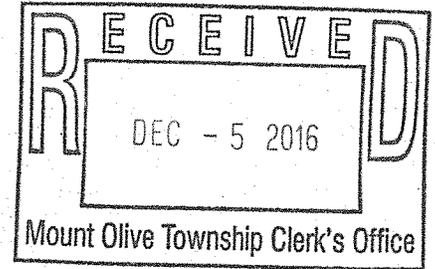


C

CC: ACM  
✓ 12/5/16  
mw

TOWNSHIP OF MOUNT OLIVE  
PLANNING BOARD  
MORRIS COUNTY, NEW JERSEY  
**NOTICE OF HEARING**

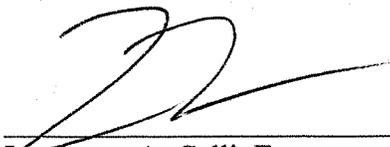


Please take notice that Oakwood Village Real Estate LLC (“Applicant”), the owner of the property located at 185 Route 206 in the Township of Mount Olive, also identified on the Township Tax Map as Block 4600, Lot 11, located in the R-5 Zone (“Property”) has made application to the Township Planning Board seeking preliminary and final site plan approval and bulk variance relief, pursuant to N.J.S.A. 40:55D-70c. The Property is currently developed with a residential apartment complex and various related accessory structures and uses located thereon.

The Applicant proposes to develop a two-story accessory structure (resident club house / leasing center) on the Property, in the location of the existing tennis courts. The accessory structure will be utilized as leasing center space/areas, property management office areas and a resident gym / fitness center. The Applicant proposes to develop additional parking areas and sidewalks adjacent to the structure, to accommodate the proposed development. Modest identification and directional signage will be developed in the areas surrounding the proposed accessory structure, as will accessory lighting and landscaping improvements. Bulk variance relief, pursuant to N.J.S.A. 40:55D-70c, is sought in connection with the height of the accessory structure (15' permitted by Code, varying top height up to 31' proposed) and to the extent deemed necessary by the Board related to off-site parking associated with the proposed structure (18 spaces required for office portion of structure / ordinance defers gymnasium portion calculation until time of site plan hearing, 15 spaces proposed adjacent to structure). The Applicant will seek any additional variances, waivers, interpretations and other relief that may be required by the Board at the time of the public hearing.

The matter is scheduled for a public hearing before the Planning Board on December 15<sup>th</sup>, 2016 at the Township of Mt. Olive Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, NJ 07828 at 7:00 p.m., at which time you may appear, with or without counsel to be heard in connection with the application. The application documents are on file with the Planning Department and are available for public inspection at the Township Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, NJ 07828 during normal business hours between 8:30 a.m. and 4:30 p.m..

By:

  
\_\_\_\_\_  
Lawrence A. Calli, Esq.,  
Attorney for Applicant

100 SOUTHGATE PARKWAY, P.O. BOX 1997  
MORRISTOWN, NJ 07962-1997  
TELEPHONE (973) 538-4006  
FAX (973) 538-5146  
www.pbnlaw.com