

1. The Applicant shall install adaptive equipment on the traffic signal at Aberdeen Avenue and Lancaster Avenue.
2. The Applicant shall redesign the site so that the convenience store is located at Aberdeen Avenue and the gas canopy is located on the east side of the site.
3. The architectural features of the proposed convenience store with fuel-dispensing facilities shall not include stucco, but shall be constructed of high-quality building materials including, but not limited to, stone, glass, and brick as presented at the planning commission meeting on 11/5/18. The fueling station canopy shall be A-frame, with recessed lighting, and the steel columns of the fueling station shall be wrapped with either a stone or brick material to match the height of the fuel station dispensers. The side of the convenience store which faces Lancaster Avenue shall be designed to include a "false front" with glass feature to the satisfaction of the township.
4. The convenience store dumpster shall be constructed of building materials that match the convenience store.
5. There shall be no deliveries or pickup of inventory, fuel, merchandise, food stuffs, trash, or other product between 10 P.M. and 7 A.M.
8. The lighting provided on all buildings will have residential (house side) cutoff features in addition to meeting the requirements of the Township's ordinance with regard to lighting fixtures and levels.
9. The Applicant shall maintain all buffers and landscaping in perpetuity.
10. The Applicant shall design the parking for the Project, particularly the convenience store, to discourage the patronage of large trucks. Such measures shall include a prohibition against parking spaces large enough to accommodate large trucks, and a prohibition against advertising the accessibility for large trucks. The Applicant shall not provide high-speed or high-efficiency diesel fuel dispensers.
12. All fuel deliveries shall take access from X Road.
13. The Applicant shall cause to be performed a baseline study of the traffic counts in the adjacent development. The scope of the study shall be as directed by the Township Engineer. This baseline study shall be used in the future to determine if the adjacent developments are being used by cut-through traffic.
14. The Applicant shall install indoor and outdoor security cameras which can be accessed by the Township Police laptops. Cameras shall be installed on the convenience store building, the fueling area, and the dumpster shelter.

15. The Applicant shall prohibit trash pick-ups and trash compaction between the hours of 10 P.M. and 7 A.M.
16. The Applicant shall solicit and comply with recommendations from the Police Department regarding security measures on the Property to prevent loitering.
17. The spill containment and prevention systems utilized by the convenience store shall meet or exceed all Federal and state requirements.
19. The Applicant shall not play music or audio advertisements at the pumps. Audio at the pumps shall be used only to provide customer assistance.
20. All signs shall have a brick or stone base and will be of a design consistent with the architectural design of the convenience store.
21. There shall be no advertising on the fueling canopy, pumps or fueling stations other than that required by State Law regulating fuel pump signage.
22. Wawa and future owner, lessees, etc shall not advertise on, or allow directional signs to be posted on Rte 476 (the Blue Route).
23. Traffic conditions, including, but not limited to movements at the access points and improvements to the intersection of Aberdeen Avenue and Lancaster Avenue as required by the Township Traffic Engineer.