

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT

WEDNESDAY, JULY 8, 2020

Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Absent
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present

Chairman Simiriglia had the professionals sworn in:

Also, Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. James Mellett, P.E., Churchill Engineering

Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday June 10, 2020.

A motion to approve the above-mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Bucceroni

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202009C

**I & H Builders, LLC
Bulk C Variance
Block: 1703 Lot: 5**

#202011C

**Thomas O'Neil
Bulk C Variance
Block: 20501 Lot: 5**

A motion to approve the above-mentioned resolutions was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosetti	Yes

Chairman McMullin **Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#182039DCPFMSP

Hutton Gloucester NJ ST, LLC

Zoned: OF

Prelim & Final Major Site Plan

Block: 18103 Lot: 7.01

Location: 810 New Brooklyn – Erial Rd.

Car Wash

Mr. Costa swears in: Mr. Neil Porto (PE), Mr. Nathan Mosely (PE, traffic), Mr. Ben Carroll (owner/applicant).

Ms. Laura Dalessandro (ESQ) Overview:

- In 2018 the Zoning Board approved the car wash use for the site.
- The applicant/owner is back for the site plan approval; Preliminary and Final.
- Variances requested: bulk setback along Erial – New Brooklyn Rd.; Hutton's signage package.
- Mr. Mellett's review letter dated: 7-1-2020
- Mr. Lechner's review letter dated 6-29-2020

Mr. Porto (PE): civil and environmental engineer (PE): Cornell University

A1- overall aerial exhibit:

- Corner property and the car wash is on the triangle,

- Entrance and exit in two places,
- Explains travel lanes and parking,
- Discussion about storm water basin for the site that will have a retaining wall for a 200 flood plain.
- Wetlands on the northern end of the property,
- The lot is 3.6 acres with 1.3 acres that are capable of being developed.
- County roads on both corners,
- Parking for 4 employees/18 parking spots available,
- Parking variance was granted at the use meeting for 18 where 20 are required,
- Storm water management: infiltration basin

A2- Site grade and drainage plan:

- There are 2 low points in the parking lot and access driveways that will bring the water into the storm water into the basin.
- The basin will be supported on the south side with a retaining wall; outlet and overflow pipes.

Mr. Mellett's letter had an outlet question, to keep the water on their property not on the transitional part of the wetlands.

Mr. Porto states they will reconfigure to keep it on their property.

Mr. Mellett states this may cause additional concern. The pipe would be in the transitional wetlands area. It can't impact anything downstream.

Mr. Porto states they have to wait for the DEP to reply to the application.

Mr. Mellett asks for testimony evaluating the new pip alignment that will drop drainage on the surrounding property.

Mr. Costa asks for a page reference; #26 on page 8 of Mr. Mellett's review letter.

Mr. Porto states they will comply with Mr. Mellett's letter: waivers: storm water basin: 3 to 1 side slopes where 4 to 1 is required. Section 3; #4.

- Requesting a waiver for the fire lane.

Mr. Lechner states the board may not be able to waive the fire lane. The Fire Marshall may require you to put one in, even if it's not on the plan.

Ms. Dalessandro (ESQ) mentions the waiver from the loading area.

Mr. Porto states deliveries will be made by UPS, FedEx and other trucks. Mr. Mellett's letter reference Pg. 6; #4.

- Grading waiver within 5' of property line because of the constraints of the property.
- Will supply sidewalks,
- Agree to the recommended fencing
- Variance for parking setback: 14.38' vs. 35' along the two "K" aisles; it is a function of the layout and the triangle shape of the property. Also, working around the wetlands.
- Que lane and pay lane are closer.

Mr. Mellett:

- The parking has been addressed,
- As long as the procedures and business model are the same as the previous application.
- Storm water management: it is inadequate and not compliant with NJ or township requirements.

- Flood hazard area: water way and flooding already in this location. DEP wetlands apply and flood hazard area; stay out of flood area.
- The details are wrapped up in the site plan in regards to waivers (4 to 1 and grading 5').
- Storm water management must be right on the site and it is more important in this specific area.

Mr. Mellett states he recommends the board approve for Preliminary approval, not final site approval tonight.

Mr. Porto asks what Mr. Mellett is looking for specifically.

Mr. Mellett states there are a whole other set of requirements after the application is complete. There are known issues but the board will want more.

Mr. Porto states they are required to have, in writing, NJDEP flood hazard.

Mr. Mellett states as a correction in his review letter: #29, Page 9 cash contribution is not applicable.

Mr. Lechner states there is a 2.5% contribution for affordable housing. You have agreed to my report so we're ok. Mr. Lechner states he just wanted to point it out to the applicant.

Mr. Bucceroni states: new left-hand turn lane and sidewalks. Will the wall in the front of the property have a 'Welcome to Gloucester Township' sign on it? The wall has been reduced to 3' and the slope of the walls (3 to 1) will be hard to maintain. Mr. Porto states there will be a maintenance plan required and it will be planted with native plants; wetland and dry.

Mr. Porto states the wetland plants don't always need to be mowed.

***#202008CDCUPFMSP**

Provco Pinegood Erial Clementon, LLC

Zoned: NC

Prelim & Final Site Plan

Conditional Use, Bulk C & Use D Variances

Block: 16401 Lot: 1,2,3,4, and 42

Location: 1990 New Brooklyn Rd. – Erial Rd. & 2071, 2077 & 2085 Erial Clementon Rd.

Wawa w/fueling stations, improvements including parking area, construction of underground utilities such as water and sewer, storm water conveyance system & storm water basin.

The above application will be tabled until the August 12, 2020 Zoning Board meeting.

No re-advertisement is necessary.

Mr. Carroll – Hutton project manager:

- Mod-Wash car wash, they have 30 under construction and are looking at 5 others in NJ.
- The operation is a water reclamation; no detailing outside; vacuums only outside,
- There is one pay station for the car wash and vacuums outside.
- Open 7 days a week; 8am to 8pm.

- Employees will vary between 3 and 5,
- Water reclamation inside the building; 14 gallons of water used per car with 75% being recycled.
- No storm water runoff from the car wash function,
- Delivery is box trucks; UPS or FedEx.
- Dumpster will be in an enclosure

Signage Package:

A3- Signage Detail:

- Page 2 northern elevation “Fin” design element and an identical one on the southern elevation. (54.24 sq. ft.),
- Page 3 and page 5: additional façade signs,
- * 3 façade signs need a variance.
- 2 freestanding monument signs: 8' at the entrance and exit where only 6' is allowed. The signs are higher for ease of landscaping.
- The “welcome to Gloucester township” sign will be in the front.

Mr. Lechner asks if the applicant will supply the base for the Welcome sign?

Mr. Bucceroni stated that other applicants put up the sign, you can see them all over town.

Mr. Carroll stated he will provide a base.

- A variance for the maximum area of the west elevation: Ordinance is 32.6' and the façade design is 40.8'.

Mr. Lechner requested the hours of operation.

Mr. Carroll states: 8 am to 8 pm, 7 days a week.

Mr. Mellett asks if the machine or employees apply “tire wet”?

Mr. Carroll states the machine applies the “tire wet”

Mr. Mosley (traffic engineer, PE):

- He updated the DOT background growth rates,
- Cross Keys Road: PM Peak 3,000 vehicles per hour, Saturday Peak 2500 to 2600 vehicles per hour.
- The property has safe an efficient access,
- The car wash is on 2 county roads and they will get approval from the county.
- Anticipated traffic: Pm peak 65-70 total trips; 30 to 35 vehicles. Saturday total trips 140; 70 vehicles; it can handle that capacity.
- Any impacts to traffic/no change level of service. Intersection will still serve well. No significant change with “pass-by” trips.
- Driveways: Cross Keys Rd. – right turn only (level C): New Brooklyn Rd. – left and right turns (level B).
- Que analysis: no back up onto main road.
- Onsite circulation includes a mountable triangle to get in and out for emergency vehicles.
- 7 vehicles at the pay lane: sufficient stacking.
- We still have to get count approvals.
- Public transit: no transit or school bus stops in front of the property.
- Auto reduction: the customers will be majority “pass by” not new traffic.

Mr. Mellett asks if they think the back-drive aisle will be used as a cut through for the light if it backs up.

Mr. Mosley states doesn't see an issue since there are only 65 right hand turns. But they can post a sign to help curtail the issue.

Mr. Carroll states the employees will be using the parking, not customers.

Mr. Lechner asks how they differentiate between “Pass-by” traffic percentage and a “direct use” percentage.

Mr. Mosely states they stand outside; for example, a Wawa, and ask customers questions. The ITE then comes up with pass by ratings and publish it in “land Use”.

PUBLIC PORTION:

Mr. Joe Spencer:

He owns farm land behind the property and is worried about the contamination of his well. There are a lot of wetlands there and he is trying to build an apple orchard.

He bought the house 4 or 5 years ago and he's afraid the business is going to kill his property. There's a pond back there that the kids fish in too.

Ms. Dalessandro states the project is subject to all outside agencies, especially the NJDEP.

Mr. Porto states he is an environmental engineer and he worries about the environment too. NY and NJ environmental agencies are very strict and will minimize the impact on the environment. The Infiltration basin slows down the storm drainage and silt into the wetlands. The basin will help filter the water and abide by “best practices”. He couldn't comment on the car wash itself, it is not designed to release water into

the wetlands. The sewer will only get the 25% of the water not used in the car wash.

Mr. Mellett states the applicant does have to go through the NJDEP. The design will have elements of water quality treatment. No additional requirements for the car wash facility. No solvents used outside the facility.

Mr. Porto states he lives by a waterway in NY the state is trying to save, The Bronx River. The contamination is not from “spot contamination” it is run off from nearby homes (suburbs) and properties. Such chemicals used on lawns.

Mr. Bucceroni ask at the retail end you won’t be selling oil or anti-freeze.

Mr. Carroll states “no”

Mr. Bucceroni states the no one will be adding/changing oil in the parking lot or adding anti-freeze.

Mr. Robert Sampson:

The car wash is right behind his house. It was designated wetlands so why are we trying to change it. We’ve been there over 20 years.

Mr. Porto states the self-contained and some of that will be treated and go to sanitary sewer. The wetlands delineation is very stringent. Project is not touching wetlands on surrounding.

Mr. Mellett states this will not make things worse on Cross Keys Rd because they will manage their storm water.

Mr. Bucceroni states they are widening Cross Keys Rd. and that will help the flooding.

Mr. Lechner states if the application is approved for preliminary there are no fees for the final approval. But you will have to come back before the board with a presentation.

Ms. Dalessandro clarifies: waivers, variances, drainage, flood plains are being granted as long as nothing changes. We are going to streamline for the final approval and “clean it up”.

A motion to Adjourn was made by Mr. Rosetti and seconded by Mrs. Chumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.