

PROPERTY OWNERS WITHIN 200 FT.  
LIST FROM MARLBORO TOWNSHIP

Block-Lot: 174-16 W&L ASSOCIATES LLC 16299 PANTHEON PASS DELRAY BEACH, FL 33448 RE: 15 ROUTE 9	Block-Lot: 175-3-C001 MADISON CROSSING AT BIRCH HILL LLC 40 MONMOUTH PARK HIGHWAY WEST LONG BRANCH, NJ 07754 RE: 2 BAYBERRY BLVD
Block-Lot: 174-14 TWENTY FOUR ROUTE 9 LLC 24 ROUTE 9 MORGANVILLE, NJ 07751 RE: 24 ROUTE 9	W.M.I.A. 161 PENDERSON ROAD JUNEBRITTON, NJ 0724 ATTENTION: KATHY LEATHERMAN
Block-Lot: 174-17 W&L ASSOCIATES LLC 16299 PANTHEON PASS DELRAY BEACH, FL 33448 RE: 15 ROUTE 9	MARLBORO TOWNSHIP WATER UTILITY 1997 FERNWOOD DRIVE MARLBORO, NJ 07746
Block-Lot: 174-18 W&L ASSOCIATES LLC 16299 PANTHEON PASS DELRAY BEACH, FL 33448 RE: 15 ROUTE 9	GORDON'S CORNER WATER UTILITY 27 VANDEBUREN ROAD MARLBORO, NJ 07746
Block-Lot: 174-15 W&L ASSOCIATES LLC 16299 PANTHEON PASS DELRAY BEACH, FL 33448 RE: 15 ROUTE 9	N.J. NATURAL GAS COMPANY 1415 WYCOFF ROAD WALL, NJ 07719 ATTENTION: FRANK GRAY
Block-Lot: 174-21 MARLBORO ROUTE 9 HOLDINGS, LLC PO BOX 794 RED BANK, NJ 07071 RE: 38 ROUTE 9	CABLEVISION OF MONMOUTH 40 PINE STREET TENTON FALLS, NJ 07733
	VERAZON NEW JERSEY INC 789 WASHINGTON ROAD NETPONE, NJ 07713
	JERSEY CENTRAL POWER AND LIGHT COMPANY 311 NEWMAN SPRINGS ROAD SITE 323 BLDG 3 RED BANK, NJ 07070 ATTN: GUY HOSKICK
	STATE OF NJ DEPARTMENT OF TRANSPORTATION 100 DANIELS WAY FREEHOLD, NJ 07728

PROPERTY OWNERS WITHIN 200 FT.  
LIST FROM OLD BRIDGE TOWNSHIP

BLOCK	LOT	DUAL	CLA	PROPERTY OWNER	BLOCK	LOT	DUAL	CLA	PROPERTY OWNER
21001	7.15	C3617	2	FRANKIE S. SHERIDAN & TESSIE L. SHERIDAN OLD BRIDGE NJ	21001	7.15	C3616	2	FRANKIE S. SHERIDAN & TESSIE L. SHERIDAN OLD BRIDGE NJ
21001	7.15	C3618	2	CONRADO GERRARD & IDA OLD BRIDGE NJ	21001	7.15	C3617	2	PAPARIS CHRISTOPHER & LINA OLD BRIDGE NJ
21001	7.15	C3619	2	FERRIS J. JANCY OLD BRIDGE NJ	21001	7.15	C3618	2	FRANKIE S. SHERIDAN & TESSIE L. SHERIDAN OLD BRIDGE NJ
21001	7.15	C3620	2	LUTHER B. BEAM & LARSEN OLD BRIDGE NJ	21001	7.15	C3619	2	FRANKIE S. SHERIDAN & TESSIE L. SHERIDAN OLD BRIDGE NJ
21001	7.15	C3621	2	ALAN H. NICK & LINDA OLD BRIDGE NJ	21001	7.15	C3620	2	LUTHER B. BEAM & LARSEN OLD BRIDGE NJ
21001	7.15	C3622	2	STEPHANIE ANN TRUSTEE OLD BRIDGE NJ	21001	7.15	C3621	2	ALAN H. NICK & LINDA OLD BRIDGE NJ
21001	7.15	C3623	2	OLYMPIA CHRISTINE & DANA, TRUSTEES OLD BRIDGE NJ	21001	7.15	C3622	2	STEPHANIE ANN TRUSTEE OLD BRIDGE NJ
21001	7.15	C3624	2	TARA M. MULLY & YELINA OLD BRIDGE NJ	21001	7.15	C3623	2	OLYMPIA CHRISTINE & DANA, TRUSTEES OLD BRIDGE NJ
21001	7.15	C3625	2	JOHN J. JULIANO OLD BRIDGE NJ	21001	7.15	C3624	2	TARA M. MULLY & YELINA OLD BRIDGE NJ
21001	7.15	C3626	2	VITAFRESHION, ALEXEY 10012	21001	7.15	C3625	2	JOHN J. JULIANO OLD BRIDGE NJ
21001	7.15	C3627	2	FRANKLIN LEANOR OLD BRIDGE NJ	21001	7.15	C3626	2	VITAFRESHION, ALEXEY 10012
21001	7.15	C3628	2	CONRAD, MICHAEL 16 STILES OLD BRIDGE NJ	21001	7.15	C3627	2	FRANKLIN LEANOR OLD BRIDGE NJ
21001	9		1	MADISON CROSSING AT BIRCH HILL LLC 40 MONMOUTH PARK HIGHWAY WEST LONG BRANCH NJ 07754	21001	7.15	C3628	2	CONRAD, MICHAEL 16 STILES OLD BRIDGE NJ
21001	9		1	SUPERIOR REAL ESTATE COMPANY FAIRVIEW NJ	21001	9		1	MADISON CROSSING AT BIRCH HILL LLC 40 MONMOUTH PARK HIGHWAY WEST LONG BRANCH NJ 07754

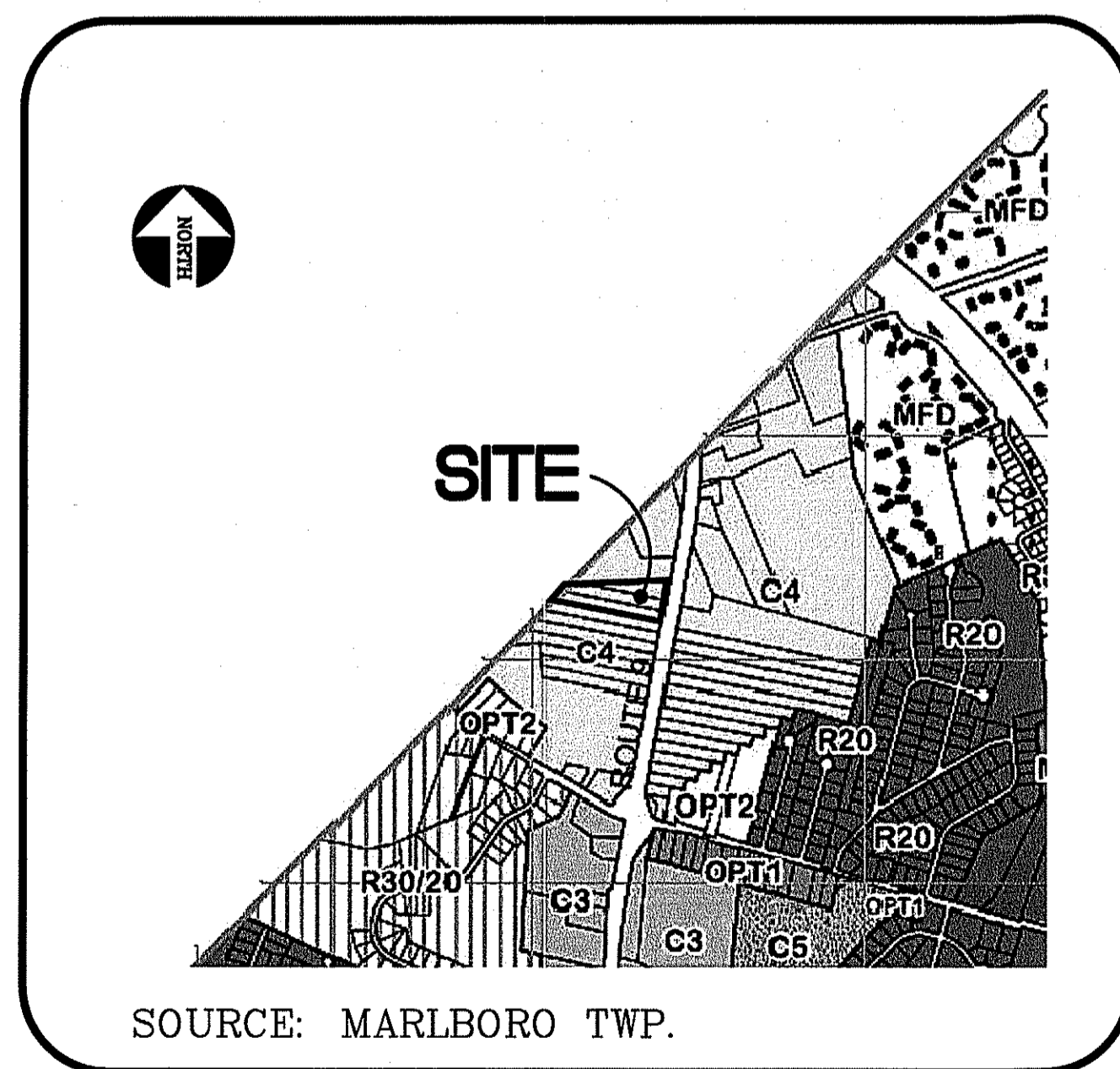
Utilities	Old Bridge Municipal Utilities Authority 15 Thompson Lane Old Bridge, N.J. 08857 Attn: Michael Roy
Water & Sewer	New Jersey Natural Gas Co P.O. Box 1044 Wall, N.J. 07719 Attn: John Wyszynski/Manager
Gas	PRISAC 150 How Lane New Brunswick, N.J. 08901 Attn: Ray Boyd
Telephone	Verizon 175 West Main Street Freehold, N.J. 07728 Attn: Engineering Group
Cable	Cablevision of Raritan Valley 275 Central Avenue, CR 6005 Freehold, N.J. 08540-6005 Attn: Radio Products (Construction Supervisor) Client Office: Freehold
Electric	N.J. Dept. of Transportation 300 Madison Ave. Morristown, N.J. 07960 Attn: Jim Minsky

INDEX OF SHEETS

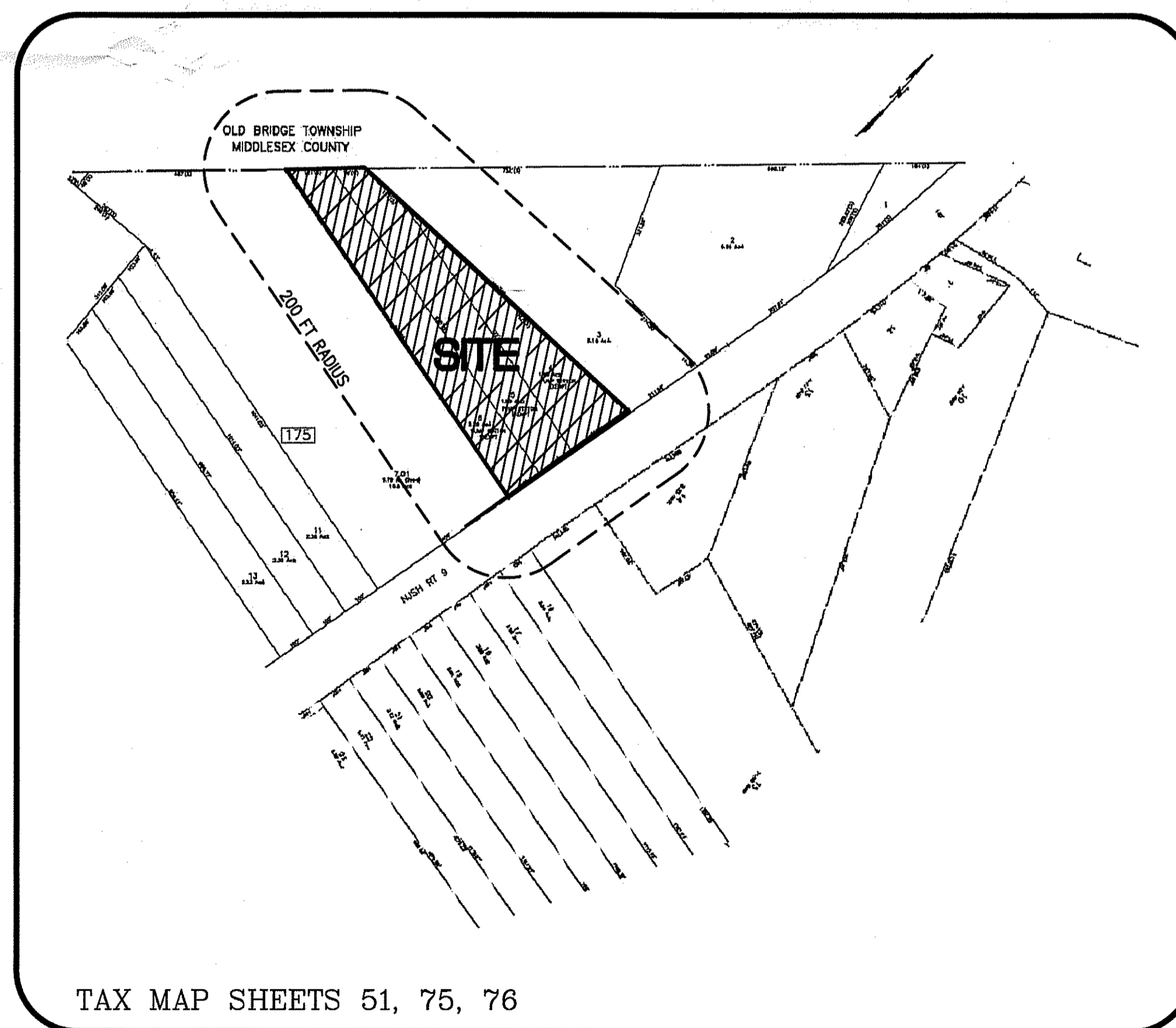
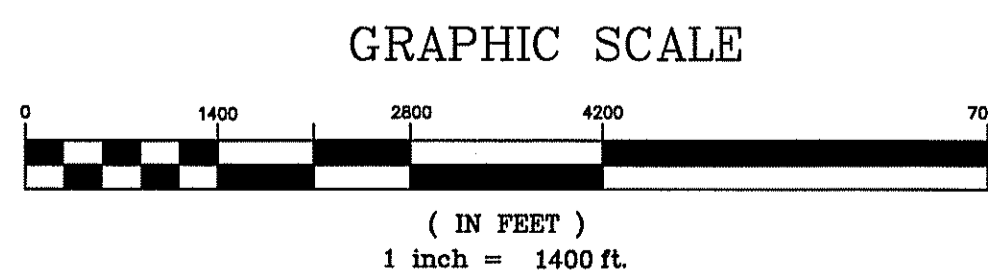
SHEET No.	DESCRIPTION	ISSUE DATE
1 OF 5	COVER SHEET	18 OCT 2019
2 OF 5	EXISTING CONDITIONS	18 OCT 2019
3 OF 5	SITE PLAN	18 OCT 2019
4 OF 5	DETAILS	18 OCT 2019
5 OF 5	SIGN LOCATIONS/PHOTOS	18 OCT 2019

# AMENDED PRELIMINARY & FINAL SITE PLAN BUBBLEWORKS AUTO SPA BLOCK 175, LOTS 4, 5, & 6

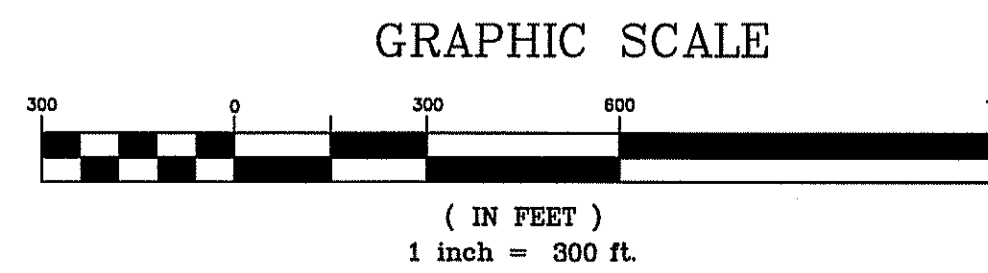
## SITUATED IN TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY



### ZONING MAP



### LOCATION MAP



### GENERAL INFORMATION

GENERAL NOTES:

- PROPERTY KNOWN AS LOTS 4, 5, & 6 IN BLOCK 175 AS SHOWN ON THE TAX MAP OF MARLBORO TOWNSHIP, SHEET 76. SITE IS LOCATED IN THE C-4 ZONE.
  - PROPERTY CONTAINS 5.55 ACRES AS PER SURVEY OF PROPERTY PREPARED BY ASSOCIATED LAND PROFESSIONALS DATED 8/14/2019.
  - TOPOGRAPHY TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY ASSOCIATED LAND PROFESSIONALS DATED 8-14-2019.
  - EXISTING USE: CAR WASH/DETAILING  
ZONING INFORMATION: C-4
  - PROPERTY SITUATED IN THE C-4 COMMERCIAL DISTRICT
- |                            | C-4 ZONE REQUIRED | PLAN PROVIDED        |
|----------------------------|-------------------|----------------------|
| MINIMUM LOT AREA           | 10.0 Acres        | 5.55 Acres *         |
| LOT FRONTAGE               | 500 feet          | 386 feet *           |
| LOT DEPTH                  | 500 feet          | 365 feet *           |
| FRONT YARD                 | 75 feet           | 75.63 feet           |
| SIDE YARD                  | 50 feet           | 55.58 feet           |
| REAR YARD                  | 50 feet           | >300 feet            |
| BUILDING HEIGHT, MAX./ACCY | 35 feet/15 feet   | <35 feet, <15 feet   |
| MAX. % LOT COVERAGE        | 60 %              | 18 %                 |
| MAX. % BUILDING COVERAGE   | 30 %              | 3 % (6500 SF +/-)    |
| FLOOR AREA RATIO           | .03               | .03                  |
| ACCESSORY BLDG SIDE/REAR   | 40 feet/40 feet   | 40.17 feet/>300 feet |
- NOTES: \* = prior use/bulk variances granted for car wash use
- BUILDING SERVED BY MUNICIPAL WATER AND SEWER. WELL WATER USED FOR CAR WASH.
  - APPLICANT SEEKING VARIANCE TO ALLOW CONSTRUCTION OF TEN VACUUM STATIONS AT THE SITE AND CONSTRUCT AN 8' x 16' VACUUM STORAGE SHED. NO NEW IMPERVIOUS COVER. REAR PARKING AND ACCESS AISLE RECONFIGURATION IS PROPOSED. EXISTING INFORMATIONAL SITE SIGNS OF VARIOUS TYPES AND SIZES ARE IDENTIFIED AND ARE PROPOSED TO REMAIN IN USE AT VARYING LOCATIONS ON THE SITE.
  - ALL ELECTRIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
  - PARKING CALCULATIONS:  
CAR WASH: (CH 220-97) RESERVOIR CAPACITY EQUAL TO 12 PER LANE ONE LANE (1) PROVIDED x 12 PER LANE = 12 CAR QUEUE REQUIRED  
TOTAL QUEUE PROVIDED = 32 VEHICLES  
EMPLOYEE PARKING = 9 VEHICLES  
VACUUM STATIONS PARKING = 10 VEHICLES  
TOTAL QUEUE PLUS PARKING PROVIDED EQUALS 51 SPACES

OWNER/APPLICANT:  
BUBBLEWASH REAL ESTATE CO  
7 EMERALD DRIVE  
MORGANVILLE, NJ 07751

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE LANDS DEPICTED ON THIS SITE PLAN AND I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE ZONING BOARD OF THE TOWNSHIP OF MARLBORO.

(OWNER) LOT 4, 5, & 6 BLK 175 (DATE)

APPL NO. \_\_\_\_\_  
APPROVED BY THE ZONING BOARD OF MARLBORO TOWNSHIP  
ON \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

49 NOLICO ROAD  
FREEHOLD, NEW JERSEY 07728  
Tel: (732) 760-4108  
Fax: (732) 481-9420  
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**JKR Engineering**  
and Planning Service, LLC

Richard Difolco  
Professional Engineer  
No. 12-18-19  
Certificate of Authorization # 246A28129100

**BUBBLEWORKS AUTO SPA**

**AMENDED PRELIMINARY & FINAL SITE PLAN**  
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY  
BLOCK 175, LOTS 4, 5, & 6  
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

CAD Drawing #14  
Sheet 1 of 5

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MAP REFERENCES

1. "SUB-DIVISION OF PROPERTY OF JOSEPH RICCARDI SECTION NO. 2 MARLBORO TWP. MONMOUTH CO. AND MIDDLESEX CO., NEW JERSEY" PREPARED BY AUGUST F. POSTEL, P.E. & L.S. DATED JULY 21, 1952. FILED MAP # 19-17.
2. NEW JERSEY STATE HIGHWAY DEPARTMENT - CONSTRUCTION PLAN - ROUTE U.S. 9 - SECTIONS 23A & 24A SHEETS 30, 31, 32, 33 & 34
3. NEW JERSEY STATE HIGHWAY DEPARTMENT - GENERAL PROPERTY PARCEL MAP - ROUTE U.S. 9 SECTION 24, GORDONS CORNER TO ROUTE 18 SHEETS 14 & 15.
4. NEW JERSEY STATE HIGHWAY DEPARTMENT - GENERAL PROPERTY KEY MAP - ROUTE 4 SECTION 41, GORDONS CORNER TO BROWNTOWN
5. MARLBORO TAX MAP SHEET # 76.
6. OLD BRIDGE TAX MAP SHEET # 21.
7. SURVEY PREPARED BY RONNIE VAN HUSS, NJPLS # 35889 DATED 8-14-2019 ENTITLED "UPDATED LOCATIONS FOR LOTS 4, 5 & 6 BLOCK 175 MARLBORO TOWNSHIP, MONMOUTH CO., NJ AND LOTS 9, 10 & 15 OLD BRIDGE TOWNSHIP, MIDDLESEX CO., NJ

NOTES:

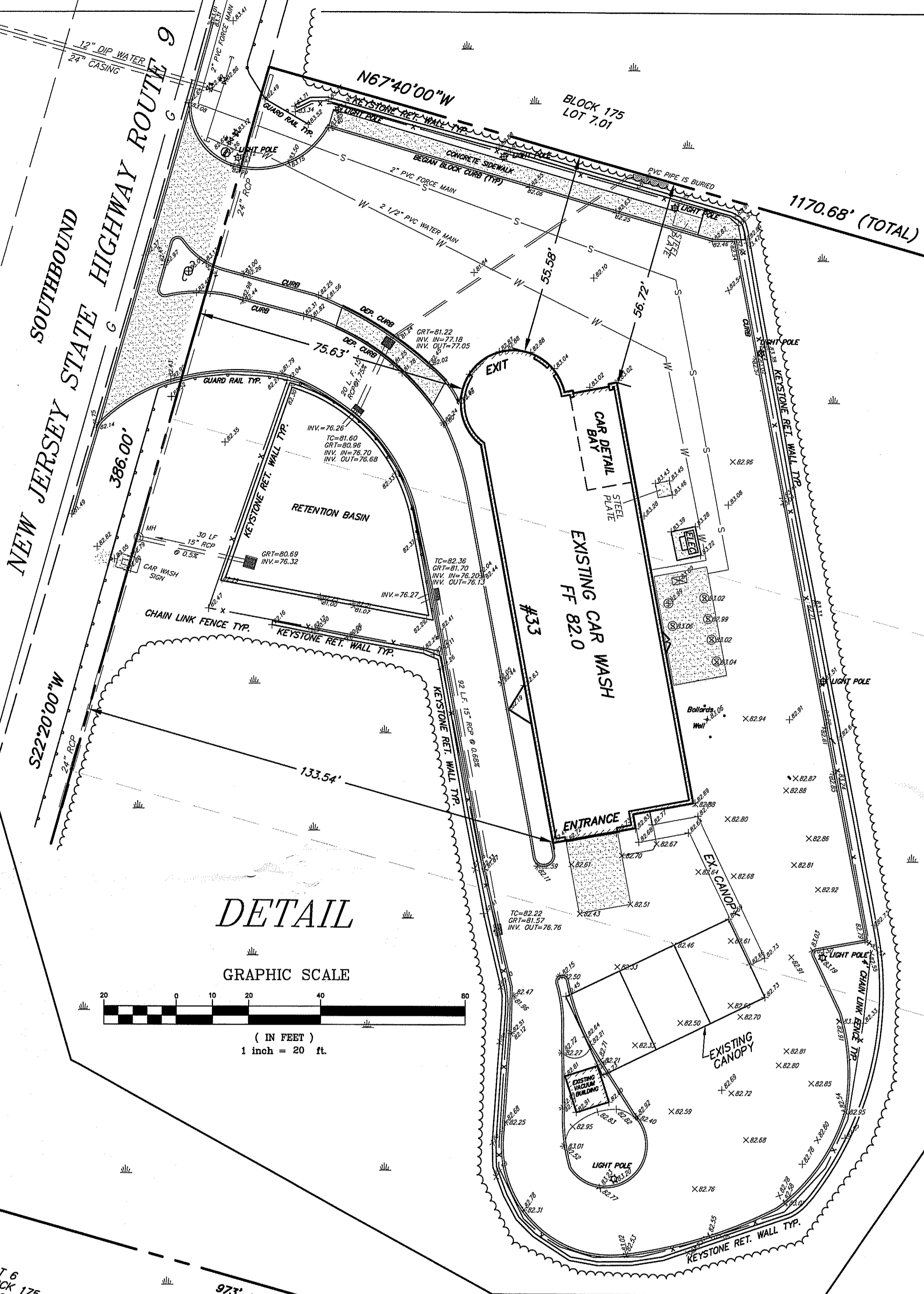
1. THE MEASURED OFFSETS TO BUILDINGS, FENCES ETC. SHOWN ON THIS PLAT SHOULD NOT BE USED FOR THE CONSTRUCTION OF ANY IMPROVEMENTS OR THE RECONSTRUCTION OF PROPERTY LINES.

2. THIS SURVEY IS BASED ON ACTUAL FIELD CONDITIONS AND THE MAPS, DEEDS AND RECORD INFORMATION REFERENCED ON THIS PLAT. IT IS, HOWEVER, SUBJECT TO FACTS AND RECORDS THAT ARE NOT PUBLICLY RECORDED OR THAT MIGHT BE OBTAINED BY A COMPLETE PROFESSIONAL TITLE SEARCH.

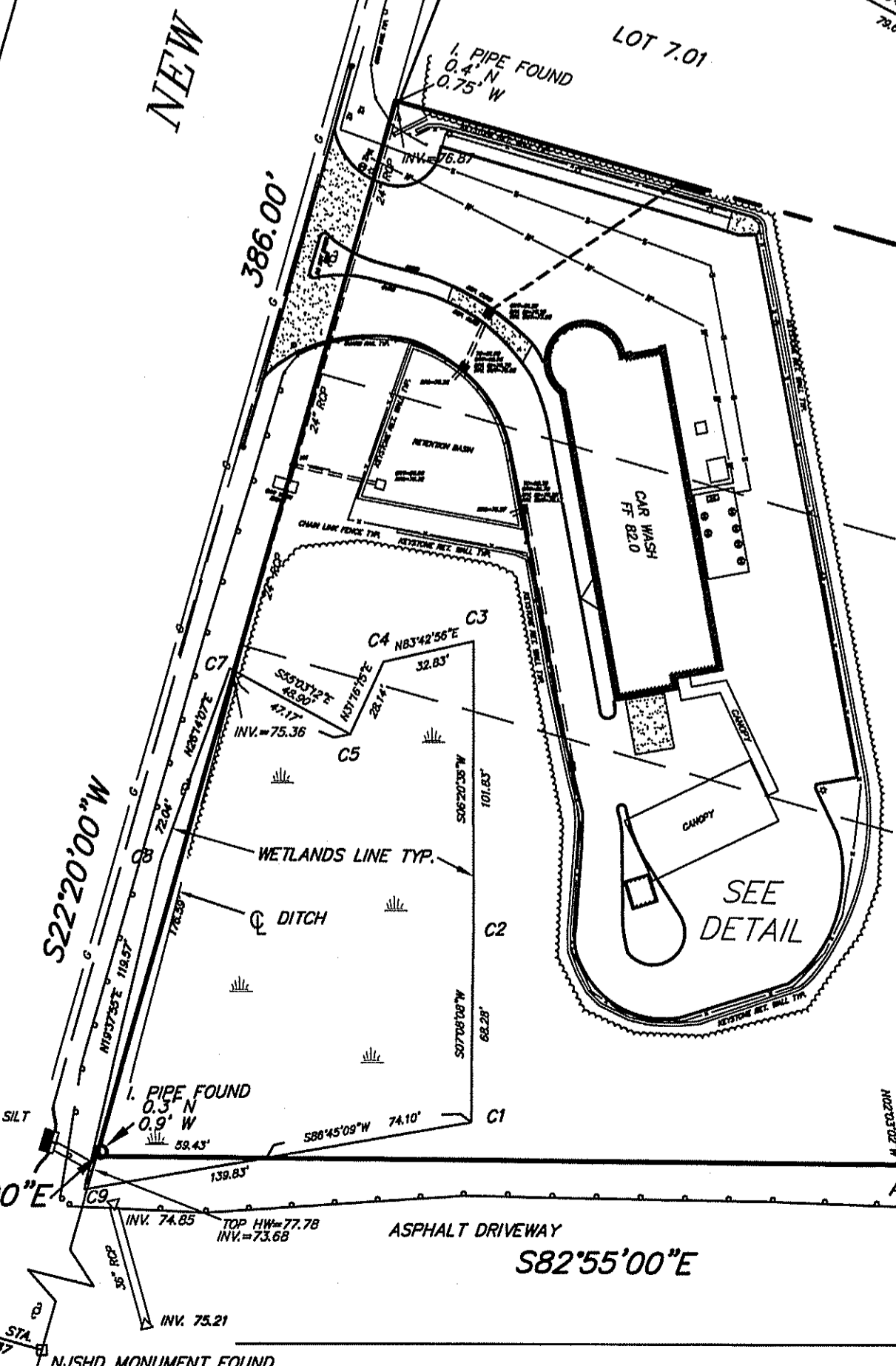
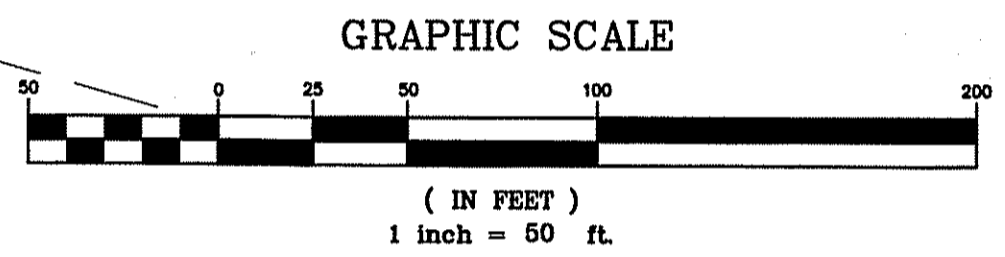
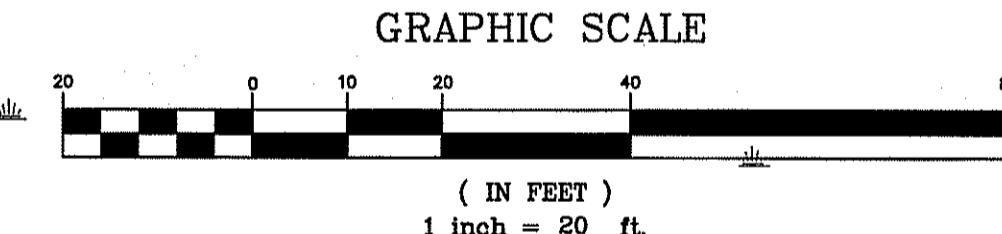
NOTE:  
SANITARY AND WATER LOCATIONS ARE PROVIDED BY THE CONTRACTOR. THEY ARE BURIED AND CANNOT BE MEASURED.

FILED MAP 19-17

NEW JERSEY STATE HIGHWAY ROUTE 9  
(140' ROW)



DETAIL



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REV.	DATE	DESCRIPTION	BY

148 NOMAD ROAD  
FREEHOLD, NEW JERSEY 07728  
Tel: (732) 780-4100  
Fax: (732) 431-9400  
email: jkr@jkr-engineering.com

**JKR Engineering and Planning Service, LLC**  
Richard D'Amico  
RICHARD D'AMICO  
PROFESSIONAL PLANNER, P.L.L.C. # 250  
10-18-19 DATE  
Certificate of Authorization # 246228129100

**BUBBLEWORKS AUTO SPA**  
EXISTING CONDITION

**AMENDED PRELIMINARY & FINAL SITE PLAN**  
BLOCK 175, LOTS 4, 5 & 6, NEW JERSEY TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY  
BLOCK 21001, LOTS 9, 10 & 15, NEW JERSEY TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

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NEW JERSEY STATE HIGHWAY ROUTE 9  
 NORTHBOUND  
 (140' ROW)

SOUTHBOUND  
 NEW JERSEY STATE HIGHWAY ROUTE 9

UTILITY POLE TO BE REMOVED  
 (BY OTHERS)

PROPOSED NEW UTILITY POLE  
 (BY OTHERS)

S22°20'00"W

S82°55'00"E

BLOCK 175  
LOT 7.01

PROPOSED NEW UTILITY POLE  
(BY OTHERS)

N67°40'00"W

PROPOSED 11 VACUUM ARMS/10 CUSTOMER VACUUM STATIONS.

INSTALL 4" WIDE WHITE PAINTED LINES

ACCESSIBLE VACUUM STATION

EXISTING DUMPSTER TO REMAIN

VACUUM LINE

4" WHITE STRIPING (TYP)

PROPOSED 8'x16' VACUUM BUILDING AND STORAGE SHED FF=83.54

SHORT TERM STAGING AREA

INSTALL BOLLARDS (2) AT VACUUM BUILDING

INSTALL PAVEMENT LEVELING COURSE AROUND ACCESS PLATE

UNDERGROUND ELECTRIC SERVICE TO VACUUM BUILDING

INSTALL BOLLARDS (2) AT ELECTRIC BOX

EMPLOYEE PARKING (2)

4" WHITE STRIPING (TYP)

EMPLOYEE PARKING (3)

INSTALL METER PIT AND COVER FOR EXISTING WELL. RIM = 83.09

REMOVE BOLLARDS

6" WHITE STRIPING (TYP)

4' WIDE ACCESSIBLE ROUTE AND CROSSWALK TO BUILDING

EMPLOYEE PARKING (4)

FULL SERVICE LANE

EXPRESS LANE

EXPRESS LANE

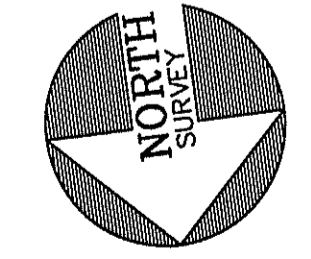
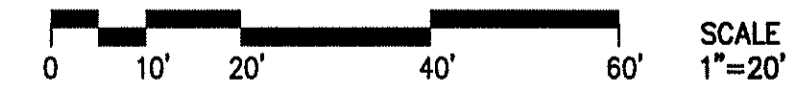
1170.68' (TOTAL)

BLOCK 175  
LOT 6

BLOCK 175  
LOT 5

BLOCK 175  
LOT 4

GRAPHIC SCALE



1230.42' (TOTAL)

BLOCK 175  
LOT 3

EXISTING CAR WASH  
#33  
FF 82.0

ENTRANCE

PAINTED ARROWS (TYP)

EXISTING RAMP

EXISTING RAMP

EXISTING RAMP

EXISTING RAMP

EXISTING RAMP

EXISTING RAMP

EXISTING RAMP

REV.	DATE	DESCRIPTION	REVISIONS

49 NOMOCO ROAD  
 FREEHOLD, NEW JERSEY 07728  
 Tel: (732) 766-4108  
 Fax: (732) 481-4640  
 email: jkr@jkr-engineering.com

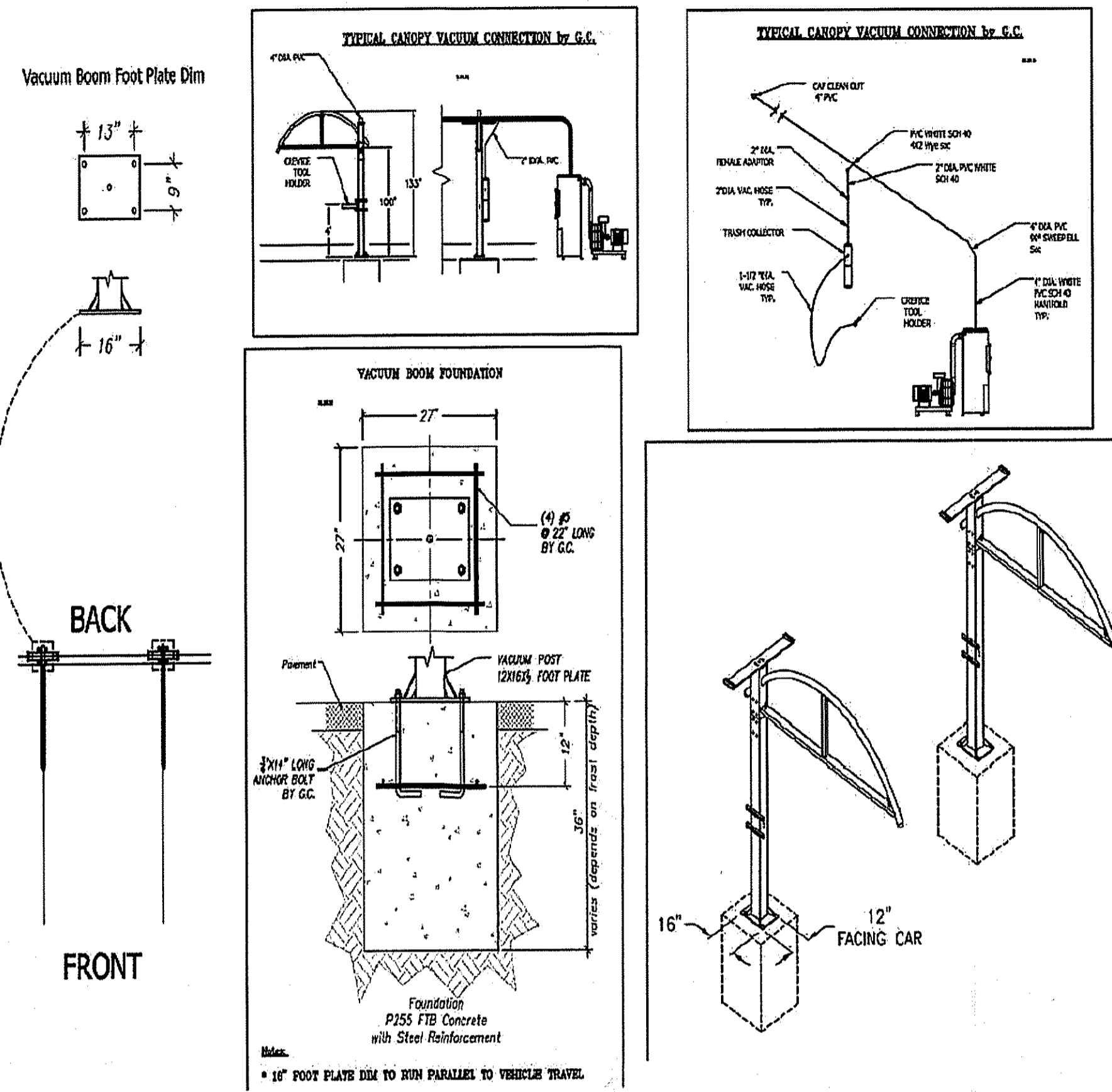
**JKR Engineering**  
 and Planning Services, LLC  
*Richard Difolco*  
**RICHARD DIFOLCO**  
 PROFESSIONAL ENGINEER  
 No. 154,324,000  
 Certificate of Authorization # 246A28129100  
 DATE: 10-18-18

**BUBBLEWORKS AUTO SPA**  
**SITE PLAN**  
**VACUUM STATIONS**

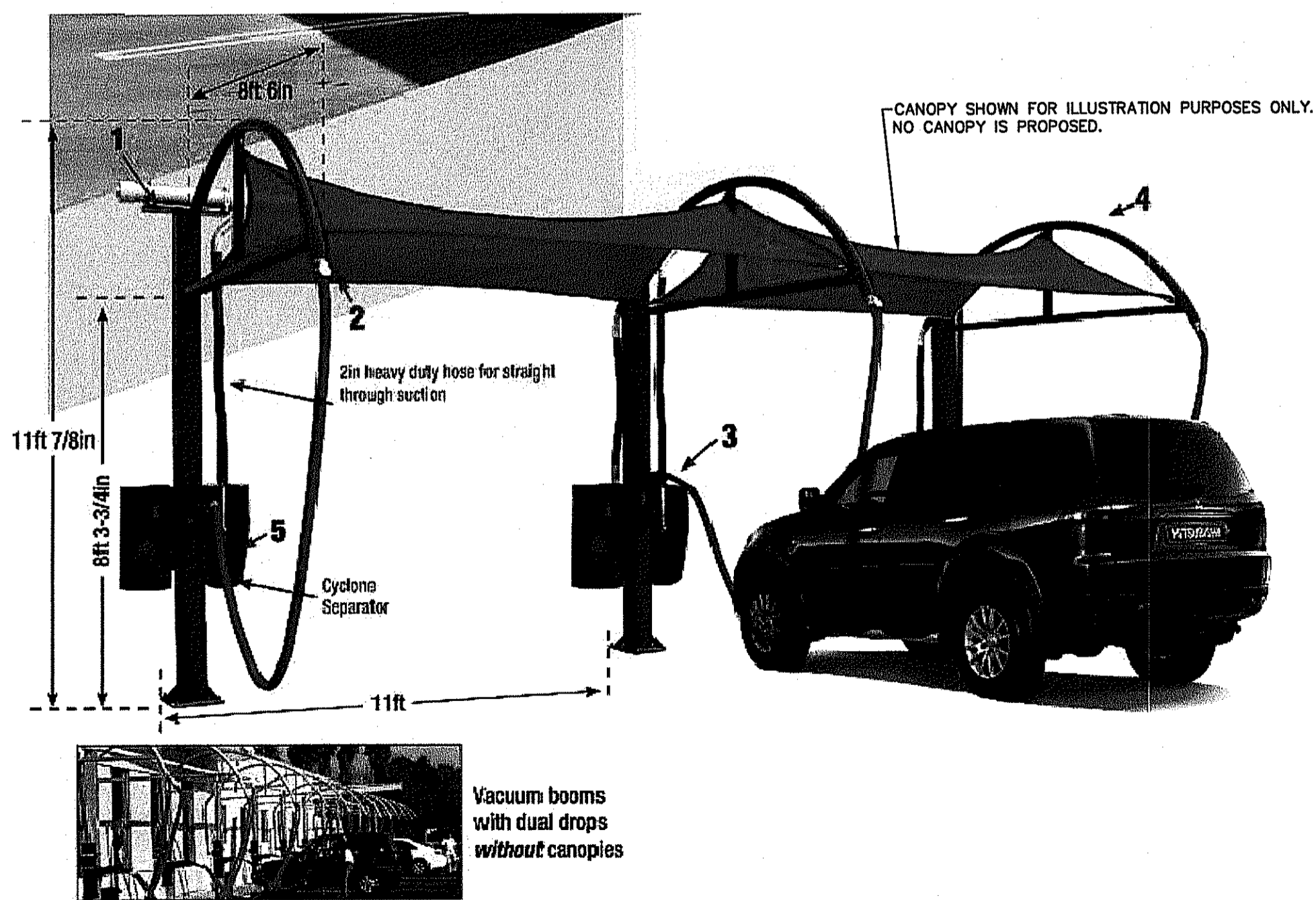
**AMENDED PRELIMINARY & FINAL SITE PLAN**  
 BLOCK 175, LOTS 4, 5, & 6  
 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY  
 BLOCK 21001, LOTS 8, 10, & 15  
 TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY  
 CHECK BY: [ ] 18 OCT 18 NOTED: [ ] FIELD BOOK: [ ] 84' CARS BY: [ ]



**Equipment Program - Manuals  
Central Vacuum Boom &  
Canopy Frame**



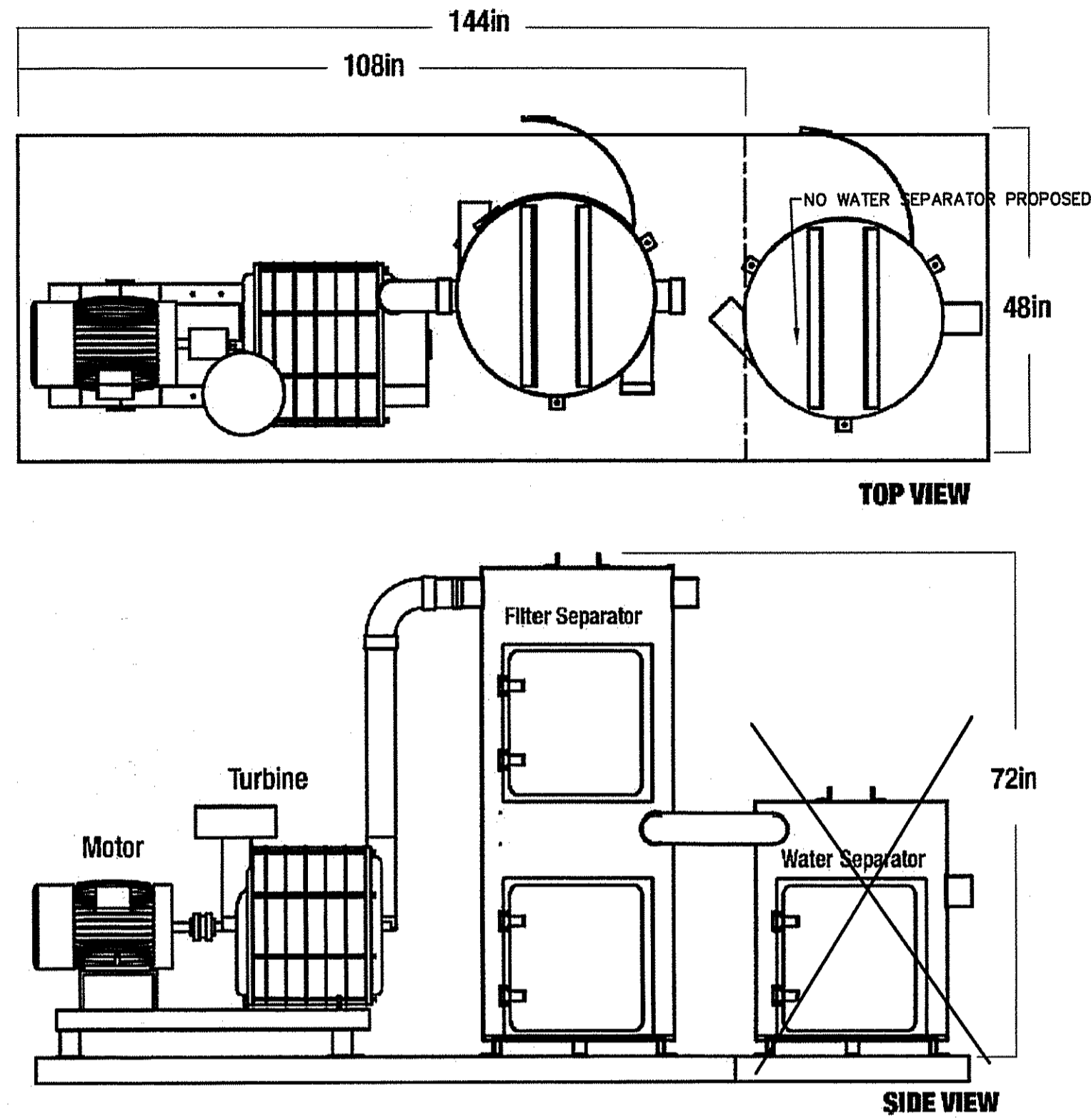
**CANOPY FRAME AND FOOTING DETAILS**  
N.T.S.



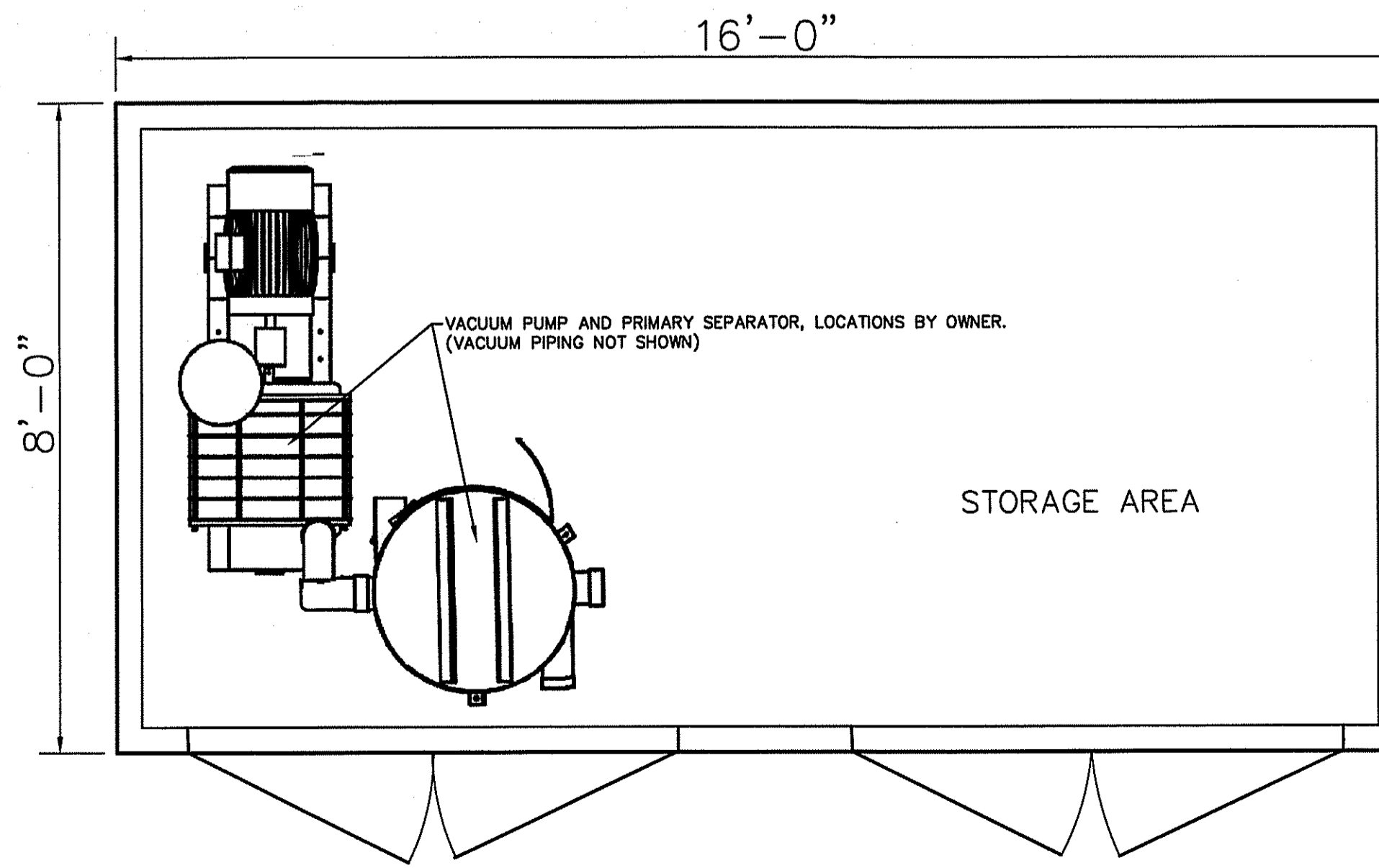
**ELEVATION OF VACUUM STATION SUPPORT, DROP AND ARM**  
N.T.S.



**Equipment Program - Manuals  
Central Vacuum Systems**

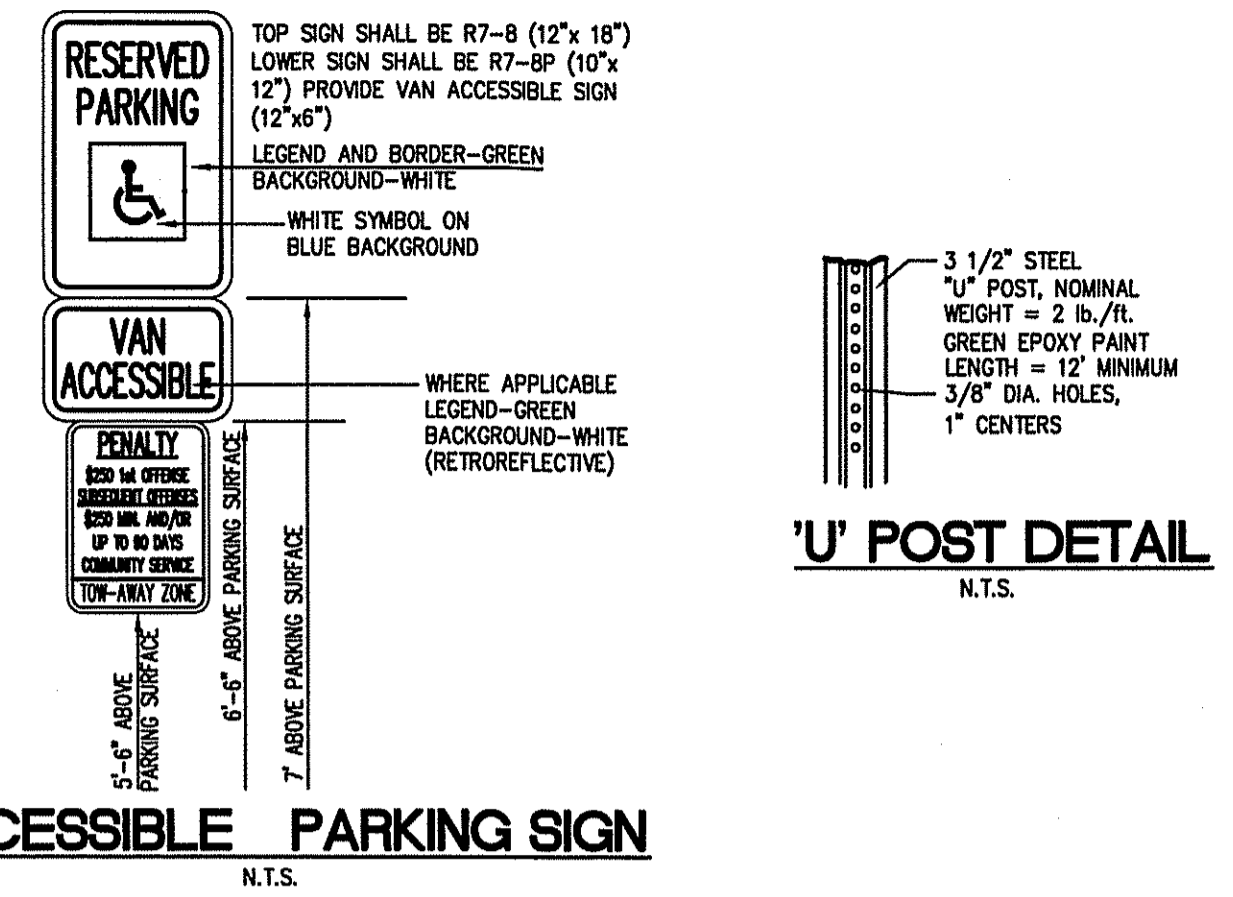


**CENTRAL VACUUM SYSTEM DETAILS**  
N.T.S.

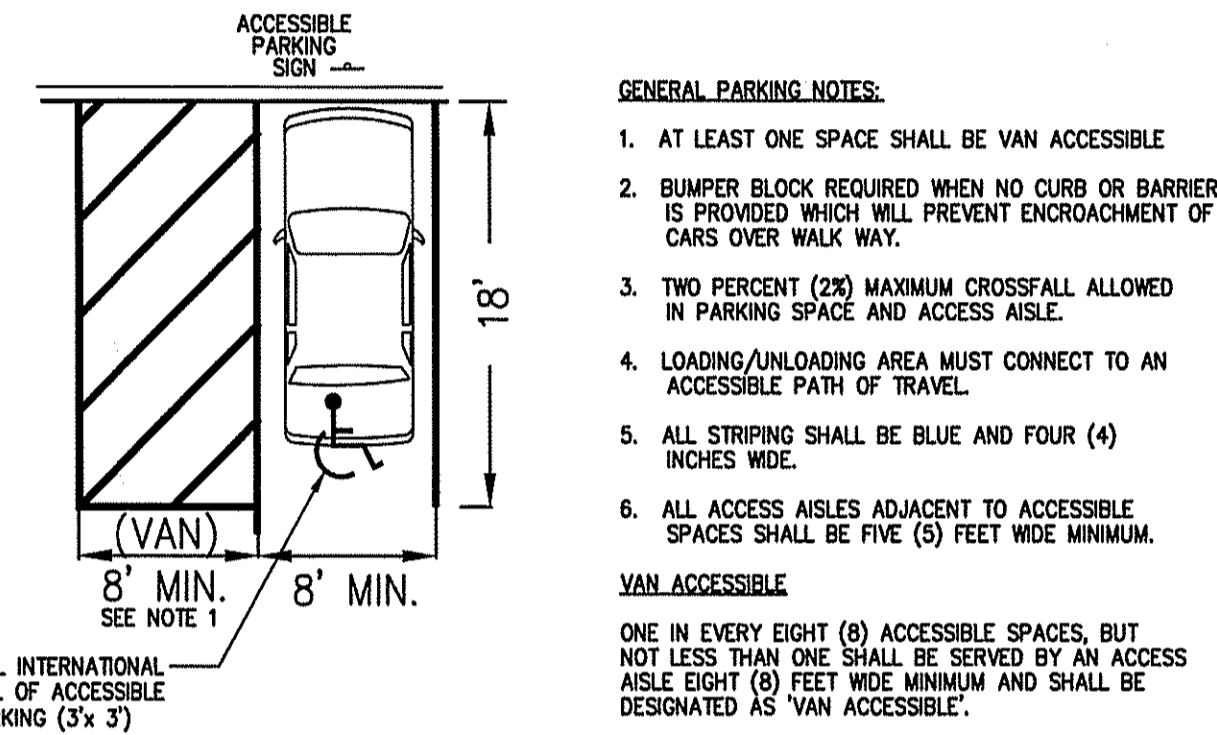


**VACUUM BUILDING DETAIL**  
N.T.S.

TYPE OF CONSTRUCTION: WALLS, ROOF, DOORS: WOOD FRAME CONSTRUCTION  
HEIGHT: 12 FEET HIGH GABLE ROOF, 8 FOOT TO EAVES, NO GUTTERS  
ACCESS: 2 - 36\"/>

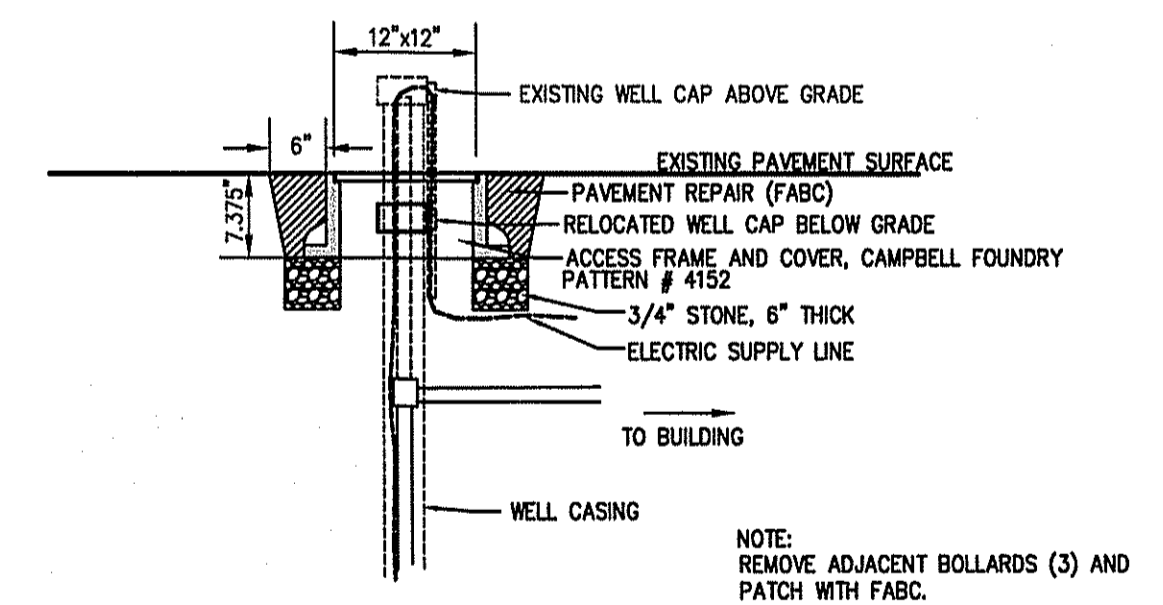


**ACCESSIBLE PARKING SIGN**  
N.T.S.

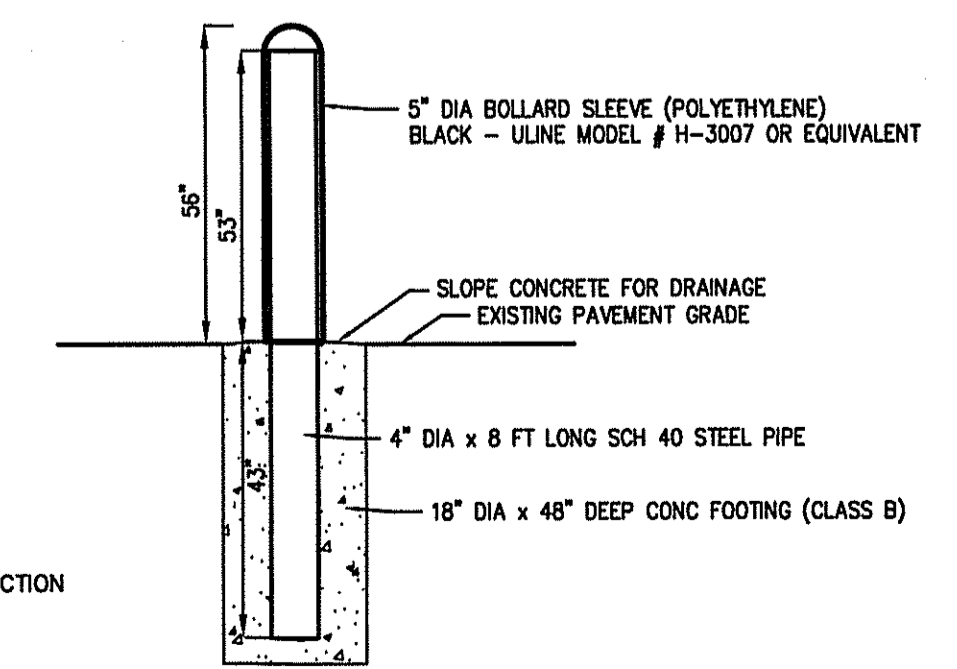


**HANDICAPPED PARKING STALL  
DETAILS**  
N.T.S.

- GENERAL PARKING NOTES:**
1. AT LEAST ONE SPACE SHALL BE VAN ACCESSIBLE
  2. BUMPER BLOCK REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCRoACHMENT OF CARS OVER WALK WAY.
  3. TWO PERCENT (2%) MAXIMUM CROSSFALL ALLOWED IN PARKING SPACE AND ACCESS AISLE.
  4. LOADING/UNLOADING AREA MUST CONNECT TO AN ACCESSIBLE PATH OF TRAVEL.
  5. ALL STRIPING SHALL BE BLUE AND FOUR (4) INCHES WIDE.
  6. ALL ACCESS AISLES ADJACENT TO ACCESSIBLE SPACES SHALL BE FIVE (5) FEET WIDE MINIMUM.
- VAN ACCESSIBLE**
- ONE IN EVERY EIGHT (8) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE SHALL BE SERVED BY AN ACCESS AISLE EIGHT (8) FEET WIDE MINIMUM AND SHALL BE DESIGNATED AS 'VAN ACCESSIBLE'.



**ACCESS BOX FOR WELL**  
N.T.S.



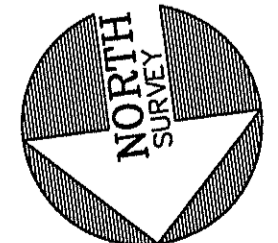
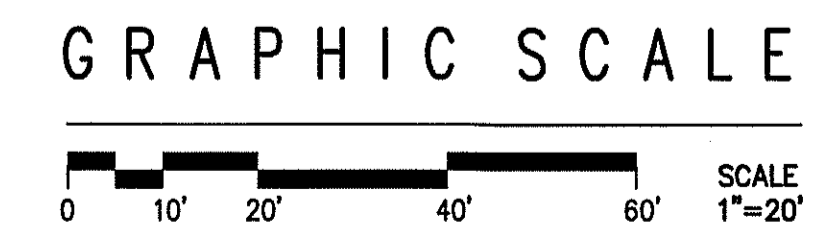
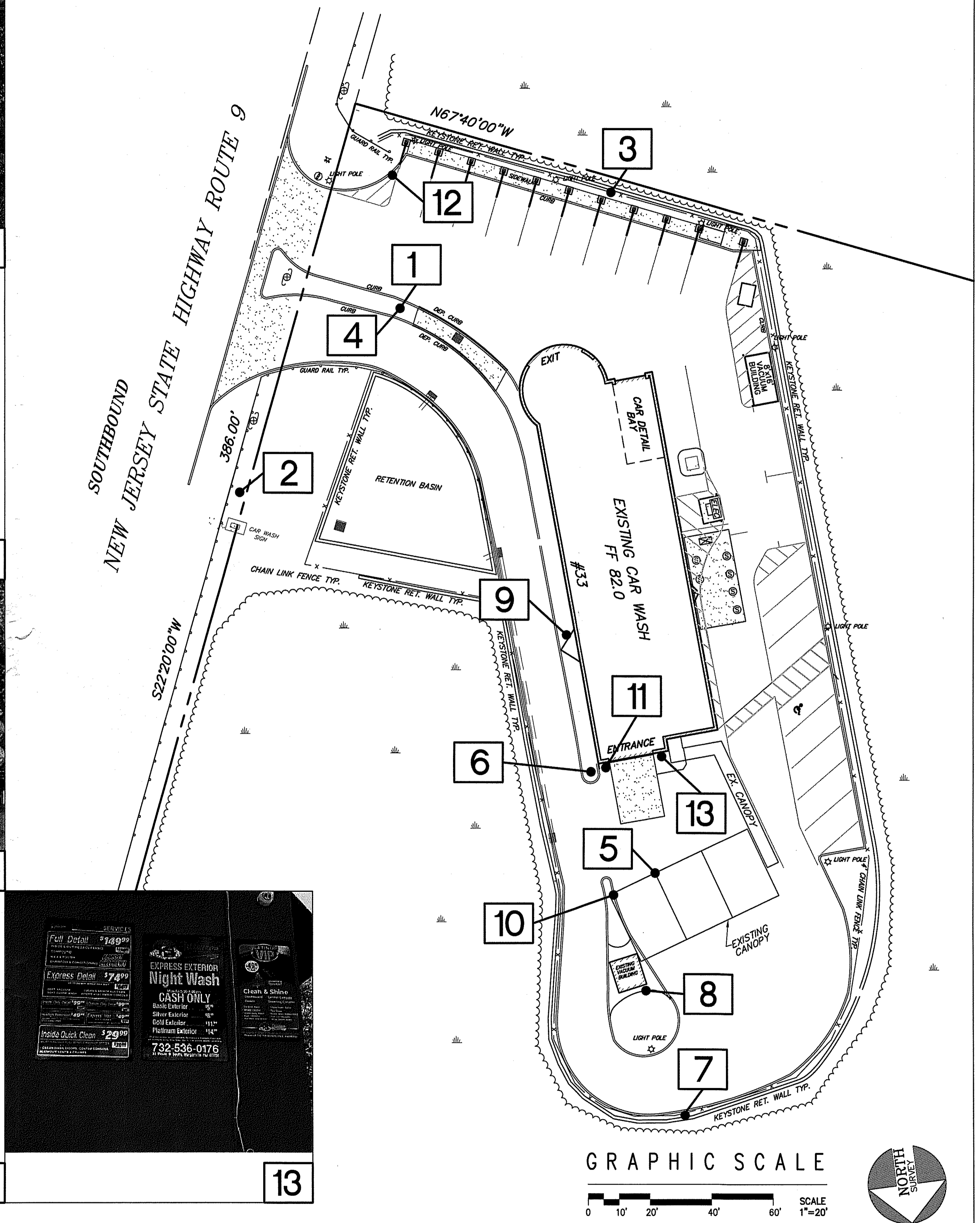
**STEEL BOLLARD DETAIL**  
N.T.S.

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49 NOMOCO ROAD FREEHOLD, NEW JERSEY 07728 Tel: (732) 780-4108 email: jkr@jkrengineering.com	Certificate of Authorization # 246A28129100 10-18-19 DATE PROFESSIONAL ENGINEER N.J. 05 246
<b>JKR Engineering</b> and Piping Service, LLC <i>Richard Difolco</i> <b>RICHARD DIFOLCO</b> PROFESSIONAL ENGINEER	REVISIONS REV. DATE DESCRIPTION 1 2 3 4 5 6 7 8 9 10
<b>BUBBLEWORKS AUTO SPA</b>	<b>DETAILS</b>
<b>AMENDED PRELIMINARY &amp; FINAL SITE PLAN</b> BLOCK 70, LOTS 5 & 6, COUNTY, NEW JERSEY TOWNSHIP OF HARBORCREEK, MIDDLESEX COUNTY, NEW JERSEY TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY PROJECT: 21001 LOTS 5 & 6 DRAWING NO. 814 DATE: 10-18-19 DRAWN BY: JKR CHECKED BY: JKR PLOTTED: 10-21-19	SHEET NO. 814 SHEET TITLE: DETAILS SHEET DATE: 10-18-19 SHEET SCALE: AS SHOWN SHEET TOTAL: 4 OF 5



SIGN PHOTOS



SIGN LOCATIONS

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<b>AMENDED PRELIMINARY &amp; FINAL SITE PLAN</b> BLOCK 175, LOTS 4, 5 & 6 TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY BLOCK 21001 LOTS 9, 10, & 15 TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY		DATE: 10-18-13 DRAWN BY: RICHARD DIFOLCO CHECK BY: [ ] SCALE: [ ] FIELD BOOK: [ ] FILE NO.: [ ] SHEET NO.: 5 of 5
<b>BUBBLEWORKS AUTO SPA</b> <b>SIGN LOCATIONS/PHOTOS</b>		JKR Engineering and Planning Service, LLC 48 MONMOUTH ROAD FREEHOLD, NEW JERSEY 07728 Tel: (732) 451-0100 Fax: (732) 451-0100 email: jkr@jkr-engineering.com
Certificate of Authorization # 246A28129100		REVISIONS REV. DATE DESCRIPTION [ ] [ ] [ ]