

RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD OF THE
BOROUGH OF WOODBURY HEIGHTS
2015-10

WHEREAS, WAWA, INC. has applied to the Planning Board of Borough of Woodbury Heights seeking minor site plan approval for the construction of a trash enclosure; and

WHEREAS, the property in question is located on the corner of Holly Street and Mantua Pike (State Highway Route 45) and is known as Block 4, Lot 1 on the tax map of the Borough of Woodbury Heights, said property being in an HC zone; and

WHEREAS, the Borough of Woodbury Heights Planning Board has the right to exercise to the same extent and subject to the same restrictions, all the powers of the Zoning Board of Adjustment; and

WHEREAS, the Borough of Woodbury Heights Planning Board has had an opportunity to review the application for Wawa, Inc. and a hearing having been held thereon and proper notices having been served on all surrounding property owners as required by Statute; and

WHEREAS, the Borough of Woodbury Heights Planning Board has made the following factual findings:

1. Christopher J. Gilligan, Esquire appeared on behalf of the applicant. The applicant presently operates the Wawa Food Store and fueling station at the site. The applicant is seeking site plan approval to construct a 46' x 14' trash enclosure area surrounded by an 8' high PVC fence. The applicant presented the testimony of Daniel J. Dougherty, PE, CME and Kristen Ritz, Real Estate Engineering Project Manager for Wawa. The applicant presented plans dated April 23, 2015. The trash enclosure area will include a dumpster for cardboard as well as a trash compactor for the remainder of the trash generated by the store. The trash compactor includes odor and sound controls. Wawa employees will bring trash and cardboard directly from the store and deposit it into the dumpster or trash compactor. Trash and cardboard will not be stored outside of the dumpster or trash compactor. A truck shall remove the trash and cardboard two to three times per week. The Board considered the review letter of June 1, 2015 prepared by Planning Board Engineers Sickels &

Associates and the testimony of Stephen A. Cosaboon, PE. The rear drive isle shall be reduced to 25' to allow for the striped area along the fence to be extended in front of the bollards. No one from the public appeared to comment upon the application.

2. The application submitted by the applicants substantially complies with the requirements of the Borough of Woodbury Heights Ordinance. The request by the applicants can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Borough of Woodbury Heights Ordinance.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of WAWA, INC seeking minor site plan approval for the construction of a trash enclosure is hereby granted subject to the following conditions:

1. The applicant shall obtain any other applicable governmental approval which the applicant is required to obtain from any Federal, State, County or Local Governmental Agency or body.

2. Upon completion of construction the applicant shall contact the Borough Fire Chief so that he may review how the trash enclosure will be utilized.


3. Inspections shall be conducted by the Planning Board Engineer who shall advise the applicant of the escrow which must be posted.

Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on September 14, 2015.

PLANNING BOARD OF THE BOROUGH
OF WOODBURY HEIGHTS


HARRY W. ELTON, JR., VICE-CHAIRMAN

ATTEST:


ANNE DEECK, SECRETARY