

TOWNSHIP OF MANALAPAN  
120 ROUTE 522  
MANALAPAN, NJ 07726

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

Type of Application (Circle One)

Residential Alteration  
New Single Family Dwelling  
New Two Family Dwelling  
New Multi-Family Dwelling

Commercial Alteration  
New Commercial Bldg  
Sign (Residential or Commercial)  
Certificate of Non-Conformity

**REQUEST FOR ZONING PERMIT**

ADDRESS OF CONSTRUCTION: 81 Pension Road, Suite 115 BLOCK/LOT: 30/301

PROPERTY OWNER: Park West Properties TEL#: \_\_\_\_\_

PROPERTY OWNER'S ADDRESS: 10 Forest Hill Drive, New Egypt NJ 08533

E-MAIL ADDRESS: George R Bell@Comcast Net

APPLICANT: James F. Tobin TEL#: 732-672-7995

APPLICANT'S ADDRESS: 229 Century Way, Manalapan NJ 07726

PROPOSED WORK: c/o Warehouse / Office DIMENSIONS: 21' x 50' +/-

SET BACKS: Front \_\_\_\_\_ Rear \_\_\_\_\_ Sides \_\_\_\_\_ Street Side \_\_\_\_\_ NO. OF STORIES: 1 HEIGHT: \_\_\_\_\_

SIGNAGE: SQUARE FOOTAGE: \_\_\_\_\_ ZONE: LI 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

George Bell  
Print Name

6/5/2017  
Date

Applicant's Signature

James F. Tobin  
Print Name

6/5/2017  
Date

OFFICE USE ONLY:

APPROVED: ✓ DENIED: \_\_\_\_\_

PERMIT # Z17-0377

REMARKS: \_\_\_\_\_

Nancy Kletalco  
Zoning Officer

6-12-17  
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



June 9, 2017

Nancy DeFalco  
120 Route 522  
Manalapan, NJ 07726

**RE: LETTER OF INTENT  
81 PENSION ROAD, MANALAPAN. SUITE 115**

Dear Ms. Defalco,

I am the co-owner of Monmouth Reloading and interested in leasing space at the above referenced property. This letter will outline the business to be conducted at such premises, what the business does, how we operate, and who we are as individuals.

Monmouth Reloading is owned by business partner Geoffrey R. Poitras CW2, MI and myself. Geoffrey is currently active duty serving as an officer in the Army and retiring next year. My wife and I are residents of Manalapan since 2007 and looking forward to living in town for many more years to come. Monmouth ships out of multiple locations throughout the United States and has been in business for over three years. We have great relationships with the industry's top manufacturers and distribution centers.

Our business is an internet based retailer that will warehouse and distribute products nationwide. We also distribute certain products overseas to those stationed on military bases. Monmouth will be warehousing/distributing reloading components, firearm parts, complete firearms and live ammunition. We do not do any in person retail, all sales are online and will be shipped out via USPS/UPS.

*Nancy DeFalco*  
Zoning Officer  
217-0377  
*ND*

Please note the following with regards to the property:

- 81 Pension Road, Suite 115
- Located in the LI zone
- Single story construction, 1,200 +/- sqf
- Property has a sprinkler system
- Parking is a paved open lot
- There will be two people on site (to include myself)
- Business hours will be 8:00am - 6:00pm
- There will be no outdoor storage of goods, debris, vehicles, etc...
- Property will have ample security systems
- We are a very clean use. All items will be properly stored and warehoused. In the event products require NJ State and/or ATF governance, they will be in compliance.

I already spoke with the Manalapan fire inspector with regards to the storage of live ammunition. At his request to better understand the State codes, I hired the architecture + planning firm of Sincox | La Luna to perform a building code analysis. They have completed the analysis and this property meets the specifications. I will be submitting this stamped letter for his records should you permit my use as I move forward with the occupancy and warehousing of ammunition.

Geoffrey and I operate this business and our lives with integrity, honesty, and respect. As a member of the community, I understand and respect the importance of maintaining a business that is compliant with all zoning rules and regulations. If you would like any references to our character, we would be more than happy to furnish them. Should you have any questions, please contact me at your nearest convenience (732) 672-7995.

Very truly yours,



James F. Tobin  
Co-Owner  
Monmouthreloading.com