

PLANNING COMMISSION MINUTES OF REGULAR MEETING DECEMBER 2, 2009

The meeting was called to order at 7:30 p.m. by Chairman Charles Kalemjian and the Pledge of Allegiance was recited.

Present: Charles Kalemjian, Frank Hogan, Nancy Kane, Richard Jordan, and John Marbach.

Arrived Late: Bill Flanagan and Sam Matthews

Also Present: Township Manager Doug Hanley, Building Inspector/Zoning Officer Tom Cooke, and Township Engineer Ted Gacomis.

Minutes: Mr. Jordan made a motion to approve the minutes of October 7, 2009. Mr. Marbach seconded and the motion was carried.

Morphotek - 213, 215, 217 Welsh Pool Rd: Final Land Development Plan

Brendan Burke, Attorney for the Applicant, requested a recommendation for Final Land Development Plan approval to construct a one-story 60,000 sq.ft. Pilot Plant on the site after the demolition of the existing 3 buildings. Mr. Burke also mentioned that they have not been able to contact Freedom Medical, 219 Welsh Pool Rd., with regards to having the access easement extinguished. The Applicant has therefore shown a separate driveway for ingress and egress for the new building.

Alan Jarvis, Attorney for Freedom Medical was present in order to dispute the easement agreement and also show the hardship that his client faces with regards to receiving deliveries. Mr. Greco, an owner of Freedom Medical mentioned that their delivery trucks will have a difficult time pulling into the site and backing into the loading docks. The drivers do not like to back up having to turn on their "blind" side. For this reason they have begun backing into the site from Welsh Pool Rd. Mr. Jarvis also believes that the access easement was not shown on the plan. Mr. Gacomis showed that it is indeed depicted on the plan and fortified by two separate notes.

This current disagreement on property rights between the two property owners may need to be settled in the Court of Common Pleas if an agreement can not be reached. Morphotek has all deeds on property and would like to move forward the project.

The Applicant has received review letters from E.B. Walsh dated November 23, 2009; Tom Brown dated November 23, 2009; Stanley Stubbe dated November 16, 2009; Police Department dated November 25, 2009 and Fire Marshal dated November 30, 2009. The Applicant has no problem complying with any of the items mentioned.

Mr. Kalemjian made a motion to recommend approval contingent on compliance with the above listed reviews and urged the property owners to work out their property rights disagreements. Mr. Jordan seconded and the motion was carried. The Applicant will attend the Board of Supervisors meeting on December 14, 2009.

ANNOUNCEMENTS:

1. 12/07 - Park & Recreation - 7:30 p.m.
2. 12/14 - Board of Supervisors - 7:30 p.m.

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 7:50 p.m. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Tara Caputo