

**BOROUGH OF WEST CONSHOHOCKEN
PLANNING COMMISSION MEETING MINUTES**

February 2, 2023
7:00 PM

Pursuant to the provisions of the "Open Public Meeting Agenda/Sunshine Act" public notice was provided to the Times Herald Newspaper and posted on the bulletin board in the Borough Hall as required by law.

CALL TO ORDER

Mr. Curran called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

ROLL CALL

Steven Curran	Present
Matthew DiPuppo	Present
James Donohue	Absent
Ted McKeon	Present
Guy Davis	Present
Ted Dmytryk, Borough Engineer	Present

PUBLIC COMMENT ON THE AGENDA

None

APPROVAL OF MINUTES

Mr. Curran asked for a motion to approve the January 5, 2023, meeting minutes.

Motioned by: Steve Curran
Seconded by: Matt DiPuppo
Ayes- 3
Nays - 0
Abstention- 1- Guy Davis abstained
The motion passes: 3-0-1

NEW BUSINESS

Land Development Review for Discovery Labs: Mr. Ed Cambell was present at the meeting to discuss this application. Mr. Campbell provided a review of this application, extensive discussions took place regarding parking, conditional use, zoning hearing board outcome, land phasing preliminary review and dates of expiration. John Gilroy, design engineer was also present. Further discussions took place regarding ongoing activity, safety and environmental, site management and protocols, flood plain and water runoff. Discussions took place regarding the waivers applicant is requesting. Waiver for property line bumpers, PECO easements, plans scale submission for one sheet; relief from shade tree in parking islands in which 6 parking islands would not. Applicant is asking for final approval on the first

building. Mr. Davis asked about the traffic study to which Applicant indicated that party engineers are working out some items.

Mr. Curran made a motion to recommend to council that any final land development plan approval y Council have a stipulation for notification to Borough Management if/when a client entity intends for utilization of the facility for study, or production, of BSL-3 material.

Seconded by: Matt DiPuppo

All in favor: Yes

The motion passes:4-0

Mr. Curran made a motion to recommend to Council to approve the Preliminary Land Development Plans for Discovery Labs.

Seconded by: Ted McKeon

All in favor: Yes

The motion passes: 4-0

PUBLIC COMMENT

Walter Gleba, resident, wanted to discuss the biohazard levels 2 and 3 and who has responsibility for inspections. It was clarified that FDA inspects only in case of intended commercial production and NIH may if funding was provided; responses were provided by applicant about DEP and Upper Merion jurisdictions as well in as far as existing site wastewater sampling.

ADJOURN

Mr. Curran asked for a motion to adjourn the meeting at 7:56pm

Motioned by: Matt DiPuppo

Seconded By: Ted McKeon

All in Favor: 4-0

The motion passes: Yes

Respectfully Submitted,



Cristina Meade