



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

135926

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: _____

TOWNSHIP OF MANALAPAN - REQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION: 81 Pension Rd Unit 101 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@justcrowd.com
APPLICANT: Aleksandr Tsodikov TEL#: 917-685-9204
APPLICANT'S ADDRESS: 23 Colts Run Marlboro NJ
PROPOSED WORK: CCO NO WORK / New tenant - OFFICE/WAREHOUSE 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.

[Signature] Aleksandr Tsodikov 5/13/22
Property Owner's Signature Print Name Date
[Signature] Aleksandr Tsodikov 5/13/22
Applicant's Signature Print Name Date

OFFICE USE ONLY:

APPROVED: ☒ DENIED: _____ PERMIT # 222-0408
REMARKS: _____

Nancy DeFalco 5/18/22
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

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

05/13/2022

Susan Krohn
Zoning Code Enforcement Officer
Township of Manalapan

Letter of Intent: 81 Pension Rd SUITE 101, Manalapan, NJ 07726

Dear Ms.Krohn

I would like to submit this letter of intent to signify my interest to lease a commercial condo unit located at 81 Pension Rd SUITE 101, 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 to store and 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 daily. We currently have 1 employee who would be working at the warehouse.

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 DePalco
Zoning Officer
Z22-0408
