

SOLEBURY TOWNSHIP PLANNING COMMISSION

October 9, 2017

Minutes

Attendance: Chris Caputo, Dan Fest, Keith Deussing, Jack Durkin, Dan Moser, Curt Genner (Township Engineer), Jordan Yeager (Township Solicitor), Paul Cosdon (Supervisor Liaison), Pankaj Jobanputra (Township Planner) and Jean Weiss (Planning Commission Administrator).

Absent: Peter Brussock, TJ Francisco

I. Call to Order

At 7:05 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – August 14, 2017

Upon a motion made by Dan Moser, seconded by Keith Deussing, the Solebury Township Planning Commission approved the August 14, 2017 minutes with a few minor corrections.

III. Conditional Use Application (James Magee, 906 Adam Court TMP #41-27-383)

The applicant proposes the installation of a 16' X 16' shed, the property consists of three (3) front yards (Adams Court, Wilshire Drive, & Kitchens Lane). The placement of the shed does not meet setback requirements.

Mr. James Magee was present of behalf of the application.

Chris Caputo gave a brief description of the application.

Mr. Magee gave a brief explanation of the conditional use being sought in order to erect a 16' X 16' shed in the backyard of his property.

Curt Genner gave a brief explanation of impervious coverage and stormwater management that may be required as part of this project.

Upon a Motion made by Jack Durkin, seconded by Chris Caputo the Solebury Township Planning Commission unanimously agreed to recommend the conditional use as it pertains to setback to erect a 16' X 16' shed on TMP#41-27-383.

**IV. Sketch Plan Review – Wawa (Lower York Road & N. Suga
Road TMP#27-1-1-3, 27-1-2, 27-1-3, 27-1-4, 41-22-73, 41-27-
2)**

The applicant is proposing a 5,585 S.F. footprint Wawa with 69 total parking spaces and 6 fuel pumps (12 fueling positions) covered by a canopy.

Mr. Tom Hecker, Attorney, Mr. Adam Benosky, Bohler Engineering, Greg Richardson, Traffic Planning & Design, and Mike Rodel, Wawa were present on behalf of the application.

Tom Hecker gave a brief overview of the project and the sketch plan process they had already gone through with New Hope Borough. Tom briefly mentioned the reviews that were received from New Hope Borough Zoning Officer, Borough Engineer and Bucks County Planning Commission with regards to the proposed project. The point of this process with Solebury Township is to gain input from the Township Consultants as well as the residents.

Tom Hecker also mentioned that representatives from Wawa had an open house on September 29, 2017 at the existing Wawa to conduct a meet and greet with neighbors to answer questions and gain input. The open house was very informative as several hundred residents attended.

Adam Benosky went through an ariel image plan showing the six (6) parcels comprising of the “property”, including municipal boundary lines. Adam explained that the proposed 5,000 sf. Wawa would mainly encompass the four (4) parcels in New Hope Borough, the two (2) parcels in Solebury Township would consist of parking and an access road from Rout 202. Adam also provided an explanation of the proposed access through the PECO right-of-way, access to/from Route 202 and access to/from Suga Road. Adam stated that feedback has been requested from the New Hope Eagle Fire Company for emergency vehicles entering and exiting the fire house.

Chris Caputo asked how many Wawa’s are in existence in the U.S. that are across the street from a firehouse.

Mike Rodel stated that there is one (1) in Delaware County that is currently being worked on.

Mike Rodel gave a brief background on his history with Wawa, that he has been with the company for 20 years obtaining permits and approvals for development all over, that there are currently 750 stores throughout the region in six (6) states.

Jack Durkin asked about fuel tank containment.

Mike Rodel stated that there are alarms and automatic shutoff controls.

Curt Genner asked about stormwater management for the site.

Adam Benonsky stated that there would be an underground piping system, and there is open space for additional BMP's if needed.

Curt Genner questioned whether the applicant would provide a crosswalk and trail to connect with the North Pointe Development.

Adam Benonsky pointed out the crosswalk and trail on the plan.

Jordan Yeager gave the Planning Commission members a brief explanation of process pertaining to a sketch plan review and moving forward.

Dan Moser questioned whether the proposed Wawa would be open 24 hours.

Mike Rodel stated that it would be open 24 hours.

Keith Deussing asked what would happen to the existing Wawa building.

Mike Rodel stated that the building would be sold off for a non-competitive use.

Chris Caputo stated that he had heard the current Wawa has existing problems with traffic and parking, has there been any study done for the proposed Wawa on traffic flow.

Greg Richardson stated that they have complied some studies working with PennDot's Municipal Traffic Engineer on preconstruction and post construction conditions. Once the studies have been completed they will be provided to the Township for review.

Curt Genner asked what is the level of service for Route 202 and Sугan Road.

Greg Richardson stated that it is a level of service B "which is a very good level of service".

Chris Caputo asked if there was some aversion to putting more of the site in Solebury Township.

Adam Benonsky stated that there was no aversion.

Jack Durkin asked about the turning ratio into pump #6.

Adam stated that it is being looked at.

Dan Fest asked if the water use would greatly increase.

Mike Rodel stated that the water use would slightly increase because of the public restrooms

Chris Caputo asked if there was public sewer.

Adam Benonsky stated that there will be public sewer.

Jordan Yeager asked how many gas pumps were being proposed.

Mike Rodel stated that they are proposing 8 if not 6 gas pumps.

Chris Caputo asked about the architectural design of the proposed building and asked if there were other design examples.

Mike Rodel demonstrated another example of other Wawa's in the area.

Chris Caputo asked about the minimum required lighting, is this a true rendition of the site lighting at night.

Mike Rodel stated that the rendition was very accurate; it was designed by a lighting engineer.

Chris Caputo asked about signage.

Mike Rodel stated that there would be (2) two signs one on Route 202 and the other on Sungan Road by each entrance.

Jordan Yeager asked if any of the Wawa's had Leeds certification.

Mike Rodel stated that a few of the Wawa's did have Leeds certification.

Sean Zubler asked about the fuel tanks and vents, where are they located in relation to the high tension wires.

John Capriotti stated that he heard all existing Wawa's will be replaced with super Wawa's, and asked if the existing store will be closed if approvals are not received. If the Wawa does not receive approval will there be an appeal.

Eleanor Miller asked if tractor trailers will be using the site as well.

Don Gelps asked how many customers per day would the proposed Wawa service.

Mike Rodel stated that there is an estimated 25% increase in customers.

Kate Driscoll asked if there has been consideration of other sites.

Mike Rodel stated that other sites have been considered, but were not viable.

Tammy Lesh asked if this is the only location under review.

Mike Rodel stated that the real estate manager could not locate any other properties on the market that would meet their needs.

Eva Caputo stated that the proposed Wawa was visible undesirable, and that there is a referendum on the November ballot for a 24 hour ambulance service that will be housed at the fire company. There is quite a concern with traffic congestion and response time, which could potentially cause someone their life.

Keith Deussing asked if they had met with the Fire Department.

Tom Hecker stated that they did meet with the Fire Department and they did have some concerns with traffic flow during peak hours.

John McDevitt stated that there are concerns with the Fire Department volunteers getting in and out of the fire house with traffic congestion.

Tom Hecker stated that the traffic concerns are being addressed with the traffic studies.

Many other residents spoke on behalf of their concerns on traffic control and congestion.

VII. Adjournment

Upon a Motion by Keith Deussing, seconded by Jack Durkin, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Jean Weiss
Planning Commission Administrator
Solebury Township