

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
6:00 P.M.
August 15, 2024

6:00 P.M.

CALL MEETING TO ORDER

FLAG SALUTE

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, adequate notice of the meeting was properly provided by sending copies of the notice of meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

CHAIRMANS STATEMENT: This meeting is a 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 times.

ROLL CALL

Members Present

David Bonnetti
Thomas Corliss Jr.
Anthony DeCondo
Carmine Guiga
Kevin Hartnett
John Panebianco
Raymond Roskowski
Larry Saunders

Members Absent

Anthony Pellegrino

Professionals

Brian Rumpf, Rumpf Law
Jason Worth, T & M Associates

APPROVAL OF MINUTES:

July 18, 2024 Regular Meeting Minutes.

Mr. Bonnetti motioned to approve, second by Mr. Saunders.

Roll Call

Mr. Bonnetti – Yes
Mr. Corliss – Yes
Mr. Saunders – Yes
Mr. Panebianco – Yes

APPROVAL OF BILLS

Mr. Bonnetti motioned to approve, seconded by Mr. Saunders.

ROLL CALL

Mr. Bonnetti – Yes
Mr. Corliss – Yes
Mr. DeCondo – Yes
Mr. Guiga – Yes
Mr. Hartnett – Yes
Mr. Roskowski – Yes
Mr. Saunders – Yes
Mr. Panebianco – Yes

CORRESPONDENCE:

None

RESOLUTIONS:

- a. Resolution No. 09-24-BA
Docket No. 05-24-BA
Stanley Papiez III
4 Liberty Street
Block 220 Lot 9.03
Bulk Variance

MOTION TO APPROVE

Mr. Corliss motioned to approve, seconded by Mr. Saunders.

ROLL CALL

Mr. Bonnetti – Yes
Mr. Corliss – Yes
Mr. Saunders – Yes
Mr. Panebianco – Yes

OLD BUSINESS:

- a. **Docket No. 04-24-BA**
Caliber Collision
309-15 Route 9
Block 62 Lot 4.04
D-1 Use Variance

Mr. George Matteo, Esq. of Vaughan & McLean takes the stand to represent Caliber Collision. Mr. Matteo provides an overview of the history of the property, of which was a previous auto repair shop and received a site plan approval in 2003 which encompassed a use variance for the current spray booth. The applicant, who took over the business as a tenant of the property in 2022, is seeking an additional use variance to install a second spray booth in the facility with no exterior changes proposed to the site plan. Jason Worth, Board Engineer, discusses the completeness waivers being requested of a current survey, a site plan of proposed improvements and photographs of the adjoining properties where the board took a vote.

MOTION TO APPROVE SUBMISSION WAIVERS:

Mr. Roskowski motioned to approve, seconded by Mr. Corliss.

ROLL CALL – SUBMISSION WAIVERS

Mr. Bonnetti – Yes
Mr. Corliss – Yes
Mr. DeCondo – Yes
Mr. Guiga – Yes
Mr. Hartnett – Yes
Mr. Roskowski – Yes
Mr. Saunders – Yes
Mr. Panebianco – Yes

Continuing with the meeting – Mr. Rumpf swore in all witnesses for testimony. Mr. Matteo called Christine Loayza who is the Integrations Licensing Manager of Caliber Collision who provided a brief overview of the operations at the Waretown location, as well as how the company acquires facilities nationally. Ms. Loayza advised the board that this location currently has eleven (11) employees and operates Monday – Friday between the hours of 7:30 a.m. – 5:30 p.m.

Adair Hernandez, Regional Facilities Manager of Caliber Collision, takes the stand to testify. Mr. Hernandez explains to the board that most of the work complete at Caliber is through insurance claims with no custom work being done and the volume of vehicles through the Waretown location varies. Caliber follows OEM standards set by manufacturers for repairs and repairs come with lifetime warranties. The vehicles are returned to the customers as soon as repairs are made with limited storage of vehicles on site. Mr. Hernandez testifies that there is an area to the rear of the building, surrounded by vinyl fencing, where spare parts are stored on site. Mr. Hernandez explains to the board that the new proposed spray booth would be more energy efficient, be able to accommodate the larger vehicles that are currently being manufactured and produce a higher quality of work. The existing booth undergoes periodic maintenance and would still be in use for smaller vehicles and parts repairs. Mr. Chairman inquired about the sizing of the new booth in comparison to the existing booth where it was discussed that the new booth is approximately 3’ longer and taller than the existing booth to allow for more ample workspace for the operator.

Mr. Chairman opened discussion regarding the previous board approval in 2004 and the current conditions of the property with the amount of refuse, overflowing dumpsters, parts strewn about the lot and panels of fencing that have fallen along the property lines which would allow for trespassing after hours. Mr. Hernandez advised Mr. Chairman that he would address the conditions of the facility with the store manager. Mr. Matteo also represented to the board that the site issues will be addressed.

Blair Skundrich of Accudraft took the stand to discuss the manufacturing and operation of the new proposed paint booth. Mr. Skundrich testifies to the board that the proposed booth for this facility is self-supporting of the heater, an air makeup unit, a dry chemical fire suppression system and would not require any additional infrastructure work. Mr. Skundrich shows the board the proposed location of the new booth, which is directly adjacent to the existing unit. Mr. Skundrich advised the board that should any additional local, state or federal permits/approvals be required, they would be obtained.

Ms. Loayza took the stand again to discuss with the board the steps in which are taken to acquire, license and begin operating a new facility for Caliber Collision. Through this process, the licensing team of Caliber obtains the proper licenses needed to operate in a new location. Then, GMG EnviroSafe, works to obtain any environmental permits needed for a specific location. Finally, Safety-Kleen, which is an EPA and OSHA compliance company, assists Caliber Collision in removing waste generated during operations. Both companies perform periodic inspection of all locations and will contact the Licensing Department of Caliber with any repairs, changes, etc. that need to be made. Licensing will then contact the regional facilities manager and specific store managers to make the needed adjustments. Mr.

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Skundrich advised the board that once permits are obtained and installation is complete of the new booth, there is no annual license renewal needed for the unit.

Mr. Chairman inquired if the mixing area and wash down area are going to be shared for both units, to which Mr. Hernandez testified that they would be. Mr. Matteo then asked Mr. Hernandez to discuss the operation of the washdown of vehicles. Mr. Hernandez explained that once a vehicle is nearly complete, the vehicle is brought to the detail bay which has a floor grid and an aboveground drainage system where the wastewater is vacuumed into a containment system. The containment system is an aboveground oil-water separator tank, where the wastewater would stay until pickup/disposal by Safety-Kleen. Disposal is generally performed anywhere between 3 to 6 months depending on the volume of a specific shop. Mr. Hernandez advised that the detailer and store manager are trained in how to utilize the pump and monitor the waste tank by way of visual inspection. Should there be any issues with the operation of the wastewater system, the servicing company would be contacted for maintenance.

Mr. Worth opened discussion with Mr. Matteo regarding past site plan items that require attention such as parking lot paving, as well as current regulatory items such as the maintenance of Storm Water Management. It is suggested by Mr. Worth that as part of resolution compliance, the landowner should provide maintenance records for the Storm Water Management. Discussion ensued regarding the paving and the previously required 2" cap that was needed based on the 2004 resolution to which Mr. Matteo advised would be resolved by either the landowner or the applicant as a condition of the board's action.

Tiffany Morrissey, NJ Licensed Professional Planner, took the stand to testify on behalf of Caliber Collision. Ms. Morrissey testifies that the applicant is seeking a d(2) variance for the expansion of an existing d(1) use variance for a spray booth. Ms. Morrissey states the positive criteria would cover that a C-1 zone allows for body shops which would encompass body painting as defined at the state-level and is not defined in the local ordinance. Ms. Morrissey testifies that the spray booth is necessary for the purposes of a collision center/auto repair facility to complete repairs in a timely manner and in one single location. The hours of operation being during the weekdays only contribute to the good of the neighborhood as to not be a hindrance during operation in weekend hours.

OPEN TO THE PUBLIC:

Mr. Panebianco opened public comment.

No public present.

CLOSE TO THE PUBLIC:

Mr. Panebianco closed public comment.

MOTION TO APPROVE WITH CONDITIONS:

Conditions noted: repair and cleanup of site as they currently exist, State requirements for storm water maintenance and full compliance with prior 2003 resolution.

Mr. Corliss motioned to approve, seconded by Mr. Saunders.

ROLL CALL

Mr. Bonnetti – Yes

Mr. Corliss – Yes

Mr. DeCondo – Yes

Mr. Guiga – Yes

Mr. Hartnett – Yes

Mr. Roskowski – Yes

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Mr. Saunders – Yes
Mr. Panebianco – Yes

NEW BUSINESS:

NONE

MOTION TO ADJOURN:

All in favor.

MEETING ADJOURNED AT 7:21 PM

Jessica Napolitano
Board Secretary