

TOWNSHIP OF RADNOR
Minutes of Public Meeting of January 12, 2015

The Radnor Township Board of Commissioners met at approximately 6:40 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

*William Spingler, President
John Fisher
John Nagle
Elaine Schaefer*

*James C. Higgins, Vice President
Richard F. Booker
Donald Curley*

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

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

Public Participation

George Broseman – He requested for the order of the agenda to be changed for 205 Strafford development to the beginning of the Public Works and Engineering section. The request was granted.

Dan Sherry, Wayne – He commented in regards to a pending ethics complaint against Commissioner Nagle, an incident that transpired at the December 8, 2014 Board of Commissioners meeting as well as Solicitor Rice participation as Township Solicitor.

Notice of Executive Session of the Board of Commissioners meeting of January 12, 2015

All commissioners were in attendance, where matters of personnel were discussed.

1. Consent Agenda

- a) *Disbursement Review and Approval: 2014-12B, 2014-12C, 2014-12D and 2014-12E*
- b) *Consideration of a Motion to approve the Certificate of Appropriateness:*
 - *HARB 2015-01-26 – 100 Pembroke Avenue - New attached garage in place of greenhouse. New terrace on rear of building. Re-pointing brick and limestone on main building. Roof repairs. Modify two (2) windows in rear for doors.*
 - *~~HARB 2015-02 – 319 S. Wayne Avenue – Enlarge kitchen to cover rear porch and build family room addition to rear right side of house.~~*
 - *~~HARB 2015-03 – 201 Walnut Avenue – Renovations and additions for new and enlarged kitchen, breakfast nook, great room, mud room and master bedroom suite.~~*
- c) *Approval of minutes for the Board of Commissioners meeting of November 10, 2014, December 8, 2014 & December 15, 2014*
- d) *Motion to receive Proposals for Township Traffic Engineer*
- e) *~~Resolution #2015-01 – Reappoint Gannett Fleming, Inc. as Township Engineer~~*
- f) *Resolution #2015-05 – Authorizing the Public Works Department to purchase vehicles and equipment as provided for in the approved 2015 Township Budget*

g) Resolution #2015-03 – Authorizing Kimmell Bogrette Architecture and Site to Provide Permitting and Design Services for the Clem MaCrone Park Project

The following items have been removed from the consent agenda and will be voted on separately: HARB-2015-02 – 319 S. Wayne Avenue – Enlarge kitchen to cover rear porch and build family room addition to rear right side of house.; HARB-2015-03 – 201 Walnut Avenue - Renovations and additions for new and enlarged kitchen, breakfast nook, great room, mud room and master bedroom suite.; Resolution #2015-01 – Reappoint Gannett Fleming, Inc. as Township Engineer

Commissioner Schaefer made a motion to approve the consent agenda without the above items, seconded by Commissioner Higgins. Motion passed 7-0.

HARB-2015-02 – 319 S. Wayne Avenue – Enlarge kitchen to cover rear porch and build family room addition to rear right side of house.

Commissioner Spingler made a motion to approve with the conditions added, seconded by Commissioner Schaefer.

Public Comment

Baron Gemmer, Wayne – He commented in regards to other conditions and items discussed by HARB on HARB-2015-03 and also that the greenhouse was already demolished on HARB-2015-01.

Commissioner Spingler called the vote, motion passed 7-0.

HARB-2015-03 – 201 Walnut Avenue - Renovations and additions for new and enlarged kitchen, breakfast nook, great room, mud room and master bedroom suite.

Commissioner Curley made a motion to augment the certificate to reflect the outriggers and headers as per the discussion at the HARB meeting, seconded by Commissioner Schaefer. Motion passed 6-0 with Commissioner Spingler abstaining.

Resolution #2015-01 – Reappoint Gannett Fleming, Inc. as Township Engineer

Commissioner Spingler made a motion to approve, seconded by Commissioner Schaefer.

Public Comment

Baron Gemmer, Wayne – He commented that he would like more consideration made prior to another 2-year contract whether there should be a rotation of the engineer or the firm also the possibility of having an in-house Township Engineer again.

There was a brief discussion on whether to enter into an additional two contract with Gannett Fleming or to hire an in-house Engineer.

Commissioner Spingler called the vote, motion passed 7-0.

2. Appointment of Township Solicitor

Commissioner Spingler made a motion to appoint John Rice as Township Solicitor, seconded by Commissioner Schaefer.

Commissioner Schaefer commented in regards to her support for the appointment of Mr. Rice.

Public Comment

Dan Sherry, Wayne – He commented in regards to his disagreements of appointing Mr. Rice as Township Solicitor.

There were comments from various Commissioners in regards to the appointment of Mr. Rice.

Commissioner Spingler called the vote, motion passed 7-0.

3. Appointment to Vacancy Board

Commissioner Spingler made a motion to appoint John Fischer, Windermere Avenue to the Vacancy Board, seconded by Commissioner Nagle. Motion passed 7-0.

4. Appointment of Township Secretary

Commissioner Spingler made a motion to appoint Robert A. Zienkowski as Township Secretary, seconded by Commissioner Curley. Motion passed 7-0.

5. Appointment of Assistant Township Secretary

Commissioner Spingler made a motion appoint William White as Assistant Township Secretary, seconded by Commissioner Curley. Motion passed 7-0.

6. Recognitions by Radnor Police Department

Superintendent Colarulo recognized several individuals for a recent operation conducted by the Radnor Police Department along with a few other local Police Departments.

Commissioner Higgins presented Kevin Kochanski, Director of Community Development, with a Certificate of Appreciation and Recognition for his recent deployment with the United States Air Force.

7. Appointments to Various Boards and Commissions

Commissioner Fisher made a motion to appoint Martin Heldring to CARFAC and Robert Temko to Rental Housing Appeals Board, seconded by Commissioner Curley. Motion passed 7-0.

8. Committee Reports

PUBLIC SAFETY

A. Ordinance #2014-20 – (Adoption) - Authorizing a handicapped parking space on the north side of Dreer Lane and Williams Road

Commissioner Schaefer made a motion to approve, seconded by Commissioner Higgins. Motion passed 7-0.

PUBLIC WORKS & ENGINEERING

C. Resolution #2015-02 – (Final Approval) - 205 Strafford Avenue

George Broseman, Attorney for the Applicant, gave a brief overview of the proposed plan.

Commissioner Higgins made a motion to approve as amended with condition 1g below added, seconded by Commissioner Curley.

There was an in depth conversation amongst the Commissioners, Solicitor Rice and Staff. The applicant, Mr. Rice and Kevin Kochanski have agreed to add the below condition to the resolution.

1g. With regard to the proposed sanitary sewer line shown to be constructed within an area of steep slopes, the Applicant shall:

- a. Demonstrate that the proposed sewer line is permitted in accordance with Section 280-112.1 of the Zoning Ordinance; or*
- b. Relocate the sewer line outside of the steep slope areas; or*
- c. Obtain a special exception to permit the proposed sanitary sewer line in accordance with Section 280-112.N of the Zoning Ordinance.*

Public Comment

Baron Gemmer, S. Wayne Avenue – He commented in regards to his concerns with lot 4 of the plan.

Commissioner Spingler called the vote, motion passed 5-2 with Commissioner Booker and Schaefer opposed.

B. *Caucus – (Preliminary Approval) - BMR 145 King of Prussia Road*

The Biomed team made a presentation of the proposed redevelopment at 145 King of Prussia Road. The applicant is proposing two access drives, four office buildings, surface and underground parking, storm water management to include green roofs, rain gardens, and subsurface detention facilities, and pedestrian sidewalk connections. There was in depth conversation amongst the Commissioners and staff in regards to underground parking, density, traffic, etc.

Public Comment

Marc Kaplan, Attorney for Brandywine Realty Trust – He commented in regards to his clients concern of traffic in the area and that his client is in favor of the redevelopment of the property but in the proper way.

Chuck Barber, Hilldare Road – He commented in regards to his concerns of the density and traffic that the proposed plans would bring along with it.

Diane Edbril, Spruce Tree Road – She commented in regards to her concerns with the proposed plans for the redevelopment of the property.

Dan Sherry, Wayne – He commented that in the future when BioMed or any other potentially contentious item is to appear on the agenda that placement of the item on the agenda is clear for the public. He also commented about the solicitor not being prepared to discuss this item and density in the project.

Austin Hepburn, Upper Gulph Road – He commented in regards to his concern with traffic that this project could create.

Matt Marshall, Walnut Avenue – He commented in regards to concerns about traffic, allowable underground parking and density of the proposed redevelopment.

D. Resolution #2015-04 – Authorizing Gannett Fleming to provide design services for stormwater management at the Wayne Train Station (north side)

Commissioner Higgins made a motion to approve, seconded by Commissioner Nagle. Motion passed 7-0.

COMMUNITY DEVELOPMENT

E. Discussion and possible motion to authorize RETTEW to prepare a zoning amendment

Mr. Zienkowski briefly discussed where RETTEW is at this time with their review and asked for the Board’s guidance on how to proceed. There was a discussion amongst the Commissioners on how they would like to see RETTEW proceed with updating the zoning ordinance in the PLO district. Steve Gabriel made brief comments in regards to the next steps he sees should be taken. The majority of the Commissioners would like to see RETTEW bring back a proposal along with a project summary for moving forward to amending the PLO Zoning Ordinance along with a timeline at the next Commissioners meeting.

Commissioner Schaefer made a motion to request from RETTEW to come back at the next meeting with a proposal and an outline of their recommendations and a timeline of how it will play out, seconded by Commissioner Fisher.

Public Comment

Mark Quinn, Biddulph Road – He is not in agreement with hiring a consultant.

Commissioner Spingler called the vote, motion passed 6-1 with Commissioner Booker opposed.

PERSONNEL & ADMINISTRATION

None

FINANCE & AUDIT

None

PARKS & RECREATION

Commissioner Nagle announced the Daddy/Daughter dance that is scheduled for February 6th at the Radnor Hotel. Also visit the Township website for other upcoming events and activities.

LIBRARY

None

PUBLIC HEALTH

None

Old Business

Commissioner Nagle commented that the Delaware County Election Board approved the Township Ward divisions and the precinct lines will be prepared by the County. There will be a public hearing before the Court of Common Pleas on January 23, 2015 at 10 AM in Media to discuss the precincts.

New Business

Commissioner Schaefer commented that CARFAC requested from the Board formal guidance and direction in terms of their recommendations of considering disposition of under productive properties owned by the Township.

Commissioner Curley made a motion to task CARFAC to examine real estate mismatched parcels, underutilized parcels or underutilized combinations of parcels and to develop a short list of properties or combination of properties that can and should be monetized; present that list to the Board of Commissioners with a short description of their reasoning so the Commissioners can review and consider the list, seconded by Commissioner Nagle. Motion passed 7-0.

Mr. Zienkowski thanked Commissioners for their support with beginning the work at Clem Macrone Park. He also thanked Kimmel Borgette, Staff and the Garrett Hill residents in their support.

Public Participation

Dan Sherry, Wayne – He commented in regards to his disagreement of the appointment of Mr. Rice as Solicitor and his request for Solicitor recusal from the Ethics Board in regards to the complaint against Commissioner Nagle. He also inquired to the amount that the Radnor Conservancy is contributing to the purchase of Ardrossan.

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

Respectfully submitted,

Jennifer DeStefano