

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, Ms. Tulman, Mr. Hundal Mr. Senges, and Mr. Cupersmith

Absent: Mr. Weil, Mr. Pannu and Mr. Leoncio

Also, present: Mr. Chris Norman, Board Solicitor, The Platt Group; Mr. Christopher Dochney, Board Planner, CME; Mr. Zachary Jordan, Board Engineer, CME

MINUTES

Mr. Willard made a motion to approve the minutes from August 25, 2022, meeting, Ms. Tulman second the motion, all Board members approved with no abstentions.

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

Abstentions: Mr. Senges

Nays: None

OLD BUSINESS

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

MB

Case #ZC2022-020

121 Route 73 | Block 228, Lot 2

Mr. Norman summarized the continuation of the application as follows 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.

Mr. Sheehan, Esq, attorney for the applicant summarized the previous meeting. He indicated that following the meeting he reached out to the neighboring properties that expressed concern to try and set up a meeting, he did not hear back from them. He stated that they did meet with Aducat and came up with a revised landscape plan that was provided to the Board.

Mr. Gaulrapp then pointed out the changes to the landscaping plan. He also pointed out the change in the site plan to show the 5 parking spaces added for employees and the reduction of vacuums from 18 to 15. He continued to show the revised signage updated as per the Board's request.

Next Mr. Gaulrapp shared the streetscape concept showing the revisions suggested, with a berm and a walking trail in which Aducat has agreed to maintain.

Mr. Senges asked if the site plan was updated to reflect the larger area at the kiosks. Mr. Sheehan showed where that was updated in the site plan which also illustrated how many cars are able to queue.

Mr. Cohen suggested the possibility of adding a sign that says no queuing at the entrance on Route 73.

Next, Ms. Grasso added an additional chart to her report that compares with and without mitigation. She also confirmed that there is no access to Dutchtown Road. Without access, they will not generate any additional traffic.

Mr. Gaulrapp pulled up the CME Report dated 11-14-2022 and addressed page 8, items a. and e. A1. He stated that they went out with a backhoe and did some infiltration testing. For E1. Mr. Gaulrapp stated that he needs to speak with the fire official to find out what is acceptable.

Mr. Seneges stated that anything having to do with the stormwater basin are subject to approval by the Township's engineer and that the parking and circulation would require the engineer's and fire official to sign off. Mr. Cupersmith confirmed that was what was stated.

With no more testimony, Mr. Cupersmith opened the meeting to the public for questions and comment

Mr. Sebastian and Mrs. Katie Goldstein were sworn in by Mr. Norman. They reside on Lynn Court off of Dutchtown Road. They were not on the first meeting. They are more than 200' from the car wash so they were not noticed on the application. They stated that they are most concerned about the lighting, the hours of operation, if there have been studies done on the noise of the vacuums and the wash.

Mr. Seneges stated that all of the application materials were put on the website and asked Ms. Gaffney to confirm.

Mr. Gaulrapp stated that all of those questions were discussed in 2 and a half hours at the last meeting and he will be unable to address all the concerns. He reiterated the lighting testimony and the hours of operation.

Ms. Alamoundi reviewed the various ways that they are making efforts to mitigate and minimize any noise.

Mr. Armin Zadeh of Regency Drive and Dutchtown was sworn in by Mr. Norman. He expressed concerns for people cutting through his development.

Mr. Mike Eden of 7 Dutchtown Road previously spoke at the last meeting. Mr. Norman advised him that he was still under oath and would be able to submit additional comments or questions that do not repeat that of his last testimony. He expressed concern once more stating that when he bought the home he reviewed the ordinances. He stated maybe the carwash was omitted from a permitted use for a reason. He also confirmed that the car wash reached out to him and he didn't respond because there's "nothing to say".

Mr. and Mrs. Patel of 33 Dutchtown Road were sworn in by Mr. Norman. They did not testify previously. They expressed concern about this operation being located in their backyard and the landscaping plan as the landscaping plan that was agreed upon for the hospital is not being maintained.

Ms. Fran Centurione of 5 Montclair Drive was sworn in by Mr. Norman. She did not testify previously. She echoed Mr. Zadeh's testimony about cutting through neighborhoods.

Mr. Saroj Biswas of 34 Regency Drive was sworn in by Mr. Norman. He did not testify previously. He expressed concern for the grading of the property.

Ms. Joan and Mr. Frank Sarnese of 3 Dutchtown Road were reminded that they are still under oath and that since they previously testified, their testimony tonight would be limited to new questions or comments. However, they expressed concern once more for the sound. Mr. Sarnese continued to vehemently oppose.

Mr. Sheehan summarized the application once more and the positive and negative criteria.

Mr. Cupersmith requested a 5-minute recess.

Upon return Mr. Cupersmith requested Mr. Norman summarize a motion.

Ms. Tulman made a motion to approve the application as Mr. Norman summarized, Mr. Senges second the motion.

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

Abstain: None

Nays: None

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

With no hands raised, Mr. Cupersmith closed the public portion.

Mr. Cohen made a motion to adjourn. Mr. Senges 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.