

TOWNSHIP OF RADNOR
Minutes of Public Meeting of January 9, 2012

The Radnor Township Board of Commissioners met at approximately 7:00 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Elaine P. Schaefer, Vice President

John C. Nagle

John Fisher

James C. Higgins

Donald Curley

Kevin G. Higgins

Absent

William Spingler, President

Also Present: *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Finance Director; William Colarulo, Superintendent of Police; Stephen Norcini, Director of Public Works, David Leh, P.E., Township Engineer Kevin Kochanski, Director of Community Development; John Osborne, Treasurer and Jennifer DeStefano, Executive Assistant to Township Manager.*

Vice President Schaefer called the meeting to order and lead the assembly in the Pledge of Allegiance.

Public Participation - None

Notice of Executive Session preceding the Board of Commissioners meeting of January 9, 2012

All commissioners were in attendance with the exception of President Spingler where matters of personnel, litigation and real estate were discussed.

Open Space Plan Grant Update

Cheryl Tumola discussed the Open Space Update Grant. The Township has been awarded the DCNR grant that was applied for in April 2011. They would like to encourage all citizens to get involved in this effort.

Application for waiver of room rental fee

*Carol Axelrod Memorial Blood Drive, Michelle & Daniel Scolnick/American Red Cross:
Radnorshire Room*

Commissioner Fisher moved to approve and seconded by Commissioner Curley. Motion passed 6-0.

COMMUNITY DEVELOPMENT

Approval of Certificate of Appropriateness for HARB-2011-25; 310 214 Orchard Way-
Installation of new windows

Commissioner Curley moved to approve and seconded by Commissioner Fisher. Motion passed 6-0.

Approval of Certificate of Appropriateness for HARB-2011-26; 310 Oak Lane-Addition/family
room, single room with volume ceiling, crawl space, foundation, exterior to match existing
structure

Commissioner Curley moved to approve and seconded by Commissioner K. Higgins. Motion passed 6-0.

Approval of Certificate of Appropriateness for HARB-2011-27; 228 S Wayne Avenue-Remove
columns and railing-painted wood surfaces and replace with fiberglass and PVC products that
are paintable scale and style to fit house

Commissioner Curley moved to approve and seconded by Commissioner Fisher. Motion passed 6-0.

Approval of Certificate of Appropriateness for HARB-2012-01; 200 Walnut Avenue-Restoration
of garden stable

Commissioner Curley moved to approve and seconded by Commissioner Fisher. Motion passed 6-0.

SD # 2011-S-11 (Preliminary/Final) Rhett & Barbara Austell to subdivide existing 6.9 acre
property into (2) lots at 727 County Line Rd., Villanova, Pa.

This item was for caucus discussion and no vote was scheduled.

A brief presentation of the project was given by the applicant's engineer, Mr. Spellman, Yerkes Associates, Inc..

Mr. Norcini, Director of Public Works requested that the Township not support the waiver of Section 255-20.B.(1).(n), stating that significant man-made features within 500 feet of, and within the site are required to be shown on the plans, for the Austell Subdivision.

Mr. Spellman and Mr. Greenfield attorney for the homeowner spoke that it would be burdensome for the waiver to be denied. It would be very difficult to have to enter all the properties to retrieve the proper information.

Commissioner Curley commented that his opinion is the system that we currently have is working satisfactorily. He thinks the waiver is appropriate. When there is information that the Township needs that we are specific on that information and have applicant submit it the

information. He stated that he thought it would be very burdensome to enforce that aspect of our code. As it is written with the flexibility makes more sense and he does not think we should deviate from our current practice.

John Rice suggested a partial waiver subject to Mr. Norcini discretion.

SD # 2011-D-09 (Final) CF Holloway, III & Co. ~ to construct an underground parking structure at 40 Louella Ct., Wayne, Pa.

This item was for caucus discussion and no vote was scheduled.

Angelo Capuzzi, Chester Valley Engineers, and David Falcone, Saul Ewing, and Mr. C.F. Holloway gave a presentation of the project to construct an underground parking structure on behalf of the applicant.

Mr. Norcini, Director of Public Works, requested that the Township not support the waiver of Section 255-20.B.(1).(n), stating that significant man-made features within 500 feet of, and within the site are required to be shown on the plans, for the 40 Louella Court.

Commissioner Curley commented that his opinion previously stated above is the same for this project.

Commissioner J. Higgins commented overall about the project and questioned the applicant's team about the net result of the elevation of the property.

After in depth conversation it was agreed that a partial waiver subject to Mr. Norcini discretion would be implemented in the Resolution.

Public Participation

Allison Engle, 23 Louella Court – Stated that she feels as though they will be losing their entire view shed and is hoping to see 3D renderings of what it will look like.

Judy Strimmel, 47 Louella Ct – Expressed her disappointment in the whole process with all the boards involved. She doesn't see where any of the culture or the historic district has been taken into consideration.

Jim Schneller, St. Davids – Questioned if the properties on the Southside are being compromised in value.

Susan Byrne, 37 Louella Court – She is disgusted at how all the boards have passed this along like a political hot potato. She would like the Board to look at the calculations of the height of the parking garage. She does not see how the height will only be 5 ft.. This project is too much in too little space. Please review these issues and take the time to look at the plan.

Barron Gemmer, S. Wayne Ave. - The 3 visitor spaces should be kept. Need to take each of the scenarios on existing and newly created steep slopes into consideration. This is not a pervious structure because all it is doing is allowing the water to go down 12 inches and being funneled.

Cindy Munger, 31 Louella Ct – She is concerned about contradictions with the Historic District ordinance. She didn't see anywhere in the documents that refers to a Historic District. Items seem to fall through the cracks. She would like the Board of Commissioners to take a look at the numbers because they don't match up. Please go back to the drawing board and look at all the options.

Introduction of Ordinance 2012-01 amending chapter 280 of the Radnor Township code, zoning, by adding definitions for Bed and Breakfast as a special exception use permitted within the Agricultural-Conservation District and The Wayne Business overlay district; and establishing Regulations for a Bed and Breakfast use permitted by special exception in Radnor Township.

Commissioner Curley made a motion authorizing the introduction of the ordinance and Commissioner Fisher seconded. No vote was taken due to questions about employee parking.

Commissioner K. Higgins questioned Item F on page 2, the employee parking. Is the owner considered an employee?

John Rice requested the introduction of the Ordinance be tabled until the January 23, 2012 Board of Commissioners meeting after the item is clarified about parking spaces for employees.

Commissioner Curley made a motion to table this item until the January 23, 2012 Board of Commissioners meeting and Commissioner K. Higgins seconded. Vote was 5-0 with J. Higgins not voting.

FINANCE & AUDIT

Schedule of Bills Payable/Disbursement List #2012-1A

Commissioner Fisher moved to approve and seconded by Commissioner Curley. Motion passed 6-0. Commissioner Curley recused himself from Office Basics payments.

PUBLIC WORKS & ENGINEERING

Resolution 2011-148 Authorizing Radnor Conservancy to operate the Skunk Hollow Farm for the 2012 season

Leslie Bowes, Radnor Conservancy and Sara Pilling made a brief presentation.

After in depth conversation the License Agreement will be amended as follows:

Initial motion Commissioner J. Higgins moved to approve and seconded by Commissioner Nagle.

Commissioner J. Higgins moved to amend the original motion and seconded by Commissioner Nagle with changes to License Agreement mentioned below made. Motion passed 6-0.

Initial Motion passed 6-0.

Changes to License Agreement:

- License to begin February 1, 2012
- Second paragraph of Section 2 to read; On or before December 1, 2012, the Conservancy shall have the right to renew this Agreement for one (1) year with the consent of the Township. The Conservancy shall also have the right to assign the License Agreement to the Garden Association with the consent of the Township.
- Section 5, first sentence; Conservancy shall provide and maintain a comprehensive general policy of liability insurance with respect to the community garden.

Public Comment-

Commissioner Schaefer read a letter from a resident Ricky Peterson that is in support of the Skunk Hollow Farm.

Dan Sherry, Wayne – Wanted to know why the Radnor Conservancy is being given this right as they have not proved themselves in the past. He would like the board to set some benchmarks for Radnor Conservancy in regards to the License Agreement.

Betty Mackie – Here is a site that is ready for just this.

PUBLIC SAFETY

Adoption of Ordinance 2011-28 Rescinding Ordinance #1986-05 dated February 10, 1986 changing the parking restrictions on the 100 block of Poplar Avenue to “2 Hour Parking from 8am to 6pm Except by Permit or on Sunday and Holidays.”

Commissioner Schaefer moved to approve and seconded by Commissioner Fisher. Motion passed 6-0.

Adoption of Ordinance 2011-29 Stop Signs to be installed on the northwest corner of Harrison Road

Commissioner Schaefer moved to approve and seconded by Commissioner Fisher. Motion passed 6-0.

Adoption of Ordinance 2011-30 Stop Signs to be installed on the southwest corner of Harrison Road

Commissioner Schafer moved to approve and seconded by Commissioner Fisher. Motion passed 6-0.

Adoption of Ordinance 2011-31 Handicap Parking space at 881 Glenbrook Avenue

Commissioner Schaefer moved to approve and seconded by Commissioner Nagle. Motion passed 6-0.

Commissioner Nagle has asked staff to look into the process of Handicap signs to see if there is something that can be done as an interim measure once Staff Traffic approves it.

Adoption of Ordinance 2011-32 Amending Ordinance #1987-14 dated May 26, 1987 to read "Permit Parking Only from 6pm to 6am" in Emlen Tunnell Park

Commissioner Schaefer moved to approve and seconded by Commissioner Fisher. Motion passed 6-0.

Adoption of Ordinance #2011-33 Amending Ordinance 1986-27 to read "Permit Parking Only 6pm to 6am." on Glenbrook Avenue

Commissioner Schaefer moved to approve and seconded by Commissioner Nagle. Motion passed 6-0.

PARKS & RECREATION

There will be a meeting on Thursday and everyone is encouraged to attend.

LIBRARY - None
PUBLIC HEALTH - None
PERSONNEL & ADMINISTRATION - None

Old Business

Commissioner Fisher reminded that there is a Stormwater meeting on January 18, 2012 at 7 p.m. at the Township Meeting.

New Business

Mr. Zienkowski wanted to acknowledge the Public Works Staff on the excellent job on leaf collection this year.

Public Participation

Barron Gemmer, S. Wayne Ave. – Commented about the subdivision plans. If there wasn't any planned development at this time should we be thinking about sidewalks, etc. at this point?

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

Respectfully submitted,
Jennifer DeStefano
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