

TOWNSHIP OF DENNIS
CONSOLIDATED LAND USE BOARD
REGULAR MEETING – SEPTEMBER 28, 2023 AT 7:00 P.M.

Attendance: McEvoy, Penrose, Walsh, Chambers, Cowan, Hope, Watson, Batastini, Fralinger

Call to Order.

Roll Call.

Discussion:

Wawa, Inc. – Block 244, Lot 8.01 – 2500 North Route 9 – Concept Review

Applications:

KIELY HOLDINGS, LLC – Block 225.01, Lot 8.07: Located on Stoney Court in a Business (B) zone. Applicant seeking preliminary and final site plan approval to renew the resource extraction permit. (Postponed.)

HACKETT, CORY AND DEVON – Block 120, Lot 197: Located on Buck Drive in an R3 (Rural Density Residential) zone. Applicants seeking approval to temporarily reside in a trailer on the property during construction of a new single-family dwelling, together with a height variance for the proposed house, and any and all waivers and/or approvals necessary. (Postponed.)

Other Business:

Correspondence:

Discussion:

Resolutions:

- **Cambridge Development Company, Pickering Real Estate Investments, LLC and Mark Gibson**
- **Weigel**
- **Baldacci Properties, LLC**

Minutes: August 24, 2023

Bills:

Adjourn.

=====

The meeting was called to order by Chairman Walsh.

Roll call was taken. Those in attendance are listed above.

Mr. Walsh advised that both the Kiely Holdings, LLC application and the Cory and Devon Hackett applications were being postponed this evening due to noticing issues.

Mr. Batastini advised that the issue with Kiely Holdings, LLC application was that they had noticed all property owners within 200 feet but were actually required to notice all property owners within 500 feet. The applicant will have to re-notice. He also advised that the applicant is under certain time restraints and was given to the end of October, 2023. He asked that they be put on the October agenda as the first application to be heard, which was agreed to by the Board.

Mr. Batastini they advised that the issue with the Cory and Devon Hackett application was that the Atlantic City Press was in receipt of the required notice in time to publish, but did not publish the notice as requested. He advised that the notice will have to be published in the newspaper but that the applicants will not have to re-notice since their notice was not deficient.

Mr. Walsh then advised that the next matter on the agenda was the Wawa discussion regarding a conceptual review.

Sara Werner, Esquire appeared on behalf of Wawa. She indicated that this conceptual review involves the Ocean View Wawa. They are seeking site modification to add the sale of diesel fuel, as well as the installation of sidewalks and ADA ramps and other related improvements. Additionally, the sign will have to be revised to include the sale of diesel. They are proposing to add one (1) additional storage tank for the diesel in addition to the three (3) existing tanks. They are trying to bring this store up-to-date with their other stores with the sale of diesel fuel. Wawa has no interest in fueling tractor trailers and their pumps would not be fast enough in any event. She then introduced David Vaughn.

Mr. Batastini asked Ms. Werner to summarize what they want to do. Ms. Werner indicated that they want to add the sale of diesel, as well as other site improvements, and were trying to get the Board's feeling on the proposal. Mr. Batastini indicated that this discussion was only conceptual and the Board's purpose was to listen and may make suggestions, but only suggestions. Ms. Werner confirmed that she understood this and was just looking for feedback as they find it beneficial and can better address any concerns which are better known by the people living in the area.

At this point, Ms. Werner asked to share the screen and also re-introduced David Vaughn. Mr. Vaughn referred to the aerial view of the site being shown on the screen and described the area. He indicated that Wawa was proposing to widen driveways and certain other site improvements. With respect to the addition of the sale of diesel fuel, they are proposing the addition one (1) 22,000 gallon tank for the diesel and the addition of diesel pumps to each station. In addition, signage will have to be revised to add the pricing for diesel, but the size of the sign will remain the same as it is currently.

Mr. Batastini wanted to confirm whether or not there would be any change to the traffic flow on the property and that there would be no change in the property size. Ms. Werner confirmed that Mr. Batastini was correct and, essentially, all they want to do is add the sale of diesel fuel on the property.

Mr. Walsh asked what type of diesel would be sold. Vince Cipollone, a representative of Wawa, advised that it would be only taxed diesel and no off-road. Mr. Cipollone further indicated that there were one four (4) stores without diesel sales and Ocean View was one of them and Wawa is trying to target those customers and it is a light duty customer base. He also advised that all pumping stations will have diesel pumps. the site will be able to handle the traffic and that there would be space between the pumping areas for vehicles to drive through.

Ms. Werner added that the canopy over the pumps will not change, only the pumps will change.

When questioned, Mr. Cipollone said that they will probably have to shut down the fueling area during construction and the area will be fenced off; but he believed that the food market portion would remain open.

Mr. Batastini said there is nothing to add at this time and thanked Wawa for its presentation. Ms. Werner indicated that there was nothing to add at this time and thanked the Board.

Mr. Batastini then reviewed the Resolution for Cambridge Development Company, Pickering Real Estate Investments, LLC and Mark Gibson. A motion to approve was made by Mr. Penrose, seconded by Mr. Chambers and passed unanimously by all members present who were able to vote on same.

Mr. Batastini then reviewed the Resolution for Baldacci Properties, LLC. A motion to approve was made by Mr. McEvoy, seconded by Mr. Walsh and passed unanimously by all members present who were able to vote on same.

Mr. Batastini then reviewed the Resolution for Henry and Cheryl Weigel. A motion to approve was made by Mr. Cowan, seconded by Mr. Cowan and passed unanimously by all members present who were able to vote on same.

Mr. Walsh then asked for a voice vote with respect to the minutes of the August 24, 2023 meeting. A voice vote was taken with all members voting in favor.

Mr. Walsh then reviewed the bills to be paid. A motion to pay the bills was made by Mr. Hope, seconded by Mr. McEvoy and passed unanimously by all members present.

Mr. Batastini indicated that he was still working the Resolution for Pierson and that so far it has taken him about 6 hours and 28 pages. He hopes to have it done for the next meeting.

There being no further business to come before the Board, the meeting was adjourned at 7:40 p.m.