

TOWNSHIP OF MANALAPAN

120 ROUTE 522

MANALAPAN, NJ 07726

Type of Application (Circle One)

Residential Alteration

Commercial Alteration

New Single Family Dwelling

New Commercial Bldg

New Two Family Dwelling

Sign (Residential or Commercial)

New Multi-Family Dwelling

Certificate of Non-Conformity

Other - Describe: _____

Circle One: (Sewer/Water) or (Septic/Well)

REQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION:

38 River Ridge Rd

BLOCK/LOT:

66.14 / 55

PROPERTY OWNER:

Anthony Razzatto

TEL#:

922-570-2727

PROPERTY OWNER'S ADDRESS:

38 River Ridge Rd, Manalapan, NJ

APPLICANT:

Same

TEL#:

APPLICANT'S ADDRESS

PROPOSED WORK:

Front Walkway Steps

DIMENSIONS:

SET BACKS: Front

Rear

Sides

Street Side

NO. OF STORIES:

HEIGHT:

SIGNAGE: SQUARE FOOTAGE:

ZONE:

TOTAL BLDG COVERAGE:

APPROVALS: Zoning Board

Planning Board

Resolution #:

I have read and 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

Print Name

Date

Applicant's Signature

Print Name

Date

OFFICE USE ONLY:

APPROVED:

✓

DENIED:

PERMIT #

Z12-1082

REMARKS:

Zoning Officer

Date

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

Four Seasons at Manalapan Homeowners Association

Professionally managed by
Community Management Corporation
44 Palomino Drive
Manalapan, NJ 07726
staticseasons@optonline.net

October 3, 2012

APPROVAL - PLEASE READ IN DETAIL

Anthony & AnnMarie Mazzatto
38 Riva Ridge Road
Manalapan, NJ 07726

Dear Anthony & AnnMarie,

The Architectural Control Committee has reviewed your recent modification request(s) attached. Your Property Modification Request has been **approved** and you can begin your approved modifications.

Note: beds cannot exceed existing bed dimensions

1. If you live on the east side, please instruct your contractor to enter the community through the Cannonero gate. We prefer heavy equipment be brought through this gate.
2. DO NOT ALLOW ANY STREET VEHICLES OR HEAVY MACHINERY ON ANY SODDED AREA.
3. Your contractor MAY NOT leave his equipment onsite overnight!
4. You may not store any personal property on common areas. No building materials are to be placed on any common areas at any time.
5. Modifications must be constructed according to the plans submitted.
6. No additional modifications or deviation may be made without prior Board approval.
7. Proper measures must be taken to not impact the drainage on your property, your neighbor's property or any common property. Any damage caused will be the sole responsibility of the homeowner to restore.
8. A pressure vacuum breaker or a double check valve is required for all mulch bed irrigation or drip systems.
9. If the modification interferes with the irrigation system, Please contact Down to Earth 800-280-1837 x15. Please note that you are required to utilize our authorized irrigation contractor for any irrigation work that may be necessary. You are not permitted to authorize any other contractor to complete any work on the irrigation system. This regulation is in effect in an effort to prevent any possible future problems with irrigation coverage, operation, etc. Any damage to the landscaping, irrigation system, common area, or neighboring property is your responsibility to repair.
10. Maintenance of any homeowner planted trees, shrubs, etc. is your sole responsibility.
11. You have six (6) months from the date of this letter to begin the approved modifications. You have sixty (60) days to complete your approved modifications after the work has begun.

12. You will be subject to all penalties should you fail to adhere to any of the guidelines previously listed.

The Architectural Control Committee and/or Management must inspect the modified area to return your deposit check.
Please fill out and forward the enclosed form to management upon completion FOR US TO INSPECT YOUR MODIFICATION AND to return your deposit.

Sincerely,
COMMUNITY MANAGEMENT CORPORATION

Four Seasons at Manalapan Homeowners Association
Modification Request Form

Please complete A*L*L of the following forms and checklist to indicate documents, specifications and checks necessary for the modifications that you are requesting for your home or property. Please ensure that all information is provided for the type of modification you are planning. ➔ Incomplete forms will be returned to homeowner ⬅. This will delay the review process.

.....
Date: 9/26/2012 CHK# 1009-9700⁰⁰

Owners Name: Anthony M. Mazzantu

Owners Address: 38 Riva Ridge Road

Owners Phone Number: 732-780-0902 Owners Cell Phone Number: 732-570-2727

Owners Email Address: Alisianna0903@aol.com Best time of day to reach you and method: _____

Signature of all Owners required: A.M. Mazzantu Ann Marie Duggan

In accordance with the Governing Documents of Four Seasons at Manalapan Homeowners Association, Inc., I hereby apply for permission to make the following alterations to the exterior of my home or lot, as detailed below:

Part I - Check ALL the modifications that you are requesting:

Storm Door _____ Patio _____ Deck _____ Walkways ☒ Landscaping ☒ Lighting _____ Satellite Dish _____ Solar Panels _____
Awning _____ Plumbing _____ Electrical ☒ Other ☒ By Owner (AM)

Name of Contractor(s): Land Perfect, LLC No sprinkler involvement

Modification Details (please describe in detail):

1. Replace Builders concrete Walkway FRT of home with
Techo Bloc Pavers - (Land Perfect)
2. Replace Existing shrubs FRT of Home with Designer Landscape (owner)
Including Lighting in Landscape (owner)

There will be no verbal approvals and faxed applications are not accepted. Please note that approval by the Association, if granted, will be subject to any permit or approval required by Manalapan Township.

.....
Please submit the requested information along with this form to:
Four Seasons at Manalapan Homeowners Association, Inc.,
44 Palomino Drive, Manalapan, New Jersey 07726

.....
Approved: SB, Ed, DP Disapproved: _____ Date: 10/3/12
Committee Use

Reason: _____

CONTRACTOR / RESIDENT AGREEMENT

1. If you live on the east side, please instruct your contractor to enter the community through the Cannonero gate. We prefer heavy equipment be brought through this gate.
2. DO NOT ALLOW ANY STREET VEHICLES OR HEAVY MACHINERY ON ANY SODDED AREA.
3. Your contractor MAY NOT leave his equipment onsite overnight!
4. Signage posted on or around the property promoting your contractor is prohibited.
5. You may not store any personal property on common areas. No building materials are to be placed on any common areas at any time. Your property ends at your driveway. **↑NO MATERIAL MAY BE PLACED ON THE STREET!**
6. Modifications must be constructed according to the plans submitted.
7. No additional modifications or deviation may be made without prior Board approval.
8. Proper measures must be taken to not impact the drainage on your property, your neighbor's property or any common property. Any damage caused will be the sole responsibility of the homeowner to restore.
9. A pressure vacuum breaker or a double check valve is required for all mulch bed irrigation or drip systems.
10. If the modification interferes with the irrigation system, Please contact Down to Earth 800-280-1837 x15. PLEASE NOTE THAT YOU ARE REQUIRED TO UTILIZE OUR AUTHORIZED IRRIGATION CONTRACTOR FOR ANY IRRIGATION WORK THAT MAY BE NECESSARY. NJ Law states a contractor must be licensed with irrigation to handle irrigation. **You are not permitted to authorize any other contractor to complete any work on the irrigation system.** This regulation is in effect in an effort to prevent any possible future problems with irrigation coverage, operation, etc. Any damage to the landscaping, irrigation system, common area, or neighboring property is your responsibility to repair.
11. You have six (6) months from the date of this letter to begin the approved modifications. You have sixty (60) days to complete your approved modifications after the work has begun.

12. You will be subject to all penalties should you fail to adhere to any of the guidelines previously listed.

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I have read the above and agree to abide by all terms and conditions set forth;

Homeowner Name: Anthony M. MAZZATTO Address: 38 Riva Ridge Road

Homeowner Signature: A. M. Mazzatto

Contractor (1) Name: Luis Perez Contractor Signature: Luis Perez

Contractor (2) Name: _____ Contractor Signature: _____

Contractor (3) Name: _____ Contractor Signature: _____



CERTIFICATE OF LIABILITY INSURANCE

LANDP-1 OP ID: JM

DATE (MM/DD/YYYY)
09/27/12

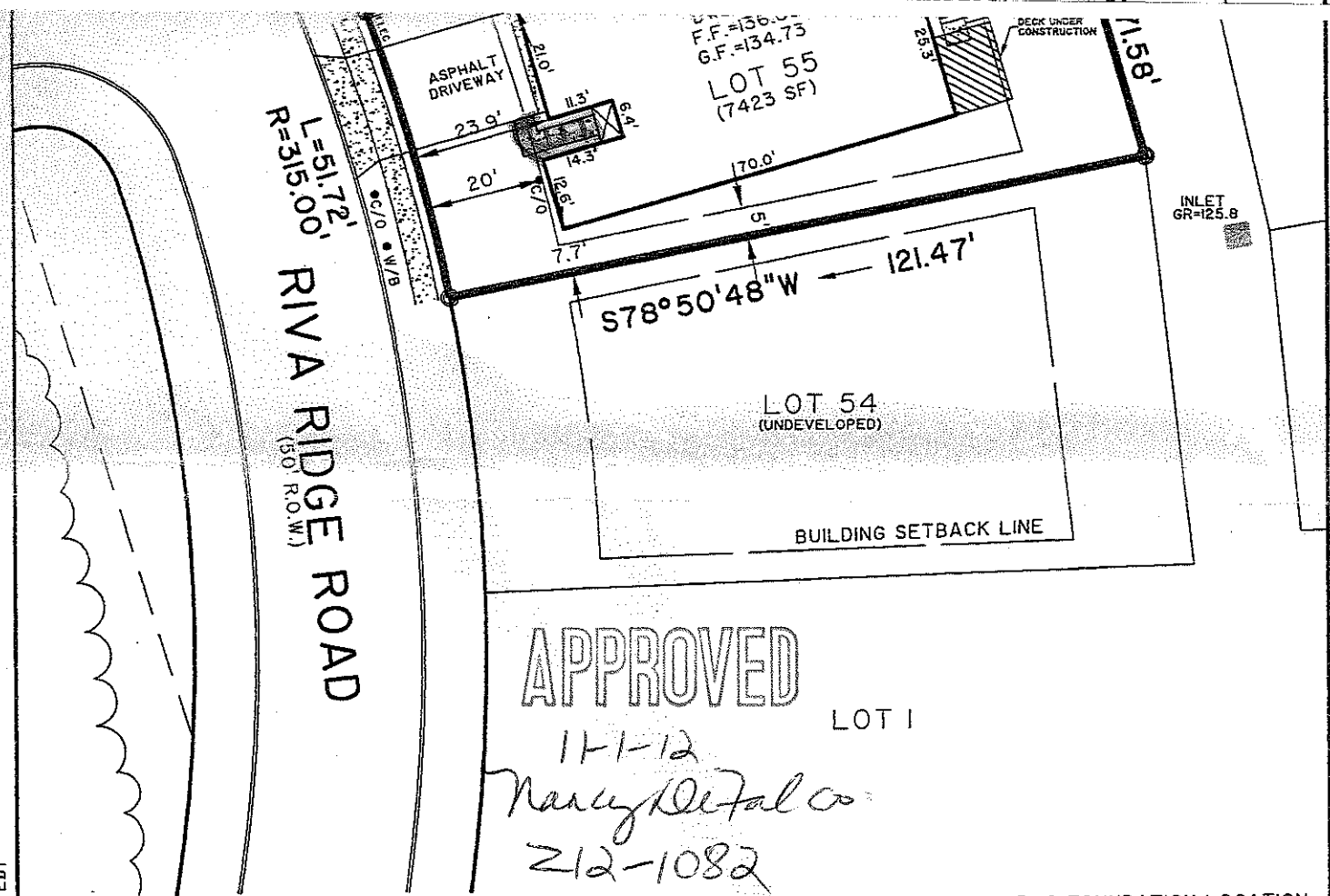
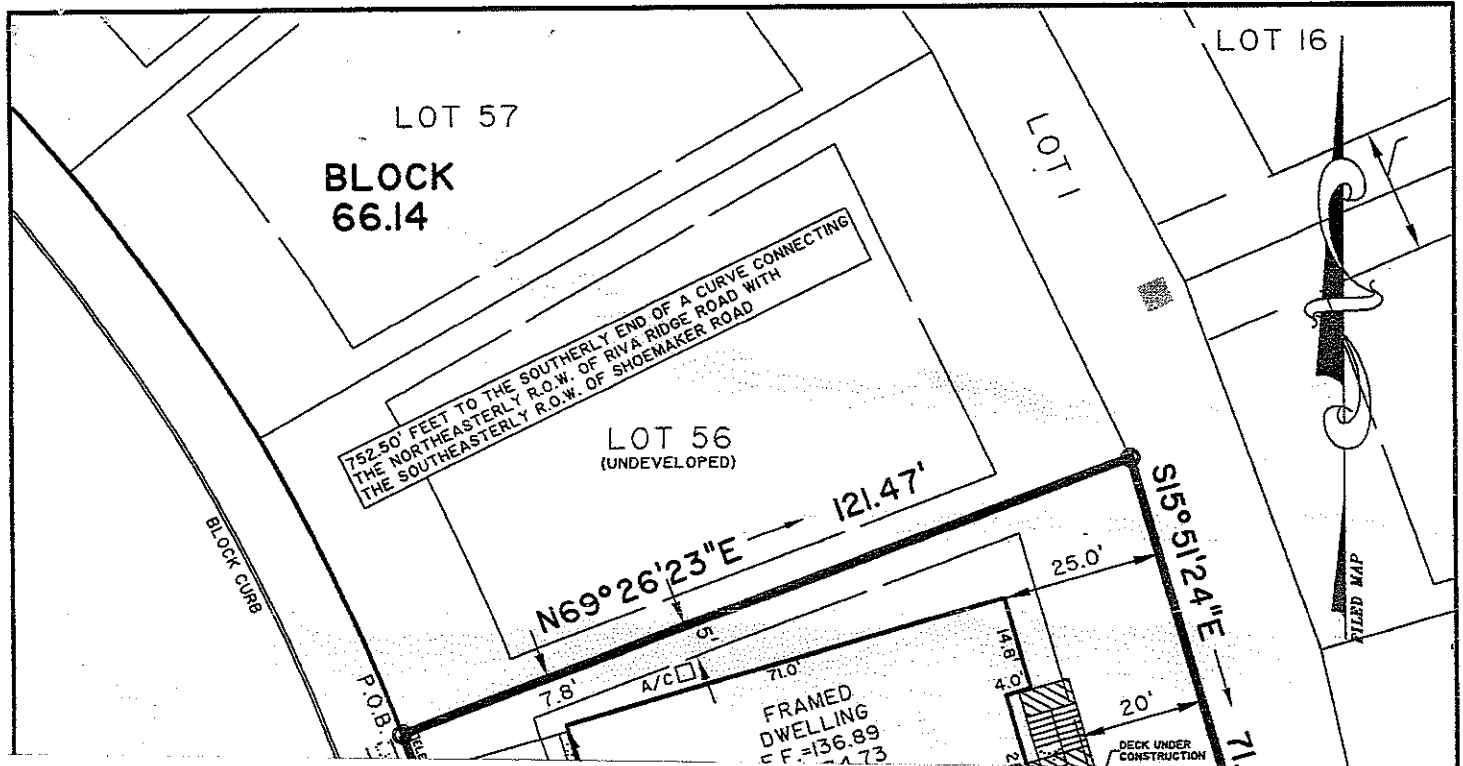
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliance Risk Management, LLC P.O. Box 671 Englishtown, NJ 07726 Joe Martinez	Phone: 732-851-6315 Fax: 732-851-6317	CONTACT NAME: PHONE (A/C, Ho, Ext): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Selective Ins Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, Ho): NAIC # 816
INSURED LAND PERFECT, LLC 131 HIGHLAND RIDGE ROAD MANALAPAN, NJ 07726			

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR VWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC	X	S 1967028	02/14/12	02/14/13	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMPIOP AGG \$ 3,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS		S 1967028	02/14/12	02/14/13	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ WC STATUTORY LIMITS OTHER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A			E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Certificate holder and Four Seasons at Manalapan Homeowners Association, 44 Palomino Drive, Manalapan, NJ 07726 are included as additional insured as per written contract.						

CERTIFICATE HOLDER Anthony Mazzatto 38 Riva Ridge Road Manalapan, NJ 07726	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE FS @ M HOA OCT 03 2012 38
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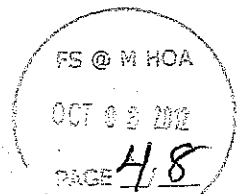


APPROVED

11-1-12
Nancy DeFalco
 212-1082

NOTES:
 1) BEING KNOWN AND DESIGNATED AS LOT 55, BLOCK 66.14 SITUATED IN THE TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NEW JERSEY, AS SHOWN AND ILLUSTRATED ON A CERTAIN MAP ENTITLED "FINAL PLAT - MAJOR SUBDIVISION, FOUR SEASONS AT MANALAPAN - PHASE 3, 4, 5, 6 & 7, LOT 7.01, 9, 13 & 14, BLOCK 66, TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, N.J.", PREPARED BY NAJARIAN ASSOCIATES DATED 7-18-05, REVISED TO 9-06-06, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 7-05-07 AS CASE NO. 304 SHEETS 33-35 AND 305 SHEETS 1-5 (8 SHEETS).
 2) OFFSET DIMENSIONS FROM FOUNDATION TO PROPERTY LINES SHOWN HEREON NOT TO BE USED TO ESTABLISH PROPERTY LINES.
 3) ○ DENOTES PROPERTY CORNER TO BE SET.

1. REVISED 2-23-12 FOUNDATION LOCATION
2. REVISED 7-12-12 FINAL SURVEY
3. REVISED 7-25-12 ADD PARTIES



ASBUILT SURVEY - BLDG #659

FOUR SEASONS AT MANALAPAN PHASE 7

LOT 55 BLOCK 66.14

TOWNSHIP OF MANALAPAN
 MONMOUTH COUNTY NEW JERSEY

Najarian
 Associates

Professional Engineers, Land Surveyors & Planners - Scientists
 One Industrial Way West, Eatontown, New Jersey 07724
 (732) 889-0220 • Fax: (732) 889-0546

ANTHONY M. MAZZATTO AND ANNE MARIE MAZZATTO, H/W
 EASTERN TITLE AGENCY, INC.
 GEORGE CRETELLA, ESQUIRE

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION THIS SURVEY IS ACCURATE (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON.

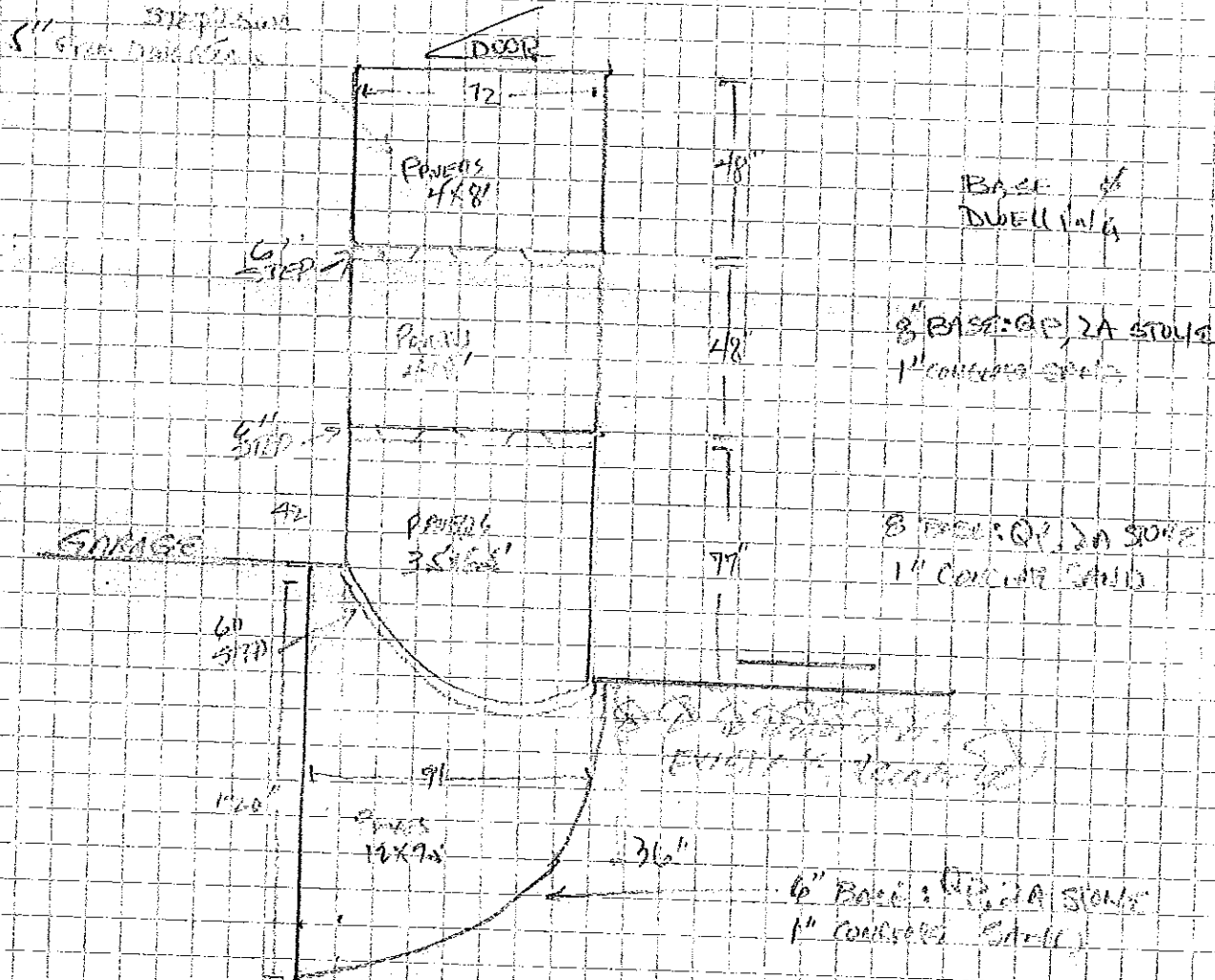
Harry J. Widdis
 N.J. LAND SURVEYOR LICENSE NO. 26384
HARRY J. WIDDIS

DATE: 11-16-11

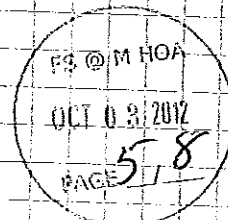
SCALE: 1"=30'

DWG. NO. 6056

MIKE MAMATO
38 RIVA RIDGE AD
MANALAPAN, NJ 07726



LAND DEED
LAL 6391 5836

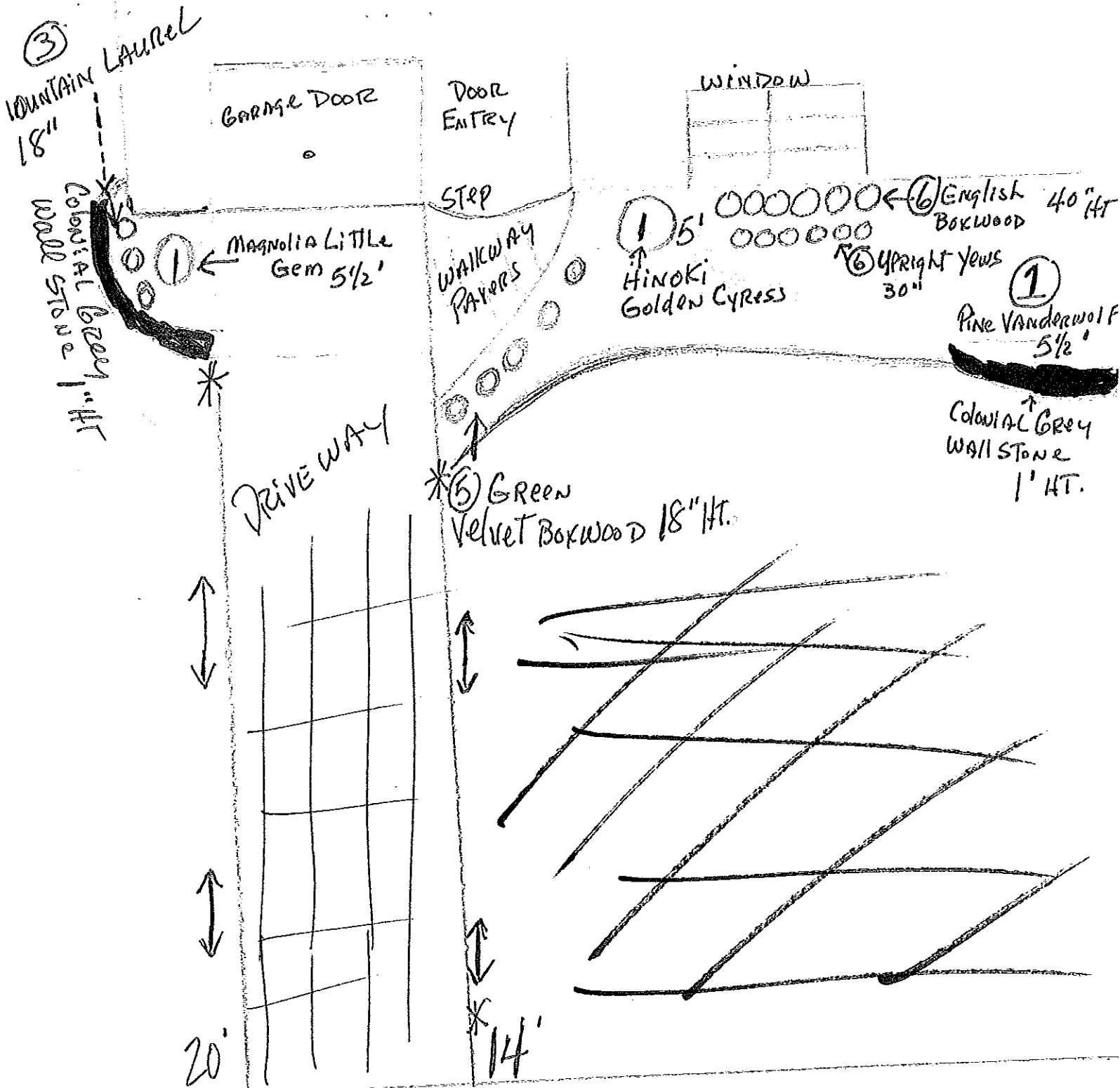


SELF ← Note: 1. Place LANDSCAPE Lighting TO accent
Shrubbery, strategically PLaced.

2. Remove all existing LANDSCAPE in FRONT
OF House. Do NOT Touch "Bonded Trees" (2)
in FRONT LAWN.
3. Add mulch AND accent Rocks as Needed.
4. Place Rubber guard between accent Rock
and GRASS AREA.
5. Length OF Bed in FRt of House is 21'
Width OF Bed is 8'
6. Length OF Bed NEAR GARAGE DOOR is 7'
Width OF Bed " " " is 3'

LANDSCAPE PLAN

38 Riva Ridge Rd



SIDEWALK

RIVA RIDGE RD.

List of Shrubs/Trees

- ① Magnolia Little Gem Tree
5½' FT
- ① Pine Vander Wolf Tree
5½' FT
- ③ Mountain Laurel Shrubs
18"
- ⑤ Green Velvet Boxwoods
18"
- ① Hinoki Golden Cypress Tree
5' FT.
- ⑥ English Boxwood Shrubs
40"
- ⑥ Upright Yews
30"