

A-18

MONMOUTH COUNTY PLANNING BOARD
FREEHOLD NEW JERSEY



JAMES GIANNELL
Board Chairman

EDWARD SAMPSON, P.P., A.I.C.P.
Director of Planning

November 6, 2019

Peter H. Klouser, Esq.
Heilbrunn Pape
516 Highway 33
Millstone, New Jersey 08535

re: Bubbleworks Auto Spa
33 Highway 9 (Block 175, Lot 4)
Marlboro, New Jersey

Dear Mr. Klouser:

This is in response to your letter, dated November 6, 2019, and the attached site plan application for the above-referenced property.

A review of site plan indicates that vacuum cleaner stations are proposed within the existing parking area. Pursuant to Section 1.05-4 of the Monmouth County Development Regulations, Volume I, applicants seeking approval for alterations to a developed site where the existing use will not be expanded are exempt from county site plan review and approval. As such, an application to the Monmouth County Planning Board is not required. I am returning your client's check in the amount of \$100.00.

Please call me if you have any questions.

Sincerely,

Victor Furmanec, P.P., A.I.C.P.
Principal Planner

SParis

From: Nicole Pancrazio <NPancrazio@hpnjlaw.com>
Sent: Friday, November 8, 2019 2:57 PM
To: Zoning
Subject: Bubbleworks Auto Spa, Block 21001, Lots 9, 10, 15, Old Bridge
Attachments: 1794_001.pdf

[CAUTION-EXTERNAL EMAIL]

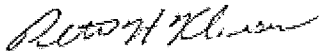
Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Dear Ms. Paris:

Please be advised that the undersigned continues to represent Bubbleworks Auto Spa with regard to the above matter. Enclosed please find correspondence from the Monmouth County Planning Board determining that the above application is exempt from their approval. Kindly make same part of the applicant's file.

Very truly yours,



**Peter H. Klouser**  
Attorney | Heilbrunn Pape  
516 State Route 33, Millstone NJ 08535  
732.679.8844 | [pklouser@hpnjlaw.com](mailto:pklouser@hpnjlaw.com)



# MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX  
ONE EAST MAIN STREET  
FREEHOLD, NEW JERSEY 07728-1255  
Phone, 732.431.7460 Fax, 732.409.7540  
Web Site: www.visitmonmouth.com



FILE NUMBER \_\_\_\_\_

## SITE PLAN APPLICATION FORM

Municipality Marlboro  
Applicant Bubbleworks Auto Spa  
Address 33 Route 9 South  
Morganville, NJ 07751  
Telephone 732-536-0716  
Owner Bubble Wash Real Estate Company  
(if other than applicant)  
Address 33 Route 9 South  
Morganville, NJ 07751

Project Name Bubbleworks Auto Spa  
Name of Person and Richard DiFolco, PE, PP  
Firm preparing plan JKR Engineering and Planning Service, LLC  
Address 49 Nomoco Road  
Freehold, NJ 07728  
Telephone 732-780-4108  
Attorney Peter H. Klouser, Esq./Heilbrunn Pape  
Address 516 Highway 33  
Millstone Township, NJ 08535  
Telephone 732-679-8844

Indicate which Municipal Agency that plans have been filed with:

Planning Board  Board of Adjustment  Construction Official  Other

Tax Map: Block(s) 175 Lot(s) 4,5,6

Location: (Road, intersecting roads, between what roads?) 33 Route 9 South

Site Plan Address: 33 Route 9 South, Morganville, NJ 07751

Zone C-4 Existing use car wash Proposed use car wash with self-storage vacuum

Area of tract 5.55 acres If residential, indicate number of dwelling units N/A Gross density N/A

Area of building (square feet): Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Total \_\_\_\_\_

Number of buildings 2 Area of each \_\_\_\_\_

Number of parking spaces: Existing \_\_\_\_\_ Proposed 20 Total 20

Impervious Area: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Total \_\_\_\_\_

Number of employees: Existing 12 Proposed none Total 12

Hours of operation: Starting time 8:30 a.m. Quitting time 5:30 p.m.

Signature of applicant or agent Nick Gupta Date 9/22/19

The review period will not commence until the proper fee, three (3) sets of sealed plans (two [2] if not on county road) and a completed Monmouth County Development Review Checklist for applications on county roads, are received.

Checks or Money Orders shall be made payable to the County of Monmouth. Cash will not be accepted.

State, county and municipal governments and quasi-governmental entities are exempt from the payment of application fees and inspection fees.

Do Not Write Below This Line

REVIEW FEE PAID Amount \_\_\_\_\_ Date Received \_\_\_\_\_

Received By \_\_\_\_\_

JONATHAN M. HEILBRUNN  
MEMBER NJ, ME, & NY BARS

KENNETH L. PAPE

PETER H. KLOUSER

JEFFREY R. CHANG

CHIARA R. MANCINI

JARED M. PAPE

OF COUNSEL  
STEVEN KROPP



COUNSELLORS AT LAW

516 HIGHWAY 33  
MILLSTONE TOWNSHIP, NJ 08535

PHONE: 732-679-8844

FAX: 732-679-6554

[www.hpnlaw.com](http://www.hpnlaw.com)

November 6, 2019

**Via Hand Delivery**

JoAnn Denton, RMC, Secretary to the Board  
Monmouth County Planning Board  
Hall of Records Annex  
One East Main Street  
Freehold, New Jersey 07728

RE: Bubbleworks Auto Spa  
33 Route 9 South  
Block 175, Lot 4  
Morganville, NJ

Dear Ms. Denton:

Please be advised that the undersigned represents Bubbleworks Auto Spa with regard to the above property. Bubbleworks Auto Spa does hereby make application to the Marlboro Township Zoning Board of Adjustment for amended preliminary and final site plan approval with use variance relief. In furtherance of same I deliver the following:

1. A completed application;
2. Three (3) copies of the plans prepared JKR Engineering and Planning Services, LLC entitled "Amended Preliminary and Final Site Plan with Bulk Variance Relief, Bubbleworks Auto Spa, Block 175, Lots 4, 5 and 6 situated in the Township of Marlboro, Monmouth County, New Jersey" dated September 9, 2019 consisting of four (4) sheets;
3. Our client's check made payable to Treasurer of Monmouth County in the amount of \$1,000.00 representing the application fee.

Kindly review this matter and advise the undersigned if County approval is necessary for the proposed modifications. If you require anything further, please do not hesitate to contact the undersigned.

Very truly yours,



PETER H. KLOUSER  
For the Firm

PHK:np

Enc.

Cc. Bubbleworks Auto Spa (via email: [bubbleworksautospa@gmail.com](mailto:bubbleworksautospa@gmail.com))  
Richard DiFolco, PP, PE (via email: [jkr@jkengineering.com](mailto:jkr@jkengineering.com))  
John Rea (via email: [jrea@mratraffic.com](mailto:jrea@mratraffic.com))  
Christine A. Nazzaro-Cofone, AICP/PP (via email: [ccofone@cofoneconsulting.com](mailto:ccofone@cofoneconsulting.com))