

and not an influx of employees all at one time. He explained that there are currently 1,799 parking spots, and the additional spaces they are requesting tonight bring the total to 2,111.

Mr. Selger described the three new areas involved in this application: Lot B west, Lot C west and Lot B east. There will be several islands and rain gardens to help control stormwater management within each lot. He informed the board that they are removing 1,200 caliber inches of trees, all of which will be replaced.

Mr. Melograno brought up the issue that Lot B west has a dead-end corridor. He didn't think that was a good approach, and Mr. Selger agreed to redesign this area.

Mr. Melograno brought up Al Comly's letter dated July 20, 2020. Mr. Selger explained to the board that they have been working closely with Mr. Comly about the direction of the emergency vehicles around the site. Janssen will have 24-7 security to direct vehicles. Mr. Comly requested in his letter that all doors be clearly numbered from the roadway. Mr. Selger stated that this is an ongoing project and Mr. Lilly stated they were committed to doing this. Mr. Twersky asked when they think this would be completed and Mr. McKenna replied it would be done this year, before 2021. Mr. Twersky asked how long do they think this parking lot project would take? Mr. Selger stated that they would construct one lot at a time and it would probably take around 18 months until completion. Mr. Melograno then asked to review the CKS letter dated July 28, 2020. Mr. McAdam explained the waivers, and noted that the majority of his comments will be "will comply". He did have a question about creating a monoculture of white pines in the buffer area. Mr. McAdam suggested the applicants defer to a landscape architect to work through this issue. Mr. Selger stated the landscape plan would be updated to show fewer white pines.

Mr. Valiga brought up item 2(a) from the CKS letter regarding HDPE piping and wanted to know how they intend on cleaning out the 15" pipe? Mr. Selger stated they currently do not have any issues onsite with backups. Mr. McAdam stated that the pipe could easily be flushed if necessary. Mr. Valiga asked about stormwater and Mr. Selger stated that they are installing rain gardens. Mr. Walko stated that the applicant would have a stormwater maintenance agreement with the township. Mr. McKenna stated they have a campus wide NPDES permit and will install rain gardens and other BMP's to manage the flow which leads to the pond at the central campus.

Mr. Melograno asked to review McMahan's letter dated August 13, 2020. Mr. Melograno asked when their traffic study was submitted to McMahan? Mr. Dixson said it was just received the first week in August. Mr. Melograno stated that the board members will continue to work with the applicants, but he expressed his disappointment in the late submission of the study. Mr. Walko stated how much they appreciated Mr. Dixson's quick turnaround on his review, that they intend on doing their part with improvements on McKean Rd.

Ms. Nunn brought up how there would be two neighborhoods impacted by this new parking lot. Mr. Walko stated that the increase in traffic will be gradual. Mr. Twersky stated that there would be a gradual increase but, eventually, they will be at their max.

He also was not sure where they came up with an estimated 103 trips with the addition of 275 new employees. Mr. Dixon explained that they would have multiple shifts during the day and to clarify that the 103 trips would be anticipated at the afternoon peak. Mr. Selger informed the board that the study was done on a normal working day back in November 2019, pre-covid.

Mr. Twersky said that he thought with the 3-lots on McKean Road the trip counts were too low, that there would be just more cars on an already burdened road where no one drives the speed limit. Mr. Twersky stated that SHIP agreed to put in new crosswalks to address the same issues but nothing has been done yet. Mr. Walko stated that the applicant is happy to contribute and will to do their part and wanted to know exactly what the board wanted. Mr. Paccione said that this ongoing issue on McKean Road needs to be resolved. Ms. Nunn stated that she is worried about the kids crossing at Wooded Pond to get to the walking path. Mr. Twersky stated that crosswalks with flashing speed limit signs are needed. Mr. Melgrano asked if any temporary measures can be taken to limit access onto McKean. Mr. Lilly stated that maybe a right turn only onto McKean Rd. from the parking lot and close off the left turn lane with gates. Mr. Melgrano agreed that limiting the left turn onto McKean was a good suggestion. Mr. Dixon said that they would have to further evaluate this suggestion since restricting access off of McKean Rd. would then cause a significant shift onto Welsh Rd. Mr. Walko agreed that they would need to do a further evaluation and would be willing to try this approach. Mr. Melgrano stated this would be helpful to restrict access with people starting to come back to work in 2021 with these temporary measures. Mr. Selger stated they would work closely with Mr. Dixon to study this scenario in order to analyze the impact. Mr. Dixon stated that they should start looking into this now to be most effective.

Mr. Twersky stated that there needs to be a crosswalk at Wooded Pond Rd. Ms. Nunn stated that there are two neighborhood's that use Janssen's frontage. Mr. Twersky stated that there should then be two crosswalks installed. Mr. Paccione stated that PennDOT may not allow two crosswalks, but they will have to wait for PennDOT's review about the final location of the crosswalks. Mr. Walko agreed.

A motion was made by Mr. Melgrano and seconded by Mr. Twersky to recommend this application for preliminary/final land development approval by the Board of Supervisors based on the following conditions:

- 1) Applicant will comply with Fire Marshall on emergency signage;
- 2) Applicant will comply with door signage for LGT police by end of 1st Q 2021;
- 3) Construction equipment for this work will enter and exit the site through the Welsh Rd facility entrance;
- 4) Applicant will comply with the CKS letter dated 7/28/20;
- 5) Applicant will comply and replace all the caliper inches of trees removed and verify the final quantity with the township engineer. Applicant will comply with township requirements regarding variety of trees as well;

- 6) Applicant will sign an operating and maintenance agreement to maintain the storm water management system;
- 7) Applicant will change the parking layout in B West to eliminate the dead-end;
- 8) Applicant will comply with McMahan's letter dated 8/13/20 - Traffic Engineering Review #2;
- 9) Applicant and township will work together to implement restricting access to and from the site on to McKean Rd during peak hours in 2021. The expectation is the applicant and township will jointly analyze the impact of restricting a right turn out of the site during peak hours and make the necessary signalization changes and any other changes mutually agreed upon. The applicant and township will also jointly analyze the impact of restricting left turns into the site from McKean Rd during peak hours and make the necessary signalization changes and any other changes mutually agreed upon. These changes are meant to be a temporary solution until a masterplan solution for McKean Rd is designed and implemented;
- 10) In 2021, the Applicant will add a pedestrian activated signal crosswalk along their frontage on McKean Rd. The PC intent was for this crosswalk to be installed at the Wooded Pond intersection but it is understood that other agencies could affect the final location of this crosswalk. This crosswalk is not dependent on the master plan.

The motion passed with an 8-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 9:40 P.M.

Respectfully submitted,

Patty Furber, Secretary