/28/24

Violation #: 24-00018

Property Owner:
Address:

Property Location:
1 ORCHARD WAY
Block/Lot/Qual: 205. 9.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
96-15	In areas zoned for residential uses, no person may store tires used for bicycles, motorcycles, automobiles or trucks, except in a fully enclosed structure.

A complaint was received concerning the condition of your property. An visual inspection revealed several tires being stored on the property. same must be stored in an enclosed structure.

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 03/07/24

Violation #: 24-00019

Property Owner:
Address:

Property Location:
6-74 CENTERTON ROAD
Block/Lot/Qual: 503.01 1.03

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-73	FAILURE TO OBTAIN/COMPLY WITH A TEMPORARY USE PERMIT - "A temporary permit may be authorized by the Board of Adjustment or Planning Board ... provided that such nonconforming structure or use shall be completely removed upon expiration of the permit without cost to the Township."

STORAGE UNITS IN A MCD REQUIRE AUTHORIZATION FROM PLANNING BOARD

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 03/14/24

Violation #: 24-00020

Property Owner:
Address:

Property Location:
5 BRETTON WAY
Block/Lot/Qual: 304.03 3.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-143	Fences; Support: All fences shall be secured, fastened or assured in such a manner as to prevent the fence from sagging or falling and shall be kept in good repair, including painting.
154-77A1G	Prohibited Uses; Objectionable conditions: Creating objectionable conditions which will endanger public health or safety or be detrimental to the proper use of the surrounding area.

Inground pool cover has collapsed into pool allowing stagnant water to collect creating a public health hazard. The gate is broken and does not have the required self locking device required under BOCA for pools

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 03/19/24

Violation #: 24-00021

Property Owner:
Address:

Property Location:
212 LAUREL LA
Block/Lot/Qual: 502.04 20.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
65-1	PROHIBITION OF BRUSH, WEEDS & DEBRIS: It is prohibited for landowners to permit or maintain on any lot or tract of land any brush, weeds, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash & debris injurious to the public health and general welfare or where the same shall tend to create a fire hazard.

Large dead tree on front lawn. Large hole creates a hazardous condition

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 03/19/24

Violation #: 24-00022

Property Owner:
Address:

Property Location:
8 OREGON AVE
Block/Lot/Qual: 1304.04 11.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
65-1	PROHIBITION OF BRUSH, WEEDS & DEBRIS: It is prohibited for landowners to permit or maintain on any lot or tract of land any brush, weeds, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash & debris injurious to the public health and general welfare or where the same shall tend to create a fire hazard.

Large pile of dead brush and other debris on property. Same needs to be separated and placed curbside for pickup.

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 03/20/24

Violation #: 24-00023

Property Owner:
Address:

Property Location:
136 WILLOW TURN
Block/Lot/Qual: 303.01 19.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
65-1	PROHIBITION OF BRUSH, WEEDS & DEBRIS: It is prohibited for landowners to permit or maintain on any lot or tract of land any brush, weeds, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash & debris injurious to the public health and general welfare or where the same shall tend to create a fire hazard.

Complaint of trash and debris in rear yard that needs to be cleaned up. Investigation confirmed same.

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 04/03/24

Violation #: 24-00025

Property Owner:
Address:

Property Location:
106 GAITHER DR
Block/Lot/Qual: 1201.08 3.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-77	Prohibited Uses: Used Car Sales; No building, lot, premises, or any portion thereof shall be permitted to be used in any zoning district of the Township of Mount Laurel, by any person, persons, firm, partnership or corporation, in or for the business of dealing in secondhand or used motor vehicles as defined herein. For the purpose of this section, "secondhand or used motor vehicles" are defined as being motor vehicles which have not been acquired by a person, persons, firm, partnership or corporation in a trade-in transaction arriving from and out of a sale or disposition at retail of new motor vehicles in the Township.

154-56 Industrial Districts Permitted Uses

NO LOT OR PREMISES MAY BE USED FOR A TRAILER CAMP NOR SHALL ANY TRAILER OR TRAILER CAMP BE PERMITTED WITHIN ANY DISTRICT PER 154-77(B)

USE MUST BE CONTAINED WITHIN BUILDING PER 154-51(B)

NO OUTSIDE STORAGE IS PERMITTED PER 154-51(C)

CALCIUM CARBIDE, ACETYLENE GAS, AMMONIA OR CHLORINE PICRIC, CARBOLIC, HYDROCHLORIC OR OTHER SIMILAR ACID OR SIMILAR CHEMICAL MANUFACTURE IS PERMITTED PER 154-50(A) TO ARTICLE 154-56.D.(4)(B)

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 04/09/24

Violation #: 24-00026

Property Owner:
Address:

Property Location:
22 STANWYCK RD
Block/Lot/Qual: 700.10 1.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
138-32	SUMP PUMP COLLECTION SYSTEM: Any house for which a basement or cellar is proposed shall provide for a sump pump. The sump pump shall groundwater through a pressure line and discharge directly into an approved storm drainage system or an extension of the storm drainage system bordering on the lot. The extension of the SDS shall be located between the curb and sidewalk if the discharge is to be made in the front of the property.

Sump pump discharging onto the sidewalk creating a hazardous condition for pedestrians. Standing water has become stagnant and has green slime growing making the sidewalk slippery and a public safety issue.

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 04/18/24

Violation #: 24-00027

Property Owner:
Address:

Property Location:
210 BEECHWOOD CT
Block/Lot/Qual: 1301.02 77.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
65-1	PROHIBITION OF BRUSH, WEEDS & DEBRIS: It is prohibited for landowners to permit or maintain on any lot or tract of land any brush, weeds, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash & debris injurious to the public health and general welfare or where the same shall tend to create a fire hazard.

Large section of tree in rear yard is dead and hanging into neighbors yard. The tree condition creates a hazard to adjoining properties.

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 05/23/24

Violation #: 24-00028

Property Owner:
Address:

Property Location:
1203-1207 RT 73
Block/Lot/Qual: 1100. 2.06

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-92.7	Signs; Ind, O-1, O-2 office, SRI and offices in MCD zones
154-84	Prohibited Signs; Portable Signs; This sign type is prohibited within the Township and shall not be erected.

SIGNS WERE PLACED WITHOUT ZONING BOARD APPROVAL

A COMPLETE APPLICATION TO THE ZONING BOARD HAS NOT BEEN RECIEVED

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 06/07/24

Violation #: 24-00029

Property Owner:
Address:

Property Location:
108 FAIRWAY TER
Block/Lot/Qual: 1103.02 3.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-43	Business Districts; Primarily for the conduct of retail and trade related services. In Business Districts no building or and shall be used for any purpose other than as listed in 154-25, including business enterprises offering instructional programs.

FIRE DEPARTMENT CONDUCTED A PERIODIC INSPECTION TO A BUSINESS THAT WAS CONVERTED BACK TO A RESIDENTIAL HOME

RESIDENTIAL HOMES ARE NOT PERMITTED IN A BUSINESS ZONE

BUSINESS DISTRICTS ARE PRIMARILY FOR THE CONDUCT OF RETAIL TRADE AND RELATED SERVICE.

IN BUSINESS DISTRICTS, NO BUILDING OR OTHER STRUCTURE AND NO LAND SHALL BE USED AND NO BUILDING OR OTHER STRUCTURE BUILT, ALTERED OR ERECTED TO BE USED FOR ANY PURPOSE OTHER THAN AS LISTED IN 154-25

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 06/07/24

Violation #: 24-00030

Property Owner:
Address:

Property Location:
6-74 CENTERTON ROAD
Block/Lot/Qual: 503.01 1.03

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-84	Prohibited Signs; Portable Signs; This sign type is prohibited within the Township and shall not be erected.

FLAG SIGNS ARE PERMITTED FOR NO MORE THAN 7 DAYS

THE OFFICE HAS BEEN MADE AWARE THERE ARE MULTIPLE SIGNS ON THE PREMISES THAT ARE NOT PERMITTED

SIGNS THAT ARE NOT PERMITTED WILL NEED TO BE REMOVED IMMEDIATELY

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 06/07/24

Violation #: 24-00031

Property Owner:
Address:

Property Location:
1111 RT 73
Block/Lot/Qual: 1104. 1.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-49	Specially Restricted Industrial Permitted Uses
65-1	PROHIBITION OF BRUSH, WEEDS & DEBRIS: It is prohibited for landowners to permit or maintain on any lot or tract of land any brush, weeds, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash & debris injurious to the public health and general welfare or where the same shall tend to create a fire hazard.

THE OFFICE HAS BEEN MADE AWARE THERE ARE MULTIPLE STORAGE BOXES IN THE PARKING LOT.
THIS IS PROHIBITED PER
154-51

NO NEW RO HOUSES, APARTMENT HOUSES, TRAILERS, TRAILER CAMPS, TRAILER PARKS, TRAILER CABINS, COMMERCIAL MIGRANT LABOR CAMPS SHALL BE PERMITTED 154-51

RESIDING ON PREMISES IS PROHIBITED

TRASH AND DEBRIS SHALL BE MAINTAINED

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 06/11/24

Violation #: 24-00032

Property Owner:
Address:

Property Location:
257 MT LAUREL RD
Block/Lot/Qual: 911. 15.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-15	Residential Districts; General Use Regulations: In residence districts, no building or other structure and no land shall be used and no building or other structure shall be built, altered or erected to be used for any purpose other than that of: 1) Single Family Dwelling 2) Public parks & Facilities, golf courses and municipal facilities 3) Any form of horticulture or agriculture with limitations.
154-15C	Residential Districts; General Use; Primarily for the use of one-family dwellings and agricultural uses.

OPERATING A BUSINESS ON A RESIDENTIAL PROPERTY AND IT IS PROHIBITED BY ORDINANCE. YOU MUST CEASE THE ACTIVITY IMMEDIATELY OR FACE A MUNICIPAL COURT SUMMONS.

A BUSINESS IS NOT PERMITTED IN A RESIDENTIAL ZONE.

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 06/19/24

Violation #: 24-00033

Property Owner:
Address:

Property Location:
4167 CHURCH RD
Block/Lot/Qual: 1306.01 25.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-43	Business Districts; Primarily for the conduct of retail and trade related services. In Business Districts no building or and shall be used for any purpose other than as listed in 154-25, including business enterprises offering instructional programs.

DURING AN ANNUAL, PERIODIC INSPECTION OF THE MEKAR SPA, THERE WAS EVIDENCE FOUND THAT PEOPLE ARE RESIDING AT THIS PROPERTY. THIS IS PROHIBITED BY ORDINANCE.

Business Districts are primarily for the conduct of retail trade and related services. In Business Districts, no building or other structure and no land shall be used and no building or other structure built, altered or erected to be used for any purpose other than as listed in § 154-25

No row houses, apartment houses, trailers, trailer parks, trailer cabins, commercial migrant labor camps or amusement rides for which admission is charged shall be permitted in any Business Districts

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 06/19/24

Violation #: 24-00034

Property Owner:
Address:

Property Location:
135 PARKWAY TERR
Block/Lot/Qual: 1104.02 16.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
65-1	PROHIBITION OF BRUSH, WEEDS & DEBRIS: It is prohibited for landowners to permit or maintain on any lot or tract of land any brush, weeds, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash & debris injurious to the public health and general welfare or where the same shall tend to create a fire hazard.
154-77A	Noxious or offensive uses: No building may be erected, altered or used and no lot or premises may be used in a Residence or Business District for any use which is noxious or offensive by reason of odor, dust, vibration, illumination or noise or which constitutes a public hazard whether by fire, explosion or otherwise in the immediately surrounding area.

THE OFFICE HAS BEEN MADE AWARE NUMEROUS TIMES THAT TRASH IS BEING DIPOSED IN THE MIDDLE OF THE STREET.

It shall be unlawful for any owner or owners, occupant or occupants, tenant or tenants of any lot or tract of land situate within the Township of Mount Laurel to permit or maintain on any such lot or tract of land any brush, weeds, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash and debris injurious to the public health, safety and general welfare or where the same shall tend to create a fire hazard
154-77A(1)G

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 07/02/24

Violation #: 24-00035

Property Owner:
Address:

Property Location:
608 MT LAUREL RD
Block/Lot/Qual: 802. 2.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-19	Residential Accessory Uses

Keeping of fowl without first obtaining a license through the Township as per Twp Ord#154-19 D (1).

The keeping of a rooster in Violation of Twp Ord#154-19 D (6)

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

CHRIS RIDINGS
856234001 Ext: 1228
CRIDINGS@MOUNTLAUREL.COM



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 07/24/24

Violation #: 24-00036

Property Owner:
Address:

Property Location:
343 TEXAS AVE
Block/Lot/Qual: 1006. 1.02

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-19	Residential Accessory Uses

Before placing a portable home storage unit on his, her or its property, a person or other owner of residential property must submit an application and receive a permit from the Township

Permits will be granted for a period of 30 days. Prior to the expiration of the thirty-day period, applicants may seek to extend their permits for an additional 30 days by seeking an extension with the office of the Mount Laurel Department of Community Development. Extension of a permit will cost \$25 for each 30 days granted. In no event shall a permit for a portable home storage unit, with extensions, be granted for more than 90 days

Pod/Dumpster has exceeded the 30 day duration and shall be removed immediately

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054
EMAIL: rcarp@mountlaurel.com

Date: 07/24/24

Violation #: 24-00037

Property Owner:
Address:

Property Location:
559 S CHURCH ST
Block/Lot/Qual: 900. 1.

NOTICE OF VIOLATION(S)

This is to inform you that a violation of the Mount Laurel Township Zoning Ordinance has been observed on the property referenced above. Please help promote a cooperative spirit and maintain a pleasant atmosphere in which to live and work. **We ask you to remove the violation as indicated below.**

You must correct this violation within (10) days of the above date.

Ordinance	Description
154-65	Accessory buildings
154-94	Administration; Permit Required- A permit shall be required prior to the erection, structural alteration or alteration of any building, structure or portion thereof or prior to the making of any addition to any building or structure or portion thereof and prior to the use or change in use of a building or land and prior to the change or extension of a nonconforming use.

Side and rear yards. No accessory building shall be located in or encroach upon any required yard, except that a detached accessory building may be located in the side yard or rear yard of the lot, but not within six feet of any property line

Each residential lot of 30,000 square feet or less shall be permitted only one detached accessory building with a maximum height of 12 feet. A zoning permit shall be required and a construction permit, may be required

Carport/detached structure shall be removed immediately

Please accept this notice in the spirit of its intent to preserve a pleasant environment for Mount Laurel residents, and to defer any further administrative action.

Should further action be necessitated by your inaction, a Municipal Court Summons will be immediately issued. Be advised that the penalties for non-compliance under Article I, Sect. 154-9 include, upon conviction, a fine of up to \$1,000.00 a day, per day, per violation, 90 days imprisonment, or both.

If you wish to discuss this matter in greater detail, please contact the Zoning Officer, Monday through Friday, 8am to 4pm, at (856) 234-0001, ext. 1305.

Sincerely,

Andrei Alexeev
Zoning Officer