



CAUCUS SESSION: TIME: 7:15PM

First Floor Conference Room
Deal and Monmouth Roads, Oakhurst

REGULAR MEETING: TIME: 7:30PM

Public Meeting Room, Deal & Monmouth
Roads, Oakhurst

SALUTE TO FLAG

CHAIRMAN'S STATEMENT:

Chairman Jeffrey Weinstein announced that the notice requirements for the Open Public Meetings Act have been satisfied. A copy of the notice was sent to the Asbury Park Press, News 12 and The Coaster and filed in the Office of the Township Clerk on July 26, 2023.

The meeting began at 7:29PM.

The following new Planning Board member were sworn in by Board Attorney, Marc Leckstein, with the following terms:

- Julia Surmonte, Class IV, term expires June 20, 2024
- Michael Palutis, Class IV, term expires June 20, 2026
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Chairman Weinstein and the Board congratulated and welcomed both members.



Roll Call was taken:

MEMBERS

PRESENT: Ed DiFiglia, John Duthie, David Fisher, Eric Menell, David Bodnovich,
Chairman Jeffrey Weinstein

MEMBERS

ABSENT: Jack Ades, Jemal Beale, Jack Mamiye

OTHERS

PRESENT: Marc Leckstein, Esquire, Jim Higgins – Board Planner,
Bennett Matlack, Board Engineer, Colleen Mayer, Planning
Administrator, Claire Vilanova, Recording Secretary

The minutes from the following Meetings were approved and adopted:

July, 24, 2023

August 28, 2023 – Master Plan Workshop

August 28, 2023 – Regular Meeting

November 27, 2023

December 11, 2023

March 25, 2024

All were in favor and no one opposed.

It was discussed that the Administrative Modification Request regarding Brielle Avenue, LLC, Warehouse and Car Club should be discussed at the Zoning Board of Adjustment – not the Planning Board.

NEW CASE(S):

Ocean Realco, LLC – 2118 Highway 35, Block 3.01, Lots 2 & 3

The applicant proposed to modify a preexisting, nonconforming car was in 2 phases. Improvements included in Phase 1 – to modify the existing queuing area to provide 2 pay station islands, kiosks, menu boards and canopies and 18



queuing positions; provide 7 vacuum stations for patrons to vacuum vehicles; add landscaping along the Route 35 frontage and modify pavement striping. Phase 2 – add landscaping along the Route 35 frontage. The client was represented by Jennifer S. Krimko, Esquire.

Attorney Leckstein marked in the Board Packet. He also swore in the Board Planner & Board Engineer.

Jennifer Krimko introduced herself and went over the application stating the car wash has been in existence for a long, long time. The application is purely for the modernization upgrade of the car wash lot itself. There is an existing driveway that is basically in the center of the 2 lots that if someone were to drive into it, it would be incredibly unsafe and they would drive into the queue. For the last decade there have been cones preventing that from happening. We would like to close off this driveway. Phase 1 will be all the improvements to Lot 3 – the car wash lot, then as part of Phase 2, we would make an application to the D.O.T. to close the driveway and add the additional landscape. She went onto state Exhibit A-5 is in response to the Environmental Commission revised through 4.16.24, and it does show the larger F-150 able to maneuver through the Site. A-6 is a Site Plan Phase 1 rendering exhibit dated 4.26.24. Lastly, A-7 entitled Site Plan Phase 2 rendering dated 4.26.24. The only approval for Phase 2 is to close the driveway.

The Board Planner stated most of his concerns regarding the Landscaping were addressed by Attorney Krimko. The location of the curb cuts was addressed. Attorney Krimko asked the Board Planner about the vacuum stations and are they "structures" since they are in the front yard setback.

The Professional Engineer, Aaron Chan, was sworn in and started out explaining exhibit A-4 which is an Aerial Exhibit from Stone Engineering, prepared 4.25.24. There are 19 cars that can fit with or without a gate. Only 1 gate is up at any time. Stacking for 19 cars when Ordinance calls for 15. There are 7 vacuums on



site, and that will stay the same. Two dedicated parking spaces will be dedicated to employees which will be striped and labeled.

The owner of the property, Thomas Fuller, was sworn in. He is the Principal in the entity that owns Team Car Wash. He stated the purpose of this application was to increase site efficiency – to have pay stations and one gate to open and allow one car to go forward at a time. He went on to state 99% of the time will not have 18 plus cars stacked – they will merge and become a single lane before the gate. All designed to increase efficiency. Attorney Krimko asked / stated if we do not make these changes it will not get better by formalizing lanes and pay stations – this will be safer and access will be of the appropriate widths.

Mr. Chan went onto the trash enclosure – there is not just one dumpster but willing to seek Variances to put one in front yard. Proposing to install 39 English Laurels, which are shrubs, for site beautification. Gingo trees will add more aesthetics. Unable to meet street tree requirements.

Board Member asked about the elevation difference between the 2 properties? The D.O.T. would not allow a guardrail. It's about 2' difference. Board Member asked about the hours of operation and was informed 8am – 6pm.

Mr. Chan stated no lighting plan prepared, however, on April 18, 2024, wen on site to ensure it is adequately lit, therefore, no change to plan, it's adequate and safe. Existing lighting should be fine. There will be a dripline – not a sprinkler system.

It was asked for security reasons if the vacuums are 24/7. The response was they get turned off when the Car Wash closes at the end of the Business day. It was also asked how long to get thru the car wash, and it was stated 60 cars per hours. The owner stated the chain speed can be adjusted to, theoretically, allow for this number. The vacuums will be free with the car wash with signage to please limit to 10 minutes. From Kings Highway there will be an arrow to enter to vacuum area.

Township of Ocean
Planning Board



Meeting Minutes
April 29, 2024

With no further questions, a motion was made to close the Public Portion. Board Member Duthie made the motion, and Board Member DiFiglia seconded. A motion for a positive Resolution was made by Board Member Menell, and DiFiglia seconded. Roll Call: DiFiglia, Duthie, Fisher, Menell, Palutis, Surmonte, Chairman Weinstein. No one opposed.

Ordinance #2457 – Flags and Pennants was introduced. It was stated by Chairman Weinstein the purpose to just approve to be in line with the Master Plan. A motion was made by Board Member Duthie and Board Member Fisher seconded. Roll call to approve: DiFiglia, Duthie, Fisher, Menell, Bodnovich, Palutis, Surmonte and Chairman Weinstein. No one opposed.

A motion was made by Board Member Duthie to close the meeting and was seconded by DiFiglia. All were in favor and the meeting ended at 8:40PM.

Respectfully submitted,
Claire Vilanova