



RESOLUTION 2023-R- 33

***APPROVING AMENDED FINAL LAND DEVELOPMENT PLANS
OF WEGMANS FOOD MARKET FOR AN EXISTING SUPERMARKET WITHIN THE
VALLEY SQUARE SHOPPING CENTER ON TAX MAP PARCEL NO. 50-031-034-003***

WHEREAS, Wegmans Food Markets, Inc. is the Owner (referred to herein as “Developer”) of a an existing supermarket located within the Valley Square Shopping Center on Tax Map Parcel No. 50-031-034-003 and has submitted Amended Final Plans within the CBD Central Business Zoning District (the “Site”), proposing to amend the previously approved land development to modify the existing parking area to provide an “Instacart” grocery pick-up area, specifically the modification will remove eighteen (18) parking spaces and replace them with a waiting area for Instacart grocery pickup; and

WHEREAS, Amended Final Land Development Plans pertaining to the Site were prepared by Costich Engineering, consisting of one (1) sheet, dated October 7, 2021, and last revised September 22, 2023 (the “Amended Plans”) were submitted to Warrington Township for review; and

WHEREAS, the Amended Plans were reviewed by CKS Engineers, Inc., Township Engineer, on several occasions, with the most recent review letter issued September 29, 2023 and which contained multiple comments (“Township Engineer’s Review”); and

WHEREAS, the Amended Plans have been reviewed by the Warrington Township Planning Commission, who’s comments are addressed herein; and

WHEREAS, the Amended Plans were reviewed by the Warrington Township Board of Supervisors at a public meeting, the most recent being on October 24, 2023; and

WHEREAS, the Board of Supervisors at the October 24, 2023 meeting orally voted to approve the Amended Plans subject to the conditions set forth herein and further subject to the conditions of approval being stated in a Resolution to be considered for adoption at its meeting on November 14, 2023; and

NOW THEREFORE, be it, and it is hereby **RESOLVED** by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania, that the Application pertaining to the Amended Plans is hereby **APPROVED** subject to the following conditions:

1. Prior to the recording of the Record Plans or the commencement of any construction or other earthmoving activities on the Site, the Plans will be revised to address any unresolved engineering issues referenced by the Township Engineer in its review letter dated September 29, 2023, a true and correct copy of which is attached to this Resolution as Exhibit "A" and any subsequent review letters.

2. Prior to the recording of the Record Plans or the commencement of any construction or other earthmoving activities on the Site, the Plans will be revised to address any unresolved issues referenced by the Township Traffic Engineer, McMahon, in its review letter dated September 13, 2023, a true and correct copy of which is attached to this Resolution as Exhibit "B" and any subsequent review letters.

3. After installation of the Instacart grocery pickup area, if cars begin queueing in the parking aisles while waiting to enter the Instacart grocery pickup area, Developer will install additional curbside pickup areas.

4. At the time Record Plans are submitted, Developer will submit one (1) paper copy of the Record Plans, fully executed IN BLACK INK by the appropriate entities. The Owner's block and Notary Acknowledgement shall show the correct owner(s) of record and that the Notary Public signs and seals (both stamp and embossed) on the Plans. All signature blocks shall appear in the same location on each page requiring signature. In addition, Developer will provide the information contained on the Amended Plans in digital format. The Township Engineer shall review the complete set of Amended Plans and stamp them as construction sets, certifying that they have met the conditions for approval.

Failure to appeal the conditions imposed by the Board of Supervisors as stated herein within thirty (30) days of the date of this Resolution shall constitute acceptance of the conditions. Non-acceptance and/or non-compliance with the conditions set forth in this approval shall void the Amended Plan approval, and any waivers or modification approved by the Board of Supervisors as stated here in are, in that event, denied and the Amended Plan is denied for non-compliance with the provisions of the Subdivision and Land Development Ordinance as recited herein and in the Township Engineer's review letter of September 29, 2023.



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215 3400600

September 29, 2023
Ref: #4123-2.CPU
(C0004878.00)

Warrington Township
852 Easton Road
Warrington, PA 18976

Attention: Barry P. Luber, Township Manager

Reference: Wegman's Food Market; TMP No. 50-031-034-003
Land Development – 1405 Main Street
Revised Amended Final Plan Review

Dear Barry:

We have received the Revised Amended Final Plan Submission pertaining to the above-referenced land development that was forwarded to our office for review by the applicant's engineer. The Revised Amended Final Plan Submission consists of; three (3) sheets prepared by Costich Engineering dated October 7, 2021 with latest revisions dated September 22, 2023.

Relative to this matter, we note that the site proposed for development is located on the northeastern side of Valley Square Boulevard within the "CBD – Central Business District" Zoning District. The applicant proposes to modify the parking area for the existing Wegmans Food Market to provide an "Instacart" pick-up area. The modification will affect eighteen (18) parking spaces and replace the parking spaces with a waiting area for Instacart pick-up.

As per your request, we have reviewed the amended final plan submission pertaining to the proposed land development and thereby offer the following comments for consideration by Township Officials:

I. ZONING ISSUES

All zoning issues previously identified by our office have been addressed by the current plan submission.

II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The following comments are based upon the requirements of the Warrington Township Subdivision and Land Development Ordinance ("S.O.")

1. The area where modifications or additions are proposed should be delineated as the "Project Area" on a copy of the existing recorded plan and submitted with the final plan amendment. A "Record Plan" addressing the proposed final amendment was not provided. (S.O. Section 305-508.B)

2. The plans must include all required signature blocks for recording. The signature blocks should be provided on the site plan that is to be recorded for this amendment. (S.O. Sections 507 & 508.E)
3. We recommend that the locations of the proposed parking stall signage be modified so as not to conflict with the proposed one-way vehicle movements through the Instacart waiting area. (S.O. Section 305-12)

If you should have any questions concerning the comments as outlined above, please do not hesitate to contact me.

Very truly yours,
CKS ENGINEERS
Township Engineers

Thomas F. Zarko, P.E.

TFZ/paf

cc: Terry W. Clemons, Esq., Township Solicitor
Vicki L. Kushto, Esq.
Christian Jones, Assistant Township Manager
Patricia Seamans, Bergman PC
Wegmans Food Markets
Michael Ritchie, P.E., Costich Engineering
Mary R. Stover, P.E., CKS Engineers
File



September 13, 2023

Mr. Thomas Zarko, P.E.
CKS Engineers, Inc.
4259 West Swamp Road, Suite 410
Doylestown, PA 18902

RE: **Traffic Review #1 – Pavement Marking and Signage Plan**
Wegmans (Valley Square Shopping Center)
Warrington Township, Bucks County, PA
Project No. 313714-01-001

Dear Tom:

Per your request, McMahon Associates, Inc. (McMahon) has prepared this comment letter that summarizes our initial traffic engineering review pertaining to the proposed site modifications to be located at the Valley Square Shopping Center in Warrington Township, Bucks County, PA. It is our understanding that the proposed site modifications will consist of restriping a portion of the existing parking spaces to the west of Wegmans to provide a curbside pickup area. Access to the site will continue be provided via the existing driveways along Easton Road (S.R. 0611) and Street Road (S.R. 0132).

The following documents were reviewed and/or referenced in preparation of our traffic review:

1. Pavement Marking and Signage Plan – Wegmans Food Markets, Inc., prepared by Costich Engineering, last revised July 17, 2023.
2. Signage Package – Curbside Parking Relocation, prepared by Bergmann Architects Engineers Planners.

Based on our review of the documents listed above, we offer the following comments to the Township for review.

1. The plans should be revised to include the following signs (refer to the attached redline):
 - Sign No. 3 (grocery pickup directional arrow) should be shown in the sidewalk area on the eastern side of the drive aisle along the Wegmans store front opposite the drive aisle for the proposed grocery pickup area.
 - Sign No. 4 (grocery pickup directional arrow) should be shown in the island adjacent to the proposed grocery pickup area located on the western side of the drive aisle along the Wegmans store front.
2. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials.

425 Commerce Drive, Suite 200, Fort Washington, PA 19034
P: 215.283.9444

mcmahonassociates.com | bowman.com

Exhibit B

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues apparent to us at this time that are related to the proposed development. If you or the Township have any questions, or require further clarification, please contact me.

Sincerely,

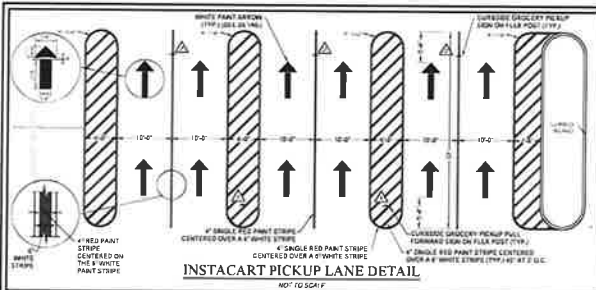


Chad Dixon, AICP, PP
Senior Project Manager

BMJ/CED

cc: Barry Luber – Township Manager
Christian Jones, Assistant Township Manager
Doreen Curtin, Township Zoning Officer
Terry Clemons, Esquire - Township Solicitor
Michael Ritchie, P.E. – Costich Engineering (Applicant's Engineer)

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SIGN LEGEND				
SYM	TRAFFIC NUMBER	DESCRIPTION	TYPE OR MODEL	HEIGHT
▲	1	10'x10' SUPPLIED BY WEGMANS	PLA POST	5'0" TO TOP OF SIGN
▲	2	10'x10' SUPPLIED BY WEGMANS	PLA POST	5'0" TO TOP OF SIGN
▲	3	SUPPLIED BY WEGMANS	A-FRAME BOARD	-
▲	4	SUPPLIED BY WEGMANS	A-FRAME BOARD	-
▲	5	8'x8'	FREE STANDING	-

FLEX POST ASSEMBLY GUIDE & PARTS LIST

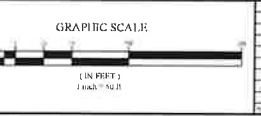
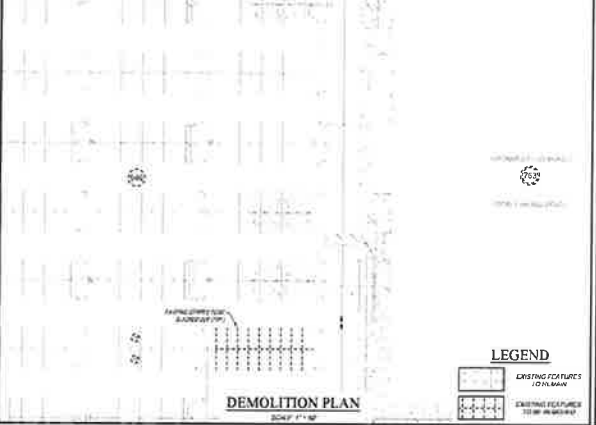
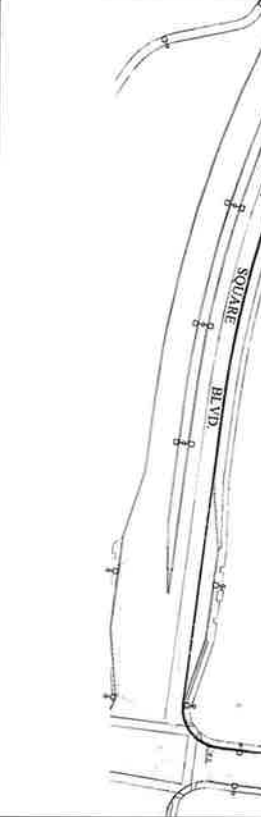
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PENNSYLVANIA LAW REGULATES 3 BUSINESS DAYS NOTICE FOR NONRESIDENTS PLEASE READ TO WORKING DAYS IN BUSINESS STATE - STIP C-116

PAVEMENT NUMBER

THIS PLAN IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

WIGMANS FOOD MARKETS, INC. CURBSIDE PICKUP PLAN

WARRINGTON TOWNSHIP, PENNSYLVANIA

COSTEN ENGINEERING

1000 W. 10TH ST. SUITE 100
WARRINGTON, PA 18981

DATE: 08/20/2023

PROJECT: WIGMANS FOOD MARKETS, INC. CURBSIDE PICKUP PLAN

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: CC100

