

ABSTAIN: Ms. Boone, Mr. FitzPatrick
ABSENT: Mr. Mooradian, Mr. Raspantini

Carried.

Angel & Jeffrey Lyman, Block 1902, Lot 30.07; 15 Quail Run.

A motion to waive the reading of the Resolution was made by Ms. Jarvis, seconded by Mr. Molinari. Carried.

A motion to approve the Resolution was made by, seconded by.

Roll Call: AYES: Mr. Crimmins, Ms. Jarvis, Mr. Molinari,
Mr. Scuderi, Chairwoman Strollo

NAYES:
ABSTAIN: Ms. Boone, Mr. FitzPatrick
ABSENT: Mr. Mooradian, Mr. Raspantini

Carried.

BOARD COMMENTS

Chairwoman Strollo welcomed the Board’s new traffic engineer, Brian Intindola.

PUBLIC COMMENTS - None

PUBLIC HEARING

V-07-21-ZBA-12-506 Route 17 Ramsey LLC, Block 5102, Lot 5; 506 Route 17 North - Continuation

Jennifer Berardo, Esq. of Wells, Jaworski & Liebman, LLP, 12 Route 17 North, Paramus, N.J. appeared on behalf of the applicant. Ms. Berardo said that the revised plan is a more efficient, safer and better overall plan. Ms. Berardo said that there’s only one variance left which is for parking spaces where 40 parking spaces are required and 29 parking spaces are being proposed. Ms. Berardo presented the following exhibits:

- Exhibit A-6 Site Plan last revised 02/25/22
- Exhibit A-7 Revised Landscape Area

TESTIMONY OF ANDREW MISSEY

Andrew Missey of Lapatka Associates, 12 Route 17 North, Paramus, N.J. was sworn in and deemed an expert in engineering. Mr. Missey described the existing and proposed conditions. Mr. Missey said that they are proposing a total of fourteen vacuum spaces to the north side as well as ADA parking spaces. Mr. Missey said that they introduced a kiosk at the wash tunnel gates and moved the two car stacking lanes to the south side. Mr. Missey said that they were able to introduce twelve angled parking spaces and a one-way isle on the south side closer to the building reducing the potential for conflict with vehicles entering for the car wash service or the secondary oil change service. Mr. Missey said that there are no alterations to the route 17 entries or exits. Mr. Missey said that the total parking requirement is for 40 parking spaces and 29 is being proposed.

Mr. Missey said that 14 of those spaces have vacuums and there are 15 spaces without vacuums being proposed. Mr. Missey said that the operator projects approximately ten employees for the operations. Mr. Missey said they are proposing two electrical vehicle charging parking spaces. Ms. Berardo asked Mr. Missey if those spaces count as two spaces towards the parking requirement. Mr. Missey said yes. In essence, the parking calculation would increase to 31 spaces being proposed. Mr. Missey reviewed the existing non-conformities on the site. Ms. Berardo asked Mr. Missey if there are any proposed modifications to the existing building. Mr. Missey said no. Mr. Missey reviewed the drainage and lighting plans. Mr. Missey described the soil movement. Mr. Missey said that the site work requires the movement of 1,177 cy of soil. The proposed soil movement is for 735 cy yards of cut and 442 cy of fill for a total of 1,177 cy of which 293 cy will be exported from the site. Mr. Missey said the proposed signage will be addressed in a subsequent application.

BOARD QUESTIONS

Mr. Molinari asked Mr. Missey where similar car washes are located. Mr. Missey said he visited one in Little Ferry and one in Elmwood Park. Mr. Molinari asked Mr. Missey approximately how many vehicles will be provided with detail service after the car wash. Mr. Missey said that would be by appointment only to control that concern. Mr. Scuderi had a concern regarding the electric vehicle charging spaces. Mr. Rogers suggested that the Board make a determination based on 29 proposed parking spaces with mention that two are for electric vehicle charging spaces. Mr. Hals commented that his review indicated that the site plan was proposing 15 parking spaces. He wasn't counting the vacuum spaces as parking spaces. If they are counting an increase in the parking spaces, then they are required by the regulation to provide the electric vehicle parking spaces. Mr. Rogers said that he will have to review that regulation. Mr. Intindola asked Mr. Missey if the handicap spaces are exclusively handicap spaces. Mr. Missey said yes. Chairwoman Strollo asked Mr. Missey if the vacuum spaces that are specifically engineered spaces would become a condition of approval. Mr. Missey said he thinks it should be. Chairwoman Strollo had a concern regarding the flow of traffic through the site. Chairwoman Strollo said that part of that is proposing signage. Mr. Missey said that the signage proposal is not complete. Chairwoman Strollo also has a concern with Crew Engineers review pertaining to the floor drains. Mr. Hals had a concern with the minimum landscape area going from 29% to 30% without having a sidewalk for people to enter the building. Mr. Missey said that there's a space between the building wall and the landscaped area where there will be ample room to walk. Mr. Hals had a concern about the signage not being proposed at this time.

PUBLIC QUESTIONS - None

TESTIMONY OF DOUGLAS POLYNIK

Douglas Polyniak of Dolan & Dean, 181 West High Street, Somerville, N.J. was sworn in and deemed an expert in traffic engineering. Mr. Polyniak described the existing parking

and traffic pattern on the site. Mr. Polyniak described the proposed stacking plan. Mr. Polyniak said that they used an average car length of sixteen feet with two feet in front of each car and two feet to the rear of each car for a total module of twenty feet. Mr. Polyniak said that they were able to conservatively stack 27 vehicles on this site without having any impact to visitors leading to the parking spaces, the loop facility or vacuum spaces. Mr. Polyniak said that while 27 makes for a very comfortable site operation, you can fit up to about 30-33 cars before you start impacting the state highway. Mr. Polyniak said based upon his experience 15 stacking spaces is what they've seen maxed out at some queues. Mr. Polyniak said that they have reviewed some older NJDOT data from back in the 1980's. They recommend 22 stacking spaces be provided before you start impacting site operations or roadway operations. Mr. Polyniak said that was back in the 1980's when the car washes didn't have such high tech operations like this facility with the ability to process more vehicles. Mr. Polyniak said that he's very confident that the queuing and stacking spaces associated with this property will be more than sufficient to handle the demand. Mr. Polyniak said that they also reviewed the plan for the quick lube facility. Mr. Polyniak said that they reviewed the Institute of Transportation Engineer's trip generation data for a facility of the proposed size and it said that it can process about 10 vehicles during peak hours. The applicant actually said that's probably on the high side. They anticipate close to three to five vehicles an hour. Mr. Polyniak said that the proposed parking is for 15 parking spaces and 14 vacuum spaces for a total of 29. Mr. Polyniak said that it's the understanding that the employees counted as 10, but in many instances with car washes, employees use a van or shuttle or even carpool together. The impact of 10 employees will not be 10 parking spaces, it's probably closer to maybe 3-4 parking spaces for employees. Mr. Polyniak said that a customer never really leaves their car when they're on the property. Whether it be parking by the vacuum stalls to vacuum your vehicle, traverse through the car wash or even the quick lube. Mr. Polyniak said that there's not a lot of customer parking demand for the site and he is very comfortable that 29 spaces on the site will accommodate employee and customer demands. Mr. Polyniak reviewed Mr. Intindola's review comments. Mr. Polyniak said that any delivery or trash pickup will be done during off peak hours. Mr. Polyniak said that there will be a manager by the kiosk throughout the day and they will be able to handle any issue with respect to on site circulation and flow.

BOARD QUESTIONS

Mr. Scuderi has a concern regarding the existing stacking of 35 vehicles waiting in queue and the proposed two lane stacking bringing the number down to 27. Mr. Polyniak said that you could probably fit closer to 33 vehicles without having any backups on the highway. Mr. Scuderi asked Mr. Polyniak about how long does it take to process a car through the car wash. Mr. Polyniak said that the car wash facility will be able to process a car from entering the tunnel to cleaning for about one minute twenty seconds to about one minute thirty seconds. Mr. Intindola asked Mr. Polyniak if there was a need for a NJDOT permit. Mr. Polyniak said that they are not performing any changes to the driveways withing the state highway and they are not creating an increase in traffic that

would trigger the need for a permit. Mr. Intindola had a concern regarding the signage package. Mr. Intindola said that the 15-17 cars in stacking would not backup onto Route 17. Mr. Intindola said that in his opinion, the two straight lines have effectively maximized the storage.

PUBLIC QUESTIONS - None

TESTIMONY OF FREDERICK GRAUER

Frederick Grauer of 558 Marine Street, Boulder, CO was sworn in. Mr. Grauer said that his company is supplying the vacuum equipment to the applicant. Mr. Grauer described the operations of his own car wash and compared it to the proposed operations.

BOARD QUESTIONS

Chairwoman Strollo asked Mr. Grauer for some clarification on the detailing operations. Mr. Grauer provided his opinion for the proposed operations. Ms. Jarvis had questions regarding the employee responsibilities. Mr. Grauer provided the details about his own car wash. Board Members asked Mr. Grauer several questions regarding operations of his own car wash. Mr. Grauer did his best to respond.

PUBLIC QUESTIONS - None

Chairwoman Strollo said that the hearing will be carried to June 15, 2022 at 7:30 pm. No new notices are required.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made by Mr. Crimmins, seconded by Mr. Mooradian, to adjourn the regular meeting at 10:30 pm. All voted in favor. Carried.