

TOWNSHIP OF MANALAPAN

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road, Manalapan, NJ 07726
Fax (732) 446-0134

Administrative Officer
NANCY DEFALCO
732-446-8322



Planning/Zoning Board Clerk
LISA NOSSEIR
732-446-8367
JANICE MOENCH
732-446-8350

BOARD OF ADJUSTMENT **SUBMISSION REQUIREMENTS**

PLEASE TAKE NOTICE, the official recording device used by the Manalapan Township Board of Adjustment is a CD recording device. Any applicant is welcome to bring his own court reporter to his Public Hearing. If the court reporter is certified, the Board will adopt the court reporter's transcript as its official recording.

PRELIMINARY SUBMISSION:

Submit required documents and forms for completeness review. All fees must be paid upon submission of complete application (including sketch plat, site plan or survey maps) at the time of filing prior to the first meeting.

1. Preliminary application fee of \$310.00. Escrow fee of \$1,000.00. Two checks; each made payable to Township of Manalapan.
2. Two-page variance application.
3. Contribution Disclosure Statement.
4. Affidavit of Ownership and Consent Form.
5. Twenty photocopies of survey (**to scale**) showing proposed construction (fence, deck, addition, etc.) and measurements (in feet) to the affected property line(s).
6. Twenty elevation sketches if your project involves a deck, addition, shed, garage, gazebo, etc. (not necessary for fences). **Sample Attached**
7. For house additions only – Twenty informal (not professionally drafted) floor plans showing existing floor plan and proposed floor plan.
8. If variance(s) have been granted in the past, please include a copy of variance resolution(s).
9. Copies of any existing or proposed deed restrictions or covenants.



TOWNSHIP OF MANALAPAN

Department of Planning & Zoning

120 Route 522, Lower Level

Manalapan, NJ 07726

Fax: 732-446-0134

Phone: 732-446-8367

Phone: 732-446-8350

Web: www.mtnj.org

BOARD OF ADJUSTMENT APPLICATION FOR APPEAL FROM THE REQUIREMENTS OF THE ZONING ORDINANCE

OFFICE USE ONLY

Note(s): _____ APPLICATION No. _____

First Submission Date: _____ Complete/Incomplete Date _____

Resubmission Date: _____ Complete/Incomplete Date(s) _____

APPLICANT _____

ADDRESS _____

PHONE NO. (Home / Work / Cell) _____

OWNER _____ ADDRESS _____

APPLICATION IS HEREBY MADE FOR THE FOLLOWING VARIATION OF THE ZONING ORDINANCE

1. Premises affected are situated at (address of construction) _____

2. Block No. _____ Lot No. _____

3. To permit the (describe proposed change and type of construction) _____

4. Size of lot _____ Frontage (feet) _____ Depth (feet) _____

5. Size of proposed building/structure, if applicable: _____

Front yard setback: _____ Side yard setback: _____ Rear yard setback: _____

6. Present type of use or occupancy _____

7. Proposed type of use or occupancy _____

8. How long has present owner held title to property? _____

9. Has the property been granted any variances in the past? _____

SIGNATURE

E-MAIL ADDRESS

The undersigned hereby applies for a Zoning Certificate to be issued on the basis of the representation contained in this application.

1. Location of property _____
2. Name of owner _____
Address _____
3. Name of applicant _____
Address _____
4. If applicant is not owner, applicant's interest in this land is: _____

5. Proposed: _____
Use _____
6. Property is service by: **check all that apply:** Sewer Water Septic Well
7. Sketch or survey of the entire property showing existing and proposed roads, existing and proposed structures, is attached.
8. Remarks _____

.....
Variation of Section No. _____

Located in Zoning District _____
Zoning permit filed: _____ Granted _____ Denied _____
.....

DENIAL OF ZONING CERTIFICATE

On the basis of the above application, the representations in which are a part hereof, the proposed usage is found to be not in accordance with the Township Zoning Ordinance, and the application for a Zoning Certificate is hereby DENIED for the following reasons:

SIGNED _____

CONTRIBUTION DISCLOSURE STATEMENT

The following list specifies the amount, date and the recipient of any and all contributions made to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, this municipality, made up to one year prior to filing the variance application and/or during the pendency of the application process and required to be reported pursuant to N.J.S.A. 19:44A-1 et seq.:

Date of Contribution	Recipient of Contribution	Amount of Contribution
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

This list must be submitted in accordance with Section 95-12.2 of the Code of the Township of Manalapan. Please provide any additional contribution information on a separate sheet of paper. If no contributions have been made, please write **“No Contributions Made”**.

Name of Contributor

CERTIFICATION

I hereby certify that the above statements made by me are true. I am aware that if any of the above statements made by me are willfully false, I am subject to punishment.

Date: _____

Signature: _____

CONSENT FOR SITE REVIEW

The applicant and owner realize that as part of the Zoning Board of Adjustment review of its application, that the Board may determine it necessary or advisable to visit the subject premises for the purposes of performing a site inspection and review. The applicant and owner do hereby give permission to any member of the Township of Manalapan’s Zoning Board of Adjustment, Environmental Commission as well as any other Township employee or officer to enter the subject premises for the purpose of performing a site inspection and review.

_____ Owner Initials _____ Date _____ Applicant Initial _____ Date

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY
COUNTY OF _____

I, _____ of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to and Subscribed
before me this _____ day
of _____, 20____. _____
Applicant's Signature

Notary Public

AFFIDAVIT OF OWNERSHIP & STATEMENT OF THE LANDOWNER

STATE OF NEW JERSEY
COUNTY OF _____

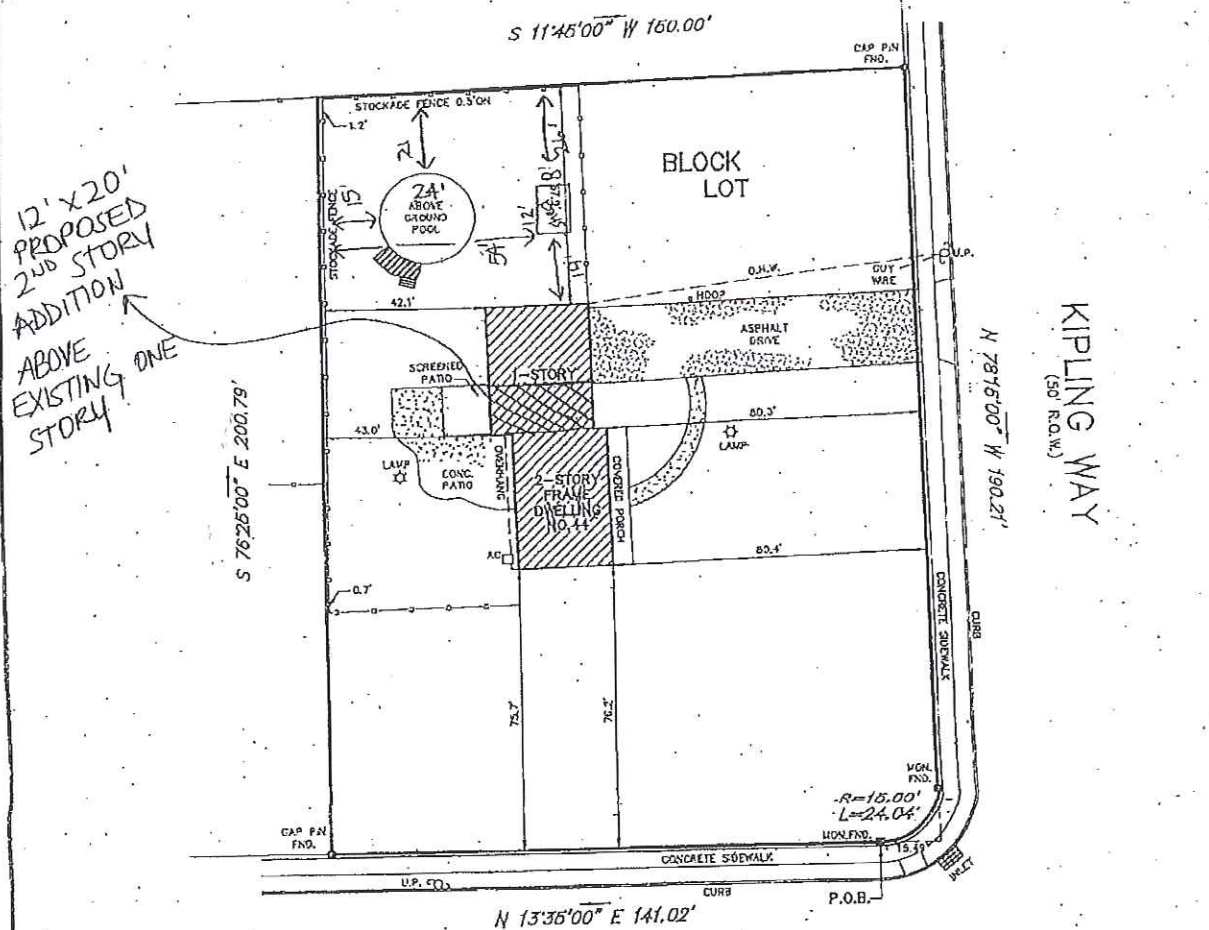
- a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Zoning Board of Adjustment.
- b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.
- c. Permission is here by granted to: _____
otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser):

Sworn to and Subscribed
before me this _____ day
of _____, 20____. _____
Owner's Signature

Notary Public

Sample

F.M. 77-14



12' x 20'
PROPOSED
2ND STORY
ADDITION
ABOVE
EXISTING ONE

Sample

THOREAU DRIVE
(50' R.O.W.)

KIPLING WAY
(50' R.O.W.)

I certify that this
survey is a true &
exact representation
of my property as
it exists today

THIS SURVEY IS CERTIFIED TO:

DEED DESCRIPTION:
BEING KNOWN AND DESIGNATED AS LOT IN BLOCK AS SHOWN ON A MAP ENTITLED, "MAP OF
MANALAPAN TOWNSHIP, MONMOUTH COUNTY, N.J." WHICH MAP WAS FILED IN THE MONMOUTH COUNTY
CLERK'S OFFICE ON

- NOTES:
1. ALSO KNOWN AS LOT IN BLOCK AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MANALAPAN,
MONMOUTH COUNTY, NEW JERSEY, SHEET No.
 2. UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY

SURVEY OF PROPERTY		
LOT		BLOCK
TOWNSHIP OF MANALAPAN	MONMOUTH COUNTY	NEW JERSEY
Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Land Surveyor License No. 35885 1500 Atrave Avenue, Suite 104, Ocean, N.J. 07712 (Phone 732-650-0505 For 2010 0-0404)		

NO ATTEMPT WAS MADE TO DETERMINE IF ANY
PORTION OF THE PROPERTY IS CLASSIFIED BY THE
STATE OF NEW JERSEY AS TOXICLANDS, ENVIRON-
MENTALLY SENSITIVE AREAS, IF ANY ARE NOT
LOCATED BY THIS SURVEY.
THIS SURVEY IS SUBJECT TO CONDITIONS WHICH
MIGHT BE DISCLOSED BY AN ACCURATE TITLE
SEARCH