

TOWNSHIP OF RADNOR
Minutes of Public Meeting of April 27, 2015

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

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; Jonathan Reiss, Township Solicitor; William White, Finance Director; Kevin Kochanski, Director of Community Development; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Tammy Cohen, Director of Recreation and Community Programming; Amy Kaminski, Traffic Engineer; Matt Scholz, Township Engineer and Amy Lacey, Radnor Township.*

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

Notice of Executive Session of the Board of Commissioners meeting of April 27, 2015

All commissioners were in attendance, where matters of personnel, real estate and litigation were discussed. Commissioner Spingler also announced that there was a Personnel and Administration sub-committee meeting held on April 23, 2015 where matters of personnel were discussed.

Commissioner Spingler announced that item E will be removed from this evening's agenda.

1. Consent Agenda

- a) *Disbursement Review and Approval: 2015-04A, 2015-04B, 2015-04Z*
- b) *Acceptance of Department Monthly Reports*
- c) *Approval of minutes for the Board of Commissioners meeting of March 23, 2015 & April 13, 2015*
- d) *Acceptance of Staff Traffic Committee Meeting Minutes of March 18, 2015*
- e) *Resolution #2015-55 – Award of Superpave Resurfacing Program*

Commissioner Spingler made a motion to approve, seconded by Commissioner Higgins. Motion passed 7-0. Commissioner Booker requested a paving schedule to send to the constituents. Mr. Norcini said the contractor will be notified of the motion to approve tomorrow and the schedule will be posted to the Board.

2. Letters of Commendation (Police) and Recognitions (Recreation)

Chief Colarulo presented letters of commendations to officers. Director Tammy Cohen presented recognition awards to Villanova University for their participation and support of Township programs.

3. Public Participation

None

4. Committee Reports

PUBLIC SAFETY

A. Ordinance #2015-04 – (Introduction) - Section 270-16, Stop Intersections, Adding New Stop Intersections for Oakford Road, Arbordale Road and Creek Drive

Commissioner Schaefer made a motion to introduce, seconded by Commissioner Fisher. Motion passed 7-0.

B. Ordinance #2015-05 – (Introduction) - Chapter 270, Section 270-31 - Rescinding Handicapped Parking Space on David Drive

Commissioner Schaefer made a motion to introduce, seconded by Commissioner Nagle. Motion passed 7-0.

PUBLIC WORKS & ENGINEERING

C. Motion to Approve the Ardrossan Subdivision Planting Berm

John Snyder from Saul Ewing, representing ES III, LP presented a plan of a proposed planting berm for the Ardrossan subdivision. In the plan, an 11-foot planting berm will be created using the additional fill at the site. The plan presented included plantings on the berm. The applicant was requesting this proposed berm and plantings plan be approved in lieu of the \$40,000 escrow required as part of the original subdivision approval. Mr. Snyder reasoned the cost to place the berm and additional plantings would be more than double the previously approved escrow amount and that the berm would look more appealing and had a better chance of survival.

Commissioner Schaefer and Commissioner Fisher did not agree with forgoing the previously approved escrow amount. Commissioner Curley inquired if the plan had gone through the Shade Tree Commission and what their thoughts on it were. Commissioner Booker agreed with the placing of the berm, but not with the forgoing of the \$40,000 escrow. Commissioner Nagle suggested placing the berm and plantings, waiting to see if it was successful, and then returning the \$40,000 escrow.

Solicitor Reiss stated the board could agree on forgoing of the escrow with just a motion but the votes were needed for it to pass.

Public Comment

Leslie Morgan – She spoke to her disagreement with the size of the trees and the reduction in the number of trees planted. She supported keeping the \$40,000 escrow requirement.

Commissioner Higgins made a motion to approve the planting plan with the additional of berm but they do not agree to forgo the previously approved \$40,000 escrow, seconded by Commissioner Curley. Motion passed 5-2, with Commissioners Spingler and Nagle opposed.

D. Resolution #2015-54 – Preliminary Approval – Preliminary Approval – Villanova University Housing Project

Commissioner Higgins introduced the resolution for preliminary approval. Commissioner Schaefer recused herself from the discussion and possible vote.

Nick Caniglia, representing Villanova University, made several comments to the resolution. Villanova University had several comments on the resolution and the review letters. There was an in depth discussion amongst the Commissioners, Staff and the Applicant in regards to the resolution; parking surface spots; stormwater management for the housing and West Lancaster parking areas; the height of the Pike Field garage; the façade of the Performing Arts Center; the church walk and bridge lighting; and various waiver requests where existing non-conformities exist. They also discussed traffic flow requirements; traffic impact requirements and waiver requirements where existing non-conformities exist; landscaping requirements and conditional use provisions; ADA parking spots and the sidewalks; Recreational Use fee required by the Township along with discussion on the interpretation of the definition of building area. There was additional discussion on the requirement for a bridge and/or a tunnel for pedestrians. Mr. Caniglia stated when Villanova University proposed a bridge in the 1990's, the Township acquiesced on that requirement.

Commissioner Curley requested a 30-day extension because of the amount of changes that are needed to move forward. Mr. Caniglia stated Villanova University would agree to an extension to May 12, 2015.

Public Comment

Jane Galli, Barcladen Road – She voiced her concerns of the traffic in her area.

Rick Leonardi, 30 Aldwyn Lane – He spoke to traffic and student traffic at the Ithan/Lancaster

Commissioner Curley made a motion to table until the May 11th meeting, seconded by Commissioner Fisher. Motion passed 6-0, with Commissioner Schaefer recusing.

~~*E. Resolution #2015-53 – Preliminary Approval – Preliminary Approval – 145 King of Prussia Road (BioMed)*~~

Removed from agenda

F. Discussion of a draft PLO amendment as prepared by RETTEW

Steve Gabriel of Rettew & Associates discussed the draft PLO amendment submitted to the Board of Commissioners. There was a lengthy discussion on the specifics of the draft amendment. Commissioner comments and discussion points included building heights, traffic impact, traffic neutrality, incentives, and the effect of the amendment on the constituents. Commissioner Schaefer would like more research and analysis; as well as the input of the CARFAC as to the economic difference between the two types of zoning.

Public Comment

Diane Edbril, Spruce Tree Rd - She commented on various aspects of the draft amendment; specifically the riparian buffer, and the parking formula used in section.

George Broseman - He spoke as a representative of Brandywine Partnership, the largest property owner in PLO zoning district. Mr. Broseman stated he will be reviewing the draft amendment and the process. Brandywine Partnership is in support of mixed use amendment.

The Board agreed to bring their notes and thoughts on the draft amendment to the next Commissioners meeting on May 11; with a vote taking place on May 18th to send it to the Planning Commission and the Delaware County Planning Commission.

COMMUNITY DEVELOPMENT - None

FINANCE & AUDIT - None

LIBRARY - None

PARKS & RECREATION - None

PERSONNEL & ADMINISTRATION - None

PUBLIC HEALTH - None

Old Business

None

New Business

Commissioner Nagle made a recommendation to direct the Township Manager to send a letter to the Radnor Township School District regarding North Wayne Field asking permission to proceed with plan E of the stormwater improvements under the current lease. Commissioner Schaefer seconded and the motion passed 5-2 with Commissioners Booker and Curley opposed.

Public Participation

Sara Pilling, Garrett Hill - She spoke to her fear that Villanova University will not follow through on their plan for building the bridge and asked the board to make the bridge mandatory.

Township Manager Zienkowski stated Godfrey Road is in terrible condition due to the potholes and that PennDOT has no plans to patch it because it is on the paving program.

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

Respectfully submitted,

Amy Lacey