

**RESOLUTION 2019-19**

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD  
GRANTING MINOR SITE PLAN APPROVAL AND WAIVERS TO THE  
APPLICANT, ZANGER ENTERPRISES, INC.  
BLOCK 114, LOTS 9, 10, 11 AND 12  
4271 BLACK HORSE PIKE (N.J.S.H. ROUTE 42)  
APPLICATION #2034**

**WHEREAS**, the Applicant, Zanger Enterprises, Inc., whose mailing address is 4271 Black Horse Pike, Turnersville, New Jersey, for property owned by Katherine Christopher, LLC c/o John Zanger, Jr. whose mailing address is 4271 Black Horse Pike, Turnersville, NJ 08018, is requesting minor site plan approval and submission waivers to construct two (2) building additions, totaling 1,604 square feet, to the existing 23,257 square foot Prestige Subaru automobile sales and service center facility; and

**WHEREAS**, the property is located in the Area 1 of the Washington Square Redevelopment Zone (Underlying zone = HC- Highway Commercial) of the Township of Washington; and

**WHEREAS**, public notice of the hearing was provided in accordance with the requirements of Municipal Land Use Law, N.J.S.A. 40:55D-12; and

**WHEREAS**, in support of the application, the Applicant submitted a Minor Site Plan submission received September 20, 2019, consisting of the following:

<b>Sheet</b>	<b>Title</b>	<b>Date</b>	<b>Latest Revision Date</b>
1 of 4	Cover Sheet	06-04-19	09-06-19
2 of 4	Topographic Survey	06-04-19	09-06-19
3 of 4	Site Plan	06-04-19	09-06-19
4 of 4	Construction Details	06-04-19	09-06-19
SD-001	Cover Sheet	08-11-19	---
DM-	Schematic Demo Plan	08-11-19	---

101			
SD-101	Schematic Floor Plan	08-11-19	---
SD-102	Schematic Roof Plan	08-11-19	---
SD-201	Elevations	08-11-19	---

Sheets 1 of 4 through 4 of 4 were prepared, signed and sealed by Joseph A. Mancini, P.E., Tristate Engineering and Surveying, PC, P.O. Box 1304, Blackwood, New Jersey 08012 (856) 879-2024.

Sheets SD-001 through SD-201 were prepared, signed and sealed by David N. Lummis, R.A., Ignarri Lummis Architects, 601 Chapel Avenue East, Cherry Hill, New Jersey 08034 (856) 428-8877; and

**WHEREAS**, the Applicant was represented by Clint B. Allen, Esquire, at the October 1, 2019 hearing on this matter; and

**WHEREAS**, the Planning Board made its decision in this matter based on the documentation set forth above, the testimony of the Applicant and the Applicant's Professionals and the Board's Professionals made at the time of the hearing on the application and on each of the following:

1. Joseph M. Petrongolo, LLA, RLA, PP, Board Planner, submitted a report dated September 26, 2019.
2. Michael Angelastro, Ph.D., PE, PTOE, Board Engineer, submitted a report dated September 30, 2019; and

**WHEREAS**, based upon the above, the Board, at the October 1, 2019 hearing date finds as follows:

1. Joseph M. Petrongolo, LLA, RLA, PP, Board Planner, testified the Applicant is asking for various submission waivers for which he had no issue waiving if the Board approved same. Otherwise, the application can be deemed complete.
2. Clint B. Allen, Esquire, Applicant's attorney, stated he is representing Zanger Enterprises, Inc. d/b/a Prestige Subaru. The Applicant is proposing a total of 1,604 square feet of additional building space to the existing building located on the Black Horse Pike in Turnersville known as Block 114, Lots 9, 10, 11 and 12.
3. Mr. Allen stated the Applicant has been operating their automobile dealership over the past many years at this location. Tonight, the Applicant is looking to add an addition to augment the current customer service portion of their dealership to allow for six (6) cars inside. Presently, only four (4) cars can be brought inside the customer service area. The proposed modification to the rear of the building would allow for six (6) cars to be brought inside the customer service queue. Also, there would be some internal changes, including the waiting area just for Subaru and the waiting area just for Volkswagon.
4. Mr. Allen stated the 1,047 square foot addition will be to the rear of the existing building where the garage is located including a new overhead door to be installed at this location. There are some elevation matters that impact the new addition.
5. Mr. Allen stated the site plans located on the easels are renderings of the dealership. Exhibits were marked as follows:
  - A-1 Aerial Photograph
  - A-2 Site Plan Rendering
  - A-3 Photographs of building

Service area addition, 557 square feet

Back building addition, 1,047

A-4 Rendered Building Elevation

A-5 Building Floor Plan

6. Mr. Allen stated the Applicant is in receipt of the Professional review letters and has responded to same. The Applicant has no issues with those reports and any other outstanding matters can be a condition of any approval by the Board.
7. Joseph Mancini, P.E., Applicant's Professional Engineer, testified about the Application. He stated Exhibit A-1 is an aerial photo of the property taken in June of 2019, which is a Google overlay. Located to the right side of the property is the Black Horse Pike, to the left side is Fries Mill Road, the south side is the Wawa and to the north side is another auto dealership.
8. Mr. Mancini stated the Applicant is proposing two (2) additions, front service entrance and show room area.
9. Mr. Mancini referred to Exhibit A-2, which is a site plan of the property showing the rear queuing area for customer vehicles. No other changes are proposed to this site.
10. Mr. Mancini stated there would be a relocation of the service entrance and new curbing to make for easier circulation at the site.
11. Mr. Mancini stated a new overhead door will be installed to the rear of the building which is the existing service bay work area and will result in some elevation changes requiring an egress ramp upward to get outside of the building.

12. Mr. Mancini stated the proposed building addition does eliminate four (4) vehicle storage parking spaces but the new layout will allow for better egress.
13. Mr. Petrongolo asked if the ramp was an internal issue.
14. Mr. Mancini stated the ramp is external to the building at approximately 18 inches.
15. Mr. Mancini stated as to site circulation, the circulation will remain the same except the service entrance will be changed, which will improve circulation going out of the building.
16. Joseph M. Petrongolo, LLA, RLA, PP, Board Planner, submitted a report dated September 26, 2019. Mr. Petrongolo testified he has received the Applicant's response to his report dated September 30, 2019. Based upon the Applicant's responses and the testimony tonight, the Applicant has agreed to comply with his letter report.
17. Mr. Petrongolo stated there is a minor issue with regard to the Redevelopment Plan requirements regarding similar architectural treatment for the addition.
18. Mr. Allen responded the Applicant is not requesting any relief from same and the building addition exterior will look the same.
19. Mr. Petrongolo stated under the Redevelopment section, there are to be single storied buildings with no flat roofs; however, this is a pre-existing single story structure.
20. Michael Angelastro, Ph.D., PE, PTOE, Board Engineer, submitted a report dated September 30, 2019. He testified the addition is less than ¼ acre, therefore, no stormwater impact. Otherwise, the Applicant has agreed to comply with his letter; and

**WHEREAS**, the October 1, 2019 meeting was open to the public and there were no comments from the public on this application; and

**WHEREAS**, based upon the above factual findings, the Planning Board has come to the following conclusions:

1. The subject property is located in the Area 1 of the Washington Square Redevelopment Zone (Underlying Zone=HC-Highway Commercial) of the Township of Washington.
2. The Applicant is requesting minor site plan approval with submission waivers.
3. It was the finding of the Planning Board that the submission waivers could be granted given the existing site conditions and based upon the property's present use as an automobile dealership.

**NOW, THEREFORE, BE IT RESOLVED**, on the 12 day of November 2019, by the Washington Township Planning Board that the application by the Applicant, Zanger Enterprises, Inc. for Minor Site Plan approval and submission waivers on property known as Block 114, Lots 9, 10, 11 & 12 on the Washington Township Tax Maps, be and is hereby **GRANTED**, pursuant to the plans submitted and subject to the following terms and conditions:

1. All of the Agreements and/or representations made by the Applicant as set forth at the hearing in this matter or as contained in this Resolution must be fully satisfied by the Applicant.

2. All of the initial findings of fact, conclusions and conditions as set forth in the “Whereas” recital paragraphs of this Resolution as set forth above, are hereby incorporated by reference herein as further findings of fact and conditions as applicable.
3. The Applicant testified that it will comply with all the terms and conditions of the Planning Board Professional review letters unless otherwise noted on the record.
4. The Applicant is granted minor site plan approval with submission waivers to construct two (2) building additions, totaling 1,604 square feet, to the existing 23,257 square foot building.
5. The Applicant shall be responsible to satisfy any Statewide Non-residential Developer Fee Act obligation associated with this project.
6. The Minor Site Plan is subject to review and approval of the following authorized review agencies, if required, and evidence of these approvals must be submitted to the Planning Board office prior to final signature:
  - a. Gloucester County Planning Board;
  - b. Washington Township Fire Marshall
  - c. Any other outside agency approvals that may be deemed necessary.
7. If an inspection escrow, performance bond and/or maintenance bond are required with this application, an estimate of all on/off site improvements (excluding structures) must be reviewed and approved by the Washington Township Engineer. Any required performance Bond and/or inspection escrow and/or maintenance bond must be posted prior to the signing of any plans or deeds.

8. The Applicant shall contact the Planning Board Office to settle any outstanding review and escrow accounts prior to the issuance of any building permits.

9. The Applicant must submit a certification that all taxes on the property have been paid to date.

**BE IT FINALLY RESOLVED** that the Applicant shall cause a brief notice of this Resolution's decision to be published in the South Jersey Times at the Applicant's expense and forward a copy thereto to the Board within ten (10) days of the date hereof.

This is a Resolution memorializing the vote taken by the Washington Township Planning Board at the aforesaid meeting held on October 1, 2019 and is hereby adopted at the meeting held on November 12, 2019.

WASHINGTON TOWNSHIP  
PLANNING BOARD

  
ALBERT FRATTALI, Chairperson

ATTEST:  
  
CHRISTINE CIALLELLA, Secretary

ROLL CALL VOTE

J. Gattinelli, Mayor	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
A. Frattali, Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. McPoyle, V. Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. D'Orazio, II	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
J. Perry, III	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
M. D'Ariano, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. Metz, Jr., IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. Sparacio, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
J. Bidinger, IV	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
B. Dennis (Alt #1)	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
R. Centrone (Alt #2)	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>



I certify the above to be a true copy of a resolution adopted by the Washington Township Planning Board at a regular meeting held on November 12, 2019 memorializing the action taken by the Board on October 1, 2019.

  
CHRISTINE CIALLELLA, Secretary

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