

**Maple Shade Township  
Zoning Board of Adjustment  
Agenda  
December 10, 2025  
7:00 P.M.**

**AGENDA**

- I. Meeting called to order.
- II. Pledge of Allegiance
- III. Open Public Meeting Act: Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Township Council in the following manner:
  - 1. Notifying the Township Clerk December 27<sup>th</sup>, 2024.
  - 2. Mailing Notice to the Courier Post, The Central Record & Burlington County Times on Dec 27<sup>th</sup>, 2024.
  - 3. Posting Notice on the Official Municipal Bulletin Board on December 27<sup>th</sup>, 2024.
  - 4. Board Agendas; Meeting Minutes; Zoning Information and Application Forms can be downloaded from the Township website: <https://www.mapleshade.com/planning-zoning>

**IV. Roll Call:**

- |                            |                             |
|----------------------------|-----------------------------|
| 1. John Gee, Jr., Chairman | 6. William Zerega, Member   |
| 2. Karen Radie, Member     | 7. Laura Kozierachi, Member |
| 3. Lu Valentino, Member    | 8. Dan McDonald, Alt #1     |
| 4. Miriam Bebitch, Member  | 9. Beth Reeves, Alt #2      |
| 5. Joanne Mortimer, Member | 10. Mike Stevens, Alt #3    |
|                            | 11. Frank Lazar, Alt #4     |

John Gee	X	Laura Kozierachi	X
Karen Radie	ABS	Dan McDonald, Alt #1	X
Lu Valentino	X	Beth Reeves, Alt #2	ABS
Miriam Bebitch	X	Mike Stevens, Alt #3	X
Joanne Mortimer	ABS	Frank Lazar, Alt #4	X
William Zerega	X		

*\*For voting purposes, Mr. McDonald was moved up\**

**Also in Attendance:**

Robert Kingsbury, Esq. – Zoning Board Solicitor  
 Fred Turek, P.E. C.M.E., P.P. – Land Use Board Engineer  
 Kyle Wagner – Director of Community Development

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**V. New Business:**

- 1. 586 Route 38 East** Block 189.01, Lots 3.03 and 3.05; FinishLine AutoSpa, LLC  
**Application #:** ZBA-25-13  
**Zone:** BD – Business Development  
**Existing Use:** Car Wash and Lube Facility  
**Proposed Use:** Modifications to existing car wash and lube facility to install three (3) pay kiosks and fourteen (14) vacuum stations  
**Application:** Variance Relief, Preliminary & Final Site Plan Approval

*The Applicant seeks preliminary and final site plan approval with associated variance relief to modify an existing nonconforming car wash and oil/lube facility. The proposal includes:*

- Retrofit and re-occupancy of the existing oil/lube facility (Valvoline-type operation)*
- Installation of three (3) payment kiosks*
- Installation of twelve (12) vacuum stations*
- Associated site improvements and circulation modifications*

*Relief requested includes variances related to parking, setbacks, trash enclosure location, landscaping, and circulation.*

*Kevin Sheehan, Esq., Attorney for the Applicant, entered his appearance and presented the application. Mr. Sheehan testified that the subject property has received prior approvals for kiosks and vacuum facilities and that the proposed improvements do not constitute an expansion of the pre-existing nonconforming use. In the alternative, the Applicant requested D(2) variance relief should the Board determine such relief is required. The following witnesses were sworn and testified on behalf of the Applicant:*

*Beth-Ann Grasso, P.E. – Traffic Engineer (Pennoni Associates)*

*Ms. Barrasso was accepted by the Board as an expert in traffic engineering. Ms. Barrasso testified that she prepared a queuing and circulation analysis dated September 24, 2025. Based upon industry standards, field observations, and conservative assumptions, Ms. Barrasso testified that the proposed car wash is anticipated to generate approximately 250 to 350 vehicles per day, with peak activity occurring on Fridays and Saturdays. Ms. Barrasso testified that the car wash tunnel has a conservative operational capacity of approximately 60 vehicles per hour and that the proposed payment kiosks have a processing capacity in excess of the tunnel capacity, thereby providing operational redundancy. Ms. Barrasso further testified that a 95th percentile queuing analysis demonstrates that a maximum of approximately 23 vehicles would be present on the site during peak conditions and that vehicular queuing would be fully accommodated on site without encroachment onto Route 38. Ms. Barrasso testified that the proposed circulation plan provides adequate separation of car wash, oil change, and vacuum-only traffic movements. Ms. Barrasso further testified that operational contingency measures, including staff intervention, temporary signage, and manual payment processing, are available to address equipment malfunction or atypical peak conditions.*

*Sulakhan Singh – Applicant / Property Owner*

*Mr. Singh testified regarding the proposed site operations and staffing plan. Mr. Singh testified that payment methods will include RFID membership, credit card, and cash transactions, and that staff will be stationed at the payment kiosks and at the car wash entrance during hours of operation. Mr. Singh testified that the average*

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vehicle processing time is approximately one minute and that the facility will typically operate with two employees, with additional staff assigned during peak demand periods. Mr. Singh further testified that electronic tablets will be available for manual payment processing in the event of kiosk malfunction. Mr. Singh testified that temporary “Wash Closed” signage and staff flagging will be utilized when necessary to prevent improper queuing. Mr. Singh testified that the car wash will operate from 8:00 a.m. to 7:00 p.m. seven days per week, and that chemical deliveries will occur during non-peak hours and be stored entirely within the building.

*Michael Ferri – Representative for Valvoline Oil Change Operations*

Mr. Ferri was accepted as a fact witness and testified regarding the proposed oil change facility. Mr. Ferri testified that Valvoline operates approximately 180 oil change facilities across multiple states and that the average customer service duration is approximately 15 minutes. Mr. Ferri testified that the facility contains four service bays with on-site stacking capacity for approximately four additional vehicles, consistent with anticipated peak conditions. Mr. Ferri further testified that waste oil will be stored in above-ground tanks located within the building basement and removed by licensed haulers during non-peak days. Mr. Ferri testified that the facility will utilize epoxy-coated concrete floors and established spill prevention and response protocols, that no overnight vehicle storage or heavy mechanical work will occur on site, and that hours of operation will be from 8:00 a.m. to 6:00 p.m.

*Chad Gaulrapp, P.E. – Site Engineer (Pennoni Associates)*

Mr. Gora was accepted by the Board as an expert in civil engineering. Mr. Gora testified regarding the proposed site plan and improvements, including right-in/right-out access from Route 38, shared access easements with adjacent properties, and a counterclockwise internal circulation pattern. Mr. Gora testified that twelve (12) vacuum spaces are proposed, some of which are located on the adjacent lot pursuant to an existing easement, and that eight (8) on-site parking spaces are provided for employee use only. Mr. Gora further testified that the site provides ADA-compliant access and parking and that trash enclosure locations and service access have been designed to accommodate refuse collection and emergency vehicles. Mr. Gora testified that the proposed site design improves circulation, safety, and operational functionality compared to the existing conditions.

	Open to Public	Close to Public	Motion	Second	Ayes	Nays	Abstain
Ms. Bebitch					X		
Ms. Kozierachi				X	X		
Mr. McDonald, Alt #1					X		
Ms. Mortimer							
Ms. Valentino			X		X		
Mr. Zerega					X		
Chairman Gee					X		

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**VI. Miscellaneous:**

1. **Minutes:** November 12, 2025

2.

*Upon motion duly made and seconded, the Board unanimously approved the minutes of the previous meeting.*

3. **Resolutions:**

**Resolution No. ZBA-2025-09 Resolution Granting Use Variance, Bulk Variances and Minor Sub-Division Approval for Lot Line Adjustment on Block 159, Lots 1 & 3, Tax Map, Township of Maple Shade**

	Open to Public	Close to Public	Motion	Second	Ayes	Nays	Abstain	
Ms. Bebitch					X			
Ms. Kozierachi			X		X			
Ms. Mortimer								
Ms. Valentino					X	X		
Mr. Zerega							X	
Chairman Gee							X	

4. **Discussion Items:**

**VII. Adjourn:** Next Meeting – TBD

Respectfully Submitted:

Susan Danson, MPA, QPA, ICMA-CM  
Acting Board Secretary Pro Tem