

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 19, 2018**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, November 19, 2018 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA, 18064.

Chairman, Paul Levits, called the meeting to order at 6:58 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners answered roll call: Chairman, Paul Levits, Vice Chairman, Robert Simpson, Robin Dingle, Jeffrey Beavan, and Terry Kleintop.

Also present were Secretary, Paige Gerstenberg, Township Manager, Tom Petrucci, Zoning Officer, John Lezoche, Solicitor, David Backenstoe, and Township Engineer, Mike Kukles.

APPROVAL OF MINUTES:

1. APPROVAL OF THE OCTOBER 8, 2018 SPECIAL PLANNING COMMISSION MEETING MINUTES:

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the October 8, 2018 Special Planning Commission Meeting Minutes as presented. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0-1 with Jeffrey Beavan abstaining.

2. APPROVAL OF THE OCTOBER 15, 2018 PLANNING COMMISSION MEETING MINUTES:

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the October 15, 2018 Planning Commission Meeting Minutes as presented. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0-1 with Jeffrey Beavan abstaining.

NEW BUSINESS:

1. TEVA PHARMACEUTICALS- 1380 JACOBURG ROAD, WIND GAP, PA 18091; USE OF WAREHOUSE (SITE PLAN) APPLICATION RECEIVED MONDAY, OCTOBER 29, 2018:

Commissioner, Jeffrey Beavan, recused himself from this Site Plan review. He stated that his firm that he is employed by works for the current property owner of the warehouse. Mr. Joseph Correia on behalf of J.G. Petrucci, Mr. Rocco Caracciolo from Pennoni Associates, and Mr. Doug Marshall from Teva Pharmaceuticals were all in attendance in order to discuss the proposed use for the newly constructed warehouse located at 1380 Jacobsburg Road. Deficate

The Division Manager at Pennoni Associates, Mr. Rocco Caracciolo, gave a brief overview of the submitted Site Plan for the proposed use of a portion of the warehouse located at 1380 Jacobsburg Road. He added that the original plan for the construction of the warehouse was approved in March of 2017. They now have a tenant, Teva Pharmaceuticals who will occupy approximately half of the building. Teva Pharmaceuticals is the largest pharmaceutical generic company in the world. They work with many varieties of medications and distribute approximately 15 million doses a year. They also handle DEA classified products such as opioids and narcotics, however, these products will not be held at the warehouse located at 1380 Jacobsburg Road. Teva Pharmaceuticals originally did not have enough space to hold all of their product that they currently possess. This warehouse location will give the opportunity for more space.

Teva Pharmaceuticals plans to run two (2) shifts five (5) days a week. The first shift is from 6:00 A.M. to 2:30 P.M. and the second shift is from 2:00 P.M. to 10:00 P.M. There will be approximately 20 employees working the first shift and approximately 10 employees working the second shift. From a trucking capacity, there will be around 15 trucks per day going inbound and approximately 4-6 trucks going outbound.

From a security perspective, Mr. Caracciolo stated that they have state of the art intruder security systems. There is global security of the premise 24/7. Additionally, there will be a security guard present at the warehouse at all times of the day. Many details on cleanliness and temperature of the building were also briefly discussed. There will be a generator for the warehouse as well due to the fact that if they lose power, the temperature in the building can only fluctuate between 10-15 degrees. If the temperature fluctuates beyond that point, all product will be discarded immediately.

The portion of the warehouse that Teva Pharmaceuticals will be utilizing will be for distribution only. There will be no packaging or manufacturing taking place within their facility. Additionally, Teva Pharmaceuticals is not licensed at this location to perform manufacturing activities. With respect to the products, they will not be exposed to the general environment and will be protected by packaging at all times.

Commissioner, Robin Dingle, questioned about whether there will be any liquid forms of medications. Mr. Caracciolo stated that all products will have primary packaging which is a bottle or syringe and secondary packaging which holds the actual medication.

Environmental health and safety will take care of any spills that may occur on the premises, although, those instances are very rare. Teva Pharmaceuticals will have hazardous materials at the site but will be in very small quantities. Such medications include oncology medication products. Ms. Dingle questioned about whether there are specific storage requirements for those items. Mr. Caracciolo stated that since there are no active ingredients, there is no specific storage protocol to follow. Commissioner, Terry Kleintop, questioned about the disposal of products from the site. Mr. Caracciolo stated that all products at the site will be incinerated only. This includes all packaging materials, and any product. Teva Pharmaceuticals will not generate much garbage or excess waste other than employees bringing in lunches.

This distribution center will likely break down the orders from the pallets. They will receive pallets from their main facility located in North Wales. Additionally, Teva Pharmaceuticals has many manufacturing facilities including but not limited to locations in Cincinnati, California, Florida, New Jersey, Hungary, Ireland, Israel, India, Netherlands, etc. There are many third party manufactures as well.

Plainfield Township Engineer, Mike Kukles, went over the review letter dated November 14, 2018. The Ott Consulting Review Letter is hereby incorporated for reference in these minutes as though it were more fully set forth at length as "Exhibit A". For the first line item under the heading "Zoning Site Plan", a statement describing the proposed use was requested to be provided on the plan. Mr. Kukles stated that given their introductory speech at the meeting, there is no question as to the applicant's intentions for the use of the warehouse. A more detailed note shall still be provided on the plan for future reference.

In reference to the second line item, Mr. Caracciolo stated that the lot line adjustment has already been completed and officially recorded. The site plan submission to the Planning Commission reflects that change from the previous site plan when the building was being constructed.

§27-409.3.C requested that the applicant reference the Land Development Plan on the current submitted Site Plan and to bind the Site Plan requirements and the Land Development requirements together. This will allow for the requirements to be uniform from all submissions. In terms of the parking, there will be approximately 43 regular parking spots and 24 trailer spaces. Loading docks are located to the north side of the building. From the review letter, Mr. Kukles and Plainfield Township Zoning Officer, John Lezoche, also requested to add a note on the plan referencing that there will be a two-sided 16 square foot sign which will have the same saying on both sides of the sign.

With respect to the sewer and water for the site, the lines were not shown on the plan. Details regarding the location of the water and sewer lines must be provided on the plan. Additionally, Mr. Caracciolo stated that a note will be added on the plan stating that there will be no industrial waste. Commissioner, Robin Dingle, requested that a note be put on the plan as well stating that the site will not be storing any opioids as this is not an approved use. A note on the plan will be added in reference to Ms. Dingle's request. Line

items #8 through #15 were all dully noted by the applicant. §27-Part 5 memorialized many details concerning the compliance with Environmental Protection requirements. All details will be addressed on the plan. Also, the applicant added that there will be a 450 gallon double-walled belly tank on site. There will be no fueling on the premises and forklifts will be battery powered.

Mr. Caracciolo stated that once products come in to the facility, employees will unload the trucks immediately. They do not envision trucks coming in and out of the facility at all hours of the day/night. Township Engineer, Mike Kukles, stated that a truck traffic study was already done when the applicant was going through the approval process for the building and was already completed. Chairman, Paul Levits, questioned how the management will be addressed. The applicant stated that most of the employees will be hired locally. For the employees, there will an office that has a small individual office, a conference room, and bathrooms. The office space is approximately 800 square feet.

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to recommend to the Plainfield Township Zoning Officer, Mr. John Lezoche, to approve the Site Plan as submitted by Teva Pharmaceuticals provided that the applicant makes all modifications as set forth within the review letter from Ott Consulting dated November 14, 2018.

Zoning Officer, John Lezoche, questioned whether a variance was approved for the 50' building height. Mr. Correia noted that there was a variance that was already previously granted to allow for the 50' height building.

Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0-1 with Jeffrey Beavan abstaining.

The applicant stated that revised plans will be given provided to the Township office early next week.

ADJOURNMENT:

Having no further business to come before the Planning Commission, motion was made by Robert Simpson and seconded by Robin Dingle to adjourn the meeting. Motion approved. Vote 5-0.

The meeting adjourned at 7:40 P.M.

Respectfully submitted,

Paige Gerstenberg
Planning Commission, Secretary
Plainfield Township