

**DOVER TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
October 24th, 2022**

The Dover Township Board of Supervisors Work Session for Monday, October 24th, 2022, was called to order at 6:30 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Chuck Richards, Michael Cashman, Stephen Parthree, and Robert Stone. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; John McLucas, Zoning Officer; Terry Myers, Township Engineer; Cory McCoy, CS Davidson; Charlie Rausch, Township Solicitor; Michael Fleming, Public Works Director; Matthew Helwig, Water Superintendent and Brooke Scearce, Township Secretary. Wawa Representatives in attendance were Keith Moody, Attorney of Applicant; Bill Rearden, Senior Project Manager/ Engineer; Joseph Standen, Senior Environmental Manager; Michael Spiegel, Project Engineer; and Michael Murphy, Wawa Representative. There were 2 members of the public present.

This meeting is being recorded for the purpose of minutes only.

Wawa Wellhead Protection Permit- 2941 Carlisle Rd

Attorney Keith Moody stated their whole team was present. At the last meeting, a slideshow presentation was presented. Before adjournment at the last meeting, there were questions from the Public Work's Director as well as a report from Spotts, Stevens, McCoy (SSM). Responses to the questions from the Public Work's Director were submitted in writing.

Attorney Keith Moody stated that all the applicants were sworn in at the previous meeting except for Bill Rearden as he is present on John Alejnikov's behalf. At this time, Bill Rearden was sworn in.

B. Rearden stated Wawa is a 6,049 square foot convenient store with fueling station. There will be access to Wawa from Hilton Avenue and Poplars Road. There will be a total of 16 fueling stations.

J. Standen read the questions out loud submitted by SSM followed by Wawa's response.

Question: Standard secondary containment devices should be included with installation of underground store tanks, including leak detectors and containment basins.

Wawa's Response: Secondary containment devices are included with the underground storage tanks, including leak detectors.

Question: Given that the site is located within the Zone II Protection zone for Well #9, it is recommended that Dover Township Water System be notified of any detected fuel leakage from underground storage tanks.

Wawa's Response: The applicant will agree to notify the Township of any detected fuel leakage from underground storage tanks. Note #9 has been added to Plan Sheet C-102 under the heading Site Specific Notes outlining this requirement.

B. Rearden stated there was a note that was added to the plan which will be part of the recorded document.

J. Standen read the questions out loud submitted by the Public Work's Director followed by Wawa's response.

Question: How do the fuel tank overflow devices work? What is the capacity of the overflow device? Where does the overflow drain?

Wawa's Response: Wawa utilizes two separate overflow prevention methods. First is an audible alarm at the tank field that is configured to go into an alarm condition at 90% of the individual tank's capacity; the alarm will continue to sound until either the acknowledge button is pressed or the tank volume drops below 90% threshold. Second is an Overflow Prevention valve (OPV) controlled by a float. If the volume reaches 95% the valve closes and prevents further delivery into the tank; if this occurs the truck driver will have to wait until the volume drops below 95% before disconnecting the hose. The OPV is integrated into the fill drop tune below the adapter in the five-gallon double wall spill bucket.

Question: The capacity of the dispenser sumps? Where do they drain?

Wawa's Response: The Under Dispenser Containment (UDC) holds 110 gallons and will drain into the STP pump via the piping secondary space.

Question: Surface water drainage or tanker overflow drains to Stormwater Basin #1. Page 12 of Spill Prevention & Response Plan refers to Flexstorm Stormwater Quality Filters. Which inlets or manholes are involved? What type of stormwater pipe(s) and joint type are proposed? Are the water quality filters there to satisfy stormwater requirements or filter hydrocarbons? If a spill drains to a stormwater inlet and then into the Basin #1, will a forebay be installed with an impermeable liner to safely trap the gas or diesel fuel before infiltration occurs?

Wawa's Response: Inlets 101, 102, 103, 201, 202, and 203 are used in combination with Flexstorm Stormwater Quality Filters. Both 15" and 18" HDPE pipes are proposed between these inlets. Pipes and connections will be specified to be watertight. The water quality inlets are not utilized to satisfy stormwater requirements, but rather provide an extra measure of protection against sediment and debris. Flex Storm Filters are proposed to have an Oil Absorbent material as an added layer of protection. The applicant is open to providing snouts and sumped inlets in lieu of the Flex Storm filters with oil absorbent pouches if that is preferred by the Township.

C. Richards questioned how many total spills Wawa has had.

J. Standen stated from the UST system, there has been a total of one spill. The spill was a manufacturer error.

J. Standen continued with reading the Public Work's Directors questioned out loud followed by Wawa's response.

Question: How large of a concrete vault is proposed to meet the design standards?

Wawa's Response: The project does not propose a concrete vault. The project will utilize double-walled fiberglass tanks which is permitted in the Township Ordinances.

Question: What is the status of a Preparedness, Prevention, and Contingency Plan as required?

Wawa's Response- The Wawa Facility Spill Prevention and Response Plan has been included with the resubmission.

C. Richards stated that the Township Ordinance states that a vault must be installed.

B. Rearden stated that the Township Ordinance states that there are three options that can be pursued. The Ordinance states "the tank and associated tank piping may include double-walled tanks and piping, a concrete vault in which the tank and piping is placed, or an impermeable liner." Wawa is proposing to install a double-walled containment system.

J. Standen stated that the double-walled containment system is safer than the concrete vault. The concrete vault needs to be ventilated 24/7 due to the explosive vapors. The UST system is the safer option because it is a completely closed system.

J. McLucas questioned what is the taxpayer's recourse should there be a bad spill.

J. Standen stated Wawa is required through the Pennsylvania Department of Environmental Protection (DEP) to clean up any spill. If a well is impacted, Wawa has responsibly to return the well to the previous condition.

S. Parthree questioned if the Public Work's Director was satisfied with the responses from the Wawa representatives.

M. Fleming stated no, when they met with the geologist from Spotts Stevens and McCoy, he was under the same opinion that a double-walled tanking and piping and wither a vault or impermeable liner were both required.

J. McLucas stated Ordinance Chapter 26-232 Section C states "the tank and associated tank piping shall provide for secondary containment for release detection purposes which may include double-walled tanks and piping, a concrete vault in which the tank and piping is placed, or an impermeable liner in the excavation zone in which the tank and piping is placed."

C. Rausch stated that with the wording in the ordinance using the word "or", any of those three options would be satisfactory.

Manager Oswald stated The Board members have 30 days to issue a response.

C. Rausch stated at the last meeting, there were comments from residents about properties that are across the street and concerns about a spill.

J. Standen reiterated that the design of the stormwater system is established so that any spills will end up in the basin if the release is large. Typically, they do not end up in the basin since the inlets are to catch any spills and can hold up to 100 gallons. It is very unlikely that a spill will go off the site.

T. Myers questioned how Wawa is going to avoid any surface spills going through the joints of the concrete or pavement.

J. Standen stated that within the joints there is an epoxy sealant that is inspected yearly and replaced as needed. If the spill goes off the concrete pad, the Lewis Environmental Team will be on site within two hours. The associates have also been trained on how to respond to a spill.

T. Myers questioned if the inspections could be conducted every six months rather than yearly.

J. Standen stated that having the joints inspected every six months can be included in the plan.

Attorney Keith Moody stated if you look at the DEP specifications for underground storage tanks, at the top of their list it shows fiberglass reinforced plastic. Then it states several items to prevent corrosion of the steel tank, whereas the fiberglass does not corrode.

With no further discussion on this matter, Chairperson Stephen Stefanowicz adjourned the Work Session at 7:00 PM to be followed by the regular Board of Supervisors meeting at 7:02 PM.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Township Secretary