



**MONMOUTH COUNTY  
DEVELOPMENT REVIEW  
COMMITTEE**

**Development Application Action**

**FILE NUMBER: BBSP10657**

<b>Application:</b>	Car Wash Expansion	<b>Municipality:</b>	Bradley Beach Borough
<b>Applicant:</b>	VFR Enterprise, LLC	<b>Municipal Agency:</b>	Zoning Board of Adjustment
<b>Owner:</b>	Kristall, LLC	<b>Block(s):</b>	32
<b>Design Professional:</b>	E.M. Waterbury & Associates, PA	<b>Lot(s):</b>	5
<b>Plan Date:</b>	12/18/2024	<b>Date Received:</b>	1/14/2025
<b>Project Description:</b>	Vacuum Stations for Car Wash on Lot 5		
<b>Action Taken By:</b>	<input checked="" type="checkbox"/> <i>Development Review Committee</i> Planning Director		<b>Approval Status:</b> County Approval Not Required <b>Action Date:</b> 1/27/2025

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be issued. If conditionally approved, the conditions listed below or on the attached sheet shall be satisfactorily addressed before final approval is issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission. Note: County review is made only on items covered by statutory authority.

If and when cumulative impervious area on the site equals or exceeds one (1) acre, beginning with the impervious area proposed under the current application, a complete stormwater analysis shall be submitted in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment towards County bridge maintenance, reconstruction, and/or replacement.

Submit all questions via email to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).

Joseph Barris, P.P., A.I.C.P., C.F.M.  
 Director of Planning  
 For the Development Review Committee

cc: E.M. Waterbury & Associates, PA  
 Jeffrey Beekman, Esq.  
 Mark R. Aikins, Esq.  
 J. Ettore; V. Cardone; T. Lombardi; V. Zabat; M. Brusca  
 Highway Department  
 Construction Official  
 BBSP10657-1460-CANR

Monmouth County Planning Board  
 Hall of Records Annex  
 1 E. Main Street  
 Freehold, NJ 07728-1255

Phone: 732-431-7460  
 Email: [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us)

# 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 Bradley Beach

Project Name Car Wash Expansion

Applicant VFR Enterprise LLC

Name of Person and Elizabeth M. Waterbury PE,PP,CME

Address 401 Gayla Grove

Firm preparing plan E.M. Waterbury & Associates PA

Morganville, NJ

Address 530 Prospect Ave, Suite 2C

Little Silver, NJ 07739

Telephone 917.597.9786

Telephone 732.747.6530

Owner Kristall LLC

Attorney Jeffrey Beekman, Esq.

(if other than applicant)

Address 401 Gayla Grove

Address 47 Main Avenue

Morganville, New Jersey, 07751

Ocean Grove, NJ 07756

Telephone 732.774.8262

Indicate which Municipal Agency that plans have been filed with:

Planning Board  Board of Adjustment  Construction Official  Other

Tax Map: Block(s) 32 Lot(s) 4&5

Location: (Road, intersecting roads, between what roads?) between Lake Terrace and Park Pl Ave

Site Plan Address: 1111-1115 Main Street

Zone B-O-R Existing use Auto Body on lot 4 Proposed use vacuum stations for car wash on lot 5

Area of tract 41032 sf If residential, indicate number of dwelling units N/A Gross density N/A

Area of building (square feet): Existing 8457 SF Proposed reduce by 2077 SF Total 6379 SF

Number of buildings 3 Area of each 4295 SF, 2084 SF, 2077 SF ( to be removed)

Number of parking spaces: Existing 13 vacuum stations Proposed 9 vacuum stations Total 22 vacuum stations

Impervious Area: Existing 30658.8 SF Proposed 2940.8 SF Total 33599 SF

Number of employees: Existing 3 Proposed 0 Total 3

Hours of operation: Starting time 8am daily Quitting time 6pm Mon-Sat, 5pm Sun.

Signature of applicant or agent X Date \_\_\_\_\_

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 \_\_\_\_\_

APPENDIX A2

REQUIREMENTS, GUIDELINES AND PROCEDURES FOR  
PREPARING AND IMPLEMENTING "STANDARDS FOR SOIL EROSION AND  
SEDIMENT CONTROL IN NEW JERSEY"

An application for certification of a soil erosion and sediment control plan shall include the following items.

1. One copy of the complete subdivision, site plan or construction permit application, including key map as submitted to the municipality (Architectural drawings and building plans and specifications not required.) which includes the following:
  1. Location of present and proposed drains and culverts with their discharge capacities and velocities and support computations and identification of conditions below outlets.
  2. Delineation of any area subject to flooding from the 100-year storm in compliance with the Flood Plains Act (NJSA 58:16A) or applicable municipal zoning.
  3. Delineating of streams, wetlands, pursuant to NJSA 13:9B and other significant natural features within the project area.
  4. Soils and other natural resource information used. (Delineation of the project site on soil map is desirable utilizing the USDA Web Soil Survey.)
  5. Land cover and use of area adjacent to the land disturbance.
  6. All hydraulic and hydrologic data, describing existing and proposed watershed conditions and HEC HMS, HEC RAS, TR-55 and similar models, and other electronic input files, if used, of existing and proposed conditions and a completed copy of the Hydraulic and Hydrologic Data Base Summary Form, SSCC 251 HDF1.
2. Up to four copies of the soil erosion and sediment control plan\* at the same scale as the site plan submitted to the municipality or other land use approval agency to include the following: (This information shall be detailed on the plat)
  1. Proposed sequence of development including duration of each phase in the sequence.
  2. Site grading plan showing delineation of land areas to be disturbed including proposed cut and fill areas together with existing and proposed profiles of these areas (an interim grading-erosion control plan may be required for large sites with extensive cuts and fills).
  3. Contours at a two-foot (or smaller) interval, showing present and proposed ground elevation.
  4. Locations of all streams and existing and proposed drains and culverts.
  5. Stability analysis of areas below all points of stormwater discharge which demonstrates a stable condition will exist or there will be no degradation of the existing condition.
  6. Location and detail of all proposed erosion and sediment control structures including profiles, cross sections, appropriate notes, and supporting computations.
  7. Location and detail of all proposed nonstructural methods of soil stabilization including types and rates of lime, fertilizer, seed, and mulch to be applied.
  8. Control measures for non-growing season stabilization of exposed areas where the establishment of vegetation is planned as the final control measure.
  9. For residential development - control measures to apply to dwelling construction on individual lots and notation that such control measures shall apply to subsequent owners if title is conveyed. This notation shall be shown on the final plat.
  10. Plans with a notation for maintenance of permanent soil erosion and sediment control measures and facilities during and after construction, also indicating who shall have responsibility for such maintenance.
  11. Where applicable, the location and details for all proposed soil restoration areas including appropriate notes and sequencing.
3. Appropriate fees. (As adopted by the individual district.)
4. Additional items as may be required.

\*Individual districts may require modifications in the above list.