

**Township of Lumberton  
Land Development Board  
Regular Meeting  
September 16, 2015**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Wednesday, September 16, 2015 at 7:30 p.m.

Chairman Bennett read the following statement:

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On January 23, 2015 advance written notice of this meeting was posted on the bulletin board in the main lobby in the Town Hall; was mailed to the Burlington County Times and the Courier Post; was filed with the Clerk of Lumberton Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Land Development Board, all meetings shall begin at 7:30 p.m. Pursuant to the Board's adopted procedure, no new application will be started, or witness testimony taken after 11:00 p.m. All such matters will be continued until the next available Board meeting. If the time limit of the Board for action is not extended by the Applicant the matter will be voted upon in the evidence setting the Board finds itself at the time action is taken.

Those testifying before the Board on any application are required to be sworn in. The Board's Engineer and Planning Consultant have taken an oath upon their agreement and their testimony on an application is under oath on a continuing basis.

**Roll Call**

Citizen Members	Robert Bennett Catherine Borstad Rakesh Darji (Absent) Sheldon Evans Bob Healey Audrey Winzinger (Absent) William Tynon
Representatives of Governing Body	James Conway (Absent) Sean Earlen (Absent)
Alternate #1	Donald Tallo
Alternate #2	Matthew Kausch
Alternate #3	Roseanne Tulio-Kwiatkowski (Absent)
Alternate #4	Christopher Ciorito
Solicitor	Mr. Evan Crook, Esq., Capehart & Scatchard
Consulting Engineer	Mr. Kurt Otto, PE, CME CME Engineering
Consulting Planner	Joseph M. Petrongolo, C.L.A., R.L.A., P.P. (Absent) Remington, Vernick & Arango

### **Minutes**

Regular Meeting minutes for July 15, 2015.

Motion was made by Mr. Ciorlito, seconded by Mr. Tynon to approve the Regular meeting minutes of July 15, 2015. The vote was affirmative with the exception of Ms. Borstad, Chairman Bennett, Mr. Evans, Mr. Healy and Mr. Tallo, who abstained, and the motion carried.

### **Correspondence**

There was none.

### **Resolutions**

- a. 2015-10 Fair, Robert, 7 Jasmine Road, Block 33.13, Lot 10. Application for a bulk variance for the expansion of an existing pool and associated pool decking. Approved.

Motion was made by Mr. Evans, seconded by Mr. Tynon to approve Resolution 2015-10. The vote was affirmative with the exception of Chairman Bennett, Mr. Healey, Mr. Tallo, Mr. Kausch and Mr. Ciorlito

### **Items for Action**

- a. WAWA, Inc.  
1522 Route 38  
Block 15.03, Lot 8  
Installation of Diesel Fuel Tanks

Mr. Duncan Prime, Esq. was present representing the application.

Mr. Prime stated that the applicant is seeking approval for an amended final site plan of the existing Wawa located on County Route 541 By-pass and Route 38.

Mr. Prime stated that the application consists of converting four (4) of the existing eight (8) gas pumps from standard dispensers to a 3+1 dispenser for diesel fuel. He stated that the sign will be refaced to show the diesel fuel pricing and the installation of one underground tank for the diesel fuel will be installed.

Chairman Bennett asked if they have other approvals from other agencies. Mr. Prime stated that they will go before Hainesport Planning Board and that they have received a letter of no interest from the County.

Chairman Bennett asked Mr. Otto if the application can be deemed complete. Mr. Otto stated yes.

Mr. Robert Hunter, PE, PP of Bohler Engineering was present. Mr. Hunter was sworn to provide testimony. The Board accepts Mr. Bohler as an expert witness.

Mr. Hunter stated that Wawa is seeking approval of converting four of the eight existing pumps from standard dispensers to a 3+1 dispenser for diesel fuel. He stated that a 15,000 gallon underground tank will be installed. He stated that the asphalt will be replaced with concrete after the tank goes in. Mr. Hunter stated that there will be no changes to the grading. Mr. Hunter explained to the Board that the diesel pumps are needed for passenger vehicles and that there will be no change of vehicles on site from what is there presently.

Chairman Bennett asked if commercial tractor-trailers would be restricted. Mr. Prime stated yes. He stated that Wawa implemented this program four years ago. He stated that truckers do not use these types of pumps because they are too slow to fill up and that truckers know not to use them. Mr. Prime stated that tractor-trailers would still come on site as they do now to use the convenience store.

Chairman Bennett stated that a condition of approval be if there becomes a problem with tractor-trailers that signs prohibiting them be put up.

Ms. Winzinger arrived at 7:43 p.m.

Mr. Evans asked if there would be more gasoline/diesel deliveries. Mr. Prime stated no. He stated that there is only one delivery of diesel gasoline on average per week and 2-3 deliveries of regular gasoline on average per week.

Mr. Otto discussed his review letter of August 11, 2015. Mr. Prime stated that the applicant is agreeable to the Engineer's review letter.

At this time Chairman Bennett opened the meeting up for public comment. Being there was none; this portion of the meeting was closed.

Mr. Crook stated that a motion of approval would be for an amended final site plan for the conversion of four of the existing eight pumps from standard dispensers to a 3+1 dispenser for diesel fuel. There is no indication as to why the applicant did not get approval for diesel fuel originally. When the underground tank is installed the asphalt will be replaced with concrete. The applicant has indicated that Wawa does not utilize tractor-trailers at their gasoline pumps. The applicant has stated that the pumps are too slow and do not accept the types of payment in or around the pumps for tractor-trailers. Condition of approval will be that in the event there is increased tractor-trailer traffic that the applicant will address the issue. Another Condition of approval will be that the applicant must provide the township with a letter from the landlord.

Motion was made by Mr. Evans, seconded by Mr. Tallo to approve the application. The vote was unanimous and the application was approved.

### **Public Comment**

There was none.

### **Comments from Professionals**

There was none.

### **Comments from the Board**

#### **A. Bill List**

Motion was made by Mr. Kausch, seconded by Mr. Tynon to approve the bill list. The vote was unanimous and the motion carried.

### **Executive Session**

### **Adjournment**

Motion was made by Mr. Evans, seconded by Mr. Tynon to adjourn at 7:55 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts  
Land Development Board Recording Secretary