

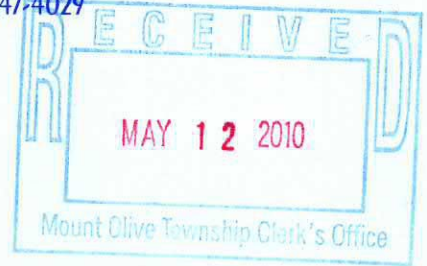


# MT. OLIVE CHILD CARE & LEARNING CENTER, INC.

150 WOLFE ROAD • BUDD LAKE, NEW JERSEY 07828

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[WWW.MTOLIVECHILDCARE.ORG](http://WWW.MTOLIVECHILDCARE.ORG)



Mayor David Scapicchio  
Township of Mount Olive  
204 Flanders Drakestown Road  
Mount Olive, NJ 07828

Re: Facility Improvement

Dear Mayor Scapicchio:

As you know, the Mount Olive Child Care and Learning Center (MOCC&LC) leases from the Township of Mount Olive the former Library facility at 150 Wolfe Road, pursuant to an agreement entered into in September 2005. Section 5 of this Agreement stipulates that the MOCC&LC is responsible for the construction and alteration of the existing facility, "However, no construction or alterations may take place until the Mayor and Township Council have approved all work". In addition section 18 provides " Any use of the exterior of the premises, other than for the required construction activities contemplated, shall be subject to pre-approval by the Mayor and Council, including any alterations to the outside of the building".

Pursuant to these lease requirements , the MOCC&LC received the Township and Planning Board approval for the initial facility improvements including the outside fencing around the playground area.

The Center's presence in the facility has been wonderful; we are at home there. We believe it has also been very beneficial to the community. In fact we are at the point where we need to improve the interior utilization of our space. We have one room which is used for the storage of paper and related products as well as art and crafts supplies, etc. We need this room to be available for a work area / conference room for the board, staff and site visitors. To accomplish this we need to install on site additional prefabricated storage sheds and to relocated an existing shed. Normally these accessory structures can be located within certain setbacks as set forth in the Zoning Code and would not be considered as an "improvement" to the site; however for the reasons sited below, we need to install a concrete pad for two of the sheds and we need Planning Board approval for their location.

The initial development of the site by the Township was unusual. The original library facilities were located on one side of the site and were oriented toward the sideyard and not the front yard. Consequently our "front yard" is the side of the building and the playground area is in the side yard / front yard. Furthermore the original building was placed so that it did not meet the "building envelop" that was created with the current zoning of the site. These existing conditions

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(NAEYC)

NATIONAL AFTERSCHOOL  
ASSOCIATION (NAA)

NEW JERSEY SCHOOL AGE  
CHILD CARE COALITION

COALITION OF INFANT/  
TODDLER EDUCATORS

MOUNT OLIVE AREA  
CHAMBER OF COMMERCE

KIWANIS CLUB OF  
MOUNT OLIVE

resulted in an existing prefabricated storage shed which holds playground equipment being adjacent to the existing building in the "front yard" (but our "rear yard" in use) and not complying with the accessory structure setbacks of the "P" zone (set back requirements same as the RR-AA zone).

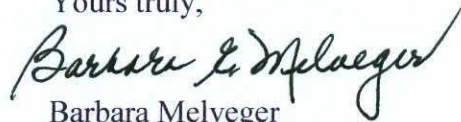
Our proposal is to take the area of the existing storage shed, (10.5' by 10.5') as shown on the site plan, and locate here two prefabricated sheds that are placed immediately adjacent to the building, one being approximately 10' by 14', to house the supplies currently in the storage room, and the other being 10' by 6', to house existing playground equipment (total area 14' by 16'). The existing storage shed will be relocated to the other side of the parking lot and retained for records storage and storage of the car seats, toys, etc. donated to the Center by residents and then given to those needing such items.

The Construction Official has recommended that, although not required by Code, the two sheds be placed on a permanently installed concrete pad and footing so as to avoid any movement or providing a harborage for animals.

Consequently the MOCC&LC needs the Township's approval for the construction of a permanent improvement on site (the concrete pad) and authorization as the owner of the site to apply to the Planning Board for a site plan amendment for the location of the sheds as noted above (plus the possible relocation of the playground front yard fence).

Attached is a site plan which indicates the proposed improvements. I am available to meet with you and/or the Township Council to answer any questions you may have. Our goal is to receive the Township Council's endorsement in June, Planning Board approval in August/September with the on site construction in September / October.

Yours truly,



Barbara Melveger  
President

Cc: Lisa Lashway, Township Clerk  
Township of Mount Olive  
204 Flanders Drakestown Road  
Mount Olive, NJ