

UPPER MERION TOWNSHIP PLANNING COMMISSION
May 24, 2017

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on May 24, 2017 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PLEDGE OF ALLEGIANCE

ATTENDANCE

Matthew Popek, Chair
Mark McKee, Vice-Chair
Vivian Peikin, Secretary
Jaque Camp, Member
Todd Brown, Member
Robert Loeper, Township Planner

ABSENT

Dr. William Jenaway, Liaison to the Board of Supervisors
Kyle Brown, Associate Township Planner
Maudy Hedlund, Recording Secretary

MEETING MINUTES APPROVAL

On a motion by Mr. Brown, seconded by Mr. McKee, with four members voting “aye”, the minutes of May 10, 2017 were approved, as presented. Ms. Camp, who did not attend the May 10th meeting, abstained.

PLAN

SD 2017-03: GSK, 709 Swedeland Road, Subdivision of the Upper Merion Campus into two lots. 192.67 acres, HI, LI, & R-1. Plan expiration: July 27, 2017.

PRESENT: Peter C. Andersen, P.E., Andersen Engineering, Perkasie, PA.
John DaCosta, GSK, Director Site Operations, UM Operations Management, CBS WREF Services, King of Prussia, PA.
Matthew N. McClure, Esq., Ballard Spahr LLP, Philadelphia, PA.

MR. LOEPER'S OVERVIEW

GlaxoSmithKline's Upper Merion Campus has approximately 40 buildings with a 753,000 square feet building footprint. Two satisfactory reviews were received from the Township's Engineer. The township is awaiting the County's comments.

SOLICITOR'S REPORT

- **Consolidation**
GlaxoSmithKline (GSK) is consolidating their R&D facilities in Upper Providence. After the consolidation GSK will have no use for Lot 2, also known as the West Campus. The company is going through a sub-division process so they can sell Lot 2 to a third party. This application does not propose any changes in the lease, building, or in anything like that.
- **Agreement of Sale**
Currently GSK is under subject to a confidential agreement of sale with an undisclosed third party. After the deal's closed, sometime at the end of this year, GSK is going to lease back this area for all of 2017, 2018 and 2019 and give up the lease-hold title on March 31, 2019 (approx. 2.5 years). At that time, if the new owner has a no lease-hold on the entire area and wants to make any changes, they will have to comply with the Code and file for any applications. The applicant is asking to have a line drawn so they could sell the property. Regardless of whether the sale goes through, the intention is to sell the West Campus.
- **Sewer easement**
For post-lease-hold process a sanitary sewer easement that's conveyed through the GSK property will eventually tie into the township's municipal sewer system.

DIRECTOR OF SITE OPERATIONS REPORT

- **Square footage**
The West Campus of this subdivision consists of a million square feet for office, laboratory, R&D and a health club. The 700,000 SF East Campus will be retained by GSK for office and R&D.
- **Border lines**
No changes are planned for the site's three gates. The subdivision line between Lots 1 and 2 are close to the driveway for Gate 2. Everything to the west of the driveway is going to become part of Lot 2.
- **Other cross-lot easements**
Lot 2 would have ingress and egress to Gates 1 and 2.

- **Anticipated staff reduction**
By end of 2018, 1000 West Campus employees will be transferred to Upper Providence. Combined, both campuses have a total of 1700 employees.

ENGINEER'S REPORT

- **Waiver Requests**
The Township Engineer fully supported the applicant's waivers *for not* providing run-off calculations, utility capacities, erosion and sediment controls, analysis of traffic impact, grading or landscaping; and *for providing* plans that have a scale of less than one inch per 50, since the parcel is so big.
- **Stormwater water management**
Stormwater management will not change since there is no improvement.

ANSWERS TO QUESTIONS FROM MEMBERS OF THE PLANNING COMMISSION

- **Sewage System**
Mr. Loeper commented that, currently, all of the sewage system goes through a treatment facility at Swedeland Road and Route 320. As part of the township's industrial pre-treatment program, GSK's Lot 1 will continue to the pre-treatment plant. The other portion will feed directly into the Upper Merion system.
- **Wells monitored for methane**
Mr. Loeper stated that GSK installed a methane extraction system in the mid-90s around the old landfill. The County's passive monitoring system is still in operation. GSK does not intend to change the way the site is operated.
- **Stormwater water management**
A member commented that everything on the West Campus goes to Gulph Creek where there are issues.

MOTION

On a motion by Ms. Peikin, seconded by Mr. Brown, with all voting "aye", the Planning Commission members recommended approval of plan SD 2017-03.

There being no additional business, Ms. Camp motioned to adjourn. Mr. Popek seconded. The meeting adjourned at 7:30 p.m.

Sincerely yours,

VIVIAN PEIKIN, SECRETARY