



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

Property serviced by:

() Sewer/Water

() Septic/Well

() Deck

() Shed

() Fence

() Sign

() New Residential Dwelling Type: _____

() New Commercial Bldg () Commercial Alteration

() Certificate of Non-Conformity Other: _____

() Porch

() Patio

() Pool

() Generator

() Addition

() Detached Garage

() Gazebo/Cabana/Pool House

() Solar

() New Multi-Family Dwelling

() Change in business use/tenant

121042

WQS: TEAM ELECTRIC

TOWNSHIP OF MANALAPAN - REQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION: 77-81 PENSION PARK BLOCK/LOT: 30/5.01

PROPERTY OWNER: LANCE FABER TEL#: 917-416-3614

PROPERTY OWNER'S ADDRESS: 29 STONEGATE DRIVE

E-MAIL ADDRESS: LFAKER@CYBERHOMESYSTEMS.COM

APPLICANT: LANCE FABER TEL#: 917-416-3614

APPLICANT'S ADDRESS: 29 STONEGATE DRIVE MONROE TWP NJ 08831

PROPOSED WORK: NO WORK NEW TENANT CO DIMENSIONS: _____

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

SIGNAGE: Square Foot: NONE 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.

Property Owner's Signature: [Signature] Print Name: LANCE FABER Date: 4/16/19

Applicant's Signature: [Signature] Print Name: LANCE FABER Date: 4/16/19

OFFICE USE ONLY:

APPROVED: ✓ DENIED: _____ PERMIT # 219-0188

REMARKS: _____

Zoning Officer: Nancy DeTaleo Date: 4-18-19

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: _____

Letter of Intent for A new business in Manalapan NJ

Office of Zoning/Code Enforcement, Manapalan, NJ

Cyberhomes Systems LLC

Proposed Location:

77-81 Pension Road, Unit 19

Manalapan NJ 0776

732-605-9701

New business

Cyberhomes Systems LLC is a low voltage contractor that performs installations, repairs and ongoing service to existing customers on security and audio video systems. We also work with builders to install the above systems in new and renovated homes and businesses. Our regular business hours are Monday to Friday 7:30am to 5pm. Occasionally we may perform emergency service after hours and weekends.

Unit 19 is one of 20 individual units in the Pension Park Business complex. This unit is currently owned by and was the offices of Team Electric, and provided services similar to Cyberhomes. Cyberhomes Systems LLC will be the new owner on the unit. The total square footage according the MLS listing is 1550 Square Feet. According to the bylaws of the association, Cyberhomes Systems in entitled to four parking spots in front and across from the unit. Additional parking is available in the rear of the complex. Some of our employees take their work vehicles home each night, leaving four vehicles are parked at office each night. Cyberhomes employs 8 people consisting of an office manager, operations supervisor and 6 technicians, not including the owner Lance Faber.

Signage

As per the Condominium Association bylaws, exterior signage is not permitted on the building.

Any questions, feel free to contact me:

Lance Faber Cell# 917-416-3614 email: lfaber@cyberhomessystems.com

Nancy DePalco
Zoning Officer
219-0188
(Signature)