



HATBORO Wawa

Last month in appeals court, Judge Todd Eisenberg ruled in favor of the development of a Super Wawa at the corner of Horsham and York Roads. Now our Borough Council has an important decision to make. Should they send our solicitor to appeal this latest ruling? Or should they let developers and investors pollute our water and air, further clog an already traffic prone area, and mar our historical district and gateway to Hatboro?

There are 3 ways you can let Borough Council know we want them to **APPEAL!**



Review and sign the letter on the back

Mail to:

Borough Hall
414 S. York Rd.
Hatboro, PA 19040

Attn: Borough of Hatboro Councilmembers
& Diane Hegele, Borough Manager



Email or call Borough Council members

Mayor

Nancy Guenst: nguenst@hatborogov.org

Borough Council

George Bollendorf, President: gbollendorf@hatborogov.org

David Stockton, Vice President: dstockton@hatborogov.org

Robert Hegele Sr., Pro-Tem: rhegele@hatborogov.org

Elle Anzinger: eanzinger@hatborogov.org

Nicole Benjamin: nbenjamin@hatborogov.org

George Forgeng: gforgeng@hatborogov.org

David Rich: drich@hatborogov.org

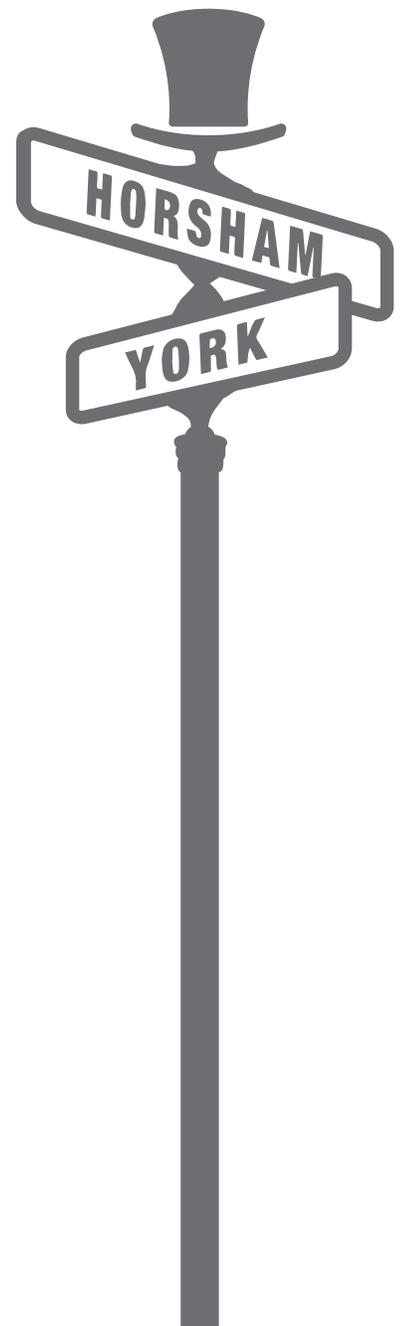
Borough of Hatboro:  (215) 443-9100



Attend the Borough Council voting meeting

Borough Council is scheduled to vote on the appeal:

Monday, May 20 at 7:00 pm, Borough Hall, 414 S. York Rd.





May 9, 2019

Dear Borough Council Members,

We, as residents, business owners, and community organizations, affirm that we are unified in our support of Borough Council appealing Judge Eisenberg's ruling in the case of Hatboro vs. Buckingham Retail Properties, LLC. **None of us would like to see a "Super Wawa" in this location.** There are several reasons for this.

We believe, first and foremost, that our Borough's **zoning laws should be upheld and vigorously defended** against those who would attempt to overthrow them. For we understand that the developers in this case are attempting to do just that: rename what is known as a gas station into a category of business that would otherwise be denied at their desired location. Wawa's experts themselves, during testimony, referred to their business as a "gas station." We would be proud for our Borough Council to be among the first in Montgomery County to stand up to developers who want to line their own pockets at a community's expense with tactics considered questionable, at best.

Secondly, we believe that a Wawa with gas will **negatively affect the lives** of those residing next to and around it. Homes closest to it will be a mere thirty-three feet from a robust business that is open twenty-four hours a day. Projected traffic congestion, large fuel trucks dispensing gas twice a day, odor from garbage bins, noise and light pollution from customers, vehicles, the store and canopy, are more than inconveniences those neighbors face; they are factors that have the potential of seriously, and unfavorably, impacting their lives on a daily basis.

Neighbors on Academy, Crooked Billet, Loller, Moreboro, Windover, and Continental Roads could also be expected to experience the impact increased **traffic** a "Super Wawa" would bring. Currently, when **traffic** backs up on Horsham Road, those seeking access to south York Road will "cut through" Academy to do so, rather than wait at the long line of **traffic**. The same holds true in the reverse direction. Our residents in this "Hatboro Farms" neighborhood, where children play and ride their bikes in the streets (as there are no sidewalks here), could be faced with serious safety risks from higher **traffic** volume.

Having **gas tanks approximately seven feet away from the floodplain should be an ecological concern** for Council. As stated by Mr. Nalbandian, the author of our floodplain map, this map is outdated. And that, accounting for an increase in run-off from construction over the past twelve years, higher amounts of rainfall, and potential human error inherent in calculating this type of map, there may be an error of 100-150 feet in the map's design. The eventual development of the Willow Grove Naval Base will also cause additional run-off. Gas tanks in a flood-prone area have the potential to become dislocated from pipes and leak into the water supply. It is his expert opinion that gas tanks should be farther away from the floodplain, if allowed at all. Additionally, the **air around gas stations contains higher levels of the carcinogenic chemical benzene** than previously thought, which is a concern for residents, as well as students and staff at our neighborhood elementary school.

Lastly, we believe that the **addition of a "Super Wawa" is antithetical to the vision of the Borough, as articulated in the 2040 Comprehensive Plan.** In this, stakeholders of this community have expressed a desire to see an attractive, "walkable" downtown, full of intimate and unique shopping experiences. One could argue that a Wawa at this location would do the opposite: it could encourage the use of pass-through services, while at the same time potentially diverting food and beverage sales from local restaurants. Also, many Hatboro residents have expressed the desire to preserve and enhance the few historical structures this town has left. The Southern end of Hatboro houses more history than any other section of town, including our treasured Loller Building. A gas station, a few feet from the latter, would not only impede one's view of this historical gem, but virtually eclipse it. The proposed Miller Meadow improvements plan for a scenic view of Borough Hall; instead, it will frame a crowded gas station? Besides the visual disturbance, the traffic congestion and noise at this site could quite possibly deter visitors walking to and through the park.

In conclusion, we believe there is ample evidence that a Wawa with gas pumps is an undesirable and unlawful addition to Hatboro at the corner of York and Horsham Roads. **We urge you, and all Council Members, to send the Borough's solicitor to appeal the ruling by Judge Eisenberg in this case.**

Respectfully yours,

NAME (PRINT PLEASE)

SIGNATURE

STREET ADDRESS