

# PLANNING COMMISSION

## MINUTES OF REGULAR MEETING

### SEPTEMBER 1, 2010

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The meeting was called to order at 7:33 p.m. by Chairman Charles Kalemjian and the Pledge of Allegiance was recited.

Present: Charles Kalemjian, Bill Flanagan, Frank Hogan, Nancy Kane, Richard Jordan, John Marbach and ex-officio member Alice Johnson.

Also Present: Township Manager Doug Hanley, Building Inspector/Zoning Officer Tom Cooke and Zoning Secretary Tara Caputo.

Absent: Sam Matthews

Minutes: Mr. Marbach made a motion to approve the minutes of June 2, 2010. Mrs. Kane seconded and the motion was carried.

Hankin Group - Eagleview - Regency Dr.: Sketch Plan/Land Development Plan

Neal Fisher presented the sketch plan for a 170,000 s.f. building, which will be built for lease by West Pharmaceutical Co. The building is to be located on 21 acres, a combination of Lots 19 and 40, at the end of Regency Dr. in the Eagleview development.

This building will be West's Corporate Headquarters. The plan shows a 2-story lab area and 3-story office area connected by a 3-story lobby. There will be 2 accesses to the property and 556 parking spaces for up to 410 employees. There will also be an on-site cafeteria, fitness center and several conference rooms.

The Applicant is currently conducting a traffic study to see if there is a need for a left turn lane from Eagleview Blvd. Removal of vegetation at the intersection of Eagleview Blvd. and Regency Dr. is also being considered.

The Planning Commission members asked about the following:

1. Outdoor storage - Since this is not a manufacturing plant, there shouldn't be any dangerous chemicals stored outside of the building.
2. Impervious Coverage - Mr. Fisher could not provide the percentage of impervious coverage since the height of the building is still an unknown.
3. Stormwater Management - There are no plans for "typical" retention areas. Applicant plans to build underground drainage areas in the parking area.
4. Loading area - The loading docks will be located in the lab area.

A Conditional Use Hearing is required due to calculation for number of parking spaces and size and height of building. Applicant will be scheduling this in the near future.

No motion was required.

ANNOUNCEMENTS:

1. 09/09 - Historical Commission - 7:30 p.m.
2. 09/13 - Board of Supervisors - 7:30 p.m.
3. 09/13 - Park & Recreation Board - 7:30 p.m.

OPEN TO PUBLIC FOR QUESTIONS AND COMMENTS

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:00 p.m. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper