



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

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: Temporary Outdoor Storage Pod

TOWNSHIP OF MANALAPAN - REQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION: 81 Pension Road Unit 1/4 BLOCK/LOT: 30/5.01

PROPERTY OWNER: Igor Kogan TEL#: 732.792.8100

PROPERTY OWNER'S ADDRESS: 41 Drew Court Manalapan, NJ 07726

E-MAIL ADDRESS: Mosaic.Tile.info@gmail.com

APPLICANT: Igor Kogan TEL#: 732.792.8100

APPLICANT'S ADDRESS: 41 Drew Court Manalapan, NJ 07726

PROPOSED WORK: Temporary Outdoor Storage Pod DIMENSIONS: _____

SET BACKS: Front _____ Rear _____ Sides LI 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.

Property Owner's Signature: [Signature] Print Name: Dmitriy Kogan Date: 10/25/22
Applicant's Signature: [Signature] Print Name: Dmitriy Kog Date: 10/25/22

OFFICE USE ONLY:

APPROVED: ☒ DENIED: ☐ PERMIT # 222-0994

REMARKS: Approved by T.C. on 10-12-22. Must

remove by January 30th, 2023.

Zoning Officer: Nancy DeFalco Date: 11-1-22

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: _____

Suzanne Krohn

From: Tara Lovrich
Sent: Wednesday, October 26, 2022 6:30 PM
To: Carmen Sevilla
Cc: Shari Rose; Nancy DeFalco; Suzanne Krohn; 'Rmclaughlin@wall-lawyers.com'
Subject: RE: P.O.D. Permit request - Mobil Flooring - 81 Pension Road Unit 114 Manalapan, NJ 07726

Thank you – that is very interesting information.
All is good for approval and resolution to follow on 11/30/2022.

Tara L. Lovrich
Township Administrator
Manalapan Township

From: Carmen Sevilla <CSevilla@twp.manalapan.nj.us>
Sent: Wednesday, October 26, 2022 2:16 PM
To: Tara Lovrich <TLovrich@twp.manalapan.nj.us>
Cc: Shari Rose <srose@twp.manalapan.nj.us>; Nancy DeFalco <ndefalco@twp.manalapan.nj.us>; Suzanne Krohn <SKrohn@twp.manalapan.nj.us>; 'Rmclaughlin@wall-lawyers.com' <Rmclaughlin@wall-lawyers.com>
Subject: P.O.D. Permit request - Mobil Flooring - 81 Pension Road Unit 114 Manalapan, NJ 07726

Per my conversation with Howard regarding 81 Pension Road, this a business condominium, multi-unit commercial building with various owners. The condominiums are individually owned units. Property Name for unit 114 is Kid Group LLC owned by Igor Kogan. As per Igor Kogan, this unit includes three (3) parking spaces that he owns.

Carmen Sevilla, RMC
Deputy Municipal Clerk
Manalapan Township
120 Route 522 & Taylors Mills Rd.
Manalapan, NJ 07726
Tel. No.: 732-446-8315
Email: csevilla@mtnj.org
Fax: 732-446-5796

From: Tara Lovrich <TLovrich@twp.manalapan.nj.us>
Sent: Wednesday, October 26, 2022 12:40 PM
To: Carmen Sevilla <CSevilla@twp.manalapan.nj.us>
Cc: Shari Rose <srose@twp.manalapan.nj.us>; Nancy DeFalco <ndefalco@twp.manalapan.nj.us>; Suzanne Krohn <SKrohn@twp.manalapan.nj.us>; 'Rmclaughlin@wall-lawyers.com' <Rmclaughlin@wall-lawyers.com>
Subject: RE: P.O.D. Permit request - Mobil Flooring - 81 Pension Road Unit 114 Manalapan, NJ 07726

Thank you

I just want to clarify ownership. The Unit is individually owned? He does not pay rent to a property manger/owner?
I just assumed they were individual units and the Township needed approval from the entire property manager.

My only fear is each unit will come with this request BUT the TC agreed with owner approval and a 90 day limit they were fine with it. So if he does indeed own it then we can give the okay and do the resolution on the 30th.

Thank you,
Tara

Tara L. Lovrich
Township Administrator
Manalapan Township

From: Carmen Sevilla <CSevilla@twp.manalapan.nj.us>

Sent: Wednesday, October 26, 2022 10:06 AM

To: Tara Lovrich <TLovrich@twp.manalapan.nj.us>; Barry Jacobson <bjacobson@twp.manalapan.nj.us>; Jack McNaboe <jmcnaboe@twp.manalapan.nj.us>; MaryAnn Musich <mmusich@twp.manalapan.nj.us>; Eric Nelson <ENelson@twp.manalapan.nj.us>; Susan Cohen <scohen@twp.manalapan.nj.us>

Cc: Shari Rose <srose@twp.manalapan.nj.us>; Nancy DeFalco <ndefalco@twp.manalapan.nj.us>; Suzanne Krohn <SKrohn@twp.manalapan.nj.us>; 'Rmclaughlin@wall-lawyers.com' <Rmclaughlin@wall-lawyers.com>

Subject: P.O.D. Permit request - Mobil Flooring - 81 Pension Road Unit 114 Manalapan, NJ 07726

Hi Tara,

Attached find the letter from the owner of 81 Pension Road received by Suzanne together with proof of ownership provided by the Tax Assessor's office. Please advise if the attached is sufficient for approval and Nancy's office can process the permit. If this is acceptable we will place on the November 30th meeting for resolution retroactive to November 1, 2022.

Thank you,

Carmen Sevilla, RMC
Deputy Municipal Clerk
Manalapan Township
120 Route 522 & Taylors Mills Rd.
Manalapan, NJ 07726
Tel. No.: 732-446-8315
Email: csevilla@mtnj.org
Fax: 732-446-5796

From: Tara Lovrich <TLovrich@twp.manalapan.nj.us>

Sent: Friday, October 14, 2022 4:00 PM

To: Nancy DeFalco <ndefalco@twp.manalapan.nj.us>

Cc: Shari Rose <srose@twp.manalapan.nj.us>; Carmen Sevilla <CSevilla@twp.manalapan.nj.us>

Subject: FW: P.O.D. Permit request - Mobil Flooring - 81 Pension Road Unit 114 Manalapan, NJ 07726

Hi Nancy,

The Township Committee discussed this the other night at their meeting and determined they would grant approval for 90 days only – no extensions, if the Mobil Flooring receives and sends us permission from the owner of the property. If that is okay they can have the POD – and we will do the Resolution on November 30th – retro-active to when he puts up the POD. They don't want to make him wait till the end of next month but they want that permission first before they grant the approval.

Thank you,

Tara

Tara L. Lovrich
Township Administrator
Manalapan Township

From: Carmen Sevilla <CSevilla@twp.manalapan.nj.us>

Sent: Monday, October 3, 2022 2:36 PM

To: Barry Jacobson <bjacobson@twp.manalapan.nj.us>; Jack McNaboe <jmcnaboe@twp.manalapan.nj.us>; MaryAnn Musich <mmusich@twp.manalapan.nj.us>; Eric Nelson <ENelson@twp.manalapan.nj.us>; Susan Cohen <scohen@twp.manalapan.nj.us>; 'Rmclaughlin@wall-lawyers.com' <Rmclaughlin@wall-lawyers.com>; rcasey@wall-lawyers.com; lranno@wall-lawyers.com

Cc: Shari Rose <srose@twp.manalapan.nj.us>; Tara Lovrich <TLovrich@twp.manalapan.nj.us>; Nancy DeFalco <ndefalco@twp.manalapan.nj.us>; Suzanne Krohn <SKrohn@twp.manalapan.nj.us>

Subject: P.O.D. Permit request - Mobil Flooring - 81 Pension Road Unit 114 Manalapan, NJ 07726

Good afternoon,

See email from Business owner below inquiring as to the status of his matter. Please advise on how to respond.

Thank you,

Carmen Sevilla, RMC
Deputy Municipal Clerk
Manalapan Township
120 Route 522 & Taylors Mills Rd.
Manalapan, NJ 07726
Tel. No.: 732-446-8315
Email: csevilla@mtnj.org
Fax: 732-446-5796

From: Mosaic Tile Store <mosaictileinfo@gmail.com>

Sent: Thursday, September 29, 2022 1:43 PM

To: Nancy DeFalco <ndefalco@twp.manalapan.nj.us>; Clerk <Clerk@twp.manalapan.nj.us>

Subject: [EXTERNAL] Re: P.O.D. Permit request - Mobil Flooring - 81 Pension Road Unit 114 Manalapan, NJ 07726

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Everyone,

Hope all is well. I am just following up to see if there is any update on this permit request.

Best Regards,
Dima Kogan
Mobil Flooring, Inc.

81 Pension Road Unit 114
Manalapan, NJ 07726
732.792.8100

On Fri, Sep 16, 2022 at 1:23 PM Mosaic Tile Store <mosaictileinfo@gmail.com> wrote:

Hi Everyone,

I am writing this email to request a permit is granted to allow for a P.O.D. in the parking lot outside of my commercial unit in Pension Warehouse Park.

I will need the P.O.D. for three months only to store samples and flooring materials that I do not currently have the space for in my unit. I will not need it after the three month period expires.

I would appreciate your help in this matter and thank you for your assistance.

Best Regards,
Dima Kogan
Mobil Flooring, Inc.
81 Pension Road Unit 114
Manalapan, NJ 07726
732.792.8100

Mobil Flooring, Inc.
81 Pension Road Unit 114
Manalapan, NJ 07726
732.792.8100

Clerk's Office
TOWNSHIP OF MANALAPAN
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726

This letter is to inform the Clerk's Office at Township of Manalapan that Mobil Flooring, Inc. the owner of 81 Pension Road Unit 114 Manalapan, NJ will have a P.O.D. on one of the parking spaces, which it owns three of, directly outside of its unit for a period no longer than 90 days from November 1st 2022.

Best Regards,
Igor Kogan - Property Owner of 81 Pension Road Unit 114 Manalapan, NJ 07726


10/19/22

N 85°16'30" E

N85°16'30"E'

995.60'

