

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
OCTOBER 4, 2018 – 7:00 pm**

OPEN PUBLIC MEETINGS ACT

The Delran Township Planning Board meeting of Thursday, October 4, 2018 was called to order by Mr. Cathel at 7:00pm, in the Delran Township Municipal Building.

The Open Public Meeting Act Announcement was read by Mr. Cathel and the Pledge of Allegiance was performed.

OATH OF OFFICE

Pat Pomeranz was sworn in as PB Alternate #2 by Mr. Hagner, Attorney.

ROLL CALL

Present: Mr. Cathel, Mr. Russell, Mr. Catrambone, Mr. Hejnas, Mr. Khinkis, Mrs. Pomeranz

Absent: Mrs. Rovinsky, Ms. Kolodi, Mr. Singer, Mr. Morrow, Mr. Parento

Professionals: Michael Hagner standing in for Sal Siciliano; Board Attorney, Joe Raday, Engineer, Mika Apte, Planner

NEW APPLICTION

**Delran Land Investment, LLC
Stellwag Farms Redevelopment Plan
Block 116, Lot 23
Hartford & Bridgeboro Road
PP2017-01
Amended Preliminary Subdivision**

Mr. Cathel, Chairman stated that Delran Land Investment, LLC will be postponed until the November 1, 2018 meeting.

**Wawa, Inc.
5010 Route 130 North
Block 83, Lot 5
PN 2018-04
Preliminary & Final Major Site Plan**

Duncan M. Prime, Attorney represents the applicant. Mr. Hagner swore in the applicant's professionals.

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Dave Harris, Wawa Sr. Manager of Retail Implementation, 260 West Baltimore Pike, Media, PA 19063.

Jim Bannon, Project Manager, Nave Newell, Civil Engineering Consultants, 900 West Valley Road, Suite 1100 Wayne, PA, 19087.

Dave Shropshire, Shropshire Associates, Traffic Engineers, 277 White Horse Pike, Suite 203, Atco, NJ 08004.

Here for, technically, preliminary and final site plans. One might call it an amended approval since Wawa has already been approved by this Board and the store is open and operating.

Mr. Cathel asked that we go thru the Planner's letter for completeness. Mr. Prime stated several items he wanted to go through.

Item 48: Environmental Impact Report – Waiver - No new building area. Addition on to already paved area.

Item 24: Deed Restriction – No new easements proposed –Waiver– Already open and Operating.

Item 26: Phasing – No phasing plan proposed. When they get their permits they will do the work.

Item 40: Lighting Plan – Withdrawing Waiver request–Will submit as it pertains to trash enclosure at rear of store. They will put together a lighting plan and submit as part of their compliance plan.

~~Item 41: Landscape Plan – Waiver – Taking down one tree and replacing in kind.~~

Item 44: Site triangles – Waiver–Defers to Board Engineer but not proposing any changes to driveways. Site triangles same as they exist today.

290-4.D: Zoning district and school district boundaries – Waiver–No change.

290-4.L: Survey of Property – Waiver– not moving anything around. Just putting an addition on.

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290-4.V: Color Photographs –Waiver–Didn't submit because the store has been there for eight years. They do have six different exhibits to show what they are proposing in lieu of photographs.

Mr. Catrambone asked for clarification on deed restrictions and easements. Mr. Prime testified that there are no deed restrictions with this application and nothing that would restrict them from putting an addition on to this building. The same is true for easements.

Ms. Apte stated that given the type of application and based on the testimony, she has no objection to granting the waivers the applicant is seeking.

Mr. Catrambone made a motion to approve the application for completeness. Mr. Hejnas seconded it. The results are as follows:

Ayes: Mr. Cathel, Mr. Russell, Mr. Catrambone, Mr. Hejnas, Mr. Khinkis, Mrs. Pomeranz

Absent: Mrs. Rovinsky, Ms. Kolodi, Mr. Singer, Mr. Morrow, Mr. Parento,

Mr. Prime indicated that this is the site of an existing and operating Wawa convenience store with the sale of fuel which was approved in 2006 by the Board. That approval called for the constructions of a 5,773 square foot convenience store along with fuel pumps and canopy that is out there now.

That size is very typical for what you would see in a Wawa gas store in this region. However, due to economic conditions when approval was received, they came back in 2008 and extended the approval. They came back in 2009 and received amended approval for a much smaller store, just over 4,000 square feet. It is undersized in this market.

Due to the fact that Wawa is a thriving business, they would like to construct a 1,408 square foot addition to the building bringing it to 5,478 square feet.

Wawa will be adding two parking spaces along with the addition, going from 47 regular spaces to 49 in addition to the six oversized spaces that are already there.

Wawa is proposing to move their waste management system from inside the building to outside in an external trash enclosure. The enclosure will be surrounded by an eight foot high PVC fence which will match the trim of the building. The trash room was a selling point in the past however the trash rooms fill up quickly and the trash has to be transferred outside. The new exterior enclosure will have a recycling dumpster and a state of the art, quiet, odorless, water tight, trash compactor. It will cut the need for trash pickup from once a day to 2-3 times a week.

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Mr. Bannon, Engineer from Nave Newell:

Building addition is at the rear. There will be one new parking space on each side of the building.

When looking out the back of the store, the trash enclosure will be to the right.

There will be an updated sign package on the front of the store and will also include the free standing sign. Both will be the same or smaller than what are there now. Exhibit marked as A-1 (architectural elevations) Plans that were submitted marked as A-2 (construction). The free standing sign plan marked Exhibit A-3, along with the two colored renderings on the back. Exhibit A-4 is the building mounted sign. Exhibit A-5 is architectural renderings of the fuel canopy and trash enclosure.

The site was designed to meet all of the current state storm water regulations.

No changes with the driveways or with any circulation around the site.

Mr. Prime clarified sign variances:

The sign consultant incorrectly calculated sign standards. The actual proposal is actually a little smaller than what is already in place at this location. All sign variances that are detailed in planner's letter are not needed.

Ms. Apte asked for a revised sign package which will be submitted with Wawa's compliance.

David Shropshire, Traffic Engineer, speaking about potential traffic increase, addressing two comments in Mr. Raday's letter:

1. There should be a fairly minimal increase in traffic since this is an already established store. The guess would be within the 5% range. The signal at Chester Avenue meters the traffic in and out of the store.
2. Getting a No Further Action Letter from NJDOT: Requesting that the Board not require any effort through NJDOT. They will qualify because they are 250 square feet below the original permitted space of 5,770 square feet. No expansion. No change in use.
Mr. Raday asked for a one page summary showing that information.

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Mr. Cathel asked whether there is ample space for cars to come around the back of the store if a truck is unloading. Original design was for a 5,700 square foot store so plenty of room. There will be a 25 foot clearance between the loading zone and the curb.

Mr. Catrambone asked about what was going to be in the back left hand corner of the interior of the store. Someone commented that it was a walk in box. On the plans it looks like tables. It was stated that it is retail shelving space. No inside seating. The concern was that it would be a change in usage if it showed tables.

Mr. Catrambone asked if there was a change in the pump area. The answer is that it would be nothing site plan related. There will be an upgrade of the stone trim. The gas dispensers will be changed out around February because they are eight years old. The diesel dispenser will change from yellow to green to match the diesel sign. Additional stone will be added to the columns. Paint is starting to peel so that will be fixed. Awning will remain the same. There will be slight changes to the signs.

Mr. Khinkis asked for clarification regarding the trash compactor. It will be outside in an enclosure. Sealed and locked. Noise level will be 60 decibels at three feet. It is the same level of sound as a normal conversation and considered to be state of the art.

Mrs. Apte asked about parking and the number of employees at a maximum shift. Wawa is required to have 34 spaces plus a maximum shift employee number of 12 which equals 46 spaces. There will be 49 total regular spaces and six oversized spaces. She also asked about signage being compliant. Mr. Prime said it is. Mrs. Apte asked about the fence around the outdoor trash area. The ordinance requires this enclosure be a wall with a minimum height of six feet. A PVC fence is proposed which will be eight feet in height. Requesting a design standard waiver. It will be white to match the trim on the building. It's easy to clean. Behind the fence are steel reinforced bollards. PVC fencing is much easier to power wash than a wall would be. It needs to be eight feet to shield everything in the enclosure. The equipment contained in the enclosure has a maximum height of approximately seven and a half feet.

Mr. Raday asked about the kind of truck that will pick up the trash from the trash compactor. Mr. Bannon said it's a regular trash truck that pulls in, opens the gates, picks up the compactor, dumps it and sets it back down. Mr. Raday asked about whether there is a concern that the truck will bump into the fence. Mr. Bannon said it won't be an issue since the truck is currently picking up the trash in this way. It will just be in a different spot. The current trash area is attached to the building and surrounded by a wall which has been hard to keep clean. The new trash area will be completely separate from the building.

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Mrs. Apte offered clarification to the Board regarding a wall rather than a fence. Her belief is that the applicant is willing to maintain the fence, keeping it clean and intact. A word of caution brought up by The Board Engineer is that the garbage trucks won't damage the fencing. This could be put as a maintenance requirement.

Mrs. Apte also asked about a 2006 approval that talked about cross easements with adjacent parcels. Mr. Prime said that is was discussed in 2006 but it never materialized. There is no reason for cross access between properties on either side. Maybe down the road they would look at it if there is any benefit for Wawa or Delran Township.

Mrs. Apte asked about changes in the landscaping including the removal of the existing tree and where the new tree is going.

Mr. Bannon said that the existing tree is currently located where the trash enclosure is going. That tree will be relocated to outside the enclosure.

Mr. Raday asked if there would be any landscaping around the perimeter of the enclosure. Mr. Prime said it's easier to maintain without landscaping around it.

Mr. Raday spoke with the applicant's engineer prior to the hearing. Mr. Shropshire agreed to provide additional documentation to assure that there won't be a substantial increase in traffic from original calculation in 2006 to present day. Under streets and parking, applicant's agreed to submit additional plans to show the details for the fencing. There were some storm water collection issues on the site particularly near the trash enclosure including some cracked concrete. They have agreed to fix the issues. They will comply with previously discussed lighting. Utilities- there is a one inch conduit running from the building to the trash enclosure. Mr. Shropshire said that it's a PVC conduit for the water line from the building out to the enclosure so they can keep the area clean. There was also talk about construction details so the township engineer can put together the bonding for the project.

OPEN TO PUBLIC

There was no one from the public at this time.

CLOSE TO PUBLIC

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Mr. Catrambone made a motion to approve preliminary and final site approval for this application. Mr. Khinkis seconded. The results are as follows:

Ayes: Mr. Cathel, Mr. Russell, Mr. Catrambone, Mr. Hejnas, Mr. Khinkis, Mrs. Pomeranz

Absent: Mrs. Rovinsky, Mrs. Kolodi, Mr. Singer, Mr. Morrow, Mr. Parento

RESOLUTION

Mr. Hejnas made a motion to adopt Resolution #PP2018-03, for application #PN2018-04, Sun Delran (Light Bridge Academy) for completeness. Mr. Khinkis seconded it. The results are as follows:

Ayes: Mr. Catrambone, Mr. Hejnas, Mr. Khinkis, Mr. Russell

Absent: Mrs. Rovinsky, Mrs. Kolodi, Mr. Singer, Mr. Morrow, Mr. Parento

Mr. Catrambone made a motion to adopt Resolution #PP2018-04, for application #PN2018-04, Sun Delran (Light Bridge Academy). Mr. Khinkis seconded it. The results are as follows:

Ayes: Mr. Catrambone, Mr. Hejnas, Mr. Khinkis, Mr. Russell

Absent: Mrs. Rovinsky, Mrs. Kolodi, Mr. Singer, Mr. Morrow, Mr. Parento

MINUTES

Regular minutes from September 6, 2018.

Carry over to next meeting.

ADJOURNMENT

Mr. Khinkis made a motion to adjourn the meeting at 8:00PM. Mr. Catrambone seconded it. The results are as follows:

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary,
Planning & Zoning