

# MATRIX

October 9<sup>th</sup>, 2023

**Via Email and Overnight – mstrain@mtolivetwp.org**

Ms. Mary Strain, Planning Board Secretary  
Mount Olive Planning and Zoning Department  
204 Flanders-Drakestown Road  
Budd Lake, New Jersey 07828

Re: Photographic Simulations of Conditional Use Variance (Communications Tower)  
PB 22-29  
3000 Continental Drive Associates, LLC  
Block 200 Lot 1  
3000 Continental Drive  
Mount Olive Township

Dear Ms. Strain:

On behalf of the owner and applicant, 3000 Continental Drive Associates, LLC (the "Applicant"), we have respectfully requested amended preliminary and final site plan and conditional use variance approval to increase the height of our communications tower as part of our site plan approval with respect to the property located at 3000 Continental Drive and designated as Lot 1 in Block 200 on the Tax Maps of Mount Olive Township (the "Property"). In furtherance thereof, enclosed please find the following with respect to our application for conditional use variance approval:

1. Fifteen (15) copies of 3000 Continental Drive Photographic Simulations set consisting of ten (10) sheets.

Thank you and we appreciate your time and attention in this matter. Please feel free to contact me if you have any questions or require additional information.

Very Truly Yours,

William Rothpletz  
Assistant Project Manager

Cc: M. Leibman, CSG Law (via email)  
K. Rosland, Langan (via email)  
C. McGroaty, Mt. Olive (via email)  
M. Vreeland, Van Cleef (via email)

Matrix Development Group  
Forsgate Drive, CN4000  
Cranbury, NJ 08512  
Tel: (732) 521-2900  
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## Photographic Simulations

**3000 Continental Drive  
Mount Olive, New Jersey**

October 9, 2023

Prepared by:

**ricci**planning

177 Monmouth Avenue  
Atlantic Highlands, NJ 07716

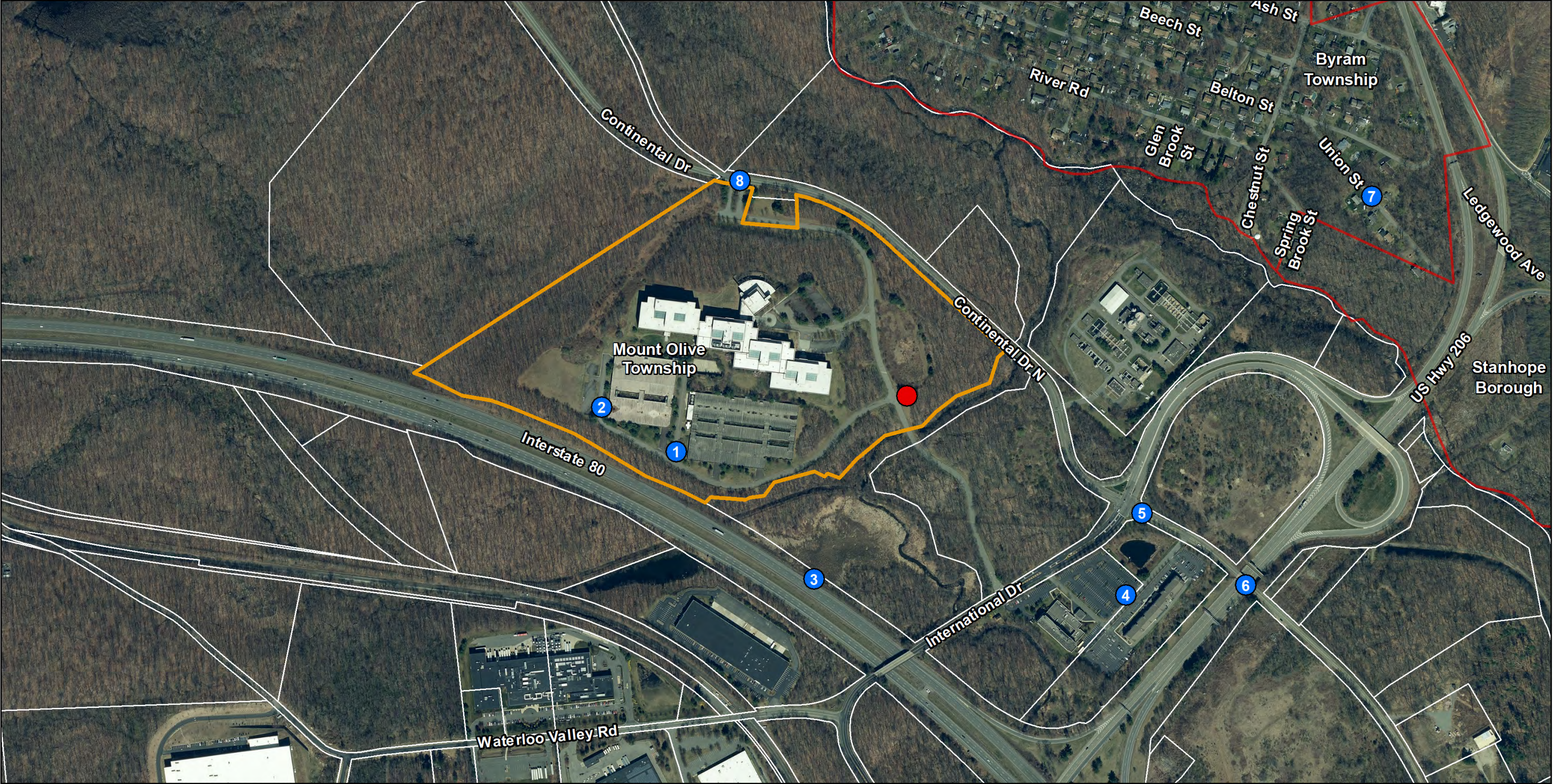


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Paul N. Ricci, PP, AICP  
New Jersey Professional Planner  
License No.: LI005570





Photo Location Key Map  
3000 Continental Drive  
Mount Olive, NJ




Legend

 Photo Locations

 Proposed Tower

 Subject Property

 Tax Parcels

ricciplanning

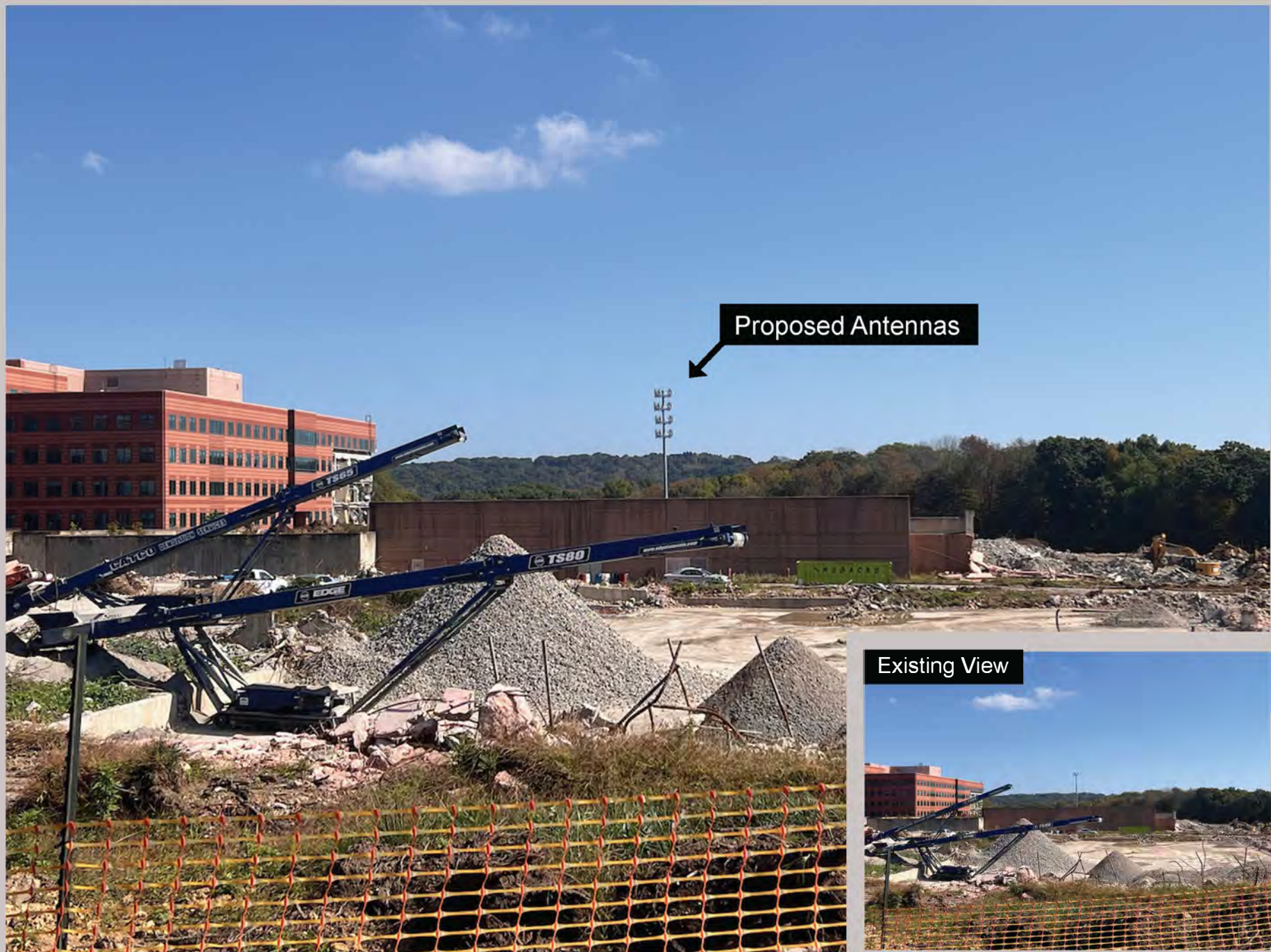
Paul Ricci, AICP, PP  
177 Monmouth Avenue  
Atlantic Highlands, NJ 07716  
908.642.0070  
Fax 350.4501  
paul@ricciplanning.com





Simulated view from location #1 approximately 1,170 feet west of the proposed monopole.





Simulated view from location #2 approximately 1,570 feet west of the proposed monopole.





Simulated view from location #3 approximately 980 feet southwest of the monopole.



**NOT VISIBLE**



View from location #4 approximately 1,490 feet southeast of the monopole.



**NOT VISIBLE**



View from location #5 approximately 1,300 feet southeast of the monopole.



**NOT VISIBLE**



View from location #6 approximately 1,920 feet southeast of the monopole.



**NOT VISIBLE**



View from location #7 approximately 2,050 feet northeast of the monopole.



**NOT VISIBLE**



View from location #8 approximately 1,320 feet northwest of the monopole.