

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 3, 2018

The meeting was called to order at 7:34 p.m. by Chairman Nancy Kane and the Pledge of Allegiance was recited.

Present: Nancy Kane, Richard Jordan, Charles Kalemjian, Sam Matthews, William Flanagan, Dennis Martin, Tim Bucher and ex-officio member Greg Allen

Also Present: Township Manager Doug Hanley, Building/Zoning Officer Tom Cooke, Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis

Minutes: Mr. Jordan made a motion to approve the minutes of September 5, 2018 and Mr. Kalemjian seconded. The motion was carried.

101 Gordon Dr.: Conditional Use Recommendation for Proposed 183,717 s.f. Second Building

Matt Adams, representing 101 Gordon Drive Partners LLC, presented the plan showing the construction of a new building to be occupied by USSC, a mass transit passenger seating manufacturer. The building will have 10,000 s.f. of office space and approximately 173,000 s.f. of space for their industrial and manufacturing uses. The 34.191 acre parcel is located on Gordon Dr. and Welsh Pool Rd., behind the Clarion Hotel, with access frontage onto Route 100. There is access to the property from all directions – off of Route 113 and Route 100, North & South.

USSC is currently located at 150 Gordon Dr. in a 111,000 s.f. building. They will be moving out of 150 Gordon Dr., across the street to the 101 Gordon Dr. building currently under extensive alterations that will leave the building at about 202,000 sq.ft. after the removal of a large amount of the second floor creating 3 story clear space from the basement to roof. With this proposed expansion, their work force will be increased by 200-250 people.

There is an existing historic building on the property that the Applicant has been doing interior renovations to modify the space for their executives and customers in town from different parts of the world to witness their process.

The Applicant has received a review letter from E.B. Walsh dated September 27, 2018 and has agreed to comply with all issues.

Mr. Kalemjian made a motion to recommend Conditional Use approval subject to compliance with all of the items contained in the E.B. Walsh review letter of September 27, 2018. Mr. Martin seconded and the motion was carried.

ANNOUNCEMENTS:

1. 10/09 (Tuesday) – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 8:44 p.m. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper