

TOWNSHIP OF RADNOR
Villanova CICD CARE Group
Minutes of the Meeting of February 2, 2017

The Villanova CICD CARE Group met at 6:30 PM in the Radnorshire Room of the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Present

*Philip Ahr, Chair
Rick Leonardi
Chris Kovolski
Marilou Smith
Stephen Norcini, P.E.*

Absent

*Robert Zienkowski, Vice-Chair
Jane Galli*

Also Present: *members of the public; Christian Kremer, FXB Engineering; John Cluver, Voith & Mactavish Architects; John O'Donohoe, O'Donohoe & Rose; and, Leah McVeigh, Administrative Assistant.*

Phil Ahr called the meeting to order and led the assembly in the Pledge of Allegiance

Adoption of Agenda

Steve Norcini made a motion to adopt the agenda, seconded by Rick Leonardi. Motion passed 5-0.

Approval of Minutes

Steve Norcini made a motion to adopt, seconded by Rick Leonardi. Motion passed 5-0.

Chair Report

Phil Ahr welcomed everyone to the meeting. He noted that 2 members of the committee are absent this evening.

Phil Ahr asked to discuss the next meeting date and location as the Township meeting room which allows for televising is not available for the March 2nd meeting. Chris Kovolski was asked and confirmed that there is a suitable location at Villanova for the next meeting which would allow for video-taping of the meeting. The meeting would not be aired live, but could be filmed and replayed on the Township website. Phil Ahr made a motion to move the next meeting of the VU CARE Committee to Villanova University, Driscoll Hall, Room 132. The motion was seconded by Chris Kovolski, and passed 5-0. The April meeting date/location will be discussed at the March meeting.

Review

a. West Lancaster Avenue Lot

i. Lighting Report & Discussion

- Steve Norcini introduced Christian Kremer from FXB Engineering to review and answer any questions on the Lighting Assessment Report which he performed on the VU West Lancaster Avenue Parking Lot. Christian Kremer reviewed the lighting report which he generated from information he obtained from the lighting design plans, a meeting with the residents on Aldwyn Lane, site visits for personal observations as well as the use of his light meter which he used in the backyards but which did not

register on his meter. He reviewed the Township Ordinances, Saldo, and Zoning Documents for the permit and fixtures which were selected in order to come to his conclusions. The report provides a full analysis of his findings and conclusions. The fixtures themselves have an acrylic lens which is smooth and the light from the diode is reflecting downward which is causing light glare. There were also other lighting sources which are a concern to the residents from businesses across Lancaster Avenue as well as lighting from a basketball court on campus. A lot of this other lighting is now visible due to vegetation which was removed as part of the project. His summary is that the WLA parking luminaire do not satisfy the section 280:105 requiring "some type of glare shielding device" as required. This shielding device is on many of the luminaire but is required on all of them. Also, the clear acrylic lens which is reflecting the light horizontally does not satisfy the SALDO requirement 255:29 (nor shall any high brightness surface of the luminaires be visible from neighboring residential properties or from a public street). The report supplies several solutions.

- Marilou Smith asked for clarification to several of the points in the report. She also explained that Villanova was trying to meet the dark sky compliance of the CICD when selecting the fixtures for the parking lot although they were not required for this part of the project. She explained the fixture that was ultimately selected is dark sky compliant. The majority of the lights have been shielded, and she verified that the LED light source is 3500 kelvin as approved.

- Steve Norcini asked for a plan of action tonight to alleviate the neighbor's concerns and asked for further clarification from Mr. Kremer. He referred to his Memo which was then gone over point by point.

1. Required: WLA-Luminaires: Install manufacturer glare controls, i.e., frosted glass or films to reduce the highly reflective smooth surface of the fixture lens (to meet SALDO ordinance 255:29).

- Mr. Kremer suggested a film be put inside the fixture to change the reflection from the diode. The film would be put on the University side of the fixture to be effective for the neighbors to eliminate the glare from the glass.

-Chris Kovolski asked for clarification of the code as the neighbor to Villanova is the railroad. Steve Norcini understands and would like discuss this with the Township and with Roger Philips, although he believes the neighbors to also include the residents on the other side of the railroad track. There may need to be a meeting with the Township Engineer and Villanova to discuss.

-Marilou Smith invited John O'Donohoe, from O'Donohoe & Rose, Villanova's lighting designer and consultants for his comments. Mr. O'Donohoe spoke to the committee and feels what is being discussed is disability glare, and he does not feel that the WLA fixtures are creating hazardous interference nor non-compliance.

-Marilou Smith explained that VU has worked with the Township Engineer to get an explanation of the needed compliance, and although VU is willing to help wants to be sure whatever solutions are discussed that it would be the final corrective solution.

-Steve Norcini read from the report "no direct rays from such lighting shall fall upon any neighboring property or streets". Steve's interpretation is that would include the neighbors across the tracks. No matter how the light gets there, even thru reflection, it is still getting to the properties.

-There is still work to do on this issue.

ii. Required: WLS-Luminaires. Install required shielding on all fixtures. Steve Norcini read the zoning code: 280:105 – All outside lighting, including sign lighting, shall be directed in such a way as not

to create a nuisance in any agricultural, institutional or residential district, etc. To comply, Villanova agreed to install shields on all of the fixtures.

iii. Verify the installed LED light source is 3500K – VU lighting consultants will provide Christian documentations that this is what has been installed.

IV. WLA Luminaires: Install compatible dimmer controls, to allow control of existing dimming drivers in the fixtures, thus lowering the light levels of fixtures of that circuit. – This issue was discussed between the CARE members and Christian Kremer. Mr. Norcini mentioned this in his memo, but it is not a requirement, but something which we may want to look at. John O'Donohue explained that the problem is not directly under the lights, and the site lighting was designed to compensate for light loss from dirt and loss of efficiency from age of fixtures/bulbs which will happen

V. Existing basketball court lighting near Delurey Hall. This light was probably the brightest light seen from the neighboring properties. Villanova will address this light promptly.

Audience Questions: - Roberta Winters, 326 Williams Road. Asked if it would be possible to use the dimmers now to adjust the lights until some of the brightness is lost. Mr. Kremer replied that yes that could be possible.

- Rick Leonardi is puzzled about section 255:29 because the WLA is not part of the CICD and therefore does not need to be dark sky compliant. He believes the film in the fixture would be an appropriate measure. Phil Ahr agreed that there are 2 sets of standards for the 2 projects and different lighting requirements exist. Chris Kovolski completely understands that there are different standards for the projects; however, Rick as well as other residents were very supportive of the dark sky compliance when VU was seeking minimal relief from the Zoning Hearing Board. It was of paramount importance then, and he's sure it has the same level of importance now. VU doesn't want to move forward with any solution which would lower the level of dark sky compliance. Phil Ahr explained that we are all learning as this process moves forward. VU will put shields on the remaining lights. Steve Norcini will bring together Christian Kremer, the solicitor, Roger Philips, and staff to discuss #1 and how we can move forward with VU.

2. Lighting Coming through the Buffer – Phil Ahr asked what Villanova was doing to try to address the headlights shining through the buffer screen from St. Thomas Way.

-Marilou Smith explained that as a test VU installed a dark fabric along the fence to see if it might be a possible solution to minimize the headlights shining into the back yards. She also mentioned that a lot less vehicles should be entering the parking lot in the evening now.

- John Cluver, architect for VU addressed the Committee. He is concerned that the planted buffer has not had a chance to fully grow and fill out, and if a solid fence were installed it may cast a shadow limiting the light to the plants and jeopardize their health.

-Tish Long took pictures of the cars coming up St. Thomas Way, and she believes a solid fence is the only solution.

b. Overview of Construction Activity (RT)

- Steve Norcini gave an overview of the construction activity. The project is going along with a very clean excavation. He has no concerns currently with dust, and the street sweeper is continuing to run daily.

-Rick Leonardi is concerned as the contractors are digging holes and the test results are not back yet.

c. Review of Event Parking Plan (RT/VU)

-Phil Ahr asked for comments on the new parking flow with the new garage.

-Chris Kovoloski replied – there have been 2 home games with the garage open. People have to get used to the new parking patterns. VU has met with the police who gave them some suggestions on moving traffic. They distributed parking passes for people with season tickets, and are doing whatever is necessary to get people off the road as quickly as possible. Phil Ahr thanked Chris for the update. Rick Leonardi noticed things were better with the 2nd game, and there was definitely improvement in the flow. Marilou Smith explained that there is an access drive which will be open through the main lot during major events.

d. Status of RT testing of Main Lot asphalt –

-Steve Norcini reported that VU did testing of the asphalt for asbestos, and the test results came back negative. He has been directed to do subsequent testing of the asphalt for asbestos. He has contacted International Asbestos Lab in NJ to perform that test next week, weather permitting.

- Rick Leonardi asked whether it was under the Township Manager's authorization that this asbestos test was being performed, and whether authorization could be gotten for testing for other contaminants. Steve has a directive for asbestos testing. He has no authority to approve more testing nor is he aware as to whether the International Asbestos Lab can perform other testing. Rick Leonardi expressed his concerns as he feels this site should have been tested and under EPA guidelines it should have been required. Steve explained that as part of the land development process the Township does not require these tests.

- Marilou Smith stated that testing has been done as required by DEP for various contaminants. The dirt cannot be removed from site without DEP approval, and VU has approval from DEP to remove the dirt from the site. Rick Leonardi asked VU if they are comfortable sharing the report. Mrs. Smith was unsure whether VU would share the report.

- Toni Bailey, Conestoga Village- Asked the committee if the plan of the Township was to only test for asbestos. She asked who was involved in the decision to test only for asbestos, and whether Phil Ahr was part of that decision to test for only asbestos. Phil Ahr explained that the decision to test for asbestos was determined at the last VU CARE meeting. He explained that the Township manager does not have the preview to approve additional tests. It is the Township's understanding that VU has done the testing required by DEP, and the Township does not have testing requirements listed as part of the land development process. DEP has not alerted the Township of any concerns, and thus the Township really has no reason to believe there is a requirement for additional testing.

-Ms. Bailey requested independent certified testing be done for other contaminants.

-Discussion continued regarding the request for independent testing of the site.

-Phil Ahr asked if VU would consider releasing the results of their tests to the Township, and VU confirmed that they would do so. Marilou Smith will send the report to Steve Norcini.

-Joan Capuzzi from the Radnor Board of Health spoke to the committee. She believes the Radnor Board of Health should get the reports for their review, and she believes the Township can go above and beyond the DEP requirements. She and the Board of Health are very concerned with asthma, and the dust created from this project. She is concerned with the student's health and believes that students should have been given masks to protect themselves from the dust. She wants to be sure that all

avenues are being taken to protect everyone from the dust. Chris Kovolski reiterated that VU is very concerned for the students and faculty health. Phil Ahr also expressed his, and the Township's concern for everyone's health and welfare, VU is taking the best management practices to keep the dust down, and he appreciates the Board of Health looking into the concerns of the residents.

-Marilou Smith wanted to clarify that it is not a DEP report but the tests are provided to DEP.

- Roberta Winters, Williams Road – thanked the Board of Health for their input. She also asked about the water coming off the site and entering our watersheds.

Communication

a. Update on phases and project timing

- Marilou Smith provided the group with an update on the project work.
- i. Pedestrian Bridge – Phase 1 of the pedestrian bridge has been awarded to the contractor.
- ii. Residence Halls – excavation has begun for Building 1-A. It is a very clean and tight site. There are currently no road closures.

Planning

a. VU Neighbor's Meeting – February 9

b. Pedestrian Bridge – Design Review Board – February 8

New Business

No New Business

Public Comment

Roberta Winters, Williams Rd., was at the Design Review Board meeting and as she reviewed the diagrams she could not get a sense of the scale of the bridge. She suggested that the plans for the pedestrian bridge show a picture of a car or person so she can visualize the bridge to scale better.

Rick Leonardi noted that VU has taken care of the dumpster concerns.

Set Next Meeting Date

The next meeting will be Thursday, March 2 @ 6:30 p.m. at Villanova University, Driscoll Hall, Room 132.

There being no further business, the meeting adjourned on a motion duly made and seconded.

Respectfully submitted,

Leah McVeigh

