

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of August 20, 2025**

Present: Rich Valiga, Vice-Chair
Maureen Nunn
Danielle Porreca
Michael Mrozinski
Craig Adams
Rusty Beardsley

Patty Furber, B&Z Administrator
Michele Fountain, CKS Engineers
Brian Jones, Bowman

Absent: Craig Melograno, Chairman

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: May 21, 2025

A motion was made by Ms. Porreca and seconded by Mr. Mrozinski to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of May 21, 2025. The motion carried unanimously.

Land Development: CEAS Lab Building/Project Evolution

**Johnson & Johnson Innovative Medicine, LLC.
1400 McKean Rd.**

#25-05 LD

Present for the land development application was Mr. Kevin Selger, from Gilmore & Associates and Mr. John Walko, from Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.

Mr. Walko explained to the PC that the applicant is proposing a 42,000 square foot, 56' foot tall building addition to the existing building 15 called the CEAS Lab. The proposed building will face the McKean roadside. Mr. Walko stated that CEAS stands for Cell Engineering Analytical Sciences. Mr. Walko stated that this proposed building is essential since J&J are tight on the last space that they currently have. He stated that the technology of innovations for what they're making keeps getting bigger, so they keep getting pressed for more space and this new building is intended to provide the room for essentially cell engineering. Mr. Walko stated that this building will provide a more aesthetically

pleasing addition with no new employees. Mr. Selger stated that the plan is to remove 10 parking spaces and add 10 parking spaces. He stated as part of the condition of the CKS review letter is to provide proof that no extra parking is necessary. He stated that those discussions can happen between the traffic engineers. Mr. Jones stated that the township currently has the plans and is waiting for bids from the contract.

Mr. Selger stated that the proposed building will be located 600' feet from McKean Road and 200' feet from Route 309. He stated about 9,000 square feet of the proposed building will be for mechanical support lab space. He stated that the analytical equipment is evolving and growing, so that's what's really driving this addition. This will be a 3-story building with two floors of lab space; the third floor will be for the mechanical support space. He stated that there's existing service drives with ten existing parking spaces that are going to be replaced and an existing trail that will be removed. He stated that Project Evolution is a current interior conversion for an oncology facility that will need a small driveway for patient deliveries. Mr. Walko stated that this project currently has building permits issued. Mr. Selger stated as part of this project, on the west side building that faces Route 309, they are proposing a series of walkways, one to connect to their existing campus trail system. He stated that there is an accessible entrance with two handicap spaces in the existing parking lot that will have an accessible pathway down to the entrance. He stated that there's going to be pedestrian access from this location, but there are issues with that due to the grade. Ms. Nunn wanted to know if the current trail would be removed. Mr. Selger stated there will be a connection installed to the older section of trail that loops through the entire campus that was recently repaved. He stated that the trail is highly used and there was a requirement to make sure any walkway to the new entrance connects to the existing campus trails. Mr. Walko stated that this was one of the waivers to make sure that what's proposed matches what is already onsite.

Mr. Selger stated as for the stormwater management they received their first review letter and were ready to resubmit for their NPDES permit. He stated that they have already met with the county and had an agreement about using the master plan facilities to offset this project. Mr. Walko stated that they would comply with CKS' review letter. He stated that they had discussions with the Township's traffic engineer, Bowman, and there was nothing drastic that would change the plans. He stated that there might be some interior items that need to be addressed with the Township's Fire Marshal. Mr. Selger stated that they had a sit-down meeting with the Township's Fire Marshal and Building Code Official. He stated they went through their building plans with their architect. Mr. Selger stated that the Fire Marshal had some access points that needed to be addressed. Mr. Walko stated that it's nothing that would change the plans that you see tonight. Mr. Mrozinski wanted to know more about the several different mechanisms for the stormwater. Mr. Selger stated that everything flows to a large pond; they also have a large underground stormwater basin with ample storage of stormwater volume credits that they utilize with various rain gardens. Mr. Selger stated that they currently have a

campus wide NPDES permit for stormwater that they have been maintaining since 2011. He stated that they continue to amend and adhere to the county, DEP and township stormwater ordinances. Ms. Fountain wanted to know what they are doing specifically for this building for volume and recharge? Mr. Selger stated that there were infiltration tests done, that were zero. He stated from a recharge credit standpoint, they are taking credits from the existing basin, which they keep track of with the county. He stated they have smaller landscape area drains with a 6" pipe, so that is why they are requesting a waiver. Ms. Fountain stated that she didn't have a problem with what was being proposed, except that their waiver requests asked for a 12" inch pipe. Mr. Selger stated that it would be adjusted to reflect 6" inches.

Mr. Valiga stated that he was trying to understand the difference between the stormwater that is being collected now versus the stormwater that will be collected. He stated that sheet 13 on their plan set reflects some stormwater collection pipes but was having difficulty trying to figure out where the storm pipes ended. Mr. Selger stated there are a series of storm sewers that flow through the campus that will end up in the pond. He stated that there are a series of lines on the side of the building that go underneath the existing buildings. Mr. Valiga stated that the plans do not show where the new or existing stormwater systems are located. Mr. Walko stated that the routes to the pond can be added to the drawings. Mr. Valiga stated that he understands that the majority of stormwater collected will be from the roof and parking lot water so there's no chance of sediment being built up over years.

Ms. Fountain wanted to discuss their operation of maintenance requirements for the stormwater system. Mr. Selger stated that their systems are inspected regularly, and their site is maintained, they're not going to flood themselves out when they are going to put almost 100 million into a new building. Ms. Fountain stated that they must provide calculations to show they have enough capacity and as part of their NPDES permit they must satisfy their post construction operation and maintenance. Mr. Beardsley stated that he was relying on CKS' expertise knowing this underground sewer system exists and that it's functionally is being maintained. He wanted to know if Ms. Fountain was comfortable with that. She stated she was.

Mr. Selger stated that the existing trailer that's been there for 20 years will be knocked down as part of this project. He stated that a portion of the existing buildings are tight with all the new lab equipment coming in, so they need this new building to decompress the existing spaces, so that the employees have enough room to work. Mr. Valiga wanted to know if they would be adding additional personnel that would affect parking. Mr. Walko stated that it was not proposed for this project and CKS did request verification of that. He stated that we had to provide everyday records to show that the same number of people are coming and going. Mr. Selger stated that the total parking constructed on campus was 2,096 spaces; the current and future seat count is 2,074 with 22 access spaces.

Mr. Selger stated that as part of the construction of this project, some of this lot is going to be taken out of use temporarily for construction trailers.

Ms. Nunn stated that the trail system is heavily used by the surrounding neighbors and wanted to discuss safety precautions during construction. Mr. Selger stated that the whole construction area will be fenced in. He stated that J&J has very high safety requirements for their employees, so anyone that would enter that fenced area would have to be safety trained. He stated that they have 24/7 security that loops around the campus, so no one would be permitted around the construction. He stated that the trail will not be blocked. Ms. Nunn thanked them for doing this. Mr. Selger stated that a crosswalk will be built to connect to the sidewalks at the J&J and Wooded Pond. He stated as of yesterday they were waiting for pricing on the contract.

Mr. Valiga wanted to go over the waivers. Mr. Valiga wanted to know if they were going to revise the 12" HDPE pipe to 6". Mr. Walko stated that they would. Mr. Valiga wanted to know if CKS had any issues with that request. Ms. Fountain stated that if this was on a public dedicated road that the township maintained, we would have more of a concern, but this is on private property, and they show that the capacity of the pipe is adequate. Mr. Valiga stated a waiver was requested not to install concrete curb or tire stops to protect planting strips and prevent the overhanging of vehicles into pedestrian walks. Mr. Valiga stated that he thought this waiver request wasn't too different than what was already there. Mr. Mrozinski stated he agreed but would like to keep it unified. Mr. Valiga stated that the next waiver is for the required minimum width of the pedestrian trails to be eight feet versus the existing ones which are six feet. Mr. Valiga wanted to know if anybody has been complaining about the six-foot trail? Ms. Nunn stated that she was the closest neighbor, and no one had any issues with the six-foot trails. Mr. Valiga stated that the next waiver was regarding the 10-foot-wide landscaping strips for every 10 parking spaces. Mr. Selger stated that instead of having an island every 10 feet, they do long linear strips down the middle of the parking lots. He stated that they find they can get more trees in with efficient parking, and it aids in plow maintenance. Mr. Valiga stated that the next waiver was regarding asphalt material and the thickness paving of the cross section. Mr. Valiga wanted to know what the difference was with what you are proposing versus what the ordinance says. Mr. Selger stated that it is based off the soils, type of vehicles, number of trips, some of these waivers apply every time we come here. Mr. Selger stated that it's based off their geotechnical report. Ms. Fountain stated that she did not see that report. Mr. Valiga requested the report to be sent to Ms. Fountain since that could answer some questions. Ms. Fountain stated that she thought their base did match and was at least 6" which is required by the ordinance. Mr. Valiga stated that waivers 2(a)-(d) are agreed upon but 2(e) the geotechnical report is to be sent to CKS. Ms. Fountain wanted clarification on number 5(d) regarding the paving that will be at a minimum of 1% slope. She stated that she heard earlier in the meeting that they would comply with all of CKS' comments. Mr. Selger stated yes, they would. Mr. Selger stated

that for 5(h) they intend to upsize the pipes down in the bottom to provide extra capacity. He stated that there are stormwater pipes that commonly connect them, the existing 24" pipe goes underneath the building which cannot be upsized. He stated that they did the math and the 24" pipe was adequate. He stated that these pipes could potentially be 18" given the low area, but wanted to provide some extra added insurance, by providing some extra pipe capacity. He stated that is the reason for the waiver of the 36" pipes. Mr. Selger stated that the report reflects that capacity. Ms. Fountain wanted to clarify that there was an increase in the upstream area that it's packed into a 36" inch pipe, but they are going to be connecting to a 24" inch pipe which Mr. Selger stated they cannot change, because it's going underneath the buildings. She stated she would like to know the reason for it. Mr. Selger stated that there's plenty of cover of the pipe and room to provide extra capacity. Ms. Fountain stated that if the 24" inch pipe is not large enough to handle the flow into the 36" pipe CKS is going to strongly recommend that they install a relief pipe system around the building.

Mr. Valiga wanted to know what their timeframe was for construction. Mr. Selger stated they would like to start construction prior to Thanksgiving. Mr. Valiga stated that he understood that, but everything needs to be in order because the supervisors are expecting us to make sure these details are correct. Mr. Valiga wanted to know if the existing maintenance agreement for the stormwater will be revised. Mr. Walko stated anytime new facilities are installed, a new agreement is executed for those facilities.

Mr. Valiga wanted to go over Township Fire Marshal, Al Comly's review letter dated August 13, 2025. Mr. Selger stated that their architect was out looking at firewalls and the interior circulation of the buildings. Mr. Walko stated there will be additional meetings to resolve his comments.

Mr. Valiga discussed the non-native species of trees and wanted to know what percentage that is allowed. He stated if the non-native species percentage equals what is allowed, there is no issue. Ms. Fountain stated that the percentage allowed is 25%. Mr. Valiga discussed the Montgomery County Planning Commission's review letter dated August 5, 2025, that requested additional landscaping on the 2.5' foot retaining walls located between the parking lot and proposed lab building. Mr. Valiga stated he wasn't sure if that was something they wanted to do. Mr. Selger stated that wasn't a township requirement and didn't intend on doing that. Mr. Valiga wanted to know if their lighting plan was consistent with all the lights in all the parking lots. Mr. Selger stated that the "C" lot lights date back to 2002 and are consistent with the height requirements from the 2001-2002 township ordinance; the new lights would be consistent with the current height requirement of 14' foot, the lights would be LED. Mr. Valiga stated that on sheet 19 of their plan set, they talk about recycling material and waste disposal and wanted to know how they are going to stockpile access soil onsite. Mr. Selger stated they will strip and stockpile the soil, but some of the subsoils will have to be hauled offsite since they

are water sensitive and cannot be compacted. Mr. Valiga wanted to know about the asphalt that will be dug up where that would be disposed of and the concrete wash water. Mr. Selger stated that the asphalt would be hauled to an asphalt treatment plant, and they would have concrete washouts onsite.

A motion was made by Ms. Porreca and seconded by Mr. Beardsley to recommend preliminary/final land development approval by the Board of Supervisors based on the following conditions by Mr. Valiga:

1. The applicant will change Waiver 2(a), the HDPE pipe diameter, to 6" from the listed 12" on Sheet 3, "Waivers Request". CKS acknowledged that their review provided in the 2(a) waiver comment was done for a 6" diameter pipe and not 12" as stated.
2. The applicant to provide documentation for waiver 2(e), regarding CKS' comment with respect to "supplemental" geotechnical information for the asphalt paving waiver. CKS to review and confirm that the geotechnical information will provide structural base to support the applicant's alternative asphalt paving specifications. If CKS' review does not agree with the applicant's geotechnical report, the waiver is denied, and applicant will follow LGT specifications.
3. The applicant to comply with CKS' comment page 3 (h) pertaining to the 36" inch diameter storm sewer pipe. The existing 24" inch pipe will be analyzed by CKS with information supplied by applicant to determine capacity to convey the drainage from the new 36" sewer pipe.
4. The applicant agrees to the recommendations and comments listed on all the other paragraphs one through nine in CKS' review letter dated August 7, 2025.
5. The applicant to work with the Fire Marshal regarding relocation of emergency services arrival point from door at Lobby C to locations A or B and the placement of the FDC connection per his review letter dated August 13, 2025.
6. The applicant to show the connection of the new stormwater pipe into the existing system and reflect the entire stormwater underground basin system in a clearer fashion on sheet 12.

The motion passed with a 6-0 vote.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Patty Furber, Secretary