



Property serviced by:

- ☒ Sewer/Water
☐ Septic/Well

Payment of zoning application fees are required with submission of application. Type of application: 141452

- | | | |
|---|--|---|
| ☐ 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

ADDRESS OF CONSTRUCTION: 77 Pearson Rd, Unit 7 BLOCK/LOT: 30/501

PROPERTY OWNER: _____ TEL#: 732 564 7053

PROPERTY OWNER'S ADDRESS: 77 Pearson Rd, Unit 10

E-MAIL ADDRESS: andresg@ssllynj.com

APPLICANT: Andres Gracia TEL#: 732 564 7053

APPLICANT'S ADDRESS: 134 Federal Rd, Monroe NJ

PROPOSED WORK: OFFICE/WAREHOUSE New tenant CCO DIMENSIONS: _____

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

SIGNAGE: Square Foot: _____ ZONE: L1 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: _____ Print Name: Andres Gracia Date: 4/18/23

Applicant's Signature: _____ Print Name: Andres Gracia Date: 4/18/23

OFFICE USE ONLY:

APPROVED: ☒ DENIED: _____ PERMIT # 223-0498

REMARKS: _____

Zoning Officer: Nancy DeFalso Date: 6/12/23

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: _____



Switchgear Solutions NY & NJ
Andres Gracia
President

Date 5/30/2023

To: Township of Manalapan Office of Zoning/Code Enforcement

Attn: To Whom it May Concern

Re: Letter of Intent

This letter is written to detail the day to day activities occurring at 77 Pension Road Unit 7. Switchgear Solutions Ltd. NY&NJ is an electrical wholesaler defined by NAICS code 423160. We specialize in customized medium and high voltage equipment sales for transformers in switchgear between 4.16kv thru 38kv operating voltages. The purpose of the Unit7 building is to warehouse any spare parts, stock fuses, breakers and small components to help support the equipment drop shipped to site. Hours of operation would be 8:00am to 5:00pm Monday thru Friday. We would require 2-3 parking spaces for employees and or a customer visit, We have one delivery minivan that takes up a parking space. Please let us know if anything else is need.

Thank you in advance for your consideration,
Andres Gracia
President
Switchgear Solutions NY & NJ
77 Pension Road
Unit 10
Manalapan, NJ 07726
Tel: (732) 564-7053

Nancy DePalco
Zoning Officer
2230498

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Email: andresg@ssinynj.com

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