

Zoning Board Chairman Mr. Cupersmith called the meeting to order and stated it was being held in compliance with the "Open Public Meeting Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Cohen, Mr. Willard, Mr. Leoncio, Mr. Pannu, Ms. Tulman, Mr. Hundal, and Mr. Cupersmith

Absent: Mr. Weil and Mr. Senges

Also, present: Mr. Chris Norman, Board Solicitor, The Platt Group; Mr. Bennett Matlack, Board Engineer, CME

OLD BUSINESS

NEW BUSINESS

Boing US Holdco Inc. d/b/a Take 5 Carwash

MB

Case #ZC2022-020

121 Route 73 | Block 228, Lot 2

Mr. Norman outlined the application as referenced below:

Bulk Variance Requested:

1. Section 150.15(H)(2)(a) to permit two (2) façade signs on the north façade, three (3) façade signs on the east façade, and one (1) façade sign on the south façade, where one (1) façade sign is permitted per street frontage.

Design Waivers Requested:

1. Section 154.006(B)(a)(1)(a-c) to allow 64 trees where 91 trees are required, if necessary; and,
2. Section 154.006(B)(a)(2)(a-c) to allow 119 shrubs where 200 shrubs are required, if necessary; and,
3. Section 154.006(B)(a)(2)(a-c) to allow no ornamental trees, where 3 are required; and,

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Ms. Sumaia Alamoudi of Driven Brands, the applicant; Mr. Kevin Sheehan, Esq., attorney for the applicant; Mr. Chad Gaulrapp, engineer for the applicant; and Ms. Beth Ann Grasso, traffic engineer for the applicant were admitted as panelists.

Mr. Sheehan summarized the application for the Board.

Ms. Sumaia Alamoudi is the director of project management for Driven Brands and lives in Philadelphia. Mr. Norman swore her in. Ms. Alamoudi outlined the operations and procedures of Take 5 Carwash and reviewed those operations against the overall site plan. She stated that there would be a manager and 4 employees.

Ms. Tulman asked about the price point of the washes for one time vs. membership. Ms. Alamoudi stated the cheapest car wash starts at \$10 and the monthly memberships start at \$25 and go to \$45.

Mr. Sheehan called Mr. Gaulrapp, engineer to testify. Mr. Gaulrapp was sworn in. Mr. Gaulrapp listed his credentials as an expert and professional engineer. Mr. Cupersmith accepted his credentials.

Mr. Gaulrapp discussed the site map and layout, marked as exhibit A-1. He outlined the entrance and exit, the flow of traffic throughout the site. He showed details including curb openings, asphalt paving, ADA spaces, ramps, parking signs, screen fence, lighting, and landscaping.

Mr. Gaulrapp presented the grading plan and indicated where certain detention, basins, etc. would need to be located for optimal performance. He showed the berms and various other measures for stormwater management. Mr. Matlack asked for Mr. Gaulrapp to confirm that between the pre-development flow and post-development flow an increase in runoff. It is very small as the lot is wooded with very good soil. He asked if they would be able to meet the required reductions to meet the existing conditions. Mr. Gualrapp indicated that he would like to meet with Mr. Matlack to make sure he understands the requests and requirements of the township and state regulations.

Mr. Gaulrapp indicated that the car wash will operate from 7am to 7pm 7 days a week. Once the car wash is closed the lights would be reduced to security lighting around 8pm. The vacuums turn off and are not accessible after 7pm.

Mr. Gaulrapp reviewed all of the locations of the signage on exhibit A-2 Signage Plan followed by the design of the signs. The signs on the building are backlit signs that turn off at 8pm. There was some discussion on removing additional signs. Mr. Cupersmith asked if they were open to removing any signs. They were open to removing one of the bucket signs.

Next there was discussion about the lanes being 14' wide. Mr. Gaulrapp stated that the lanes on state highway is 11', should they widen the lanes they would lose landscaping and trees which would impact the stormwater drainage. Mr. Matlack spoke up and clarified that the minimum 18' for lanes is intended for parking lots.

Mr. Gaulrapp indicated that he would make any revisions agreed upon this evening but would like to schedule a 20-minute call with Mr. Matlack to confirm them.

Mr. Matlack reviewed the landscape design standards that are met by the applicant. The waivers they were requesting do not apply as the total square footage of the building are less than the threshold.

The applicant's traffic engineer Beth Ann Grasso stated her credentials for the Board. Mr. Cupersmith accepted her credentials as a professional and expert. Mr. Norman swore Ms. Grasso in. Ms. Grasso then summarized her traffic report for the Board and how the car wash will not have a profound impact on the existing traffic conditions. There will not be any significant increase to traffic during peak hours.

Ms. Grasso indicated that the traffic report has been approved by the DoT and a permit has been issued.

Ms. Tiffany Morrissey, planner for the applicant was sworn in by Mr. Norman. Ms. Morrissey gave her credentials to the Board. Mr. Cupersmith accepted her credentials as a professional and expert. Ms. Morrissey summarized her report for the use variance. She stated that her professional opinion was that the site and the use was suited for the area. She discussed the negative and positive criteria.

Mr. Sheehan indicated that was the end of the applicant's testimony.

Mr. Cupersmith asked if anyone from the Board had any questions.

Mr. Leoncio voiced concern over safety of cars in the queue. Ms. Grasso stated that the length of the queuing by the kiosk 15 vehicles can queue. Between the kiosk and the channel can queue 10, plus the entrance can queue 10. That's 35 cars that can queue vs a car wash not far from there that only has 14 cars in the queue.

Also discussed with only having 3 parking spaces for 5 employees. It was suggested by Mr. Matlack to eliminate 2 vacuum spots to parking spots. Mr. Matlack also asked why a bike rack was indicated on the plan, it would not be necessary. Mr. Gaulrapp stated that its not typically part of the plan. Ms. Alamoudi stated that they've never found a need for a bike rack at their 350 other locations.

Mr. Pannu was concerned for the environmental impact and asked how many trees were being removed and then being planted. Mr. Gaulrapp indicated that on the landscape plan that was discussed earlier in

the evening there is a chart that shows the amount of trees and shrubs that will be planted. Mr. Sheehan stated that about 100+ trees and 200+ shrubs that will be planted.

With no other questions, Mr. Cupersmith opened the application to the public.

Ms. Jill Aducat of Aducat Outdoor Advertising was sworn in by Mr. Norman. She indicated that she was joined by attorney Mr. Daniel Markind; Mr. David Shropshire, traffic engineer; and Mr. Rick Clemson, engineer. Mr. Markind yielded his time to the other professionals and indicated that both Mr. Shropshire and Mr. Clemson have testified before the Board several times and asked for the Board to accept their credentials. Mr. Cupersmith accepted their credentials.

Mr. Shropshire and Mr. Clemson discussed the concerns of Aducat Outdoor Advertising with regards to the landscape plan and the view of the existing billboard, and the safety of sight lines. Mr. Shropshire explained the landscape plan with shaded areas on the sight line. Mr. Clemson discussed the possibility of a revised landscape plan. He referred to that plan that Mr. Shropshire explained. Mr. Norman stated that was exhibit A-3 Clear Sight Triangle. He continued to discuss amending the landscaping so that there was a clear view of the billboard.

Mr. Matlack stated that Mr. Clemson reached out to him previously and was able to speak with his landscape advisor and tree expert. Mr. Matlack stated that if they could pick a series of shrubs or trees that reach a mature height of what the Board agrees upon. Route 73 landscape requirements require a certain type of shade trees be installed in the front. What is being requested by Aducat is that shade trees be eliminated and that smaller shrubs and/or ornamental trees.

Mr. Norman asked if the sight triangle issue is a traffic safety issue or is it an issue with seeing the billboard.

Mr. Matlack stated that Mr. Shropshire stated that it would take someone several looks to see the billboard with tall mature trees.

Ms. Tulman asked why the billboard was so low as opposed to what the standard is now. Ms. Aducat stated that when it was approved over 30-35 years ago, that was the standard.

Ms. Tulman asked if the billboard could update to be brought to code. The applicant pointed out that they are conforming to the corridor plan, where as the billboards predate the corridor plan and are non-conforming.

Mr. Markind asked if it was possible to come to some sort of an agreement or compromise. Mr. Sheehan stated that they would be open to meeting in the middle.

Mr. Norman stated that since there was more to discuss he'd like to know when the next available date would be to continue this. Ms. Gaffney stated it wouldn't be until after reorg meeting. The applicant and their professional expressed the need to hear it sooner.

Mr. Cupersmith stated that he would like to move forward with additional questions from the public.

Mr. Mike Eden of 7 Dutchtown Road was sworn in by Mr. Norman. Mr. Eden vehemently opposed the application expressing frustration on loss of more trees, safety for their children playing in the street. Mr. Gaulrapp spoke about the different trees that they are planting. Mr. Eden stated that those trees being planted take a long time to mature and that from their 2nd story they can see the entire car wash.

Ms. Joan Sarnese, Mr. Frank Sarnese, and Miss Sarnese of 3 Dutchtown Road were sworn in by Mr. Norman. All were vehemently opposed to the application and Mr. Sarnese spoke over the rest of the group with his disdain. They expressed concerns about the omissions from those visiting the car wash. Safety concerns about children crossing the street.

Ms. Gaffney stated that November 17, 2022 would be available for a “special meeting” to continue the application.

Mr. Cohen made a motion to continue the application on November 17, 2022, with no further notice. Mr. Willard second the motion.

Ayes: Mr. Cohen, Mr. Willard, Mr. Leoncio, Mr. Pannu, Ms. Tulman, Mr. Hundal and Mr. Cupersmith

Abstain: None

Nays: None

Mr. Cupersmith opened the meeting to the public for any general questions or comments.

Mr. Eden raised his hand to ask when this is continued. Mr. Norman stated that 11/17/2022 was just agreed upon. Ms. Gaffney stated that the website will be updated with registration information.

Ms. Tulman made a motion to adjourn. Mr. Pannu seconded the motion. All were in favor.

Jennifer L. Gaffney, Zoning Board Secretary

Voorhees Township

Minutes prepared by Jennifer Gaffney. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.