

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

The Villanova CICD CARE Group met at 6:30 PM at Villanova University, Driscoll Hall, Room 132, Villanova, PA 19085

Present

Philip Ahr, Chair
Chris Kovolski
Marilou Smith
Jane Galli
Stephen Norcini, P.E.

Absent

Robert Zienkowski, Vice-Chair
Rick Leonardi

Also Present: members of the public; and, Leah McVeigh, Administrative Assistant.

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

Adoption of Agenda

Marilou Smith made a motion to adopt the agenda, seconded by Jane Galli. Motion passed 5-0.

Approval of Minutes

Jane Galli made a motion to adopt, seconded by Chris Kovolski. Motion passed 5-0.

Chair Report

Phil Ahr welcomed everyone to the meeting, and thanked Villanova University, and the College of Nursing for hosting the meeting. He explained that the meeting is not being aired live on television but is being recorded by Villanova staff, and will be available on the Township website for viewing.

Mr. Ahr shared that the Board of Commissioners of Radnor Township approved at their February 27 meeting to hire RETTEW Associates to perform independent soil and asphalt testing on the VU housing site. Villanova has already done this testing as required, and received positive results, but additional testing was requested by the Board of Health along with several residents. The Board of Commissioners unanimously agreed to have this testing performed. Mr. Ahr believes there is merit for these tests for the following reasons. 1. It's a very large area of construction. 2. It is set in a very dense residential and student housing setting, and 3. there is nearby stream and air quality concerns.

Mr. Ahr also shared that the Board of Commissioners has approved the final design of the pedestrian bridge. There were residents who expressed their opinions regarding the bridge and its ornamentation. Mr. Ahr highlighted the legal opinion of the Township Solicitor, and following advice of Council, the Board of Commissioners voted to approve the final bridge design as submitted. The Township has no justifiable cause to deny approval. Mr. Ahr had expressed to the Board of Commissioners the public safety concerns regarding the bridge however his motion failed, and the Board voted to approve 6-0. If anyone has any questions or concerns, they may contact Commissioner Ahr.

Review

a. West Lancaster Avenue Lot

i. Follow Up on Lighting Report Actions

- Steve Norcini explained the actions which were taken in regards to the memo he had written to VU in regards to the lighting report by FXB Engineering for the VU West Lancaster Avenue Parking Lot.

1. There will be a follow up meeting regarding installation of frosted glass & film. Phil Ahr noted that if the lights will be fitted with frosted glass he would like to see a few lights outfitted prior to all of the lights being done.

2. VU has agreed to install shielding on all of the fixtures in the parking lots. Marilou Smith explained that VU has already shielded all of the lights except for 9, which they will now shield.

3. VU has verified that the LED light source is 3500 K.

4. Dimming controls – VU has stated their reason why the lights will not be dimmed.

5. The basketball court light has been addressed. Chris Kovolski noted that the light has been turned off.

ii. Fence at St. Thomas Way – Steve Norcini stated that the Township Manager is discussing this with VU. Phil Ahr would like to have closure on this item by the next VU Care meeting.

b. Overview of Construction Activity (RT)

- Steve Norcini gave an overview of the construction activity. Both the Township and Villanova have an inspector on site. This part of the project is being done very cleanly with disturbance only of the asphalt and soil where the contractor is working.

-Jane Galli asked if the mounds of dirt on site would be covered. Marilou Smith noted that only 1 mound will remain on site and it is covered. The remaining dirt is being hauled away.

- Marilou Smith gave a status update. Excavation of Site 1 has been completed along with part of Site 2. The work in site 2 was required to shore up the site near the roadway.

c. Status of Radnor Township Testing of Main Lot asphalt and soil by RETTEW

-This independent testing has been approved by the Board of Commissioners.

i. Tests will be performed for asbestos in the asphalt.

ii. Tests will be performed for contaminants in the soil.

-RETTEW needs to provide insurance indemnifications which will require approval by Villanova prior to scheduling the testing. The tests will require 2 days in the field, however, the lab results take time.

-Marilou Smith asked for the scope of the work as well as a list of what RETTEW will be testing.

- Steve Norcini explained the scope.

-Phil Ahr asked that a report and update be provided at the next meeting.

- Roberta Winters, 326 Williams Road spoke regarding the blue drapes which are surrounding 3 sides of the project and requested that the 4th side also be draped to keep in the dust. Marilou Smith explained that after the tree work is done, the 4th side will also be covered.

Communication

- a. Update on phases and project
 - Marilou Smith provided the group with an update on the project work.
 - i. Residence Halls – Excavation is continuing for the residence halls, and the foundation walls are being poured.
 - ii. Pedestrian Bridge – The PennDot contractor has been selected for the bridge. This bridge project was broken into parts for better bidding. In general, PENNDOT is building the bridge structure, the overpass on Route 30, and the majority of site utilities. Villanova is providing more of the specialty items, like the landscape, the light fixtures, fencing, the work on the north side the abutment on Lancaster Avenue, the elevator, the stone work, the decorative elements and the connection between the south pavilion and the existing Septa Bridge at the Villanova Station. The bridge construction should begin within 60 days. The bridge abutment on the north side will be the first part of the project, followed by the south side abutment and then the placement of the bridge over the abutments. Lancaster Avenue will be shut down over 3 nights in early August when the bridge will be placed. More details will be forth coming, and the Township and VU will be sure to post this information as soon as it is available.
 - iii. Stormwater Items – Phil Ahr asked about Stormwater controls. Marilou Smith explained that there will be two detention basins behind the dorms, and one in the courtyard area of complex two.

Planning

- a. Parking Concerns – Jane Galli heard concerns that there were parking problems during the last several basketball games. Marilou Smith and Chris Kovolski both disagreed with these concerns, and asked Mrs. Galli to have people contact VU directly with their concerns and observations.
- b. Valley Run Stream Monitoring – Phil Ahr asked for an update from Steve Norcini. Steve Norcini is working with RETTEW to come up with a scope of work to monitor the Valley Run Stream during construction. The proposal for this monitoring is anticipated to be presented to the Board of Commissioners on March 13. Phil Ahr explained that this monitoring would allow for a baseline report of environmental readings so that as this project as well as the one at Clem Macrone Park progress, we can check that contaminants from these projects are not entering the stream. Phil Ahr believes it is important that we are being good stewards of the stream and environment.
- c. Potential Stream – Marilou Smith noted that the Army Corp of Engineers came out to VU to investigate the Delaware Riverkeepers findings of a stream under main lot. The engineer (Mike) from this meeting told Marilou Smith that his findings are that the stream starts on the south side of the railroad tracks. Marilou Smith has requested a letter from the Army Corp, but the engineer told her that he doesn't normally write letters with his findings, if there is no permit required, and that he has called the complainant. VU is trying to get an official written letter with the findings.

New Business

No New Business

Public Comment

Randy Maude, Aldwyn Lane, noted from his observations that the construction workers from the VU project are parking in the SEPTA parking lot. He also sees many out of state license plates in the lot and would like VU to encourage the students to get their passes from VU and park appropriately.

Randy Maude has also observed fill showing up on the eastbound side of the Norristown High Speed Line. There are large slabs of asphalt now appearing in this fill. Phil Ahr believes this fill is coming from SEPTA's projects, but Steve Norcini will check this out especially in regards to protecting Township property as well as wetlands.

Randy Maude also expressed his comments on the light report. He noted the lights on the bank building as well as lights on Stone Hall. Marilou Smith explained that they did not remove the light on Stone Hall as there are no other site lighting in that area and it was not part of the project.

Mr. Maude expressed his feelings on the pedestrian bridge ornamentation. He does feel the government has compelling interest in the roadway and he believes it is the responsibility of government that everyone who travels along that stretch of road are comfortable. He feels VU is branding the stretch of highway with the bridge and crosses and does not believe it was carefully designed.

Phil Ahr explained the action of the Board of Commissioners regarding the pedestrian bridge and approval.

Roberta Winters, Williams Road, asked questions about the access road behind the dormitories and the original plans showing it as a delivery roadway. Marilou Smith explained that this will be a permanent roadway, and it was all included in the traffic studies.

Set Next Meeting Date

The next meeting will be Thursday, April 6 @ 6:30 p.m. at Villanova University, Charles Widger School of Law Building, Room 101, 299 N. Spring Mill Road, Villanova, PA 19085.

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

Respectfully submitted,

Leah McVeigh