



Payment of zoning application fees are required with submission of application. Type of application:

Property serviced by:

- ☐ Sewer/Water
☒ Septic/Well

- ☐ Deck ☐ Porch ☐ Addition
☐ Shed ☐ Patio ☐ Detached Garage
☐ Fence ☐ Pool ☐ Gazebo/Cabana/Pool House
☐ Sign ☐ Generator ☐ Solar
☐ New Residential Dwelling Type: _____ ☐ New Multi-Family Dwelling
☐ New Commercial Bldg ☐ Commercial Alteration ☐ Change in business use/tenant
☐ Certificate of Non-Conformity Other: _____

TOWNSHIP OF MANALAPAN - REQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION: 20 Fountayne Ln, Manalapan NJ BLOCK/LOT: 8001/1

PROPERTY OWNER: Kennec R. Phillips TEL#: (201) 491-7133

PROPERTY OWNER'S ADDRESS: 20 Fountayne Ln, Manalapan NJ 07726

E-MAIL ADDRESS: KRPhillips84@gmail.com

APPLICANT: Kennec R. Phillips TEL#: 201-491-7133

APPLICANT'S ADDRESS 20 Fountayne Ln

PROPOSED WORK: Sports court install DIMENSIONS: 36' x 65'

SET BACKS: Front _____ Rear _____ Sides _____ Street Side _____ Distance between Structures _____ HEIGHT: _____

SIGNAGE: Square Foot: _____ ZONE: RR BLDG COVERAGE: _____ NO. OF STORIES: _____

APPROVALS: Zoning Board _____ Planning Board _____ Resolution #: _____

I am familiar with the Codes and Ordinances of Manalapan Township. The proposed project will not constitute nor create a non-conforming use or structure. I will not add nor delete from the requested project specifications without approval. I accept responsibility for any and all violations created by the requested project and understand such violations must be removed and/or abated as directed by the Zoning Officer.

Property Owner's Signature: Kennec R. Phillips Print Name: Kennec R. Phillips Date: 2/16/21

Applicant's Signature: Kennec R. Phillips Print Name: Kennec R. Phillips Date: 2/16/21

OFFICE USE ONLY:

APPROVED: ☒ DENIED: _____ PERMIT # 221-0466

REMARKS: _____

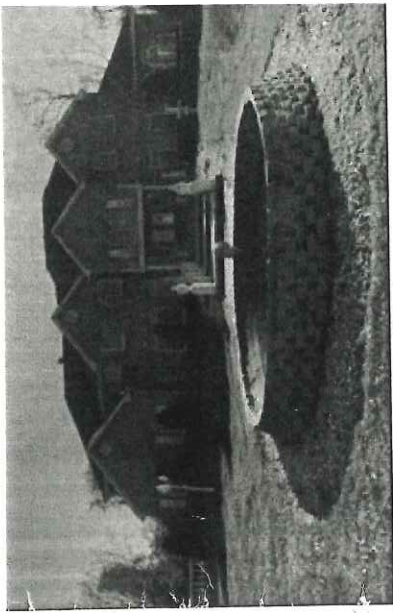
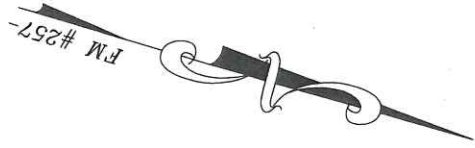
Zoning Officer: Nancy DeFalco Date: 5/13/21

CERTIFICATE OF ZONING COMPLIANCE

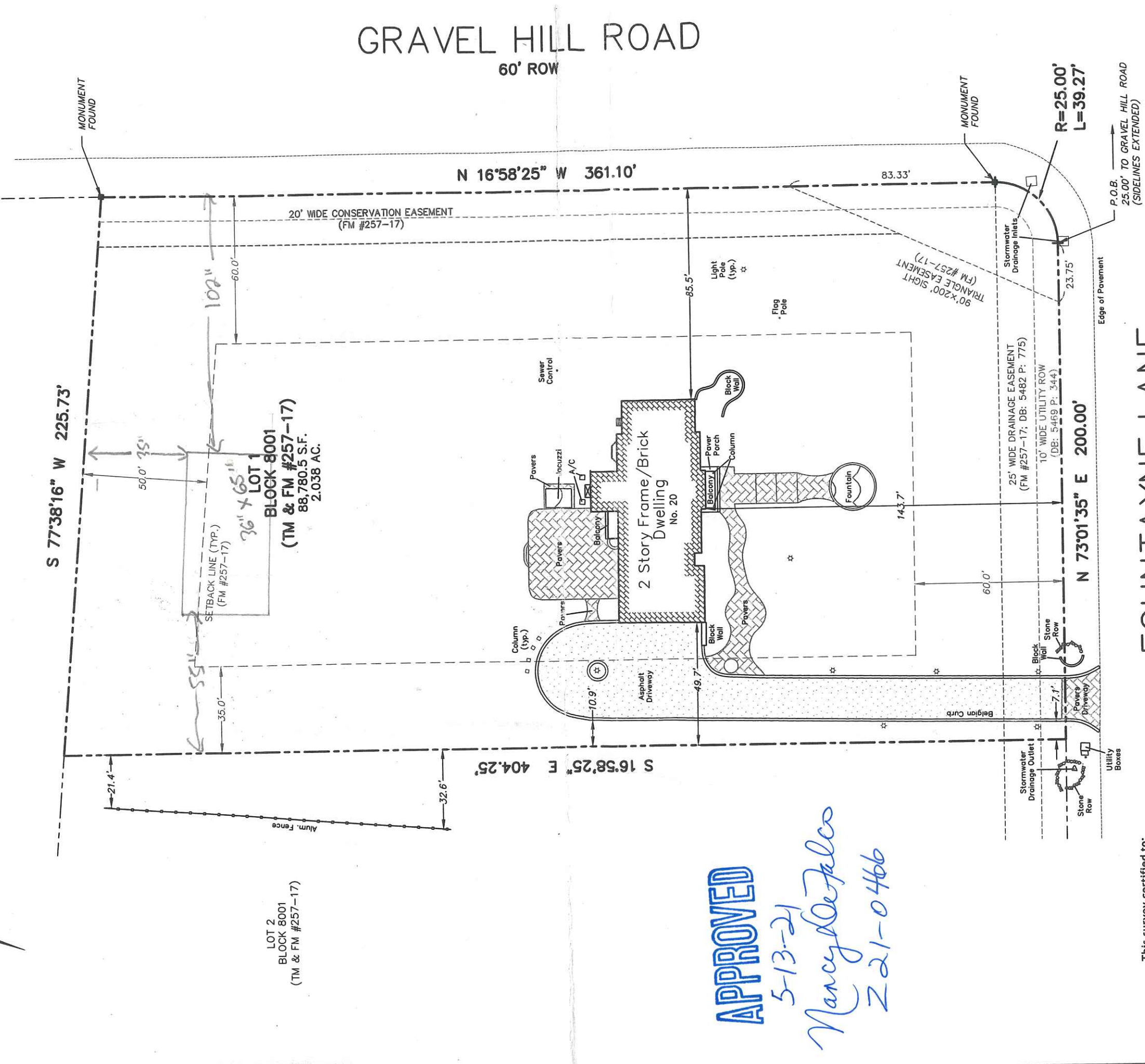
To the best of my knowledge the finished project conforms to the Code and Ordinances of the Township of Manalapan.

APPROVED: _____ DENIED: _____ REMARKS: _____

Zoning Officer: _____ Date: _____



LOT 3.01
BLOCK 80
(TM)



LOT 2
BLOCK 8001
(TM & FM #257-17)

LOT 1
BLOCK 8001
(TM & FM #257-17)
88,780.5 S.F.
2.038 AC.

APPROVED

5-13-21
Nancy DeFalco
221-0466

This survey certified to:
Kemar R Phillips and Paloma Feliciano-Phillips
Pinnacle Mortgage Inc., its successors and/or
assigns as their interest may appear
Guardian Title Services, LLC
Westcor Land Title Insurance Company
Law Offices of Andrew Koppel, Esq

Notes:
This survey references:
Deed Book 5685 Page 699
Deed Book 5469 Page 344 (ROW)
Deed Book 5482 Page 775 (easement)
Monmouth County Filed Map No. 257-17
Field Survey performed on 11/25/19
Subject to an accurate title search
Subject to documents of record
Subject to restrictions (DB: 5453 P: 652)
Subject to easement(s) (DB: 5482 P: 789)
Subject to stream encroachment permit (B: 7 P: 208)



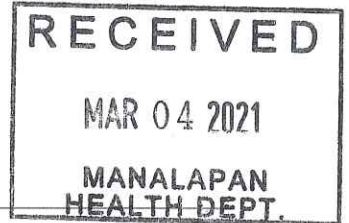
KNOWN AND DESIGNATED as Lot 1 Block 8001 as shown on a certain map entitled
Lots 1, 2.01 & 2.02 Block 80, situated in Manalapan Township, Monmouth County
Jersey, filed in the Monmouth County Clerk's Office on March 12, 1996 as Map N
I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my
accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and be
the conditions found on the date of the field survey, except such easements, if any, below the surface
This declaration is given solely to the above named parties for this transaction only and is not transfer
if print has original raised seal of the undersigned professional. This plan is made to provide informat
that it may insure title to the lands shown hereon.

SURVEY OF PROPERTY		PROJECT NUMBER	193562	Lakeland Surveying		Certificate of Authorization #246A2809000	
Tax Lot 1 - Block 8001		REFERENCE NUMBER	GTS-33352	117 Hibernia Avenue Rockaway NJ Ph: (973) 625-5670 Fx: (973) 625-4121		www.LakelandSurveying.com	
20 Fountayne Lane, Township of Manalapan		SCALE	1" = 40'	Marc J. Cifone		Jeffrey S. Grunn	
Monmouth County, New Jersey		DATE	11/25/19	PROFESSIONAL LAND SURVEYOR		N.J. P.L.S. LIC. No. 2468043399	
FIELD: OAA	DWN BY: CMB	CHECKED: JSG		Jeffrey		N.J. P.L.S. LIC. No. 2468043399	

INTEROFFICE MEMORANDUM



TO: HEALTH DEPARTMENT
FROM: DEPARTMENT OF ZONING & CODE ENFORCEMENT
SUBJECT: PLAN REVIEW
DATE: MARCH 4, 2021
CC: FILE



Please find attached an application for a Zoning Permit.

Kindly review for Approval/Disapproval and return to our office.

BLOCK: 8001

LOT: 1

NAME: Phillips

ADDRESS: 20 Fountayne Lane

APPLICATION TYPE: Sports Court

APPROVED

3/5/21 AD

DISAPPROVED _____

COMMENTS: _____

TOWNSHIP OF MANALAPAN

Department of Code Enforcement & Zoning

120 Route 522 & Taylors Mills Road, Manalapan, NJ 07726
Fax (732) 446-9636

Zoning/Code Enforcement Officer
NANCY DEFALCO
732-446-8322
ndefalco@mtnj.org



Asst. Zoning/Code Enforcement Officer
SUZANNE KROHN
732-446-8301
skrohn@mtnj.org

MEMORANDUM

TO: Brian Boccanfuso, PE, CFM, Project Leader
FROM: Department of Code Enforcement & Zoning
RE: Review – Sport Court Grading Plan Revision
DATE: 5/4/2021

Please find the attached documentation for your review:

BLOCK: 8001
LOT: 1
NAME: Phillips
ADDRESS: 20 Fountayne Lane

APPROVED  5/6/2021

DISAPPROVED _____

COMMENTS:

- Sports court construction shall comply with all applicable requirements of §95-7.47 of the Township Development Regulations, including but not limited to the fencing requirements and prohibition against illumination after dark.
- A grading plan for the proposed pool was previously approved by this office, and the proposed grading and the location of pool and associated improvements as depicted on current sports court plan appear to be consistent with pool plan previously approved.
- We defer to the Township Zoning Department relative to the proposed 80-foot setback to the pool equipment, noting that same does not appear to comply with the applicable street side setback requirements in the R-AG/4 Zone.

Plan dated 11/17/2020, last revised March 18, 2021

CONTACT/NUMBER: _____

