

ABSTAIN:

ABSENT: Mr. Crimmins, Mr. Raspantini

Carried.

Pasquale Giannella & Melissa Cassino, Block 1301, Lot 1 ; 400 Grove Street.

A motion to waive the reading of the Resolution was made by Mr. FitzPatrick, seconded by Mr. Scuderi. Carried.

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

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

NAYES:

ABSTAIN:

ABSENT: Mr. Crimmins, Mr. Raspantini

Carried.

BOARD COMMENTS - None

PUBLIC COMMENTS - None

PUBLIC HEARING

V-03-22-ZBA-4-Voytek Branach, Block 4201, Lot 7.01; 7 Sunrise Terrace.

Mr. Rogers verified that the applicants had noticed properly and that the hearing could proceed.

Voytek Branach was sworn in. Mr. Branach said that they renovated the house and built a two-story dwelling upon the existing foundation. Mr. Branach said that the lot is very narrow and the house has no back yard. Mr. Branach said that he’s requesting two variances; one for front yard setback of 26’ where 40’ is required and the second is for a rear yard setback of 20’ where 25’ is required. Mr. Branach said that the front yard setback is for an awning covering the front steps for protection from the weather elements and the rear yard setback is for raised balcony. Mr. Branach said that because there’s no rear yard, they wanted to utilize the side yard as a rear yard with the raised balcony.

BOARD QUESTIONS

Mr. FitzPatrick asked Mr. Branach if the house was built on an existing footprint. Mr. Branach said yes. Mr. FitzPatrick asked Mr. Branach if there were any changes in the foundation. Mr. Branach said no. Mr. FitzPatrick asked Mr. Branach if the side yard is exceptionally large. Mr. Branach said yes. Mr. Hals commented that if you drew the front yard setback 40’ from the street and a rear yard setback 25’ from the rear yard, you would only allow for a 15’ wide house at the widest portion of the property. Mr.

- Exhibit A-10 Colorized Site Plan last revised by May 25, 2020
- Exhibit A-11 Exhibit of slip lane dated June 15, 2022
- Exhibit A-12 Sign Plan dated May 31, 2022
- Exhibit B-5 Dave Hals Review revised dated June 14, 2022
- Exhibit B-6 Neglia's review revised dated June 1, 2022

TESTIMONY OF PATRICK GONZALES

Patrick Gonzales was sworn in. Mr. Gonzales said he's a partner and operator to the car wash. Mr. Gonzales reviewed the operations of the site. Mr. Gonzales said that they plan on having around ten (10) employees. Mr. Gonzales described their positions on the site and training.

BOARD QUESTIONS

Ms. Boone asked Mr. Gonzales where would the employees park. Mr. Gonzales said that they have a parking area on the south east side of the property. Mr. Gonzales said that the majority of the workers will be sharing a ride.

PUBLIC QUESTIONS - None

TESTIMONY OF ANDREW MISSEY

Andrew Missey of Lapatka Associates, 12 Route 17 North, Paramus, N.J. was already sworn in. Mr. Missey said that the existing conditions remain the same. Mr. Missey said that that they meet the landscape requirements of 30%. Mr. Missey said that they have adjusted the geometry at the pay stations to accommodate the present curb layout. Mr. Missey said that they have seven (7) angled spaces on the south side and they propose electric vehicle spaces in the southeast of that area. Mr. Missey said overall they have twenty-four (24) parking spaces. Mr. Missey said that there are two (2) car wash lanes with separate single driveways, to the self-service pay stations for the car wash. Mr. Missey said that they anticipate that the northerly lane, or the one to the inside closest to the building will be used during non-peak times and will access both pay stations. Mr. Missey said that they anticipate closing off the outer or southern lane during non-peak times. Mr. Missey said that they will retain the existing stormwater detention basin between the car wash lanes. Mr. Missey said that the site will be illuminated using the existing light poles, but they will retrofit those poles with LED light fixtures. Mr. Missey said that the landscaping improvements are about the same. Mr. Missey said that the car wash queueing is now twenty-six (26) vs. twenty-seven (27) that was previously testified. Mr. Missey said that they reduced soil moving quantities to 175 cy of cut, 110 cy of fill for a total soil movement of 285 cy. Ms. Berardo asked Mr. Missey if there are existing twenty-two (22) parking spaces on the site. Mr. Missey said yes. Mr. Missey said that they are improving the nonconformity. Mr. Missey described the proposed slip lane. Mr. Missey said that the slip lane is located right about at the center of the two queueing lanes for the pay stations. It would permit a vehicle in the northerly or inner

queuing line to make a movement to the outer lane and access the second pay station. Mr. Missey said that creating the slip lane would require impervious surface, but to mitigate for that additional impervious surface additional greenery would be added to the central island.

BOARD QUESTIONS

Ms. Jarvis had a concern regarding the parking spaces for the electric vehicle charging stations. Ms. Berardo responded with a legal introduction. Mr. Missey pointed out the location of those parking spaces. Mr. Scuderi asked Mr. Missey how many lanes access the car wash. Mr. Missey said two. Mr. Scuderi asked Mr. Missey to describe the benefits of the revised plan. Mr. Missey did so. Mr. Scuderi asked Mr. Missey to describe the parking on the site vs. the proposal. Mr. Missey said that the present site has twenty-two (22) parking spaces, the proposal is for twenty-four (24), of which fourteen (14) of those are vacuum spaces on the northeast side. Mr. Hals said that he made a recommendation instead of changing the lane to a slip lane to just remove the pavement striping closer to the kiosk stations.

PUBLIC QUESTIONS - None

TESTIMONY OF JOHN GILCHRIST

John Gilchrist was sworn in and deemed an expert in engineering and architecture. Mr. Gilchrist described the proposed signage.

BOARD QUESTIONS

Ms. Boone asked Mr. Gilchrist if the signs will be lit. Mr. Gilchrist said they will be internally illuminated with the exception of Sign #12 which is just a building mounted sign. Ms. Boone asked Mr. Gilchrist if the signs will be lit after hours. Mr. Gilchrist said that the wayfinding signs will not be illuminated after hours, but the pylon and one façade sign will continue to be illuminated for 24 hours. Chairwoman Strollo had a concern with Sign #7. Chairwoman Strollo had a concern with the pylon sign advertising for "Free Vacuums". Mr. Hals responded that "Free Vacuums" is an advertisement and is not permitted on the sign.

PUBLIC QUESTIONS - None

TESTIMONY OF DOUGLAS POLYNIAK

Douglas Polyniak of Dolan & Dean, 181 West High Street, Somerville, N.J. was already sworn in. Mr. Polyniak said that previously they showed stacking of 27 vehicles and the revised plans reduces that by one for 26 vehicles stacking without impacting any operations on the site. Mr. Polyniak said that the slip lane suggested by Mr. Intindola or Mr. Hals' suggestion of using the chevron area both work well. Mr. Polyniak said that a request of a Letter of No Interest from the NJDOT is not necessary. The access lane is being maintained exactly as it is today. The building is being maintained as well as the

operations. There's nothing that triggers a permit for the site. Mr. Polyniak said that he can put together a letter citing why they don't require a NJDOT permit for this site.

BOARD QUESTIONS

Mr. Molinari asked Mr. Polyniak if there will be any gates across the entranceway to the property to prohibit a car from actually entering into the car wash lanes. Mr. Polyniak said no. Mr. Intindola suggested that the Board entertain a six month checkup by a zoning official from a traffic perspective to give the Board some assurance.

PUBLIC QUESTIONS - None

TESTIMONY OF KATHRYN GREGORY

Kathryn Gregory of 96 Linwood Plaza, #350, Fort Lee, N.J. was sworn in and deemed an expert in planning. Ms. Gregory described the requested variances. Ms. Gregory said that there are three existing variances for front yard setback, rear yard setback and for parking that are existing and not changing as a result of this application. Ms. Gregory said that they have eliminated the landscaping variance. Ms. Gregory said that five (5) façade signs are being proposed where one (1) is permitted. Ms. Gregory said that the signs are not very large. Ms. Gregory said that she believes that the signs are for safe circulation around the site. Ms. Gregory said that a customer is not getting out of their car and need direction where to go. Ms. Gregory said that they are upgrading the site and improving the aesthetics.

BOARD QUESTIONS

Chairwoman Strollo asked Ms. Gregory to explain the C-1 hardship variance. Ms. Gregory did so. Mr. Hals commented that the main variances that the Board needs to consider would be for the façade signs. They are proposing five façade signs where one is permitted. Mr. Hals said one façade sign is on the building facing the southerly side of the building towards Route 17. The other four have to do with the quick lube lanes. Mr. Hals said for a self-service facility, you do need a menu board so the driver can determine what they want before they actually get up to the kiosk or pay station.

PUBLIC QUESTIONS - None

BOARD COMMENTS

Mr. FitzPatrick said that the site is being upgraded and the technology is being upgraded to make the site more efficient and speedier. Mr. FitzPatrick agrees with having a Letter of No Interest summary and conformance analysis as a condition should the Board approve the application. Chairwoman Strollo said that if the words "Free Vacuums" were removed from the sign, she would not have an issue with the proposed signage. Chairwoman Strollo said that with regard to Sign #7 being mounted on the building was a good suggestion. Chairwoman Strollo said that she would be in favor of the slip lane. Chairwoman Strollo said that most of the variances would be under a C-2

hardship variance allowing for good planning. Chairwoman Strollo said that the variances can be granted without any detriment to the public. Ms. Jarvis agrees with fellow Board members. Ms. Jarvis said that she would be supportive of approving the façade signs and other signs. Ms. Jarvis said that she would be in favor of the application removing the “Free Vacuums” from the pylon sign. Mr. Scuderi said that the applicant has satisfied their burden for an amended site plan. Mr. Scuderi said that he would be in favor of the recommendation for a six month checkup. Mr. Scuderi said that the changes are modernizing and upgrading the facility. Mr. Scuderi said that there’s no negative impact and he would be in favor of the application.

Ms. Berardo said that the Applicant is amenable to removing the word “Free Vacuum” on pylon sign.

A motion to approve the application with the following conditions was made by Mr. FitzPatrick, seconded by with the Mr. Molinari.

Conditions of Approval:

1. Letter of No Interest summary and conformance analysis
2. Six month checkup by a zoning official from a traffic perspective
3. No “Free” on pylon sign
4. Sign #7 mounted to the building
5. Subject to Mr. Hals’ review letter
6. Subject to Mr. Intindola’s review letter
7. Subject to Crew Engineers review letter
8. Add slip lane
9. Soil Movement

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

NAYES:

ABSTAIN:

ABSENT: Mr. Crimmins, Mr. Raspantini

Carried.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

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