

**EAST MARLBOROUGH TOWNSHIP
PLANNING COMMISSION
MINUTES OF November 1, 2011**

Mark Benzel, chairperson, called the meeting to order at 7:30pm in the township building. Additional commissioners present: MaryNell Ferry, Christine Kimmel and Pat Montague. There was a quorum present.

1. Minutes of September 27, 2011 reviewed. Motion to approve Commissioner Montague. 2nd Commissioner Kimmel. Motion approved.

2. Modification of land development plan. Wawa location Route 1, Baltimore Pike. Representatives for Wawa: Ronald Klos, Bohler Engineering and Kristen Ritz, Wawa Real Estate Project Manager. Commissioner Kimmel disclosed a business relationship with Wawa. The board determined no conflict of interest.

Mr. Klos described the proposed modification. The purpose of the plan is to show the addition of an underground diesel fuel storage tank and the necessary piping. Two existing dispensing stations will be replaced with "3 plus 1" combinations. Signs will be upgraded to reflect the availability of diesel fuel along with the current 3 grades of fuel. No change in size of signs planned. Additional signage will alert drivers that no tractor trailer fueling allowed.

Motion Commissioner Montague: Recommend to approve modifications of land development plan and recommend approval of requested waivers. Commissioner Ferry 2nd motion. Motion approved.

Adjournment 8:00pm
Respectfully submitted
Ruth Plaughter, Secretary