ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
MARCH 16, 2023 AT 7:00 P.M.

Mr. Reisinger called the meeting to order by reading the following statement: "As Presiding Officer of the Colts Neck Zoning Board, I hereby declare that the notice requirements of the law has been satisfied by prominently posting a notice of this meeting on the Township Bulletin Board, and that there has been transmitted a copy of said Notice to the Asbury Park Press and the Star Ledger and that a copy is on file in the office of the Township Clerk. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time. I further order that this public announcement be placed in the minutes of this meeting.

Roll Call:

PRESENT: Reisinger, Farrell, Buzzetta, Dnistrian, Nicoletta, Maguire, Kornbluh and Yodakis

ABSENT: Mahoney (excused)

ALSO PRESENT: Timothy Anfuso, P.P., and Michael B. Steib, Esq.

Approval of Minutes:

Motion to approve the March 16, 2023, Meeting Minutes:

OFFER: Dnistrain
SECOND: Nicoletta
AFFIRMATIVE: Reisinger, Farrell, Dnistrian, Nicoletta, Kornbluh and Yodakis
NEGATIVE: None

RESOLUTIONS:

1. **ZB1069 – Delquaglio – Block 27, Lot 12 – 28 Manor Road**
   Memorialization of Resolution granting a one-year extension of time to the Variance Approval in the A-3 Zone.

   Motion to Memorialize the Resolution
   OFFER: Nicoletta
   SECOND: Kornbluh
   AFFIRMATIVE: Reisinger, Farrell, Dnistrian, Nicoletta, Kornbluh and Yodakis
   NEGATIVE: None

2. **ZB2003 – LM537 Colts Neck, LLC – Block 30, Lot 18 – 187 Route 537**
Memorialization of a Resolution granting a Use Variance as well as Minor Subdivision Approval for two lots in the B-3, Business Zone.

Motion to Memorialize the Resolution
OFFER: Dnistrian
SECOND: Reisinger
AFFIRMATIVE: Reisinger, Farrell, Dnistrian, and Yodakis
NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

1. **ZB1094 – Five Kids, LLC - Block 34, Lot 11 – 277 Route 537**
Application to construct a single family dwelling in the A-3 Zone. Variances are required to permit a front setback of 0.59' & 15.78' where 50' required and a building coverage of 9.5% where 6.6% is the maximum permitted. Time to June 30, 2023

Mr. Steib announced that a March 8, 2023 correspondence was received from Mr. Salvatore Alfieri, Esq. requesting this application be carried to the May 18, 2023 meeting and granting an extension of time through June 30, 2023. This application will be carried to May 18, 2023 meeting at 7 p.m. in this room with no further notice.

APPLICATIONS: New Business:

1 **ZB2005 – Santos-Costa - Block 13, Lot 38 – 21 Ann Street**
Application to construct two additions and front porch to the existing single family dwelling in the A-1 Zone. Variances are required to permit a front setback of 80' where 90' required, and side setbacks of 44.9' and 50.3' where 55' required. Time to June 12, 2023.

Mr. Steib reviewed the Service the applicant brought to the meeting. He announced the Service was defective in that the applicant failed to publish the Notice of Hearing in the official newspaper 10 days prior to the hearing. Since the Notice to all property owners within 200 feet was acceptable, it was announced that the hearing is being carried to the April 20, 2023 hearing at 7 p.m. in this room and the applicant will have to republish the Notice in the paper but will not have to re-notice property owners within 200 feet.

2 **ZB1093 – Express Auto Spa - Block 48, Lot 6 – 297 Route 34**
Application for Use Variance as well as Preliminary and Final Major Site Plan Approval with Variances to construct a one conveyo carwash and a two story 5,920 square foot office building in the B-1, Business Zone Time to May 2, 2023.

Mr. Nicoletta recued himself from the application.

Twenty six items were marked as exhibits – application, Description of Operation, sign plan, JCP&L easement deed, NJ Natural Gas easement deed, vacuum station specifications, Purclean water recovery brochure, 3C Canopy layout, Phase I Site Assessment, underground tank survey, car wash operation manual, stormwater report, Engineer's review, NJDEP General Permit No. 7, Preliminary and Final Major Site Plan, Architectural plans, property survey, Architectural Review Committee comments, Board of Health comments, Fire Official comments, Shade Tree Commission comments, Planners review, color rendering of the site plan, photograph board, color rendering of architectural plans.

Mr. Salvator Alieri, Esq. appeared for the Applicant. Project Engineer, Mr. AJ Garito P.E., sworn. Mr. Garito reviewed the prior car wash approval granted to the property. The applicant plans to install the Highway Access Management Road. The western side of the property will be developed with a full service/self service one conveyor carwash with three flex service vacuum bays. The eastern portion will be developed with 5,920 square foot office building. Mr. Garito explained the changes contained in this application. The car wash building footprint is 1,000 square feet larger with a total floor area of 10,531 square feet. Other changes deal with the operation of the car wash. A new self service option is available, and 12 vacuum stations have been added to the site plan. Two detention basins are proposed and the stormwater management system will meet the new NJDEP requirements. He described what the photographs contained on the photo board were depicting. Mr. Garito reviewed and presented testimony regarding the requested bulk variances. These variance are needed, since the proposed use is a car wash and not a typical retail or office building. Of the eight bulk variances requested, 4 variances involve signage. He explained the additional and larger signage is necessary in order to direct traffic through the site. Also the signage allowed for this use is more restrictive then what is allowed for a shopping center or office complex. The larger and higher freestanding sign is needed to permit visibility for motorists to identify the site. He confirmed all signage on the site will be externally illuminated. The applicant agreed to install additional landscaping as directed by the Township Planner to screen visibility of the menu signs from Route 34.

Mr. Gartio agreed to comply with all technical comments contained in the Board Engineer, Township Planner, Board of Health and Fire Official reports.

Mr. Trochchia AIA, project Architect sworn. Mr. Trocchia testified as to the exterior colors and materials proposed for the car wash and office building. The design of the buildings was chosen to be harmonious with the agricultural character of the Township. This is why the car wash building replicas a barn.

Mr. Tarnlfski, project partner, sworn. Mr. Tarnlfski testified that the hours of operation for the car wash will be 8 a.m. to 6 p.m. Sunday through Thursday and 8 a.m. to 8 p.m. on Friday and Saturday. All exterior lighting of the signage will be turned off at the time

of closing. He also stated that their will be no services performed such and oil changes and the like.

Mr. Boudakian, car wash equipment salesperson. Mr. Boudakian explained that the car wash equipment proposed is the same as the previous application. It is a 125' Spinlite Belanger Car Wash for the tunnel equipment as well as a water reclamation system. Estimated water usage projection for the Belander Spinlite Equipment is six gallons of freshwater and 33.6 gallons of reclaimed water and 0.5 gallons of discharged water to overflow tanks per wash. All car wash wastewater will be stored in holding tanks and disposed by a licensed NJDEP hauler. The vacuum stations will operate in accordance with the State Noise Control requirements at the property lines.

The Board expressed concern regarding the size and height of the proposed signage. The applicant explained that the carwash façade sign will be a 60 square foot painted sign directly on the front façade. The directional signs will be 5 square feet in area and a maximum of 2.5 feet in height. Mr. Tarnlski said that for a typical car wash, the overall amount of signage proposed is quite limited. The car wash building is designed to look like a red barn. When you drive down the highway nobody will be able to know it's a car wash and that's why the larger signage is needed. He also stated that no additional signage will be added to the property in the future. The applicant agreed to limit the height of the freestanding sign to 15 feet as a condition of approval.

Mr. Tarniski stated their will be no retail area inside the building. However, a display for air fresheners and alike will be provided. He said all retail items will be directly related to car wash services and their will be no slushie machines or unrelated items offered for sale. He also agreed that no automobile services / repairs will be performed in the bays. The three bays will be limited to vacuuming, window washing and other car detailing services.

Application open to the public for questions or comments. No questions or comments.

Motion to grant a Use Variance as well as Preliminary and Final Major Site Plan Approval with Variances
OFFER: Farrell
SECOND: Maguire
AFFIRMATIVE: Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Kornbluh, and Yodakis
NEGATIVE: None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Reisinger at 8:45 p.m. to adjourn the meeting, seconded by Mr. Farrell and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on March 16, 2023 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on April 20, 2023.

Timothy Anfuso Secretary
Board of Adjustment of the
Township of Colts Neck