

**TOWNSHIP OF MAPLE SHADE  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION No. JLUB-R-26-09**

**RESOLUTION GRANTING BULK VARIANCES,  
USE VARIANCE AND PRELIMINARY AND  
FINAL SITE PLAN APPROVAL FOR  
EXPANSION OF AN EXISTING DUAL USE  
CAR WASH AND LUBE FACILITY ON  
BLOCK 189.01, LOT 3.05, TAX MAP,  
TOWNSHIP OF MAPLE SHADE**

**WHEREAS**, Finishline Auto Spa, LLC (also identified as Bubbles Auto Wash and Valvoline Instant Oil Change) has made application to the Zoning Board of Adjustment of the Township of Maple Shade for a use variance and preliminary and final site plan approval to permit expansion of an existing car wash and oil/lube facility on Block 189.01, Lot 3.05, Tax Map, Township of Maple Shade; and

**WHEREAS**, the matter coming on to be heard at a public meeting on December 10, 2025, pursuant to all notices required by law, and the Board having heard the testimony presented and having examined the exhibits filed, finds the following facts and conclusions of law:

- A. The subject property is identified as 586 Route 38 East in the Business Development Zone (BD), with redevelopment overlay. The property is a 1 acre site with frontage along Route 38. The property currently contains an existing facility for vehicle oil changes/lube and automated car wash.
- B. This site was previously the subject of an application filed by HEW2 Finish Line, LLC, heard by the zoning board on August 12, 2020. At that hearing the board determined that certain improvements to the property did not constitute an expansion of a non-conforming use. The specific improvements at that time were:
  - 1. Installation of self-service pay stations.
  - 2. Upgraded power self-service vacuum units.
  - 3. All parking spaces to have vacuum service available.
  - 4. The proposed improvements will not require an expansion of the footprint of the facility.

The application heard August 12, 2020, was approved and memorialized by Resolution adopted September 9, 2020, under Application No. ZBA-20-6.

C. The applicant now seeks to expand the facility by adding pay kiosks and additional vacuum services. The following variances are requested:

1. Use variance to expand the existing non-conforming facility.
2. Zero landscaping buffer on the east side boundary (5-foot buffer required).
3. Trash enclosure within the rear yard setback in a non-permitted location.
4. Side yard setback of 20.4 feet for trash enclosure (30 feet required).
5. Side yard setback of 9.0 feet for the kiosk canopy (30 feet required).
6. Setback of 5 feet for the vacuum enclosure (40 feet required).
7. Allow 8 on-site parking spaces (10 spaces required).
8. Allow 2-way aisle width of 24 feet (25 feet required).
9. Allow one-way aisle width of 12 feet (15 feet required).

D. Testimony in support of the application was provided by the following parties:

1. Beth Ann M. Grasso, P.E., introduced Exhibits A-1 (aerial view of the site) and A-2 (number of vehicles during Saturday peak). Her testimony centered on the volume of vehicular traffic and the vehicle capacity of the site. The entrance driveway is 100 feet long. The average volume for a business of this type is 250 to 350 cars per day, with peak times being Friday evening and Saturday. The standard formula for number of vehicles serviced is 1 vehicle for each 1 foot of queue space available. The typical average movement of vehicles is 1 minute at the pay kiosk, 75 seconds if payment is by credit card and 157 seconds if payment is by cash. The car wash site is designed to accommodate 60 vehicles per hour. Exhibit A-3 showed the "worst case scenario" for the car wash of 23 cars on the property at the 95<sup>th</sup> percentile, meaning 95% of the time the number of vehicles at one time would be fewer than 23.
2. Testimony regarding the car wash operation on the site was provided by Sulakhan Singh, of Finish Line Auto Spa LLC, who will be the site operator. It takes one minute for a car to go through the wash cycle. The driver stays in the car. There is no towel drying crew at the end.

Typically there will be 2 employees on site and 2 additional when busy. A roving employee will be available to correct any malfunctions at the kiosk. In the event of a breakdown of the wash cycle equipment, a sign will be posted at the entrance to state the operation is closed. The applicant will agree to Zoning Board Engineer approval of the sign content, size, and location. The hours of operation are 8:00 a.m. to 7:00 p.m. daily. All deliveries of supplies will be done during off-peak hours.

3. Michael A. Ferri runs the Valvoline oil change franchise operation at the site. Valvoline has a 30-year lease. The business does not undertake any mechanical repairs. The used oil is collected for recycling every two weeks from a 750-gallon storage tank. The time span for a single oil change is generally 15 minutes. On average, 50 vehicles per day are serviced, with 4 vehicles inside the building and 4 waiting. The floor of the facility does not utilize drains, and the floor is coated with an epoxy surface to prevent infiltration. The hours of operation are 8:00 a.m. to 6:00 p.m.
4. Chad Gaulrapp, P.E., is the applicant's Traffic Engineer. A single driveway access serves both the car wash and the oil change operations. There are 12 vacuum stations, 8 of which are actually on an adjacent lot for which there is a perpetual easement arrangement. There are 8 on-site parking spaces for employees, with 2 HCP spaces. There are 2 dumpster enclosures. Exhibit A-4 is the landscaping plan. There is no landscaping proposed on the east side because it is on the neighbor's property. The applicant will agree to request a letter from the adjacent owner agreeing to waive landscaping on that portion of the property. The facility is proposing 3 new signs on the site as follows: (1) sign on office awning – size compliant. (2) replacement façade sign for Valvoline oil change service. (3) 50 square foot new pylon sign for both uses. The applicant also proposes internal site directional signs, subject to approval by the Zoning Board Engineer.

5. Professional planning testimony was provided by James A. Miller, P.P. He emphasized that the site is an existing use and there will be no change in the character of the use. The vehicle circulation of the site will be more efficient and there is essentially no significant intensification of the 2 uses. The facility is compatible with the surrounding uses. There will be no negative impact of any significance with the commercial uses already in the area.
- E. The application has been reviewed by the Zoning Board Engineer (Turek Consulting, LLC) by letter dated November 10, 2025. The project requires a d(2) variance for the expansion of a non-conforming use. The Engineer's report summarizes the proofs required for the expansion and improvements as well as more specific comments on the related bulk variances, buffer areas and information required of the applicant related to vehicle capacity, traffic circulation, and signage.
  - F. There were no comments, questions or objections during the public portion of the hearing.
  - G. The Zoning Board determines that the site improvements are justified as an expansion of an already existing non-conforming use which will be made more efficient and modernized, without causing a substantial detriment to the public good and without subsequently impairing the intent and purpose of the Zone Plan and Zoning Ordinance. The combination of car wash and oil change facilities are compatible with the surrounding uses and the Board accepts the testimony of the applicant's Professional Planner with respect to the positive and negative criteria.

**NOW, THEREFORE,** the Zoning Board of the Township of Maple Shade grants the following approvals, subject to the conditions also recited below.

1. A d(2) use variance is granted for the site improvements as proposed in the application and as shown on the plans prepared by Pennoni Associates, Inc., dated 9-16-2025 and revised to 11-24-2025.
2. The related bulk variances as recited in Paragraph C of this Resolution are approved as essential to the project and without causing substantial detriment or impairment.

3. The applicant will request a written waiver of landscaping improvements on that portion of the site that extends onto the adjacent property where vacuum stations are located.
4. The applicant will supply a letter of "no interest" from NJDOT.
5. The following site improvements will be subject to the approval of the Zoning Board Engineer.
  - a. Enhancement of landscaping buffers.
  - b. Directional signs.
  - c. Signs and locations to be utilized when there is an operational shut-down.
6. All deliveries to the site shall be scheduled for off-peak hours.
7. A waiver is granted from the requirement to install a sidewalk along Route 38, as pedestrian travel in this location is discouraged and deemed unsafe and unnecessary.
8. Preliminary and final site plan approval is granted, subject to compliance with the terms and conditions of this Resolution.
9. All construction shall be accomplished in accordance with the applicable provisions of the Building Code and all other applicable Municipal Ordinances, Codes and State Statutes.
10. The rights, duties, and obligations of the applicant are as set forth in NJS 40:55D-52 (final approval of site plan).
11. This approval is conditioned upon the applicant providing sufficient escrow funds to pay professional and consulting fees incurred during the course of review and approval of the application in accordance with Section 88-10 of the Ordinance.
12. This approval is conditioned upon payment of any outstanding taxes or assessments on the property in accordance with Section 22-35 of the Ordinance.

DATE: January 21, 2026

MOTION TO APPROVE BULK AND USE VARIANCES  
WITH PRELIMINARY AND FINAL SITE PLAN APPROVAL

YES

Bebitch  
Kozierachi  
McDonald  
Valentino  
Zerega  
Stevens  
Gee

NO



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LU VALENTINO  
JLUB CHAIRWOMAN



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SUSAN DANSON,  
ZBA SECRETARY PRO TEM



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KYLE WAGNER, DIRECTOR  
OF COMMUNITY DEVELOPMENT

