

RESOLUTION

WHEREAS, Manolakis Professional Plaza, LLC (hereinafter “Developer”) is the owner of certain real property designated as Block 33.16, Lot 3 on the official tax map of the Township of Ocean, which property is located at Route 35 Northbound and Carol Avenue in the C-3 (General Commercial) Zone in the Township of Ocean, County of Monmouth, State of New Jersey; and

WHEREAS, the Developer has received Site Plan and Bulk Variance Approvals by the Township of Ocean Planning Board by way of Resolution dated June 28, 2010 to utilize a 4,683 square foot portion of an existing office building for the purpose of a retail pharmacy. Significant changes are also proposed for the parking layout, including the elimination of the direct access to the parking area facing Route 35 and a modification of the parking at the rear of the building; and

WHEREAS, this Agreement relates to a Site Plan Map entitled Preliminary and Final Major Site Plan for Manolakis Professional Plaza, Lot 3, Block 33.16, Township of Ocean, Monmouth County, New Jersey by Daniel W. Busch, P.E. of Maser Consulting, P.A., consisting of eight (8) sheets dated August 24, 2009 and last updated September 7, 2010; and

WHEREAS, the Agreement requires the Developer to install certain improvements in accordance with the Performance Guarantee Estimated dated September 8, 2010 prepared by the Township of Ocean Engineer, Louis J. Lobosco, P.E., P.P. of Leon S. Avakian, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Ocean, County of Monmouth, State of New Jersey as follows:

1. It hereby authorizes the Mayor to execute and the Township Clerk to attest to a Developer’s Agreement between the Township of Ocean and Manolakis Professional Plaza, LLC, subject to the following conditions first being met:
 - a. All required certificates of insurance be properly filed with the Office of the Township Clerk
 - b. Posting of Performance Guarantees in total amount of \$49,320.00 and Inspection Fees in the amount of \$3,555.00.

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be forwarded by Township Clerk to each of the following:

1. Township Engineer
2. Director of Community Development
3. Construction Official
4. Manolakis Professional Plaza, LLC
5. Jennifer S. Krimko, Esq.

Record of Vote	Deputy Mayor Hiers	Councilman Garofalo	Councilwoman Schepiga	Councilman Siciliano	Mayor Larkin
Motion To Approve					
Motion to Second					
Approved					
Opposed					
Not Voting/Recuse					
Absent/Excused					

CERTIFICATION

*I hereby certify that this is a true copy of a resolution passed by the Township of Ocean Governing Body at their meeting held on **October 4, 2010**.*

 Vincent Buttiglieri, RMC/CMC
 Township Clerk

