



Payment of zoning application fees are required with submission of application. Type of application: ^{11/2/12}

Property serviced by:

- ☐ Sewer/Water
☐ Septic/Well

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

TOWNSHIP OF MANALAPAN - REQUEST FOR ZONING PERMIT

Barbara's Cookie Pies LLC
ADDRESS OF CONSTRUCTION: 81 Pension Rd, Unit #102 BLOCK/LOT: 30/5.01
PROPERTY OWNER: Glenn Scher / GLS Properties LLC TEL#: 732-616-4550
PROPERTY OWNER'S ADDRESS: 41 Violet Circle, Howell NJ 07731
E-MAIL ADDRESS: Carpets to go @ Yahoo.com
APPLICANT: Barbara G. Schechter TEL#: 732 995 0497
APPLICANT'S ADDRESS 22 Kensington Dr, Manalapan NJ 07726
PROPOSED WORK: New tenant CO DIMENSIONS: _____
SET BACKS: Front _____ Rear _____ Sides _____ Street Side _____ Distance between Structures _____ HEIGHT: _____
SIGNAGE: Square Foot: _____ ZONE: _____ 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.

X Glenn Scher Glenn Scher 4/29/17
Property Owner's Signature Print Name Date
Barbara Schechter Barbara Schechter 4/28/17
Applicant's Signature Print Name Date

OFFICE USE ONLY:

APPROVED: ☒ DENIED: _____ PERMIT # 217-0343

REMARKS: _____

Nancy DeFalco 6-1-17
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 _____

Check: Manalapan Township \$55 Nancy DeFalco - 3 letters of intent + app 3 copies

LETTER OF INTENT

BARBARA'S COOKIE PIES, LLC

April 24, 2017

The primary use of the property under consideration is as follows:

1. Storage of fully baked cookies: The cookies are baked and packaged at commercial bakeries. They are then bulk packed and stored frozen at the bakery. Our intent is to move the storage and distribution operation from the bakery to the local warehouse space and store the items in freezers in air tight containers. Some cookies have a long shelf life without frozen storage such as chocolate covered Oreo's and pretzels. These items will be stored in air tight containers, on racks.
2. Storage of packing materials: Our products are shipped to customers by USPS, FedEx and UPS. The boxes and packaging materials used for assembly and shipping will be stored on racks.
3. Assembly and Shrink Wrap of custom trays and tins: Each client's order is assembled according to the custom details requested by the client. The assembly will take place at this location. The assembled tray or tin is then shipped by carrier listed above. Trays and tins are shrink wrapped to protect the product in shipping and to keep the product clean.
4. General Office work: This involves standard business practices such as managing the website, taking orders, and general maintenance of the daily business.
5. There is NO RETAIL sales/activities at this location.
6. There is NO BAKING at this location

Nancy DePalco
Zoning Officer

217-0343

SD

LONG TERM OPPORTUNITY:

We have been approached by a major catalog company that currently offers our cookie pies, to prepare, assemble and deliver locally, fruit baskets and trays on a contract basis. This would be a new business for us and we are at this time taking it under consideration as we learn more about it.

OTHER DETAILS:

Hours of operation: 8-5, M-F. Office may be open on weekends as needed.

Number of Employees: 2, but temp help can be employed during holidays

Parking: On Property. 2-3 slots

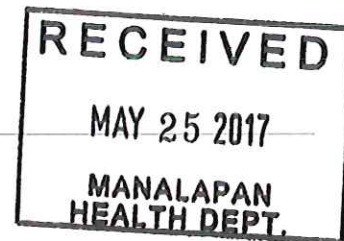
1076 sq ft area

Blueden 5/22/17

INTEROFFICE MEMORANDUM



TO: HEALTH DEPARTMENT
FROM: DEPARTMENT OF ZONING & CODE ENFORCEMENT
SUBJECT: PLAN REVIEW
DATE: 5/23/2017
CC: FILE



Please find attached an application for a Zoning Permit.

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

BLOCK 30

LOT 5.01

NAME BARBARA'S COOKIE PIE LLC

ADDRESS 81 PENSION ROAD

APPLICATION TYPE: NEW TENANT CCO WITH RENOVATIONS

APPROVED Flour Plan to Construct 5/31/17 *[Signature]*

DISAPPROVED _____

COMMENTS:

Tenant As-Builts

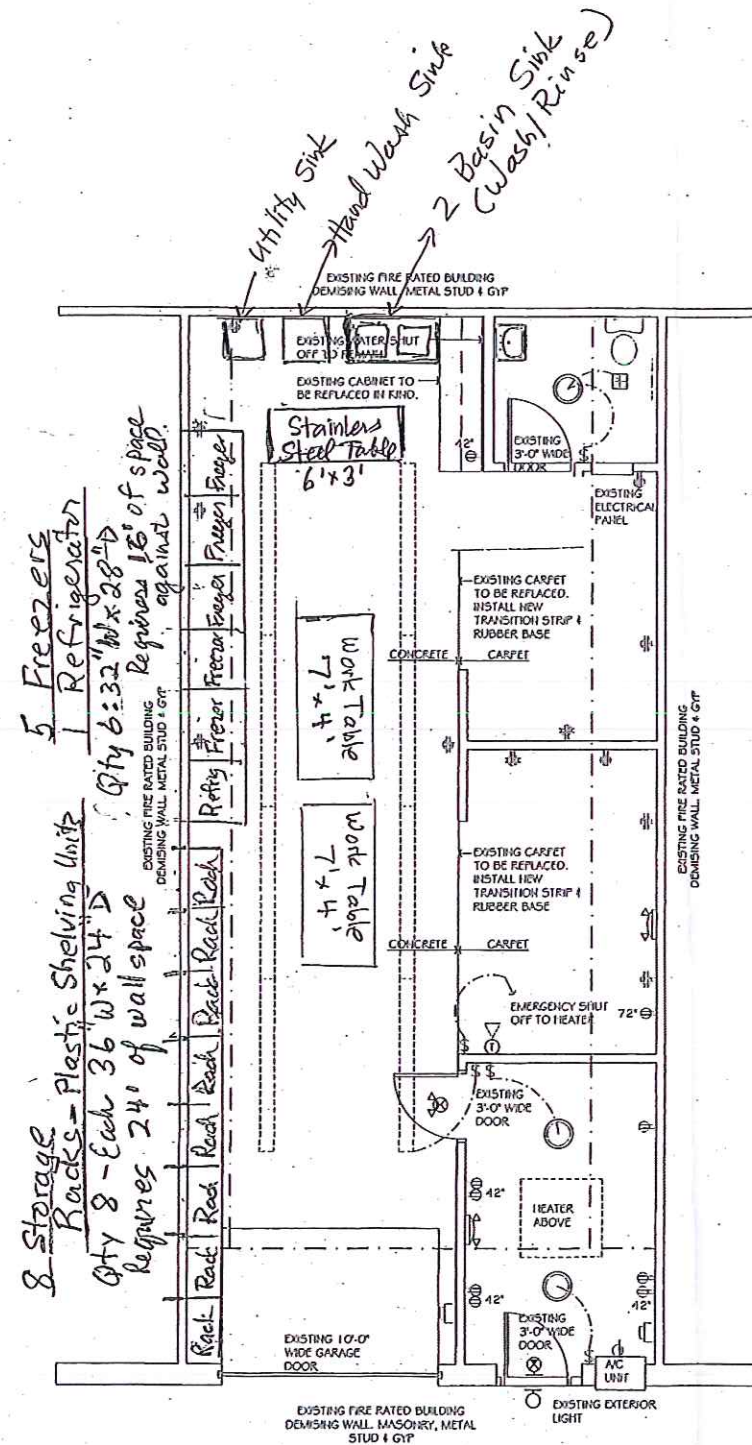
81 Pension Road
Suite #102
Manalapan, New Jersey 07727

CODE REFERENCES:

2009 INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION
2011 NATIONAL ELECTRICAL CODE
2009 NATIONAL STANDARD PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
NJ UCC RENOVATION SUBCODE

CODE DATA:

CONSTRUCTION CLASSIFICATION: 3B
USE GROUP: MIXED U/S
AREA: 1,076 SF
FLOOR LIVE LOAD: EXISTING ASSUME 100 PSF



SYMBOLS	
---	WIRING CONNECTION
⊕	EXISTING SINGLE POLE SWITCH
⊕	EXISTING DUPLEX RECEPTACLE
⊕	EXISTING SINGLE POLE RECEPTACLE
⊕	EXISTING QUAD RECEPTACLE INSTALLED W/ WIRE MOLD
⊕	EXISTING CABLE
⊕	EXISTING SURFACE MOUNTED LIGHT
⊕	TWO TUBE FLORESCENT LIGHTS
---	EXISTING SPRINKLER LINE
⊕	EXISTING EXHAUST FAN
⊕	EXISTING THERMOSTAT
⊕	EXISTING COMBINATION EXIT SIGN AND WALL MOUNTED EMERGENCY LIGHT
⊕	EXISTING WALL MOUNTED EMERGENCY LIGHT W/ BATTERY BACKUP
⊕	EXISTING EXIT SIGN WALL MOUNTED
⊕	EXISTING FIRE EXTINGUISHER CABINET

NOTE:
SPACE IS EXISTING. NO CHANGES ARE TO BE MADE TO THE EXISTING SPACE. NEW TENANT TO TAKE SPACE AS IS. WORK TO BE DONE INCLUDES: PAINTING, REPLACING EXISTING CARPET & BASE, REPLACING EXISTING CABINET WITH LIKE.
EXISTING WALL PARTITIONS ARE 7'-0" HIGH 3" METAL STUDS W/ 1/2" GYP ON EACH SIDE. ALL WALLS ARE EXISTING AND ARE TO REMAIN.
NO SPRINKLER WORK TO BE DONE.
ALL FIRE EXTINGUISHERS TO BE RE-INSPECTION AFTER PAINTING IS COMPLETED. EXTINGUISHERS TO BE INSTALLED PER ALL STATE & LOCAL CODES.

① EXISTING CONDITIONS PLAN
1/4" = 1'-0"

Proposed Fit-Up Plan

Plumbing: 2-Basin Sink, Hd Wash Sink, Utility Sink across back wall

Furniture: 8 Shelving Racks
6 Freezer/Refrigerators } across left wall

Work Tables: 2 Formica Work Tables each 7'x4'
1 Stainless Steel Table approx 6'x3'

DATE: 11/14/14
DRAWN BY: J. P. PETERSON
CHECKED BY: J. P. PETERSON
SCALE: AS SHOWN
JOB NO.: 14074
DATE: 12.06.14
SCALE: AS SHOWN
DESIGNER: J. P. PETERSON
CLIENT: FLM

Licensed in the States of:
New Jersey
New York
Connecticut
NJ: AR1485, NY: 031667, CT: AR1001282

Consolidated
11/14/14

Tenant As-Builts
81 Pension Road
Suite #102
Manalapan, New Jersey 07727

Revisions

Sheet Title:
As-Built Plan
Job No.: 14074
Date: 12.06.14
Scale: AS SHOWN
Designer: J. P. PETERSON
Client: FLM
A1.0