

TOWNSHIP OF MANALAPAN
DEPARTMENT OF ZONING/CODE ENFORCEMENT
120 ROUTE 522
MANALAPAN, NJ 07726
(732)446-8301

Nancy DeFalco
Zoning/Code Enforcement Officer
ndefalco@mtnj.org



OFFICE USE ONLY:

Certificate #: _____
Issued Date: _____
Survey Date: 4/10/2024

Inspection Date: _____
Closing Date: 05/01/2024
Reinspection Date: _____

REQUEST FOR ZONING C.C.O. (Non UCC)

Date: 04/03/2024 **Block:** 8404 **Lot:** 4

PROPERTY LOCATION: 61 Highland Ridge Rd, Manalapan

PROPERTY OWNER'S NAME: Jake and Natalie Lebowitz

OWNER'S PRESENT ADDRESS: 61 Highland Ridge Rd, Manalapan

OWNER(S) E-MAIL ADDRESS: jakelebowitz@gmail.com

PRIMARY NUMBER: 267-767-6735 **CELL NUMBER:** _____

NAME OF ATTORNEY: Rita Golden **PHONE NO:** (201) 371-3305

EMAIL OF ATTORNEY: rita@goldengrouplawfirm.com

BUYER(S) NAME FOR CERTIFICATE: Lindsay Sorin

EMAIL ADDRESS(ES) FOR BUYER(S): Lindsay.sorin@hmail.com

PHONE NUMBER(S) OF BUYER(S): 908-216-5282

NAME, EMAIL & NUMBER OF SELLER'S AGENT: Aleksandr Pritsker, alexpritsker@icloud.com, (732) 688-3819

NAME, EMAIL & NUMBER OF BUYER'S AGENT: Alan Kurlander, alankurlandergroup.com, 732-284-6302

BUYER'S ATTORNEY NAME & PHONE: Linda Fellen

BUYER'S ATTORNEY EMAIL: linda@fellenlaw.com

Fees are due at the time of application. Acceptable forms payments are cash, check, money order or certified check. Please make checks payable to "Manalapan Township".

ALL FEES ARE NON-REFUNDABLE.

ZONING C.C.O. FEE: \$100.00

I hereby give permission to authorize personnel from the Township of Manalapan to inspect the above-referenced property at any time.

APPLICANT'S SIGNATURE

PRINT NAME

DATE

Jake Lebowitz

4/12/24

TOWNSHIP OF MANALAPAN
DEPARTMENT OF ZONING/CODE ENFORCEMENT
120 ROUTE 522
MANALAPAN, NJ 07726
(732)446-8301

Nancy DeFalco,
Zoning/Code Enforcement Officer
ndefalco@mtnj.org



HOME IMPROVEMENT QUESTIONNAIRE

This form must be completed by the homeowner. No letter of authorization will be accepted in lieu.

PROPERTY LOCATION: 61 Highland Ridge Rd, Manalapan

BLOCK: 8404

LOT: 4

ZONING DISTRICT: Residential

RR

Whether YOU made improvements to the property or whether they were in place when you purchased your home, please answer yes or no, if your property has ANY of the improvements listed below.

ZONING APPROVAL and or COMMENTS
(Office Use Only)

ADDITION(S)	YES	☐	NO	☒
CABANA / POOL HOUSE	YES	☐	NO	☒
COVERED PATIO/DECK	YES	☐	NO	☒
DECK	YES	☐	NO	☒
DETACHED GARAGE	YES	☐	NO	☒
DRIVEWAY- NEW or EXTENSION	YES	☐	NO	☒
ENCLOSED PORCH	YES	☐	NO	☒
FENCE	YES	☒	NO	☐
FINISHED BSMT (OVEN/STOVE)	YES	☐	NO	☒
GARAGE CONVERSION	YES	☐	NO	☒
GAZEBO / PAVILION	YES	☐	NO	☒
HOT TUB/SPA	YES	☐	NO	☒
PATIO / PAVERS / WALKWAY	YES	☒	NO	☐
SHED	YES	☐	NO	☒
SOLAR PANELS (GROUND MOUNT)	YES	☐	NO	☒
SPORTS COURT	YES	☐	NO	☒
STANCHIONS or PORTICO	YES	☐	NO	☒
SWIMMING POOL	YES	☐	NO	☒

221-0794

OTHER: _____

Variances granted in relation to this property. (circle one)

YES

NO

If yes, what for; year; app. #: _____

COMMENTS: (Office Use Only) _____

I DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE.

HOMEOWNER'S SIGNATURE (SELLER ONLY)

PRINT NAME

DATE

REPRESENTATIVE OF THE ZONING DEPARTMENT

DATE