

Instructions for Z-CCO Applications
PLEASE READ CAREFULLY

DO NOT SUBMIT WITHOUT SURVEYS DATED WITHIN 6 MONTH

1. Complete Z-CCO application and Home Improvement form, sign both pages and return them to the Zoning office with the documentation required, listed below, with a check payable to **Manalapan Township** for **\$100.00**. Please note, only the signed original will be accepted. Photocopies and or scanned copies will not be accepted.
2. Once the completed application and form are submitted a review of the house file will be done and a Z-CCO Report will be generated and emailed to you.
3. A Zoning site inspection is required. Once all the items on the report have been addressed and satisfied we will schedule the site inspection.

Documentation Required

The completed application and form, both signed with original signature. Both are also available on the website, www.mtnj.org and at the Municipal Building.

Two full-size surveys*, prepared by a NJ licensed surveyor, dated within six (6) months of the date of the Z-CCO application. ***The survey must be drawn to scale, no smaller than one-inch equals 50 feet, showing all existing building(s), improvements, setbacks, and yard distances in exact location to street and lot lines.**

Zoning Requirements

Additions, Decks, Flat or Raised Patios and other Accessory Structures

Must meet the minimum area, yard and building requirements of the zoning district.

Driveways

New and/or replacement must be minimum 10 feet from the side lot line. *Except in the R-4 Zoning District, driveways shall be a minimum five (5) feet from the side lot line.

Fences

No fencing located within 25 feet of street line, (front and or street-side).

Fences shall **not** exceed three (3) feet in height in a front yard and shall not exceed six (6) feet in height in a rear yard or side yard.

No fencing over a public easement or right-of-way unless the Township of Manalapan grants a revocable license for the erection of that fence.

Pools and Hot Tubs

Both must meet the minimum setback requirements of the zoning district, with proper fence enclosure.

Sheds

Only **one** permitted per property, located in the rear yard and conforming to minimum setback requirements of the zoning district. Maximum size 12'x18'x10'.

Property Maintenance Requirements

No overgrown vegetation or noxious weeds. **No** debris in yard. **No** fences in disrepair.

No sidewalks, curbs and/or driveway apron in need of repair/replacement.

No obstructions overhanging/obstructing onto sidewalks or within sight triangle.

Deficiencies observed during inspection will require correction before the Zoning Certificate of Continued Occupancy is issued.

TOWNSHIP OF MANALAPAN
DEPARTMENT OF ZONING/CODE ENFORCEMENT
120 ROUTE 522
MANALAPAN, NJ 07726
(732)446-8367 | 8349 | 8350

Brian Boccanfuso
Zoning/Administrative Officer
bboccanfuso@mtnj.org
(732)446-8322



OFFICE USE ONLY:

Certificate #: _____

Issued Date: _____

Survey Date: _____

Inspection Date: _____

Approx. Closing Date: _____

APPLICATION FOR A ZONING-CERTIFICATE OF CONTINUED OCCUPANCY

Date: _____

Block: _____

Lot: _____

PROPERTY LOCATION: _____

PROPERTY OWNER'S NAME: _____

OWNER'S PRESENT ADDRESS: _____

OWNER(S) E-MAIL ADDRESS: _____

PRIMARY NUMBER: _____ CELL NUMBER: _____

NAME OF ATTORNEY: _____ PHONE NO: _____

EMAIL OF ATTORNEY: _____

BUYER(S) NAME FOR CERTIFICATE: _____

EMAIL ADDRESS(ES) FOR BUYER(S): _____

PHONE NUMBER(S) OF BUYER(S): _____

NAME, EMAIL & NUMBER OF SELLER'S AGENT: _____

NAME, EMAIL & NUMBER OF BUYER'S AGENT: _____

BUYER'S ATTORNEY NAME & NUMBER: _____

BUYER'S ATTORNEY EMAIL: _____

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



HOME IMPROVEMENT QUESTIONNAIRE

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

PROPERTY LOCATION: _____

BLOCK: _____ LOT: _____ ZONING DISTRICT: _____

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 _____	_____
OTHER: _____			_____

Variences 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