

Radnor Township Engineering Department
301 Iven Ave., Wayne, Pa
Radnor Township Planning Commission
Minutes of the Meeting for March 5, 2018

Present: Ms. Regina Majercak, Mr. Steve Varenhorst, Mr. John Lord, Mr. Matt Golas, Mr. Charlie Falcone Ms. Kathy Bogosian, Mr. David Natt, Mr. Skip Kunda, Ms. Elizabeth Springer. Attendance included: Mr. Roger Phillips, P.E., Township Engineer; Ms. Amy Kaminski, P.E., Township Traffic Engineer, Ms. Mary Eberle, Esq., Township Solicitor, Stephen Norcini, P.E., Township Engineer

The meeting started at 7:00pm

1. Chairperson Ms. Kathy Bogosian called the meeting to order.
2. The Pledge of Allegiance was recited.
3. Meeting Minutes for February Approved 7-0
4. Meeting Minutes for December 4, 2017 Revision
5. **415 Maplewood Road 2016-SD-10 Preliminary Subdivision Plan**
 - Nick Caniglia representing applicant discussed what the property was originally used as and how they would like to develop the property now.
 - The original plan of developing 14 homes has been reduced to 10.

Staff Letters:

- Gannett Fleming
 - Originally noted as a street, the Township is now considering this a driveway
 - Several of the waivers are not required due to the street now being considered a driveway
 - Ms. Kathy Bogosian asked if there is a limited number of homes allowed in a driveway. Mr. Roger Phillips, P.E. explained that the limitation is for individual lots and since this is one big lot, the limitations does not apply.
 - Zoning Table: Applicant agrees to comply
 - Impervious coverage: Credit is only being taking for anything that is dirt or sand. Credit is not being taken for any porous type pavement but are taking credit for in between the porous pavement like grass or dirt.
 - Fence or Wall not exceeding 6 feet except for retaining wall: Wall on plans is a retaining wall and will be no more than 2 feet in a site triangle
 - Saldo Requirements:
 - Curbing and sidewalks - Applicant will comply to sidewalks along Maplewood
 - Entrance Width: Applicant will comply
 - Sanitary Sewer: - Easement would need to be provided by township
 - Adequate lighting – Applicant has agreed to comply with internal lighting within the development. There is already existing lighting on Maplewood and Highland
 - Andrew Eberwein will add lighting to the plans
 - Trees and Shade trees: Plan has been approved by the Shade Tree Commission and will comply with requirements as to the types of trees and existing trees will be cleaned up
 - Circulation for Fire Fighting: Will comply
 - Driveways Paved and Constructed: Will Comply

- Ms. Kathy Bogosian asked about building 8 showing 15 feet on one side and is concerned that if they park a car in that space it will hang over into the sidewalk. In lot 3 Kathy would like to see it straightened out
 - Andy explained that they would not be permitted to hang over the sidewalks and would be enforced by the HOA. Applicant will agree to straighten driveway on lot 3.
 - Buffer Screens: Applicant will comply
 - Park and Rec Fee: Applicant will comply
 - #13 will need to be reviewed by the Fire Marshall and Township Engineer
 - Mary Eberle, Esq., Township Solicitor, explained that the Applicant does not need to comply with 2, 3, & 4 because it is a driveway and not a private street. However, there are going to need waivers because it is a driveway and not a private street are those found in section 29A 2, 3, and 15
 - Elizabeth Springer suggested that they look at the elevations on the sediment control plan specifically in front of #9.
 - Mr. Roger Phillips, P.E. suggested that we breeze over the stormwater since most are comments and they will have two more times to review them and is not required for preliminary approval
 - Sanitary Sewer: Andy confirmed that the plans show will show 5 feet deep and Rogers details will be addressed on the plans as well.
- Gilmore
 - #1-6 Applicant will comply
 - No Structure, Fence or planting: will comply except for highland
 - Curb Radii: Applicant will comply using Radnor truck requirements
 - Revised plans to include sight distance: Applicant will comply
 - ADA Compliant Ramps: Ramping System needs to be tweaked. Applicant will comply and will discuss with the Township Engineer
 - Access and circulation: Applicant will comply
 - Mr. John Lord would like to know about the trash collection and suggested one private company be used for all.
 - Applicant explained that it will be handled by the HOA and will have one private company to handle trash collection. Each homeowner will be using trash cans and there will not be one central location for trash pickup.
 - Driveway details: Applicant will comply
 - Pavers are ADA Compliant and applicant will provide manufacturers documentation
 - Ms. Kathy Bogosian asked if the applicant met with the neighbors as suggested at the last meeting.
 - Applicant has not met with neighbors

Public Comments:

- Leslie Clifton- 414 Maplewood – Is concerned about open space, and drainage and visibility.
 - Andy Eberwein addressed Leslie Clifton’s concerns
- Louis Londrillo-257 highland Ave – would like to see a higher wall, would like to know what material is being used. Mr. Londrillo also addressed How they require the road without notice to the current residence.
 - Mary Eberle, Esq., Township Solicitor, addressed the acquired road in August 2016 and suggested that they take this matter up with their own attorney.
- Betty Phillips-255 Highland –same issues as Louis Londrillo
- Baran Gemmer-128 Bloomingdale – garage space is not accurate spaces per zoning. Zoning issue #5 from the January letter: Evergreen buffer – there is not enough space for that buffer

- David Semerjian – Addressed Baron’s concerns regarding garage parking.
- Matt Golas suggested that the applicant to talk to the Art Center about overflow parking
- The Board is concerned about the neighbors and stormwater, on Highland
- There is a strong concern that the applicant still has not met with the neighbors that was suggested at last meeting.
- Mary Eberly, Esq., Township Solicitor suggested: Additional conditions that may memorialize some of the promises by the applicant. In addition to the waiver 27 I (7) for 4 lots, consider requiring HOA to include that the garages cannot be converted into living spaces, have 1 contract for trash service, no parking cars over sidewalk, and the HOA document snow disposal areas.

Recommendation: to all waivers the applicant already agrees to comply, as well as 29 E 2, 3 and 15 also, 27 I (7) which is from 3 to 4 lots; and the HOA include 5 subtitles, no living spaces in the garage areas; Only 1 trash company take care of all 10 properties; no parking hangover on sidewalk; Snow removal of driveway as well as egress and ingress to the 4 properties from the waiver of 27 I (7) and snow removal areas marked.

Approved: 5

Names of Commission: *Kathy Bogosian, David Natt, Matt Gola, Charles Falcone, John Lord*

Opposed: 4

Names of Commission: *Skip Kunda, Regina Majercak, Steve Varenhorst, Elizabeth Springer*

6. Old Business

- None at this time

7. New Business

- None at this time

The meeting ended at 8:47

Next regular scheduled Planning Commission April 2nd, 2018