



REMINGTON
& VERNICK
ENGINEERS

51 Haddonfield Road, Suite 260
Cherry Hill, NJ 08002
O: (856) 795-9595
F: (856) 795-1882

A-24

MEMORANDUM

To: Marlboro Zoning Board Chairman Michael Shapiro

From: Robert S. Nash, PE, PTOE, CME, Zoning Board Traffic Engineer

Date: March 6, 2020

Re: Bubbleworks Auto Spa, Zoning Board File No. 19-6698
Block 175, Lots 4, 5 & 6, 33 Route 9 South, Morganville (Marlboro Township), NJ 07751

Remington & Vernick Engineers, (RVE) has reviewed the following material with respect to this application:

1. "Site Plan Traffic Review" prepared by McDonough & Rea Associates, Inc. dated November 1, 2019, Signed by John H. Rea, PE and Scott T. Kennel.
2. "Amended Preliminary & Final Site Plan, Bubbleworks Auto Spa, Block 175, Lots 4, 5 & 6, Situated in Township of Marlboro, Monmouth County, New Jersey", Prepared by JKR Engineering and Planning Service, LLC, dated October 18, 2019 with no revisions, Signed and Sealed by Richard DiFolco, PE, PP, consisting of the following five drawings:
 - A. Cover Sheet
 - B. Existing Conditions
 - C. Site Plan
 - D. Details
 - E. Sign Locations/ Photos

The subject property is currently developed and is operated as a car wash with vehicles entering from southbound Route 9 via a right turn in driveway, circulation to an three-lane wide canopy near the entrance to the car wash building, select the desired level of car washing/ interior cleaning level by aligning with the appropriate lane, pass thru the wash facility, and then exit the facility via a right turn out onto southbound Route 9. The existing site layout was approved by Resolution dated October 20, 1999.

The proposed improvements consist of the addition of eleven self-service vacuum stations within the existing paved area at the south end of the site and a new concrete sidewalk area for the vacuum units, restriping of the existed paved westerly portion of the site to create 9 striped employee parking spaces, two staging spaces, a 8' x 16' vacuum building, and an area for an above ground electrical box.

RVE wishes to offer the following items for the Board's consideration based upon our review of the above material:

Re: Bubbleworks Auto Spa, Zoning Board File No. 19-6698
Block 175, Lots 4, 5 & 6, 33 Route 9 South, Morganville (Marlboro Township), NJ 07751
March 6, 2020

1. The applicant should present testimony as to the anticipated average duration that a customer will take to vacuum a vehicle and the peak number of people in one hour who will utilize the vacuum stations. This information is required to determine if the proposed number of stations is adequate to accommodate the projected demand without excess on-site queuing.
2. Vehicles exiting the car wash tunnel are currently pulled forward toward the exit onto Route 9 by employees to the short-term wipe down area and wait for the vehicle's owner to walk to the vehicle. How will a driver who desires to vacuum the vehicle access a vacuum station since they would have to execute a U-turn and drive against traffic flow to an empty parking space.? This comment especially applies to the four westerly most vacuum stations.
3. It is presumed that the two short term staging parking spaces are for holding vehicles awaiting detailing. It will be necessary to drive opposite the on-site circulation flow to access these spaces if the vehicles are washed prior to detailing. The applicant should present testimony addressing this issue.

RVE reserves the right to present additional comments pending the testimony of the Applicant and expert witnesses before the Board.

cc: Ronald Cucchiaro, Esq, ZB Attorney
Laura Neumann, PE, PP, ZB Engineer and Planner
Suzanne Branagan, Zoning Board Clerk
Applicant