

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, AUGUST 11, 2021**

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Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mrs. Chiumento</b>	<b>Present</b>
<b>Mr. Rosati</b>	<b>Absent</b>
<b>Mr. Acevedo</b>	<b>Absent</b>
<b>Mr. Dintino</b>	<b>Present</b>
<b>Mr. Rosetti</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Present</b>
<b>Mrs. Kelly</b>	<b>Absent</b>
<b>Chairman McMullin</b>	<b>Present</b>

**Chairman McMullin had the professionals sworn in:**

**Also, Present: Mr. Anthony Costa, Zoning Board Solicitor**

**Mr. Stephen Cosabon, P.E., Sickels Associates**

**Mr. Ken Lechner, Township Planner**

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Mr. Dintino will sit in for Vice Chairman Simiriglia, Mr. Rosetti will sit in for Mr. Rosati and Mr. Treger will sit in for Mr. Acevedo

### **MINUTES FOR ADOPTION**

**Zoning Board Minutes for July 14, 2021.**

**A motion to approve the above-mentioned minutes was made by Mr. Rosetti and seconded by Mrs. Treger.**

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Minutes Approved.**

### **RESOLUTIONS FOR MEMORIALIZATION**

**#212023C**

**Bernard L. Brown**

**Bulk C Variance**

**Block: 9601 Lot: 37**

**#212025C**

**Mark Leason**

**Bulk C Variance**

**Block: 18403 Lot: 1**

**A motion to approve the above-mentioned resolutions was made by Mr. Treger and seconded by Mr. Rosetti.**

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#212019CCDPFS**

**WAWA (Blackwood-Clementon Investors)**

**Zoned: HC**

**Conditional Use, Bulk C Variance, Use Variance, Preliminary & Final Major Site Plan**

**Block: 13305 Lot: 1 & 2**

**Location: 1380 Blackwood-Clementon Rd., Clementon**

Mr. Costa swears in: Mr. DiVitto (Planner), Mr. Horner, PE (Traffic Engineer), Ms. Ritz (Wawa representative), Mr. Hogg, PE (Engineer), Mr. Lomax (management).

Mr. DiVitto, Planner:

- Overview of the application along with exhibits and variances.

- A1 aerial overview
  - A2 Site Development
  - A3 Wawa rendering and floor plan
  - A4 canopy and façade of building w/ enclosed trash area,
- A1 – 254' frontage along Blackwood Clementon Rd.,
- Backs up to Plaza dr. which is a service road,
  - Turing lane on Blackwood Clementon Rd,
  - Highway Bus Zone and Blackwood Redevelopment Zone
  - Formerly Entenmann's distribution and retail outlet along with a Rita's water ice building.
  - There could be more intense uses built on the site vs. a service use.
  - Reducing current impervious coverage
  - Development is an enhancement for the area,
  - Traffic study, hydrological reports, engineering drawings (15 sets), fully redeveloped site.
  - Retail sales, service and eating establishment, Coffee shops and drive thru facility are allowed in the highway commercial zone,
  - Conditional uses include auto repair, factory sales, car washes, convenience stores: if combined you are required to have 3 acres. The applicant does not meet the 3-acre minimum and the minimum sq. footage for the building (8 pumps and 1551 sq. ft.).
  - Under redevelopment plan on a critical East West artery,
  - The plan objective increased safety, safer for pedestrians and cyclists, improve aesthetics of corridor, improve quality of life of Gloucester Twp. Residents.

### Variances:

1. Minimum 3 acres required w/fuel – only 1.85 acres available,
2. Buffer 50' vs. 9.2' proposed in the rear along Plaza dr.
3. Number of fuel dispensers where 4 are allowed, there will be 8 dispensers on 4 islands,
4. Free standing sign 23.9 sq. ft. maximum allowed is 20'

### Signage:

- A5 actual sign detail, they are Wawa standard signs, 20 sq. ft., 8' height vs. 20' height of Wawa sign; pricing included on signs.
- 5 sq. ft per grade sign, 10 total, 20 sq. ft. from fuel sign,
- Brand sign for Goose logo 9.03 sq. ft.
- Canopy sign 7.8 sq. ft.
- Sign variance come under Use Variance.

### C Variances:

- Positive and negative criteria/Land Use Law,
- Encourage municipal action to promote public health,
- Open space
- Promote proper densities,
- Encourage free flowing design of traffic,
- Desirable aesthetics,

Master Plan – the use is allowed,

D variance: particularly suited to use, allowed retail and convenience use, reduced impervious coverage.

Negative Criteria: w/o substantial detriment to the public good.

Mr. Lechner's Letter: 6-14-2021:

- Page 3 check list. Sealed surveys and bench marks
  - Waiver comments: it is a developed site, phase I and Phase II environmental study,
  - #8 loading areas: absence of loading area will be at the rear of the site with a one way.
  - #9 site triangle: easement will be revise plans for site triangle,
  - Landscaping for site will be revised,
  - Buffer of Plaza dr. will be incorporated,
  - Remove existing lights along Cherrywood dr. and replace w/Blackwood Clementon Rd.
  - Agree w/letter except environmental impact,
  - #10 existing overhead wires to be moved underground?
- If they are limited use, we can put them underground. We will investigate and come up with a response.

Mr. Lechner requests testimony on D3 Variance for a smaller lot.

Mr. DiVitto (Planner):

- D3 Variance:
- The ordinance requires a convenience store w/fuel minimum of 3 acres.
- 60,000 sq. ft convenience store,
- The fuel island and building that work together can be met with 1.8 acres. Compact but well designed with 50 parking spaces. No shortage or congestion on the site because of the smaller lot.

Mr. Lechner states: the canopy setback is compliant distance between canopy and parking spaces is fine.

Mr. Hogg, PE:

- Design engineer and full prep of plans,
- Designed on prototype of Wawa,
- Other Wawa's are consistent and typical.

Mr. Cosabon Letter:

- Site plan layout, 1 thru 4 will provide comments,

Mr. Hogg: #5 testimony on trash will be picked up with front load truck/off hours. The compactor will take longer.

- Will provide trash truck access,
- #6 deliveries, fuel will come down Cherrywood dr. Retail deliveries will come off Blackwood Clementon Rd. The driveway will be modified on Blackwood Clementon Rd. Both will exit onto Cherrywood dr.
- #7 & 9 – parking oversize vehicles will not be available. There will be a wider drive aisle.
- #8 signage prohibit left turn lanes onto Blackwood Clementon Rd.
- #9 layout: 2 entrances on Plaza dr. if for circulation.
- Grading and drainage: fully developed site, will increase landscape area and in agreement.
- Construction details: 1 thru 10 agreed and miscellaneous.

Mr. Lechner: totally develop and no drainage, but where does the water go? Storm water management?

Mr. Hogg states: will put a drainage system pipe and hook up to Plaza dr.

Mr. Cosabon: new rules don't apply to this application. But check it out and make sure it will flow.

Mr. Horner, PE (traffic):

- Prepared traffic inspection, study and internal circulation.
- Item 10: Mr. Cosabon letter. Yes
- Primary access right in and right out only on Blackwood Clementon Rd.
- 2 driveways to rear of Plaza dr. left out and left in,
- Traffic signal for left turn,
- No left turn part of Camden County application,

Mr. Lechner states: contact Lt. Kohlmeier traffic division: it must be addressed by the Police dept. and by Municipal Code. This will be part of the zoning amendment.

Lt. Kohlmeier Letter, Traffic safety, has to include:

- No left turn,
- Repaint crosswalks etc....,
- No turn on red,
- Commercial trucks – not a destination for tractor trailers,
- Cherrywood Academy and speeding, not sure Wawa will contribute to that.

Mr. Horner - Mr. Lechner Letter, Pg. 7:

- Location, sidewalks, school routes,
- Will amend traffic impact statement,
- Will analyze existing conditions and future conditions,
- All level C or better w/ Wawa traffic it will be a safe level of service/compliant.
- Hours of operation 24 hours

## **PUBLIC PORTION:**

Mr. Russell Jefferson: Broadacres Dr.

- The Park and playground issues across the street,
- Now we have Wawa on top of the park and playground.
- Will the illumination be a problem? Will the light reach the back of my house?
- Request they don't resupply the fuel before 7 am.

Mr. Hogg: very little spill over in illumination, it is all down lighting.

Ms. Ritz states the fuel delivery will be in the front of the store and not before 7am.

Ms. Jill McDevitt – Jamie Ct.

- Just moved here 1 ½ years ago,
- People speed thru Cherrywood dr.
- Voicing concerns on the traffic and speeding,
- Concerned how it will impact us.

Mr. Costa states: some of the uses that could be on this property could be much more intense than a Wawa.

Mr. Lechner states: when Entenmanns was operating the tractor trailer traffic was a lot.

**A motion to approve the above-mentioned application was made by Mr. Scarduzio and seconded by Mrs. Chiumento.**

### **Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>

<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**Motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Rosetti.**

**Respectfully Submitted, Jean Gomez, Recording Secretary**