



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 Residential Dwelling Type: _____ ☐ New Multi-Family Dwelling
☐ New Commercial Bldg ☐ Commercial Alteration ☒ Change in business use/tenant
☐ Certificate of Non-Conformity Other: _____

127251

TOWNSHIP OF MANALAPAN - REQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION: 77 Pension Rd suite 18 BLOCK/LOT: 30/5.01
Manalapan NJ 07726
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: Slonik Slonik Inc TEL#: 917-685-9204
APPLICANT'S ADDRESS: 23 Colts Run Marlboro NJ 07746
PROPOSED WORK: 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.

[Signature] Aleksandr Tsodikov 8/17/20
Property Owner's Signature Print Name Date
[Signature] Slonik Inc 8/17/20
Applicant's Signature Print Name Date

OFFICE USE ONLY:

APPROVED: ☒ DENIED: _____ PERMIT # 220-0617

REMARKS: _____

Nancy DeFalco 8/18/2020
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

08/03/2020

To:

Nancy DeFalco

Suzanne Krohn

Zoning Code Enforcement

Township of Manalapan

Letter of Intent: 77 Pension Rd SUITE 18, 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 unit located at 77 Pension Rd SUITE 18, 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 once daily. We are a small family owned company(husband and wife team) with 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 ,

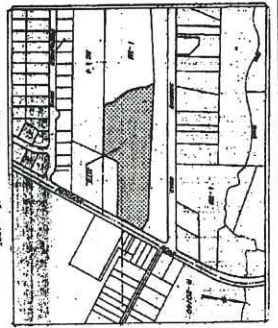


Aleksandr Tsodikov

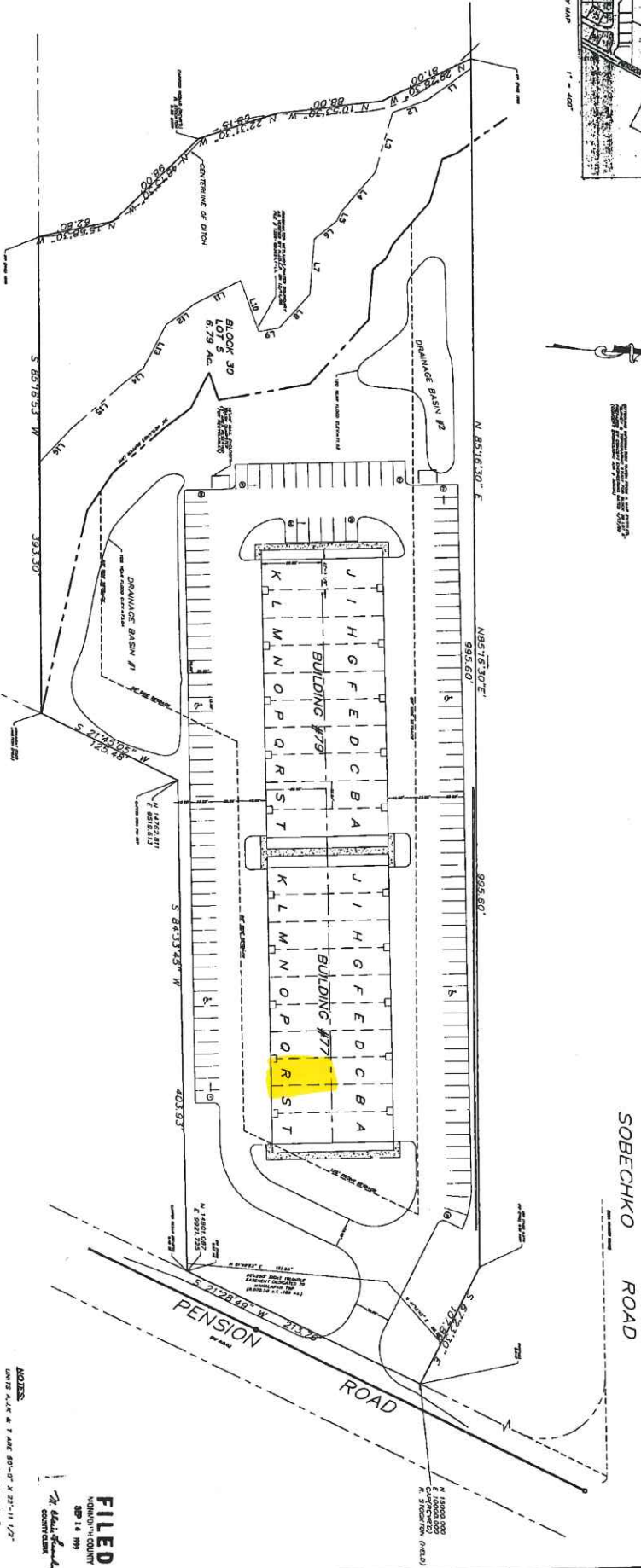
Slonik Inc

917-685-9204

Nancy DeFalco
Zoning Officer
220-0617

AGENCY		
1. Township of Kensington	Approval Number	99-04
2. Planning & Zoning	Group	99-04
3. Planning & Zoning	File No.	99-04
4. Planning & Zoning	File No.	99-04
5. Planning & Zoning	File No.	99-04
6. Planning & Zoning	File No.	99-04
7. Planning & Zoning	File No.	99-04
8. Planning & Zoning	File No.	99-04
9. Planning & Zoning	File No.	99-04
10. Planning & Zoning	File No.	99-04



LINE	LENGTH	BEARING
L1	4.33	N 85° 16' 10" E
L2	3.10	N 85° 16' 10" E
L3	4.33	N 85° 16' 10" E
L4	4.33	N 85° 16' 10" E
L5	4.33	N 85° 16' 10" E
L6	4.33	N 85° 16' 10" E
L7	4.33	N 85° 16' 10" E
L8	4.33	N 85° 16' 10" E
L9	4.33	N 85° 16' 10" E
L10	4.33	N 85° 16' 10" E
L11	4.33	N 85° 16' 10" E
L12	4.33	N 85° 16' 10" E
L13	4.33	N 85° 16' 10" E
L14	4.33	N 85° 16' 10" E
L15	4.33	N 85° 16' 10" E

Case #273-31 Filed 9-14-1999
 Condominium Plat for Pension Park
 Lot 5 BUC30
 Twp. Hanover



CONCEPT ENGINEERING CONSULTANTS, INC.
 1000 J. PLOSKA P.E.
 1000 J. PLOSKA P.E.

TERENCE F. REILLY P.L.S.
 1000 J. PLOSKA P.E.

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

FILED
 2014 1999
 2014 1999