

TOWNSHIP OF RADNOR
Minutes of the Meeting of October 24, 2016

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Philip Ahr, President Luke Clark, Vice President Donald Curley
John Nagle Richard F. Booker James C. Higgins

Absent - Elaine Schaefer

Also Present: *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Finance Director; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Kevin Kochanski, Director of Community Development; Tammy Cohen, Director of Community Programming & Recreation; Roger Philips, Township Engineer; Amy Kaminski, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

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

Notice of Executive Session on October 24, 2016

All commissioners were in attendance with the exception of Commissioner Schaefer at the October 24, 2016 of real estate, personnel and litigation were discussed.

1. Recognition of Radnor Township Police Officer

Pennsylvania Gaming Commission presented Detective Metzler with a certificate of recognition for an incident involving poaching in the Township.

Superintendent Colarulo presented Officer Racht with a commendation of merit as well as Radnor Fire Company, Berwyn Fire Company, Bryn Mawr Fire Company, Gladwyne Fire Company and King of Prussia Vol Fire Company with certificates of appreciation for a recent fire on Pine Tree Road.

2. Consent Agenda

- a) Disbursement Review and Approval: 2016-10A, 2016-10B*
- b) Approval of Board of Commissioners meeting minutes of September 26, 2016*
- c) Acceptance of Department Monthly Reports*
- d) Waiver Request – Section §245-22 of the Stormwater Management Ordinance – Requirements for Infiltration - 401 Boxwood Road*
- e) Motion to Authorize to Receive Sealed Bids for Gasoline and Diesel Fuel*
- f) Motion to Authorize to Receive Proposals for Tri-Axle Dump Truck Rental Rates*
- g) Motion to Authorize the Sale of Surplus Vehicles and Equipment*
- h) Resolution #2016-105 – Approval for the Purchase of One New Vehicle for use by the Community Development Department*
- i) Authorization to solicit RFP's for Site Construction Inspection Services, Township Engineering Services, Traffic Engineering Services and Stormwater Administrator/Engineering Services*

Commissioner Booker requested for item h to be removed from the consent agenda. Commissioner Nagle made a motion approve the consent agenda with the removal of item h, seconded by Commissioner Clark. Motion passed 6-0 with Commissioner Schaefer absent.

h. Resolution #2016-105 - Approval for the Purchase of One New Vehicle for use by the Community Development Department

Commissioner Clark made a motion to approve, seconded by Commissioner Nagle.

Commissioner Booker inquired the need for the replacement of the vehicle in question. Mr. Kochanski commented that his department is requesting to purchase one (1) 2017 Ford Explorer to replace existing vehicle #101, which has surpassed the end of its useful life, (2002 Chevrolet Malibu - 90,577 miles) as part of the 5-year Capital Program.

Public Comment

Jane Galli, Rosemont – She inquired if the vehicle will be auctioned off. Staff responded that they will either auction it or use as a trade in.

Commissioner Ahr called the vote, motion passed 5-1 with Commissioner Booker opposed and Commissioner Schaefer absent.

3. Public Participation

Dan Sherry, Wayne – He commented in regards to comments made by Commissioner Higgins at the October 10, 2016 Board of Commissioners meeting.

4. Committee Reports

PARKS & RECREATION

A. Resolution #2016-106 – Authorization for the Purchase of Playground Equipment for the Clem Macrone Park Project

Commissioner Nagle made a motion to approve, seconded by Commissioner Booker.

There was a brief discussion amongst the Commissioners and staff in regards to the project. Ms. Cohen, Director of Community Programming and Recreation displayed pictures of the proposed playground which can be found on page 45 of meeting packet.

Public Comment

Leslie Morgan, Farm Road – She commented in regards to her appreciation of the park improvements.

Commissioner Ahr called the vote, motion passed 6-0 with Commissioner Schaefer absent.

PUBLIC SAFETY

B. ~~Ordinance #2016-12 – (Introduction) – Authorizing residential permit parking on Francis Avenue~~
Removed from the Agenda.

C. Resolution #2016-109 – Approving a contract with the U.S. Department of Agriculture for Professional Deer Culling and Geese Control Services

William Gallagher, Supervisor of Parking and Animal Control gave a brief background of the deer culling process to date. There was a brief discussion amongst the Commissioners in regards to the area which deer are culled in the Township and Geese Control.

Commissioner Ahr made a motion, seconded by Commissioner Higgins. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Schaefer absent.

PERSONNEL & ADMINISTRATION

D. Presentation by Interested Resident Groups for the Future of the Willows

- *Sara Pilling*

Township Residents Sara Pilling and Rick Anthony made a presentation in regards to the future of the Willows which can be found on the Township website at: <http://radnor.com/363/The-Willows-RFP-Process-Adaptive-Re-Use>.

- *Doug McCone*

Township Resident Doug McCone made a presentation in regards to the future of the Willows which can be found on the Township website at: <http://radnor.com/363/The-Willows-RFP-Process-Adaptive-Re-Use>.

E. Discussion of the Condition Assessment Report of the Willows by Avison Young

Representatives from Avison Young briefly discussed their report which was given at the October 10, 2016 Board of Commissioners meeting and can be found on the Township website at: <http://radnor.com/363/The-Willows-RFP-Process-Adaptive-Re-Use>.

There was a brief discussion amongst the Commissioners and representatives of Avison Young.

F. ~~Ordinance #2016-11 (Introduction) - Amending Section 5-70, Civil Service Provisions, Of Chapter 8 Of The Radnor Township Rules and Regulations~~

Ordinance tabled until next meeting.

FINANCE & AUDIT

G. CARFAC presentation of Long-Term Liability and Capital Plan findings and recommendations

Mark Blair and Leo Marte, CARFAC members made a presentation which discussed Capital Funding, Long-Term Liabilities Review and Forecast Impact. There was an in depth discussion amongst the Commissioners and staff in regards to the items in the presentation.

H. Q3 2016 Finance Update Presentation

Mr. White, Finance Director gave a presentation which can be found on the Township website at: https://www.youtube.com/watch?v=V2KjGwG4A9s&list=PLWSgQZEOK8cXYGqCf4_DiOB5AoOgJepN&index=1.

I. Resolution #2016-107 - Adopting the Township Manager's Recommended Budget as the recommended comprehensive budget under §7.06(A)(2) of the Charter

Mr. White presented a resolution adopting the preliminary budget pursuant to the home rule Charter Chapter §7.06A(2) which requires that the recommended comprehensive budget be passed no later than

60 days before the end of the fiscal year. There will be two Public Hearings on November 7th and 21st to discuss the budget beginning at 6:30 PM in the Radnorshire Room.

There was a brief discussion amongst the Commissioners, Staff and the Township Solicitor in regards to whether the Board can accept the budget versus adopting it.

Commissioner Ahr made a motion to approve, seconded by Commissioner Nagle. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Schaefer absent.

COMMUNITY DEVELOPMENT

J. *Motion to Direct the Township Traffic Engineer to Produce a Table of Traffic Counts for all Considered Uses in the Proposed PLO Ordinance Amendment*

Commissioner Higgins will recuse himself as the University of Pennsylvania is a client.

There was an in depth discussion amongst the Commissioners and staff in regards to traffic counts, trip generations, etc.

Commissioner Curley made a motion to direct Township Traffic Engineer complete and refine the table produced in her June 22, 2016 memorandum to reflect the current uses being considered by the Board of Commissioners the analysis should include Ambulatory Care, existing by-rite combination 50% general office and 50% medical office; a perspective mix of 50% Ambulatory Care and 50% Hotel; a perspective mix of 40% Ambulatory Care and 60% Hotel; a perspective mix of 60% Ambulatory Care and 40% Hotel. Motion seconded by Commissioner Nagle. Motion passed 4-1 with Commissioner Booker opposed, Commissioner Higgins abstaining and Commissioner Schaefer absent.

Commissioner Curley made a motion that the staff revise the draft ordinance to include a cap on Ambulatory Care as follows: 1. Ambulatory Care must be confined with at least one of the other allowable B uses; 2. Ambulatory Care may not exceed *blank%* of the floor area of the B uses. Motion seconded by Commissioner Nagle. Motion passed 4-1 with Commissioner Booker opposed, Commissioner Higgins abstaining and Commissioner Schaefer absent.

Commissioner Booker made a motion to include the existing data from 2012 on traffic trips (reformat the existing 2012 table) to be consistent with this trip generation data that you are referring to here and include that as a base for both 2012 and 2015. Motion failed for lack of a second.

Commissioner Curley placed a Township Map on the screen which was marked to show the population and PLO Zoning in Radnor for each Ward.

Commissioner Clark made a motion to extend the meeting to 11:30 PM, seconded by Commissioner Higgins. Motion passed 4-2 with Commissioners Booker and Nagle opposed.

K. *Consideration of HARB Certificate of Appropriateness:*

- *HARB-2016-16 – 401 Midland Avenue – Removal of non-original addition at the rear of house. Replace with proposed addition presented in drawings. New addition includes two-car garage, laundry room and sunroom on the first floor and a children's playroom on the second floor.*

Commissioner Clark gave a brief background on the HARB certificate above. Ms. Lauer, applicants architect reviewed the proposed project and applicant Ms. Hanlon as well. There was a discussion amongst the Commissioners, the applicant and applicants architect.

Commissioner Clark made a motion to extend the meeting to 12:00 AM, seconded by Commissioner Higgins. Motion passed 4-2 with Commissioners Booker and Nagle opposed.

Public Comment

Samantha Beers – She commented in regards to her concerns with the project and requested that the application be remanded to HARB for further review.

Mr. Beers – He commented in regards to his concerns with the proposed project.

Commissioner Nagle made a motion to overturn HARB and award the Certificate of Appropriateness, seconded by Commissioner Curley.

Ken Taylors, Willow Ave. – He commented in regards to his disagreement with the proposed project.

Commissioner Ahr called the vote, motion passed 4-2 with Commissioner Booker and Clark opposed.

~~L. Appointment of Hearing Officer for the Appeal of HARB 2016-11 Denial – 401 Midland Avenue~~

M. Motion to Approve Settlement Agreement and Stipulation – 228 Willow Avenue

Mr. Rice gave a brief background of the proposed settlement agreement. There was a discussion amongst Commissioners and Mr. Rice for clarification purposes.

Commissioner Higgins made a motion to approve, seconded by Commissioner Curley.

Ken Taylor – He commented in regards to his support of the settlement agreement.

Commissioner Ahr made a motion to extend the meeting to 12:30 AM, seconded by Commissioner Clark. Motion passed 4-2 with Commissioners Booker and Nagle opposed and Commissioner Schaefer absent.

Commissioner Ahr called the vote, motion passed 6-0 with Commissioner Schaefer absent.

PUBLIC WORKS & ENGINEERING

~~N. Motion regarding establishing goals for revising the Stormwater Ordinance~~

~~O. Presentation – Midland Avenue Sanitary Sewer, Gannett Fleming~~

P. Resolution #2016-110 - SALDO Application #2016-S-08 - Consideration of 800 Goshen Road Preliminary Plan of Subdivision

Mr. Rice, Township Solicitor commented that the resolution in front of the Board is for denial of a subdivision plan which was filed for Lot #9 from a 1998 recorded subdivision plan. This has been to the Planning Commission in which they recommended denial. There was a discussion amongst the Commissioners and staff in regards to the subdivision and the proposed resolution. Mr. Falcone, attorney for the applicant commented as well in regards to the resolution.

Commissioner Higgins made a motion to approve, seconded by Commissioner Nagle. Motion passed 4-0 with Commissioner Booker abstaining and Commissioners Clark and Schaefer absent.

Q. ~~SALDO Application #2016-D-13 – Caucus – Preliminary Land Development Plan – Academy of Notre Dame~~

PUBLIC HEALTH

None

LIBRARY

None

Old Business

None

New Business

None

Public Participation

None

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

Respectfully submitted,

Jennifer DeStefano