

# OUR TOWN

Important Issues Presented by the  
Old Corlies Avenue Preservation Alliance  
September 2008

More than a year has passed since OCAPA and the residents of Hamilton and surrounding neighbors took on the task of taking the Neptune Board of Adjustment to court in an effort to reverse the application of a car wash and lube facility proposed for the 1019 Old Corlies Avenue property. October 2nd is the anniversary of the demolition of the beautiful 164 year old Victorian house that once served as the gateway to this historic area, the birthplace of Neptune Township.

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**Monday, September 29th at 10 a.m. in court room 307W in the Monmouth County Courthouse, Freehold, before the Honorable Judge Lawson, Mr. Ron Gasiorowski, Esq. will present OCAPA's case against the Neptune Board of Adjustment and 1019 LLC (the car wash and lube facility). We invite you to attend; your presence will speak volumes as to the importance of this issue to the community. Plan on arriving no later than 9:30 a.m. as you will need time to park and to go through security.**

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The objective of OCAPA is to preserve and maintain the remaining historic and residential character of the Old Corlies Avenue corridor. The biggest threat to this is the Township's zoning ordinance.

Presently, the two properties most threatened by the current ordinance are 1019 Old Corlies Avenue and 703 Old Corlies Avenue (the former Welsh Farms site).

## 1. 1019 Old Corlies Avenue:

The prospect of this site becoming a car wash and lube facility is regarded by OCAPA as an unwanted incursion into this residential corridor. The premise of OCAPA's legal action against the BOA is that a car wash and lube facility is not permitted in this particular zone (C-5).

However, a win only means that construction of the car wash/lube facility will be stopped. It does not prevent the owner from seeking approval to build some other commercial entity on the property.

The only way this can be prevented is to have the property rezoned *single family residential*. Keep in mind that if we fail to stop this car wash, it will start a chain of commercialization on Old Corlies Avenue that we will not be able to stop. Residents bordering commercial entities will characteristically lose value and will not be able to be sold as homes.

OCAPA will make this rezoning request to the Township and we hope that your support of this petition will demonstrate to the Township that as residents of the corridor you are serious in your objective to protect its historic and residential character.

## 2. 703 Old Corlies Avenue:

Many of you may have noticed that this property has been placed on the market. It consists of 6.46 acres and is presently zoned for light industrial, a use that was appropriate at the time when this was a small family run dairy. However, the uses that are permitted in present day L-1 zones are not appropriate to the residential and historic character of Old Corlies Avenue. The only way to prevent a commercial entity from locating here is to have the property rezoned *single family residential*.

The Master Plan is due to be revised in the near future so it is important that the Old Corlies Avenue community get our wishes known as soon as possible.

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**Please sign the petition on the reverse of this page and promptly mail or hand deliver it to OCAPA, c/o Mr. and Mrs. Kevin Eldrige, 1012 Old Corlies Avenue, Neptune, NJ 07753.**

**Please do so by October 6th at 5pm.**

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

OCAPA has been pursuing the matter of contamination of the ground and ground water from the Citgo gas station at Old Corlies Avenue and Route 33 that has been identified as the source. Know that the present operator of this gas station is also owner of the adjacent 1019 Old Corlies Avenue property - the disputed location of the car wash/lube facility. This contamination dates back to at least 2005 and there has been very little, except for stopping the leak, done to correct it. In November of 2005, wells were put down on the gas station property that defined the plume at that time.

Additional efforts toward further defining the spread of the contamination were made by Hudson Environmental in the spring of 2007 when they sent letters to adjacent property owners for permission to drill test wells on these properties. This is where the matter died - one month before the approval of the car wash/lube facility application. Efforts by the NJ DEP to get the current and previous owner of the gas station to take action have been unsuccessful.

OCAPA has concern that the contamination has spread to adjacent properties and possibly beyond. The proposal to build a car wash/lube facility on the 1019 Old Corlies Avenue property, if permitted, would further limit access to the contamination and possibly prohibit necessary remediation. The Township's Board of Adjustment would not allow any testimony on contamination during the car wash/lube application hearings and other Township officials seemed to be oblivious to the need for something to be done.

In order to resurrect interest in this matter, OCAPA has presented this issue to the Township Committee and again to the NJ DEP and is awaiting an update on their findings. Meanwhile, the NJ DEP has promised to keep OCAPA apprised of the status of the property owner's efforts to comply with his notice of violation and his plans to remediate the contamination.

This case has been reactivated as a DEP priority case due to the significant amount of contamination that has been found.