RESOLUTION 37- 2025

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY (ISP AUTOMATION INC., BLOCK 115.02, LOT 8.02)

WHEREAS, an application for a use variance and waiver of site plan approval from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, ISP Automation Inc. (hereinafter referred to as "Applicant") with an address of 9 Chris Court, Unit F, Dayton, New Jersey 08110 for property owned by Track 6, LLC with a mailing address of 1009 Main Street, Sewell, New Jersey for Property located at 196 Fries Mill Road and being designated on the Tax Map of the Township of Washington as Block 115.02, Lot 8.02; and

WHEREAS, the purpose of the application is to obtain use variance approval and site plan waiver for a proposed light manufacturing use within an existing vacant building; and

WHEREAS, the subject property is located in the Area III of the Washington Square Redevelopment Zone (underling Zone – Highway Commercial - HC); and

WHEREAS, in support of the application, the Applicant has submitted an application received at the Washington Township Zoning Board of Adjust on April 23, 2025 consisting of the following:

Sheet	Title	Date	Latest Revision Date
CS	Cover Sheet	4-20-2025	---
A1.0	Proposed Floor Plan	4-20-2025	---
A2.0	Egress Plan	4-20-2025	---

Proposed Building Use Change Plans were prepared by Keith A. Peacock, Registered Architect of Peacock Architecture & Design, 10 Heather Lane, Hainesport, New Jersey 08036, (609) 405-0586; and

WHEREAS, at the meeting held on May 12, 2025 of the Washington Township Zoning Board of Adjustment, the Applicant was represented by Talbot B. Kramer, Jr., Esquire, where the Applicant present testimony; and

WHEREAS, the Zoning Boad 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 Professionals made at the hearing; and

WHEREAS, at the time May 12, 2025 hearing, the Applicant provided factual evidence as follows:

1. Talbot Kramer, Esquire, stated he is representing the Applicant. The property was a former Maaco Auto Body Shop and was last used as a distribution center for an appliance business. The Applicant wants to return the property to a use similar to Maaco Auto Body Shop. That is, ISP Automation manufactures fuel transfer systems. The main office for the company is located in Dayton, New Jersey. This will be a satellite office.
2. Mr. Kramer stated the Applicant fabricates approximately 7'W x 12' L x 1" steel platforms. They mold 3" to 4" steel pipes together with a maximum height of eight (8) feet. They will power coat and/or paint the items fabricated at the property and other small items and then send them to the Applicant's main location in Dayton, New Jersey for further assembly and completion.
3. Nino Voli testified he works for the Applicant.
4. Mr. Kramer asked Mr. Voli if the Applicant has plans to make any changes to the property.
5. Mr. Voli stated no changes to property but they do plan to clean up the property.
6. Mr. Kramer asked about the use of anything hazardous in the business.

7. Mr. Voli responded no use of hazardous materials.
8. Mr. Kramer asked about fumes and odors.
9. Mr. Voli stated none.
10. Mr. Kramer asked about venting at the property.
11. Mr. Voli stated there are two (2) existing paint booths and a mixing room which they are not changing and plan to use.
12. Mr. Kramer asked about any fumes.
13. Mr. Voli stated none.
14. Richard E. Fini, PE, PP, CME, Planning Board Environmental Planner, asked about the painting and any permitting requirements to use them.
15. Mr. Voli stated the paint booths are not being used for any automotive purpose, and, therefore, no permits required.
16. Mr. Kramer asked about any noise.
17. Mr. Voli stated minimal noise for the business. He stated they will be using one (1) small compressor and dust collector which won't be heard outside of the building.
18. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner asked if the Applicant will agree to comply with all County and Township noise ordinances.
19. Mr. Voli stated yes.
20. Mr. Voli stated the hours of operation for the business would be from 8:00 a.m. to 5:00 p.m., Monday through Friday. He anticipates there will be 11 employees working at the building. The Applicant is not requesting any changes to the existing parking.
21. Mr. Kramer asked about any traffic related to the business.
22. Mr. Voli stated there will be no retail sales at the business. All of the work is done in house. Only the workers will be at the business location.

23. Mr. Kramer asked about any tractor trailers being used or coming to the business.

24. Mr. Voli stated no use of tractor trailers. The company uses its own truck, a Chevrolet 2500 and a 20 foot trailer to transfer work product to Dayton, New Jersey as well as a small work van to move items between locations.

25. Mr. Kramer asked about what kind of deliveries and the type of materials.

26. Mr. Voli stated the business only needs the 20 foot trailer for delivery of the largest items.

27. Mr. Kramer asked about any changes in the traffic to or from the site.

28. Mr. Voli stated the Applicant's business use will only improve traffic conditions from the prior use where there was tractor trailers constantly loading and unloading. This business is a clean operation and operates like there is no one on the property.

29. Mr. Kramer asked about any sewer system discharge.

30. Mr. Voli stated just minimal.

31. Mr. Kramer asked about water usage.

32. Mr. Voli stated nothing unusual.

33. Mr. Kramer asked Mr. Voli if he had heard back from the Fire Department on the application.

34. Mr. Voli stated yes and Applicant will put the I.D. on the building and install a knox box, as requested.

35. Mr. Kramer asked about any changes to the property.

36. Mr. Voli stated no changes. We have removed a lot of debris from the property. We have removed fallen trees, trash and cut the grass since we got access to the building. We have mulched the grounds, fixed the broken fence, removed car bumpers from the site and have made the property more appealing to everyone.

37. Mr. Kramer asked what are the surrounding uses on Fries Mill Road

38. Mr. Voli stated there is a section of woods, there are the Lowes and Target stores, a field located next to us and the MUA.

39. Mr. Petrongolo asked if any work will be done to the interior or exterior of the building.

40. Mr. Voli stated no work to be done to the exterior of the building but some work to the interior of the building per the architectural plans.

41. Mr. Petrongolo stated there had previously been a huge issue with this property related to tractor trailers coming and going to and from the site.

42. Mr. Voli stated there will be no issues since tractor trailers are not used or needed for their business. He stated it would be extremely rare, if ever, but most likely will not happen.

43. Mr. Petrongolo stated regarding this application for a use variance, there had been a similar type of use in this existing structure. However, this use will have a lesser impact to adjacent properties or none at all. The property is in a Redevelopment Zone and the Applicant's use does not comply with the standards. However, the Applicant is taking the existing building that is not in great shape and cleaning the site up and getting rid of the previous tractor trailer traffic. The use will meet the goals and intent of the zone and he saw no harm by approving the request. He asked the Applicant if they would agree, as a condition of any approval, to work with his office on landscaping.

44. Mr. Voli sated yes.

45. Mr. Petrongolo stated the Applicant has agreed to work with us. He saw no negative impact from this use and the use complies with the overall intent of the Zone even if not specifically permitted.

46. Mr. Petrongolo stated as for the site plan waiver, the Applicant needs to satisfy Section 194(B) of the Township Code Book. He stated the building is an existing structure, there will be no new construction, no expanding of the existing parking, there will be no change in drainage, this is not an agriculture use, no offsite improvements and no proposed new utilities, therefore, the proposed use meets the criteria to grant a waiver of site plan.

47. Mr. Petrongolo stated as a condition of approval, the Applicant stated they will work with his office to address landscaping. He stated the Applicant has agreed to comply with the conditions.

48. Richard Fini, PE, Board Environmental Engineer, stated he did not do a review letter and had no objection to the approval.

49. Mr. Kramer stated a permitted use in the zone, such as retail, would have an even greater impact with traffic issues then this use. He stated there is not a lot of work that has to be done with the building

50. Mr. Petrongolo stated the Applicant will need to submit to the MUA and to the County since the property is located on a County road; and .

WHEREAS, the meeting was made open to the public and no one had any comments or objection; and

WHEREAS, based upon the information above, the Board concluded as follows:

1. The property which is the subject of this application is located in the Area III of the Washington Square Redevelopment Plan, Underlying Zoning Highway Commercial – HC.

2. The Applicant is requesting a use variance and waiver of site plan to utilize the existing building for a light manufacturing use.

3. The grant of the use variance sought by this application will provide benefits to the Township and/or to the zone plan which would outweigh any detriment, if any, to the zoning scheme of the zoning ordinances of Washington Township.

NOW, THEREFORE, BE IT RESOLVED by the Washington Township Zoning Board of Adjustment, that the application made by ISP Automation, Inc. for use variance and waiver of site plan is hereby **GRANTED** by the Zoning Board, subject to the following conditions:

1. All of the Agreements and/or representations made by the Applicant as set forth at the hearing in this mater 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 is granted use variance approval for a proposed light manufacturing use within the existing vacant building.
4. The Applicant is granted waiver of site plan per Section 194(B).
5. This approval is granted upon the following:
    a. Applicant did not request any signage approval.
    b. Applicant is to work with Board Professionals to address landscaping on the site.
    c. Applicant is to add Identification to the building and a knox box, per Bureau of Fire Prevention.

d. Applicant agrees to comply with any and all Township or County noise requirements.

e. No retail sales at the business.

f. No exterior changes to the building, parking area and/or property.

6. The Plan is subject to review and approval of the following authorized review agencies, if applicable and if not already received, evidence of these approvals, if required, must be submitted to the Planning Board office prior to final signature:

   a. Gloucester County Planning Board
   b. Washington Township Municipal Utilities Authority
   c. Washington Township Bureau of Fire Prevention
   d. Any other outside agency approvals that may be deemed necessary approval of and/or required for this project

BE IT FINALLY RESOLVED that the Applicant publish a notice of this decision in the official newspaper of the Washington Township zoning Board of Adjustment and will provide proof of publication to the Board's secretary and pay for the cost of said publication.

WASHINGTON TOWNSHIP
PLANNING BOARD

JOSPEH BENNIS, Chairperson

ATTEST:

Jeanette Naylor
Jeanette Naylor, Secretary

The Resolution is adopted by the
Washington Township Zoning Board of Adjustment
On the 9th day of June and memorialized the decision of the
Board made at a hearing on May 12, 2025.

THOSE VOTING IN FAVOR: 7
THOSE OPPOSED; 0
THOSE ABSTAINING: 0

ATTEST:
Jeanette Naylor
Jeanette Naylor, Secretary

This Memorialization of the Resolution
Setting forth the decision of the Board
was adopted thereafter on the 9th day
of June by a vote of 5 in favor
and 0 opposed 0 abstained.

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