

Call to Order:

The Monroe Township Planning Board meeting was called to order at 6:30 p.m. by Chairman O'Brien who read the following statement; "Notice of this meeting was given as requested by the Open Public Meetings Act in the Annual Notice of Meetings on January 20, 2023. A copy was posted on the 2nd floor bulletin board in Town Hall and on the Township's website. Be advised no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m."

The Board saluted the flag.

Roll Call:

Present: Mr. Brown, Mr. Casper, Ms. Fox, Mr. Giacomucci, Mr. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. McMahon, Mr. O'Brien, Mr. Wolfe. Also present: Mr. Campbell, Solicitor, Mr. Kernan, Planner, Mr. Hunt, Engineer. Ms. Orbachewski, Secretary, Ms. Gallagher, Clerk Transcriber. Excused: Mr. Marino, Mr. Sander, Mr. Dochney

Memorialization of Resolutions:

1. PB-10-23 – Hexa Redevelopment Plan

Motion to approve by Ms. Fox, seconded by Mr. Helsel. Roll call vote; Ayes- Ms. Fox, Mr. Helsel, Mr. Casper, Mr. Giacomucci, Mr. Laughlin, Mr. McMahon, Mr. O'Brien, Mr. Wolfe, Mr. Brown. Nays- Zero. Abstentions- Zero.

Extension Request:

1. #1838 – Blaze Mill Development Group, LLC

Present is Peter Flannery, attorney for the applicant. Mr. Flannery stated that they are requesting a 1 year and 1-month extension for the preliminary subdivision approval. He stated that the applicant is not quite ready to apply for final subdivision approval. He also stated that there are two different approvals for two other portions of the project that have separate expiration dates. For those reasons they are asking for an extension.

Motion to approve by Mr. Helsel, seconded by Mr. Wolfe. Roll call vote; Ayes- Mr. Helsel, Mr. Wolfe, Mr. Casper, Ms. Fox, Mr. Giacomucci, Mr. Laughlin, Mr. McMahon, Mr. O'Brien, Mr. Brown. Nays- Zero. Abstentions- Zero.

Public Hearings:

1. #519-SP – Boing US Holdco (Take 5 Car Wash) – Preliminary & Final Major Site Plan

The applicant is proposing a 4,170 square foot car wash facility with associated site improvements in an existing approved shopping center with multiple approved pad sites located at 1434 South Black Horse Pike, also known as Block 3601, Lot 23 in the RG-C Zoning District. This site received major site plan approval on 1/25/2007.

Public Hearings: (continued)

1. #519-SP – Boing US Holdco (Take 5 Car Wash) (continued)

Present is Doug Heinold, attorney for the applicant. Mr. Heinold reviewed what the applicant is requesting. He stated that this company has the world's largest local car wash company with over 300 locations in the United States. He stated that the professional's reviews noted the sign waivers, lighting waivers, and the electric vehicle requirements that will all be addressed during testimony. Mr. Heinold introduced the witnesses; Adam Graham, Brendan McArdle, Jim Miller. The witnesses were sworn in by Mr. Campbell. Mr. Campbell asked if the application could be deemed complete, Mr. Kernan affirmed. Motion passed to deem the application complete.

Mr. Heinold asked Mr. Graham to explain Take 5 a bit and his role with the company. Mr. Graham stated that he is a real estate manager for the company and he is tasked with growth for the company in the tri-state area. He described the process of the car wash from the pay station, the 90 second wash to the complimentary vacuum stations. Mr. Heinold asked what is the role of the employees. He stated there is typically five employees on site; one at the pay station, one at the entrance to the wash, a manager that oversees everything, one person at the vacuum area, and the last employee may be at the pay station also or float as needed. Mr. Heinold asked what are the proposed hours of operation. Mr. Graham replied 7 to 7. Mr. Heinold asked how many days per week. Mr. Graham replied 7 days a week. Mr. Heinold asked Mr. Graham to explain how trash is dealt with at the site. Mr. Graham replied there is a dumpster on site and that trash is typically picked up twice per week. Mr. Heinold asked if this was the type of car wash that the customer remains in the vehicle. Mr. Graham affirmed and stated that the only time one would get out of the car is if they chose to use the vacuums after they exit the wash.

Mr. Heinold called up Mr. McArdle and provided an aerial photo site plan marked exhibit A1. Mr. Heinold asked Mr. McArdle to explain the site plan. Mr. McArdle stated his qualifications for the Board. He pointed out on the site there is already a PNC Bank and a Rite Aid. There was previous development for the site so they will be replacing where the Checkers was. Mr. McArdle pointed to the pay stations area and that space will allow 15 cars to stack in line. He stated that there are also 15 spaces at the vacuum stations. Mr. McArdle stated that there is public water and sewer and they are planning to utilize the existing stormwater system. Mr. Heinold asked Mr. McArdle to explain the allocation of parking spots. Mr. McArdle pointed out the 15 spots at the vacuum station, and pointed out there are another 11 spots that could be utilized by employees. Mr. Heinold asked Mr. McArdle to explain the path on site from entry to exit. Mr. McArdle explained that you can enter the site from Corkery Lane or from the Pike. He referred to exhibit A1 to show where the cars enter the queue at the pay area. Mr. Heinold mentioned that the professional review made note that the plan did not show 3 lanes so that 15 cars could stack in the queue. Mr. McArdle stated that 3 cars could be going through the wash tunnel at a time so the three lanes are proposed to allow 15 cars in line.

Mr. Heinold asked Mr. McArdle to explain the locations of the signs proposed on property. Mr. McArdle pointed out on exhibit A1, there is a pylon sign along the frontage of the property on the Pike, there is also signage on the southeast, southwest and southern side of the building. He also

Public Hearings: (continued)

1. #519-SP – Boing US Holdco (Take 5 Car Wash) (continued)

explained the enter, exit, and other small branded signs throughout the site that they are asking to allow to be 4 square feet where the requirement is 2 square feet. Mr. Heinold stated that those signs will be facing the drivers as they pull into the queueing lanes. Mr. McArdle stated that those signs will mostly be screened from outside except for the drive-in queues. Mr. Heinold asked Mr. McArdle to address the professional's review about the lighting. Mr. McArdle stated that the lighting will be updated to meet the 16-foot height requirement and they will lower the intensity of light. Mr. Heinold stated that meant they will not be requesting a waiver, they will come into compliance with the requirements. Mr. McArdle affirmed. Mr. Helsel asked if the lighting would be on 24 hours. Mr. Heinold stated that they will comply with turning the lighting down after hours.

Mr. Campbell stated the professional's review mentioned that they would need to request a lighting waiver, but now it seems they no longer need that. Mr. Heinold agreed, he stated that they will change the lighting plan to bring it into compliance. Mr. Campbell asked which signs they are requesting waivers for. Mr. Heinold replied all of the signs they pointed out will be discussed in the testimony from Mr. Miller. Ms. Fox asked about 90 second length of the car wash and the fact that more than one car can be in the wash at a time, she asked if there is a constant flow so that there won't be a lot of cars waiting. Mr. Heinold replied that yes, there will be a consistent flow. Mr. McMahon asked about the kelvin temperature of the lights. Mr. McArdle replied that they will be taking the recommendation from the professionals to lower that. Mr. Heinold stated that 2700-3500k is what was recommended and they will comply with that. Mr. McMahon asked if they have a picture of the finished building. Mr. McArdle did not have that but explained that it has a brick façade. Mr. McMahon asked what was the typical cost. Mr. Graham replied the base wash is typically \$9, but the prices are not finalized yet, and the monthly membership pass starts between \$23 and \$25 per month for unlimited washes.

Mr. Heinold called up Mr. Miller and asked to qualify himself for the Board. Mr. Miller stated they are requesting signage waivers for the three façade signs, functional signs and the free-standing signs. They are also asking for a third pilon sign. Mr. Miller stated that the justifications for the sign waivers are the site location and the view of the site from the road. First, he stated that the shopping center is basically a series of pad sites and that the PNC and Rite Aid have their own sign package with their own pilon and façade signs. Secondly, Mr. Miller explained how the site is hard to see from the road as it is set back a way off the Pike, and the heavy landscaping on the corner also obstructs the view. Lastly, Mr. Miller explained that the signs are consistent with the purpose of the code. He stated that the number of signs is greater but the overall area of the signs is much smaller but they are still consistent with the code. He stated that the 4' sign they are requesting is just easier to see than a 2' sign and there is no impact outside of the site. Mr. Miller stated that he believed the sign package is consistent with the purposes of the code and provides the needed identification for the business.

Public Hearings: (continued)

1. #519-SP Boing US Holdco (Take 5 Car Wash) (continued)

Mr. Kernan stated that he is subbing in for Mr. Sander this evening. He referred to the review letters Mr. Sander submitted, most of the items he noted were already addressed. Mr. Kernan stated that he would like to discuss the electric vehicle charging stations and whether or not they would be needed at the site. Mr. Heinold stated that the state statute does not apply to this site. He explained that the pad they will occupy has parking for the complimentary vacuum area, and the area off to the side for the employees to park. He stated that there was no reason for anyone else to park. Mr. Heinold stated since they are under 25 spots in the provision, there's no reason that they should be required to provide EVSE spots. Mr. Kernan agreed with Mr. Heinold. Mr. Campbell explained that there is a safe harbor clause to the requirement and it appears that this applicant qualifies for the safe harbor. Mr. Kernan and Mr. Hunt agreed with Mr. Campbell's explanation.

Mr. Hunt reviewed his report for the Board. He stated that the testimony addressed most of his comments. He stated that although they are requesting an excess number of signage, the area of the signage is consistent with the code. Mr. Hunt stated the directional signs are only on their immediate pad site, there will not be any detriment to the flow of the site, the freestanding sign will help identify the property. He stated that he landscaping plan is acceptable, but he is asking that a post-construction landscaping inspection be done and that additional plantings be added if required. He stated that he agreed about the EVSE. He asked the applicant if the dumpster enclosure would be painted to match the building. Mr. McArdle replied yes. Mr. Hunt asked the applicant if the vacuum stalls would be run the same hours as the car wash itself. Mr. McArdle replied yes. Mr. Hunt asked if they were newer vacuums and not as loud as others we've all seen around. Mr. McArdle replied yes. Mr. Hunt added that the contribution to the housing trust fund is required by code.

Mr. Campbell asked Mr. Hunt about his notes regarding the light poles and lighting. Mr. Hunt replied that the applicant stated they would reduce the height and reduce the kelvin temperature. Mr. Heinold stated they will comply with the notes and stated requirements. Mr. Kernan stated what may be a problem for the traffic coming off Corkery, he pointed to exhibit A1 where the cars would be entering the queue there is a piece of curb that sticks out a bit. Mr. McArdle stated they can look into a car turning analysis to see if that could be leveled out for easier access. Mr. Heinold stated they can provide some more testimony as to the architectural of the building. Mr. Brown stated that there are a few people here that live right around the corner and are going to see that every day and he wants to know what it will look like. Mr. Heinold showed what was marked as exhibit A2, a rendering of the architectural of the building. Mr. McArdle stated that is an off-white brick with blue signage, and a lot of other blue details including blue doors.

Motion passed to open the hearing to the public.

1. Bonnie Waters of 1415 Cranleigh Lane was sworn in by Mr. Campbell. Ms. Waters stated that her property backs up to the applicant's property. She stated that her question about operating hours was address and the applicant stated it would be 7-7. She was going to ask

Public Hearings: (continued)

1. #519-SP – Boing US Holdco (Take 5 Car Wash) (continued)

about lighting because there was an issue before with the Checkers and Rite Aid, but the applicant already addressed that they will go with what is required. Mr. Heinold stated that they are not requesting any lighting waivers they are going to revise the lighting plan to be in compliance with what is required. Ms. Waters made a statement about the traffic and if any study was done because that intersection is bad. Ms. Waters asked when the trash pick-up would be. Mr. Heinold confirmed that trash pick up would be during the business hours. She asked if the small group of trees by the Corkery entrance would be removed and where the cars will stack in the queue. Mr. McArdle pointed out to Ms. Waters on exhibit A1 where the cars would be queueing and that they would not be taking out the trees she asked about. Ms. Waters asked if the car wash was a drive through, not bays. Mr. McArdle affirmed.

Mr. Wolfe stated that the trash pick-up will be complied with as the town does have a noise ordinance. He stated that there was an article put out about that intersection and it was not factual information. He is aware there are a lot of accidents there. He will try to address this intersection; being that there are three entities involved with the streets being municipal, county and state roadways at this intersection. He mentioned there was a study done but all they did was change the timing of the lights.

Motion passed to close the hearing to the public.

Mr. Helsel asked since this is new construction, how long does it take to build. Mr. Graham replied it takes about 6 months. Mr. Helsel asked if they will be using local labor. Mr. Graham replied they have an internal construction management team that will oversee the project. Mr. Helsel stated that he would like to see them use local labor. Mr. Graham stated that is possible. Mr. Brown asked if they have another car wash going up in Gloucester Township. Mr. Graham replied that he does not believe that is their property, he asked if Mr. Brown meant Clementon. Mr. Brown replied yes, Clementon. Mr. Graham replied they were denied on the Clementon location because the lot was too small. Mr. Brown stated this is in Gloucester Township, not in Clementon. Mr. Brown stated he was at the site today and it seems like that project would be completed before our town, so that way he would have an idea about what it would look like.

Mr. Wolfe stated that they would hope that local labor is utilized. He asked about the hiring of employees if that would be local and if the 5 employees mentioned would be it. Mr. Graham replied yes, they would try hire local, it would be 5 per shift but he was unsure of the total number of employees for the site.

Mr. Campbell reviewed the application for the Board. He stated there would be 4 waivers related to the signage. He stated the following conditions that the applicant supplement the record by providing staff with color exhibits A1 and A2. They should comply with all conditions set forth in the Board's review letters. The construction and development should be consistent with the representations and testimony. There should be a contribution to the Township's housing trust

Public Hearings: (continued)

1. #519-SP – Boing US Holdco (Take 5 Car Wash) (continued)

fund. The plans should be revised and resubmitted as it relates to additional landscaping that may be necessary and revision to the circulation plan. The trash pick up should be limited to business hours.

Motion to approve by Mr. Helsel, seconded by Mr. Brown. Roll call vote; Ayes- Mr. Helsel, Mr. Brown, Mr. Casper, Ms. Fox, Mr. Giacomucci, Mr. Laughlin, Mr. McMahon, Mr. O'Brien, Mr. Wolfe. Nays- Zero. Abstentions- Zero.

Public Portion:

Motion passed to open the public portion. There being none, motion passed to close the public portion.

Reports:

Nothing to report.

Approval of Minutes:

Motion passed to approve the meeting minutes from the February 23, 2023 regular meeting.

Adjournment:

The meeting was adjourned at 7:33 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings.

Respectfully submitted by: Amy Gallagher, Clerk Transcriber