

NOTICE IS HEREBY GIVEN that the East Whiteland Township Zoning Hearing Board will hold an in-person public meeting and hearing at 7:15 p.m. on Monday, August 22, 2022, at the East Whiteland Township Building, 209 Conestoga Road, Frazer, Pennsylvania, to consider and potentially act upon the following Applications:

APPLICATIONS #1 and #2: Applications of Janssen Research & Development, LLC. Applicant submitted two zoning applications for certain portions of existing buildings that it leases located within the Great Valley Parkway Campus, more particularly identified as 45-67 Great Valley Parkway (TPN's: 42-4-5.1); 40 Great Valley Parkway (TPN: 42-4-15.4); 84 Great Valley Parkway (TPN: 42-5-15.6); 260 Great Valley Parkway (TPN: 42-4-15.14); and 280 Great Valley Parkway (TPN: 42-4-15.26). The subject properties are located within the O/BP Zoning District. Applicant is proposing to utilize the existing buildings for office and laboratory uses in connection with an initiative known as BTDS Protein Lab and seeks the following variances from the East Whiteland Township Zoning Ordinance:

Application #1:

- 45-67 Great Valley Parkway (identified as Suite 65 or 65 Great Valley Parkway) – A variance from Section 200-36.C (with reference to Attachment 7 / Table of Development Standards for Mixed Use Districts – Minimum setback requirements for accessory structures), to waive the 35 feet minimum setback requirement in order to install a concrete pad and electrical switch for proposed utility upgrades. Applicant also seeks a variance from Section 200-36.C (with reference to Attachment 7, Table of Development Standards for Mixed Use Districts – Impervious coverage) to allow a de minimus increase of the existing nonconforming impervious coverage of 73.45% to increase to 74.45% (whereas 60% is the maximum permitted) in order to construct a proposed 4,000 sq. ft. outdoor workspace/terrace area with ADA compliant accessible pathways, ramps and a pedestrian connection to 84 Great Valley Parkway (part of the same tract as 40 Great Valley Parkway).
- 40 and 84 Great Valley Parkway – A variance from Section 200-36.C (with reference to Attachment 7 / Table of Development Standards for Mixed Use Districts – Maximum Impervious Coverage), to allow a de minimus increase of the existing impervious coverage of 68.51% to 68.8% (whereas 60% is the maximum permitted) in order to install a proposed pedestrian crosswalk which would include curb ramps and a rapid flashing beacon signal, which will connect the property to 65 Great Valley Parkway.

Application #2:

- 260 Great Valley Parkway – A variance from Section 200-36.C (with reference to Attachment 7 / Table of Development Standards for Mixed Use Districts –

Maximum Impervious Coverage), in allow a de minimus increase in the existing nonconforming impervious coverage of 65.75% to 66.92% (whereas 60% is the maximum permitted) in order to allow vehicular and pedestrian connections between 260 Great Valley Parkway and 280 Great Valley Parkway. Applicant also seeks a variance from Section 200-36.C (with reference to Attachment 7 / Table of Development Standards for Mixed Use Districts – Minimum Setback Requirements), in order to provide less than the minimum 20 foot driveway setback from to permit the construction of the driveway connection between 260 and 280 Great Valley Parkway.

- 280 Great Valley Parkway – A variance Section 200-36.C (with reference to Attachment 7 / Table of Development Standards for Mixed Use Districts – Minimum setback requirements for accessory structures), in order to provide a setback of 4 feet from the tract perimeter instead of the required 35 feet for the construction of a concrete pad for utility upgrades. Applicant also seeks a variance from Section 200-36.C (with reference to Attachment 7 / Table of Development Standards for Mixed Use Districts –Minimum setback requirements), in order to provide less than the 20 foot surface parking area setback to permit the construction of parking spaces and driveway connection between 260 and 280 Great Valley Parkway.

APPLICATION #3: Application of 70-72 Lancaster Pike Irrevocable Trust, the owner of certain real property located at 14 E. Lancaster Pike, more particularly identified as Tax Parcel No. 42-4-333.1. The property is currently undeveloped and consists of 1.024 acres and is located in the FC Frontage Commercial Zoning District. Applicant is requesting a use variance pursuant to Section 200-30 of the East Whiteland Township Zoning Ordinance to allow the property to be used a as commercial parking lot for the short and long term parking of vehicles, staging and storage of materials and equipment. Applicant intends to lease parking spaces on the abandoned section of Old Lincoln Highway and place mobile storage containers on the property to lease to commercial entities/contractors for the storage of materials and equipment. The Applicant does not intend to construct any principal or framed buildings on the property.

The Board may also conduct and act upon such other business or continued matters as may come before it.

Anyone with a disability requiring a special accommodation to attend the hearing should notify the Township at 610-648-0600. The Township will make every effort to provide a reasonable accommodation.

Andrew D.H. Rau, Esquire  
Zoning Hearing Board Solicitor