

**TOWNSHIP OF MIDDLETOWN
PLANNING COMMISSION MEETING**

October 8, 2024

Present: Dave Beresford, Dave Decker, Doug Gramo, Alison Hassenplug, Jeff Koenig

James Flandreau, Conflict Solicitor; Eric Janetka, Township Engineer; Meredith Merino, Director of Planning & Development

A. Call to Order

Chairman Mr. Decker called the meeting to order at 7:00 PM.

B. Approval of Minutes- September 10, 2024

Mr. Decker brought forth the September meeting minutes for consideration. Mr. Koenig motioned to approve the minutes as drafted; Ms. Hassenplug seconded the motion, and the Commission approved the minutes with a vote of 5-0.

C. OLD BUSINESS

*3-Lot Residential Subdivision/Land Development Plan Review
KG Services, LLC
386 Dutton Mill Road*

Mr. Decker announced that the review of this application is being continued to the next Planning Commission meeting scheduled for November 12, 2024.

D. NEW BUSINESS

*Overall Land Development for Wawa Dairy Plan Review
Wawa, Inc.
1393 W. Baltimore Pike*

Attorney Mark Damico, representing the applicant Wawa, Inc. introduced the Engineer for the Applicant, Gus Houtmann and Wawa Dairy Plant Facility and Maintenance Manager Samantha Eller.

Mr. Damico explained that Wawa is proposing to expand the dairy facility, and a land development application has been filed with the Township. He went on to say that except for the landscape plantings, the land development application meets all zoning requirements and is a by-right plan. The façade planting requirement was granted a variance by the Zoning Hearing Board on September 25, and Wawa will be making a fee-in-lieu contribution to the Township for the 150 foundation shrubs not being planted.

Mr. Houtmann described the existing conditions and explained that the main dairy plant building is a 106,000 s.f. building where milk and drink products are processed throughout the entire east coast. North of the plant building is the tobacco and candy warehouse (26,000 s.f.), and west of that warehouse is the old cow barns currently used for storage.

Wawa is proposing 3 additions totaling 36,000 square feet, plus a 3,000-square-foot garage for coffee trucks. In addition, 3 generator pads are to be installed at the property as part of land development application. Three separate stormwater management facilities are proposed. There is no change or expansion to site access being proposed. No increase will be made to the workforce population and no increase in truck traffic will occur as a result of the dairy facility expansion.

In terms of the Township reviews, Mr. Houtmann stated that the applicant response letter dated October 23 addresses plan changes to be made. He went on to say that the Applicant will comply with all comments. A landscaping plan was prepared by Shreiner Landscaping in response to comments made by the Township Landscape consultant about replacement of some buffer trees that have died. Mr. Houtmann explained that the challenge is that along that side of Baltimore Pike is PECO power poles - PECO said any new plantings have to be low. Mr. Houtmann advised that he will send the plan to the Township for review by the Township landscape consultant to re-establish the buffer with plantings that are deer resistant and height appropriate. In addition to the Baltimore Pike buffer re-establishment, he stated that specimen and pine trees will be provided (23 trees based on façade length) infilling the buffer area to the east of the property and near the generator pads.

Mr. Decker asked what chemicals are being stored on site. Ms. Eller responded that the chemical storage will be built to contain all of the chemicals used to sanitize the tanks as well as general cleaning products. All chemicals are currently on site, but now will be in one place and have upgraded systems for containment.

Mr. Koenig asked if there could be any potential inundation issues in the event of a flood. Mr. Houtmann responded that the Rocky Run is 70-80 feet in elevation below the processing facilities of the plant, and there really is no concern about inundation of the plant.

Mr. Decker asked what is the number of trucks that go into site on a daily basis. Ms. Eller responded that there are 60 total trucks owned; Roughly 55 truck trips occur per day going in and out at staggered times.

After no further discussion, Mr. Koenig made a motion to recommend approval of the plan as presented, pending landscape review of the buffer planting plan along Baltimore Pike and environmental review of the generator pad site. Mr. Beresford seconded the motion, and the Planning Commission voted 5-0 to recommend plan approval.

There being no further business, the meeting was adjourned at 7:35pm.

Respectfully submitted,



Meredith Merino
Director of Planning & Development