

**DELRAN TOWNSHIP
ZONING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
DECEMBER 16, 2021 - 7PM**

OPEN PUBLIC MEETINGS ACT

The Delran Township Zoning Board regular meeting of Thursday, December 16, 2021 was called to order by Mr. Mormando at 7:00 PM in the Delran Township Municipal Building.

The Open Public Meetings Act Announcement was read by Mr. Mormando and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Mormando, Mr. Morrow, Mr. Anderson, Mr. Chascsa, Mrs. Iezzi & Mr. Moore

Absent: Mrs. Parento & Mr. Merced

Professionals: Lou Garty, Attorney, Ed D'Armiento, Engineer & Jay Petrongolo, Planner

Exhibits for Hutton ST 17, LLC

A-1 Color Site Rendering

A-2 Sewer & Drainage drawing

A-3 Aerial photo with Site Plan superimposed

NEW APPLICATION

**Hutton ST 17, LLC/MOD Car Wash
6010 Rt. 130 N
Block 120.07, Lot 20,21 &22
ZN 2021-10
Use Variance with Bulk Variances**

Mr. Morrow made a motion to deem the application complete with a minor waiver from the suggestion of the Board's Planner & Engineer. Mr. Anderson second it. The results are as follows:

Motion passed with a unanimous voice vote.

The Applicant's Attorney, Laura D'Allesandro, Attorney for the Applicant of the Del Duca Lewis Law Firm referred to Exhibit A-1 which shows the Site Plan of the overall 3 lots which are approximately 1.97 acres. There is an abandoned used car dealership and residential property on the site. They are proposing to demolish all existing

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improvements and construct a 5,193 square foot express car wash, particularly a Mod wash, which is a rapidly expanding car wash concept on the site. They are only looking for a Use Variance since a car wash isn't a permitted use in the PCD zone and if approved, they will be back at a later date for a Site Plan approval.

William Gilmore, Professional Engineer from Site Civil Engineering was sworn in and accepted as an expert in Engineering and design. Mr. Gilmore testified from Exhibit A-1 how the site was set up. He explained the features and how the cars will be lined up in the pay station before entering in a single file line through the wash station. There is an office at the corner which overlooks the point-of-sale area. There is a person to assist new customers unfamiliar with their services. The site would have 3 to 5 employees on the site. The trash container would be serviced off hours, about once a week, unless they feel it needs more. Deliveries would be made by a small truck which would be providing the cleaning supplies. The hours of operation would be 8am to 8pm, seven days per week. Employees would be maintaining the site to make sure it stays clean. They would be filling all the supplies a customer would need in the vacuum station area. There is no merchandise sold at site other than the VIP memberships to customers.

Mr. Gilmore provided Exhibit A-2 Sewer & Drainage drawing showing the Storm Water in the rear of the site. He stated that the design will meet all the NJ Storm Water Management standards which will be presented when the Site Plan application is made. He described an area where an off-site easement would be obtained for the Storm Water Management for a sanitary sewer. If the applicant isn't able to obtain an easement for this purpose, there are other options for that, including that the water would be directed through paving and small infiltration into an adjacent property.

Mr. Gilmore testified that the submission waivers requested would be submitted at the time that a Site Plan Application is made. He also testified that he does not anticipate that public easements will be required, but that there may be a partial waiver requested as to the streets. They will provide a tree survey at that time and also pedestrian sidewalks and other features discussed in the review letter. They are looking at a 9' width for the employees parking spots since there isn't any activity in those spots. The stalls in the prep area are anticipated to be 11' by 18' but the size could be increased at Site Plan if the Board preferred a different size. The design of the Site Plan can be revised to comply with the Fire Officials letter. He stated that the noise from the vacuums is blocked by the building which should deflect any sound. If anything, it will just blend with the ambient sound from the highway.

Mr. Mormando asked how long it would take vehicles to go through the wash cycle. Mr. Gilmore stated that the site could accommodate 140 cars per hour which isn't for a

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single car but for numerous cars simultaneously. There will be no time limit to the vacuum area.

Up to 70 percent of the water is recycled as it goes through. There are tanks in the building that purify the water. Any excess water would run through a grease trap and then to a sewer line. In a very busy site like their Millville location, they use about 5 or 6 thousand gallons of water a day.

Mr. Ray Garganio the Senior Development Manager for the region was sworn in. He clarified the statement about the water. He indicated that approximately 25-30% of water is recycled and described the water cleaning system for the re-use of the water for the undercarriage of the vehicles and the tires. He stated that when they shut down in the evening, the lights will remain on till 8:30/8:45 so the employees can do the clean up at the end of the evening.

Mr. D'Armiento asked about the trash pick-up. The response was that they have a pick-up of 7am in the morning once a week. Should they feel they need it more, than they will add another day to the pick-up schedule. The trash pick-up as stated before will be between 7 & 8 am before they open by a private hauler and they would abide by the Township Ordinance. It shouldn't be after 8pm or on weekends. If it rains, the site will be closed. The number of employees will be 3 to 5 per day.

Mr. Nathan Mosley, Professional Engineer of Shropshire Associates was sworn in and accepted as an expert in Traffic Engineering. Mr. Mosley testified as to the current conditions of the site. He noted that there are 4 curb cuts which will be consolidated to 2 curb cuts, one in and one out. His report was dated October 6, 2021. He reviewed and used the historical data from a September 2019 application which showed 20 % more volume from his initial review in August 2021 when schools were not in session. He testified as to the highest peak travel time is weekdays in the afternoon and Saturday at mid-day.

Mr. Mosley performed a trip generation analysis which was based upon how an express car wash is used, how it is an efficient use of the site, that it may attract traffic from people already driving on Rt. 130. His analysis of the Level of Service (LOS) for the intersection of Fairview Ave and Rt. 130 is at a LOS of "C" and he did not anticipate any change there. Mr. Mosley testified as to the potential effect on the intersection of Hartford Road and Rt. 130, which would have a slight delay with a right-hand turn, but testified that in his opinion, it was not enough of a change to warrant any additional measures. The Applicant will be required to comply with DOT Access Code standards.

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Mr. Mosley stated that daycare facilities and liquor stores are both permitted uses in that zone. They will generate higher volumes of traffic than a car wash would. Noise attenuation and the intensity will have to conform to the State standards of 65/55 which starts at 9pm.

Mr. D'Armiento asked about the peak usage time for most traffic anticipated. Mr. Mosley stated that the peak usage time would have 105-110 vehicles in an hour, that there would be about 180 total trips at a peak hour. The DOT trip generation figures are based upon similar sites. He also asked about the traffic at the exit, which is adjacent to the Shoprite entrance. Mr. Mosley testified to the number of vehicles anticipated and that there are stacking allowances throughout the site. He does not think that there will be an issue internally with excessive stacking of vehicles attempting to exit the site.

Mr. Petrongolo asked that a noise study be done for a Site Plan Application. Ms. D'Allesandro stated that the Applicant will agree to that.

Mr. Brian Seidel, Professional Planner, President of Seidel Planning & Design was sworn in and accepted as an expert in Land Planning as well as Landscape Architect and Design. Mr. Seidel described Exhibit A-3 as an Aerial Photo with the Site Plan superimposed on the photo, which provided orientation of the site and the uses of the surrounding properties. He provided testimony as to the standards of the PCD Zone, the permitted uses and the surrounding zones including the C-2 and M-2 zones which are the only zones in the Township where car washes are conditionally permitted uses. He stated that most uses permitted in the PCD Zone are also permitted in C-2 Zone, except for a car wash.

He feels that the site is particularly suited for the proposed use in that it is situated on a highway which is a location for an auto related service. In the C-2 District, the lots are smaller and narrower; this property accommodates the longer tunnel and the turning movements within the site. He stated that the proposed use of the site will remove a non-conforming, residential use and would restore the active use of the site, which advances the general welfare consistent with the requirements of the MLUL. He also mentioned the goals of the Township's Master Plan, specifically goals a, g, i, and testified as to the basis for his opinion as to how those goals are promoted by the intended use, noting that the use and design will also improve buffering and the streetscape. His opinion was that there would be no detrimental effects on the subject property or the surrounding area; that the use would propose no detrimental effects to the Zone or the Zoning Ordinance; that he did review the Master Plan and it would not adversely impact the stated goals of the Master Plan.

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Mr. Petrongolo wanted to state for the record that this is strictly a bifurcated application and that the Applicant will need to come back for a site plan. At that time, the waivers and Bulk Variance will be addressed.

OPEN/CLOSE TO THE PUBLIC

Mr. Mormando opened it up to the public, seeing no public, he closed the public portion.

Mr. Morrow made a motion to approve the bifurcated Use Variance subject to the conditions discussed during testimony. Mrs. Iezzi second it. The results are as follows:

Aye: Mr. Mormando, Mr. Morrow, Mr. Anderson, Mr. Chascsa,
Mrs. Iezzi, Mr. Moore

Absent: Mrs. Parento & Mr. Merced

RESOLUTION

Resolution # ZZ2021-06

PSE & G
130 Hartford Road
Block 116, Lot 24
ZN2021-06
Use Variance with Bulk Variances/
Preliminary & Final Major Site Plan

Mr. Anderson made a motion to adopt Resolution # ZZ2021-06. Mrs. Iezzi second it. The results are as follows:

Aye: Mr. Mormando, Mr. Morrow, Mr. Anderson, Mrs. Iezzi,
Mr. Moore

Abstain: Mr. Chascsa

Absent: Mrs. Parento & Mr. Merced

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ADJOURNMENT

Mr. Morrow made a motion to adjourn the meeting at 8:50. Mr. Anderson second it. The results are as follows:

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips,
Secretary Zoning Board