

**Upper Pittsgrove Township  
Land Use Board Minutes  
February 15, 2024**

**TO:** Township Committee  
Land Use Board Members

Linda R. Stephens, Twp. Clerk  
L. Andrew Hoglen, Zoning Officer

A regular meeting of the Upper Pittsgrove Township Land Use Board was held in the Township Hall on the above date. The meeting was called to order at 7:30 P.M. by the Secretary reading the public announcement stating that adequate notice had been given provided under the “Open Public Meetings Act” and a flag salute.

**Members present were:** William Gantz, Thomas Buzby, Ralph Sickler, David Zeck, Jr., George Cassaday, Benjamin Wilson, Kevin Bishop, Tyler Bill, Kevin Coombs and Linda Stephens.

**Also present was:** Adam Telsey, Esquire, Stephen Nardelli, Board Engineer

**Business to come before the Board:**

1. Minutes January 18, 2024
2. WaWa, Inc.

**1. Minutes –**

A motion to approve the minutes from the January 18, 2024 meeting was made by Thomas Buzby. This motion was seconded by David Zeck and adopted unanimously.

**2. WaWa, Inc. – Block 56 Lots 1, 3, 4 &5**

The Board Chairman opened the hearing for WaWa, Inc, Duncan Prime, Esquire, was representing WaWa for this application. Mr. Prime explained the proposed changes. The existing store would be demolished and a new 5,915 square foot store would be built. They were proposing a fuel canopy with 10 ten (10) fuel positions. They were proposing 72 parking spaces, 11 oversized spaces, 2 electric charging stations and 2 air pumping stations. The store and the gas station were permitted uses in the Highway Business Zone. Mr. Prime stated they were seeking a few minor Variances and design waivers. Board Engineer, Stephen Nardelli commented on his review letter dated February 8, 2024. Outstanding items as to completeness were Checklist “A”-Item #10 Letter of Interpretation-A report was provided. Checklist “C”-Item #22 Cross Sections of roads-under DOT jurisdiction. Environmental Impact Statement – Mr. Nardelli had no problem with the Board granting the waiver. Ralph Sickler made a motion to deem the application complete and grant the requested waivers. The motion was seconded by Benjamin Wilson and approved unanimously.

The Applicant's Engineer, Ahmed Pamous, explains the use and operation of the site. Tankers will come in as needed to fill the fuel tanks. The Board Chairman asked if the store would have public restrooms. The response was yes. Thomas Buzby asked the number of workers on any given shift. The response 10-12 including the gas attendants. Mr. Pamous presented Exhibit A1-Use & Operation Statement, A2-Ariel View of the Site, A3-Color rendition of site with ariel view in the background dated 12-27-23. Mr. Pamous continued that they were proposing 4 handicap accessible spaces. All loading would be in the rear. Sight access would be similar to the existing. They were requesting a sign variance for the sign mounted on the front of the building which exceeded the Ordinance. He continued that the three proposed basins met DEP standards and would be surrounded by landscaping and fencing. Exhibit A4 depicted the landscaping proposed. There would be all LED lighting for the site. A variance was needed for the canopy distance from the road, 400 foot was required where 213.7 feet was provided. Mr. Prime stated that the applicant would comply with all the technical comments in the Board Engineer's review letter, dated February 8, 2024.

Nathan Mosley, from Shropshire summarize the proposed traffic flow for the site. Egress and ingress would be dictated by DOT. Route 40 would have a dedicated left turn lane when heading west from Elmer. Traffic would be able to only turn right out of WaWa to head east on Route 40. Mr. Mosley stated the biggest improvement would be to the driveway on Route 77 south. The existing driveway would be removed and the new driveway would be moved down away from the circle. This driveway would allow for traffic in and out from both directions. He stated that recognition of the store/gas station was a reason they needed larger signs. Exhibit A5 showed over-sized parking spaces to accommodate two-way circulation on site. Mr. Prime stated that they can add signage as to "No Tractor Trailers" permitted at the entrance drives. The Board questioned Mr. Mosley as to the results of the Traffic Study. He gave a brief explanation of the results.

Paul Gleitz, the applicant's Planner explained the variances needed. They would be demolishing the existing store and move it back. Both the gas station and convenience store were permitted uses in the Highway Business zone. Variances and/or design waivers were needed for the wall mounted sign, curb openings exceeded those required by Ordinance, the pumping island's location. Mr. Greitz stated that the positive criteria advances commercial development in the Highway Business zone, traffic conditions would be improved relocation of Route 77 entrance and limiting the exiting from the Route 40 drive. It furthered the MLUL as to areas for development. There would be no detriment to the Master Plan. The site was in a unique location being on a circle. Exhibit A6 showed the new store design, trash location and signs. He continued with the negative criteria aspect of the application. This further development of this site would not be detrimental.

The Board Engineer stated that all his review letter comments had been addressed. The completed site would be three (3) feet higher. There was more than adequate frontage. All Stormwater requirements will be met. The Board discussed some minor changes to the site should a tractor trailer enter to allow ease of turning. George Cassaday questioned why they did not include Lot 6 into the plan. Mr. Pamous responded that the possible wetlands on Lot 6, or the lot adjoining it.

The Board Chairman opened the hearing to the public for comment. Resident Michael Coles asked about fire suppression systems for the pump area and could other similarly designed sites be visited. The response was that this is a prototype and there was a completed one in Virginia. Another member of the public questioned the timeline for any DEP approvals that may be needed. Mr. Prime responded they were in review. The Wawa represented gave a timeline for the project itself. They hoped to have all required permits in place by the end of 2024. Actual demolition construction would take between eighteen to twenty-four months to complete. The Board Chairman closed the hearing to the public for comment.

Mr. Prime stated that they would ask DOT to place signage along the roadways prohibiting tractor trailer parking. Benjamin Wilson made a motion to grant Conditional Use, Bulk Variance and Preliminary and Final Site Plan approval to WaWa, Inc.. This motion was seconded by Thomas Buzby and adopted upon a call of the roll. Ayes: Sickler, Buzby, Zeck, Bishop, Gantz, Bill, Wilson Nays: None.

There being no further business before the Board Ralph Sickler made a motion to adjourn, This motion was seconded by Kevin Bishop and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board