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

Please take notice that the Planning Board (the "*Board*") of the Township of Mount Olive (the "*Township*") will, on **September 15, 2016**, at **7:00 p.m.**, at the Mount Olive Township Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, NJ 07828, or at such other time and place as the Board may adjourn thereafter, conduct a public hearing (the "*Hearing*") to consider an application for amended preliminary and final major site plan approval, "bulk" or "c" variance relief, design waiver relief, and such other relief or approval as the Board or its consultants may deem necessary (the "*Application*") made by Paramount Plaza, LLC (the "*Applicant*") to permit the addition of 10 parking spaces (the "*Project*") at the existing parking lot for the multi-tenant shopping center (the "*Center*") located at the real property commonly known as 135 U.S. Route 46, Budd Lake, NJ 07828 and more formally identified as Lot 62 in Block 4100 on the Township's tax map (the "*Property*"). The Property consists of approximately 1.84 acres (80,150.40 sq. ft.) in the Township's Commercial "C-1" Zoning District (the "C1 Zone"). The Center and Project are both permitted uses at the Property.

The Center includes an approximately 12,495 sq. ft., one-story building with six tenants and a 49-space parking lot (inclusive of four handicapped spaces). A 50-space parking lot is required and the Project, if approved, will cure that non-conformity, with the addition of 10 spaces to the parking lot. Eight of the additional 10 spaces are proposed to be located in the rear of the Property's existing building and the remaining two additional spaces will be located opposite the drive aisle on the northerly side of the Center's existing building. No change in use or change in tenancy is proposed and no other site improvements are proposed, save for those ancillary to the installation of the additional parking spaces, such as landscaping, lighting, drainage, and other typical site improvements. To permit the Project, in addition to amended preliminary and final major site plan approval, the Applicant will seek "bulk" or "c" variance relief from the C1 Zone regulations in accordance with the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1, et. seq. (the "MLUL"), specifically, N.J.S.A. 40:55D-70c, to permit an increase in total lot coverage of 1,134 sq. ft. from the existing condition of 63.38% (approximately 51,228 sq. ft.) to 64.78% (approximately 52,362 sq. ft.) whereas a lot coverage of a maximum of 60% is permitted in the C1 Zone. The Applicant will also seek, without additional public notice, such other variances, waivers, exceptions, or other relief as identified by the Board or its consultants to be necessary during the course of the Board's deliberations on this matter.

This Notice is given in accordance with the MLUL. A copy of the Application (and supporting documentation) is on file with the Board's secretary. These documents are available for public inspection during regular business days and hours at the Mount Olive Township Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, NJ 07828 in the Department of Planning, Zoning, and Code Enforcement. Any interested person may appear in person, through his attorney, or through his designated agent at the above-referenced Hearing to be heard on the Application.

BY: PARAMOUNT PLAZA, LLC
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Attorney for the Applicant

Dated: August 23, 2016

Docs #2432916-v1