



E.F. MOORE, Inc.

12th Avenue & Fayette Street
P.O. Box 192 • Conshohocken, PA 19428

Chevrolet - Oldsmobile

April 15, 2013

Fran Marabella, Borough Manager
Conshohocken Borough Council
Conshohocken Borough Hall
8th Avenue & Fayette Street
Conshohocken, PA 19428

John A. DiPietro, Esquire
2116 Old Arch Road
East Norriton, PA 19401

Dear Council Members:

We felt it important to set the record straight concerning the proposed Wawa for our Fayette Street property before a final decision is made by Borough Council. A great deal of misinformation has been circulated and the Conshohocken community deserves to know fact from fiction.

Despite the representations made by the spokesmen for the Conshohocken Revitalization Alliance (CRA), Gary DeMedio, Julian Miraglia and Tony DeFazio, there has not been wide opposition to the Wawa project. On the contrary, there are many diverse interests in Conshohocken, business and personal, and we have seen no evidence that they are uniformly opposed to this Wawa. In fact, many business and property owners have stated both to us and publicly that a new Wawa will not have any negative impact on their businesses or the community. Our family has been a part of Conshohocken for over a century and we know many people support the new store but are hesitant to vocalize support, as they would then be "called out" by those opposed. This is a classic case of the opposition seeming stronger than it actually is simply because it is louder. From our perspective, the opponents represent "the vocal minority."

We should be clear about support and opposition. Tony DeFazio has asserted that the petitions signed in support of the Wawa project were "bogus," yet he has failed to back up that statement. The fact is, over 2,000 people have signed petitions in support of the proposed store

over 1,200 of whom are borough residents and people who actually work in the borough. Most signatures from people outside the borough represent support from those who live in surrounding areas- people who would likely be visitors to the new store.

When considering the perspective and the "facts" presented by the CRA spokesmen, it is important for council to realize that their interests are neither unbiased nor without personal stake in this issue. Gary DeMedio is a realtor of long standing in the borough with his own development interests. Julian Miraglia is a well know developer in Conshohocken and may be most recognized for tearing down his former Victorian style homestead to make way for the construction of the new Continental Bank building at 6th & Fayette Street. Mr. Miraglia pursued this project despite objections and opposition from the Borough. Apparently, Julian Miraglia believes he had the right to do whatever he wanted with his own property but that we do not enjoy the same right with respect to ours.

Mr. Miraglia has claimed that our property wasn't "offered" to anyone other than the Wawa developer. That is incorrect. The property was never "offered" to anyone at all. Although the property was never formally marketed, numerous developers were well aware that the General Motors franchise had been terminated and that the property would be available. That group of interested parties and developers most certainly included Julian Miraglia and Gary DeMedio and the other members of the CRA. Nevertheless, neither Julian Miraglia nor Gary DeMedio has ever approached us with any concept, plan or offer to develop the property nor have any of other members of the CRA. They had every opportunity to do so but evidently were not interested. However, the CRA is now prepared to go to great lengths to tell everyone else what is and is not a proper use for the property. As for the CRA's proposed so called "alternatives" (senior housing, mixed use retail/condos and a new Borough Hall), a senior facility is hardly economically feasible on that site; the borough leadership has never even suggested the concept of a new borough hall; and retail/condos would create a great deal more traffic and congestion about which the CRA claims to have grave concerns. Moreover, this is less than a two acre site so there are serious limitations as to what extent it can actually be developed. While Gary DeMedio and, presumably, the CRA group acknowledge that they are not anti-Wawa, it's obvious that they don't have any real, viable or immediate alternative for the site.

Our family would agree that engaging in an open discussion about what is best for Conshohocken when it comes to development is important. Mr. DeMedio suggested that there has always been a push to "marry" lower Fayette with upper Fayette Street to create a so-called "village commercial walk able district to shop and dine." Anyone who knows Conshohocken can see that this is hardly practical for the full length of Fayette Street from 12th Avenue to the

April 15, 2013

Matsonford Bridge since the overwhelming majority of the businesses on Fayette Street are situated between 8th Avenue and the river. What does one experience walking Fayette Street now? Three gas stations all located just about in the middle of the borough at 8th Avenue, 7th Avenue and 5th Avenue. Mr. DeFazio has stated in a Times Herald article that the CRA has "concluded that a gasoline station was not compatible with other uses on Fayette Street." It is clearly too late for that argument.

Many of us born, raised and still involved in the Borough of Conshohocken like to reminisce about the way things used to be here. But times have changed and so has Conshohocken. The real question now is whether or not this Wawa project is in the best interest of the community. The answer to that question is yes for many reasons. A new, full service Wawa will revitalize the community something it has said it wants and needs. It would create a stable, significant and productive source of revenue and employment for the borough for many years to come and it will be an aesthetically pleasing use of the site. Finally, Wawa is a local, privately owned company that gives back to and becomes part of any community where its stores are located. A Wawa at 12th & Fayette Street is good and right for the future of Conshohocken. Moreover, it actually represents the type of revitalization effort that the Conshohocken Revitalization Alliance purports to promote.

Very truly yours,

Dennis, Timothy and Peter Moore