

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
APRIL 19, 2018 AT 8:00 P.M.**

Mr. Karch 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 by regular mail a copy of said Notice to the News Transcript and the Star Ledger, and that a copy is on file in the office of the Township Clerk. I further order that this public announcement be placed in the minutes of this meeting" followed by flag salute.

Roll Call

PRESENT: Karch, Yodakis, Bennett, Burry, Farrell, Florek, Reisinger and Sullivan

ABSENT: Burke (excused)

ALSO PRESENT: Timothy Anfuso, P.P., Mike Steib, Esq. and Ruth Leininger

Approval of Minutes:

Motion to Approve the March 15, 2018 Meeting Minutes:

OFFER: Karch

SECOND: Florek

AFFIRMATIVE: Karch, Yodakis, Bennett, Florek and Reisinger

NEGATIVE: None

RESOLUTIONS:

ZB948 – Kubeck – Block 50, Lot 2.02 – 108 Hockhockson Road

Memorialization of Resolution granting two one-year extensions of time to the approved variance. The extension of time will begin February 18, 2017 and expire February 18, 2019.

Motion to Memorialize the Application:

OFFER: Yodakis

SECOND: Karch

AFFIRMATIVE: Karch, Yodakis, Bennett, Florek and Reisinger

NEGATIVE: None

ZB986 – Greco – Block 1, Lot 78.01 – 101 Clover Hill Road

Memorialization of Resolution granting approval for additions and renovations to a single-family dwelling in the A-1 Zone. Variances are required to permit a front setback of 83' where 161' is required and proposed driveway enlargement in a Landscape Easement which is not permitted and requires Township Committee approval.

Motion to Memorialize the Application:

OFFER: Florek

SECOND: Yodakis

AFFIRMATIVE: Yodakis, Bennett, Florek and Reisinger

NEGATIVE: None

ZB983 – Source Brewing – Block 46, Lot 17.13 – 300 Route 34

Memorialization of Resolution granting approval for Preliminary and Final Major Site Plan Approval with variances to convert an existing barn into a 5,564 s.f. brewery in the B-1 Zone.

Motion to Memorialize the Application:

OFFER: Yodakis

SECOND: Reisinger

AFFIRMATIVE: Yodakis, Bennett, Florek and Reisinger

NEGATIVE: None

ADMINISTRATIVE ITEMS:

ZB958 Garber – Block 29, Lot 10.05 – 2 Bluebell Road

Request for one-year extension of time to the approved variance. The extension of time will begin September 15, 2017 and expire September 15, 2018.

Mr. Anfuso explained the applicant received approval from this Board on September 15, 2016; however there were structures that must be removed. The applicant is ready to pursue the application when it was discovered the variance had expired. The applicant is asking for their first extension of time and is ready to proceed.

Motion to Approve the Extension of Time:

OFFER: Burry

SECOND: Sullivan

AFFIRMATIVE: Karch, Yodakis, Bennett, Burry, Farrell, Florek, Reisinger and Sullivan

NEGATIVE: None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB984 – Esposito Car Wash – Block 48, Lot 6 – 297 Route 34

Application for Use Variance and Preliminary and Final Major Site Plan Approval with variances to permit a car wash and detail facility and a 5,920 s.f. office building in the B-1 Zone. The applicant has bifurcated the request and is applying for only the Use Variance at this time.

Geoff Karch recused himself from this application and turned the meeting over to Vice Chairman Yodakis. Eighteen items were marked as exhibits – Use Variance Plan, architectural plans for the car wash, architectural plans for the office building, survey, car wash drawing (13 sheets), Engineer’s review, Health Officer’s review, Fire Marshall’s review, Architectural Review Committee’s comments, Environmental Commission’s review, Planner’s review, ZB956 Resolution, application with water usage projection, photoboard with six photos, color mounted site plan from ZB856, architectural plans of the car wash from north and south, architectural plans of the car wash from east and west and Reclaim System Schematic.

Richard Arzberger, Architect – sworn. Mr. Arzberger explained this application is different from the previous application that was denied because they have moved the car wash further to the north on the property and they are also constructing an office building on the rear of the property. The size of the car wash has been reduced in size and they are not proposing a lube, they will only wash and detail cars. The proposed car wash will only have one conveyor where the previous application had two. There will be a second story to the car wash for storage and an office for the operator of the facility. They have tried to make the exterior have a farm style architecture to complement the surrounding buildings. The office building on the rear of the property will have a more formal brick facade. Open to the public with no questions.

Dino Nicoletta, Consultant – sworn. Mr. Nicoletta stated he has owned four car washes, currently he owns two and has been consulting with the owner regarding how the car wash will best operate. In order to keep the cars moving, all vacuuming will be done inside. Patrons will stay in their cars and ride through the car wash. If they want interior cleaning they drive the car into the detail bays. They will then exit the car and vacuuming and interior cleaning will be performed. There will not be any mechanical or body work done on premises, the only additional work to be done is detailing. If someone wants an extensive detail done to their car they will make appointments for off peak hours. They hope to have 15 employees and be open seven days a week from 8 a.m. to 6:00 p.m. except Friday and Saturday until 9 p.m. They anticipate 100 to 125 cars per day with Saturday being the busiest day. Open to the public with no questions.

Richard Boudakian, Car Wash Equipment Installer/Owner – sworn. Mr. Boudakian explained the system that will be used is a zero discharge system. Multiple filters allow the water to be used to supply all equipment and chemical applications except for the final rinse and drying agent; fresh water will be used for the final rinse. It takes approximately 50 gallons of recycled water to wash a car and the final rinse will use 6 gallons of freshwater. Four times a year the water/tanks are cleaned and changed. Licensed pump trucks will pump and dispose of the recycled water. The tanks are self contained and not connected to the septic system. Open to the public with no questions.

Matthew Wilder, Engineer – sworn. Mr. Wilder explained the car wash would use the same amount of water as a typical residential home which is calculated as using 100 gallons per day per person. There are no bulk variances being requested at this time, if they find they are unable to comply with something they will request a variance when they come in for site plan approval. A sign is not proposed yet but will be requested when they come back for a site plan. They will agree to all the conditions listed in the Planner’s review letter.

Mr. Anfuso raised concern regarding conflicting traffic movements where cars cross traffic in order to go into the detail bays to have their car vacuumed or detailed after being washed. Many on the Board agreed. Open to the public with no questions.

The applicant asked for a five minute recess. When the hearing resumed Mr. Alfieri indicated they will reverse the circulation into the detail bay to eliminate the conflict. The applicant requested to further address this issue during the Site Plan application.

Ed O'Neill, Planner – sworn. Mr. O'Neill stated this application followed the 1996 Master Plan by enhancing the appearance along Route 34 and keeping the rural character by having two smaller buildings than what are permitted with an architectural design that is in keeping with the surrounding properties. The 1996 Master Plan's goals are also to have business services which the car wash is providing, the nearest car wash is nine miles away. They are also proposing to connect with the Highway Access Management Road and extend it, which is a goal of the Master Plan. The 1996 Re-examination Report calls for large setbacks from the road giving the appearance of open space which this application does. Currently the property is vacant and has been for about 15 years. By developing the property, the community will enjoy not only the service and the property being cleaned up but also more taxes being paid to the town. Mr. Anfuso asked Mr. O'Neill if his testimony was based on the current 2004 Master Plan or 2010 Re-examination Report? No. Open to the public. Mr. Scotti asked what aquifer they would be going to? Mr. O'Neill did not know.

Mr. Alfieri advised this concludes their presentation. With a full audience Mr. Steib inquired how many wanted to make comments. Several raised their hand. Mr. Steib announced since it was 10 p.m. and several wanting to make comments and the Board having to deliberate, the application will be carried to the May 17, 2018 with no further notice.

DISCUSSION ITEMS:

None

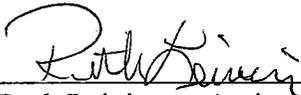
EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Florek at 10:05 p.m. to adjourn the meeting, seconded by Mr. Sullivan and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on April 19, 2018 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on May 17, 2018.



Ruth Leininger, Assistant Secretary
Board of Adjustment of the
Township of Colts Neck