



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

132494

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: _____
☐ Certificate of Non-Conformity Other: _____

TOWNSHIP OF MANALAPAN - REQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION: 81 Pension Road unit 107/108 BLOCK/LOT: 30 / 5.01

PROPERTY OWNER: Aleksandr Tsodikov TEL#: 917-685-9204

PROPERTY OWNER'S ADDRESS: 23 Colts Run Marlboro NJ 07746

E-MAIL ADDRESS: admin@justercrowd.com

APPLICANT: Slonik Inc TEL#: 917-685-9204

APPLICANT'S ADDRESS 23 Colts Run Marlboro NJ 07746

PROPOSED WORK: New tenant - CCO NO WORK / OFFICE / WAREHOUSE DIMENSIONS: _____

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

SIGNAGE: Square Foot: _____ ZONE: LI 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 _____ Aleksandr Tsodikov 8/12/21
Print Name Date

Applicant's Signature _____ Aleksandr Tsodikov 8/12/21
Print Name Date

OFFICE USE ONLY:

APPROVED: ☒ DENIED: _____ PERMIT # Z21-0830

REMARKS: no customer/retail sales.

Nancy DeFalco 8/17/21
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 _____

From:
Aleksandr Tsodikov
Slonik Inc
23 Colts Run
Marlboro NJ 07746
admin@justcrowd.com

08/12/2021

To:
Nancy DeFalco
Suzanne Krohn
Zoning Code Enforcement
Township of Manalapan

Letter of Intent: 81 Pension Rd SUITE 107 and 108, Manalapan, NJ 07726

Dear Ms. Defalco and Ms.Krohn

I would like to submit this letter of intent to signify my interest to purchase a commercial condo units located at 81 Pension Rd SUITE 107 and 108, Manalapan, NJ 07726 and use the space for my business.(Slonik Inc)

Slonik Inc has been in the business of selling various merchandise on online marketplaces such as Amazon and eBay since 2004. We plan to utilize the space as office space and to store/ship various merchandise, mostly footwear and clothing, to online customers. We utilize UPS and USPS to ship out products to customers. UPS and USPS pick up our shipments once daily. We are a small family-owned company (husband and wife team) with 2 employees who would be working at the warehouse. We will not be parking any vehicles overnight.

If you have any further questions, please do not hesitate to contact me directly at 917-685-9204 , or via email: admin@justcrowd.com

Thank you for your time and consideration and I am looking to hear from you soon.
Sincerely ,


Aleksandr Tsodikov
Slonik Inc
917-685-9204


Nancy DeFalco
Zoning Officer
221-0830
