

HORSHAM BLAIR LP PROPERTY
Easton Rd/Blair Mill Rd/New Rd
CONDITIONAL USE HEARING
February 4, 2016
7:00 P.M.

In attendance: Council

Staff

Mark McCouch
Gregory Nesbitt
Tom Johnson
Deborah Tustin
W. William Whiteside

William T. Walker, Township Manager
Mary Eberle, Esq., Solicitor
Erik Garton, P.E., Engineer

President Tustin called the hearing to order at 7:00 P.M. in the Township Community Center, 1025 Horsham Road, Horsham, PA. Ms. Tustin announced that the hearing was convened on November 23, 2015, resumed on December 9, 2015, January 6, 2016, January 11, 2016, January 25, 2016 and continued till this evening.

President Tustin asked if any party has any housekeeping matters that need to be addressed. Mr. Carr informed that a notice of land use appeal of the amendment of the Zoning Ordinance and the Zoning Map has been filed and served.

Mr. Walker stated that the Township has received 14 exhibits and would like to submit them in to evidence. The exhibits were received by Mr. David Janus via email.

- P-1 PA Total Gasoline Retail Sales by refiners chart
- P-2 Task Force Recommended Needs Assessment Greater Setbacks for New Gas Stations article
- P-3 City of Milford, CT Zoning Regulations
- P-4 Action News article regarding Wawa
- P-5 Air Pollution Control Division, A Guide to Air Regulations for Gasoline Fuel Dispensing Stations
- P-6 Data from the Uniform Crime Report in the U.S., 2014
- P-7 Table 23, number and percent of offense analysis
- P-8 Fires at U.S. service stations, April 2011
- P-9 Fires at U.S. Service Stations
- P-10 Infiltration and Evaporation of Small Hydrocarbon Spills at Gas Stations
- P-11 Small Spills at Gas Stations could cause significant public health risk over time
- P-12 Photo of the 535 Horsham Road Wawa
- P-13 Photo of the 535 Horsham Road Wawa

P-14 Four photos of the Horsham Rd.-Limekiln Pike Wawa

Mr. Carr then proceeded with the continuation from the last hearing calling witnesses. Lt. John Potts. Lt. Potts was sworn in by the court stenographer documenting the proceedings. There were no objections or questions regarding the qualifications of Lt. Potts. President Tustin accepted Lt. Potts as an expert. Mr. Carr then proceed with questioning of Lt. Potts. Ms. Von Spreckelsen had several redirect questions of Lt. Potts. Lt. Potts was then excused.

Mr. Carr then called Ms. Ruth DiRienzo Whitehead, a real estate agent. Ms. Whitehead was sworn in by the court stenographer. Mr. Carr then questioned Ms. Whitehead. Ms. Von Spreckelsen did not have any cross-examination. Ms. Whitehead was then excused.

The subpoena for Mr. Tom Verrichia was entered into evidence as exhibit P-16.

President Tustin asked if there was anyone else present that wanted to present evidence and there was none.

President Tustin explained that we will now move on to public comment. The following individuals made public comment:

Karl Hollerbach, 414 Johnson Road
Daryl Beck, 117 Roberts Avenue
Dan Zobel, 147 Pine Avenue
Patricia Janus, 112 New Road
Diane Bond, 229 Pine Avenue
Tom Gormley, 132 Fair Oaks Avenue
Elizabeth Clash, 116 New Road
John Robinson, 141 Roberts Avenue
Randy Gallo, 202 Roberts Avenue
Kim Walter, 220 Pine Avenue
Patty Faraday, 202 Pine Avenue
Erin Simek, 124 New Road
David Janus, 112 New Road
Janet Gerhardt, 47 Holly Drive
Anthony Krajzi, 121 Roberts Avenue
Cheryl Konzelman, 137 Pine Avenue
Jackie Evangelista
Paul Giffroy, 128 Roberts Avenue
Bill Carr
Catherine Stout, 138 Fair Oaks Avenue

President Tustin, on behalf of Council, thanked all the parties and residents for their patience and participation in his hearing. All comments are appreciated and important to Council.

Ms. Von Spreckelsen agreed to an extension of the 45 days for a decision until March 28, 2016.

President Tustin advised that written comment will be taken until 4:30pm tomorrow, Friday, February 5, 2016. Mr. Walker will post the date when Council will issue a decision.

President Tustin then closed and adjourned the hearing at 9:45 P.M. A stenographic record of the hearing was made and will be available for public inspection.

William T. Walker