

TOWNSHIP OF RADNOR
Minutes of Public Meeting of May 11, 2015

The Radnor Township Board of Commissioners met at approximately 6:45 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; Kevin Kochanski, Director of Community Development; Steve Norcini, Director of Public Works; Roger Phillips, P.E., Township Engineer; Damon Drummond, 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

Notice of Executive Session of the Board of Commissioners meeting of May 11, 2015

All commissioners were in attendance, where matters of personnel, real estate and litigation were discussed.

Commissioner Spingler announced that HARB-2015-05 is off the agenda for this evening as well as item F - Resolution #2015-53 – **Preliminary Approval**– Preliminary Approval – 145 King of Prussia Road (BioMed) will be tabled this evening.

1. *Consent Agenda*

a) *Disbursement Review and Approval: 2015-4C, 2015-5A*

b) *Consideration of a Motion to approve the Certificate of Appropriateness:*

- *HARB-2015-05 – 120 & 124 Bloomingdale Avenue – This project has been revised from the prior submission to consist of five (5) dwelling units, two (2) singles and one (1) 3-unit building on the property at 124 Bloomingdale Avenue and a non-conforming commercial building will revert back to a single family detached dwelling at 120 Bloomingdale Avenue.*
 - *HARB-2015-06 – 211 Orchard Way – Addition and renovation.*
- *HARB-2015-07 – 298 South Aberdeen Avenue – Removal of existing attached 1-story entry structure and two 2 car garage. Proposed new attached 1-story entry structure (on existing footprint) and new attached 1 1/2-story three (3) car garage. Replacement of existing sunroom windows and doors.*
- *HARB-2015-08 – 411 Louella Avenue - Restore and renovate carriage house, addition to house and replace stand-alone garage with attached garage.*
 - *HARB-2015-09 – 427 Midland Avenue – Addition and new deck.*
- e) *Authorization to Receive Bids for the 2015 Superpave Resurfacing Program*
- d) *Resolution #2015-56 – Awarding the Contract for Pavement Markings/Long Line Striping*

Commissioner Booker asked for item c to be removed from the consent agenda as well.

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

c) Authorization to Receive Bids for the 2015 Superpave Resurfacing Program

Commissioner Nagle made a motion to approve, seconded by Commissioner Schaefer. Commissioner Booker inquired for the background of the proposed authorization and a list of the streets on the list. Mr. Norcini gave a brief background of the authorization.

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

2. Resolution #2015-57 – Authorizing the Township to remit \$20,000 to Main Line School Night towards exterior painting of the Creutzburg Center in Harford Park

Claudia McBride, Executive Director for MLSN was present at the meeting to request \$20,000 contribution from the Township for exterior painting of the Creutzburg Center.

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

There was a brief discussion amongst the Commissioners and Claudia McBride, Executive Director in regards to the colors that will be chosen for the exterior of the Creutzburg Center in Harford Park.

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

3. Resident Discussion on Villanova University Project

Roberta Winters – She read a prepared statement in regards to a dear friend who died in a traffic accident at the intersection of Ithan and Lancaster avenues 40 years ago.

Sigmund Fleck, attorney for Tish Long-Friends to Preserve Radnor – Commented that Villanova is still legally obligated to build a bridge/tunnel at Ithan and Lancaster avenues which was approved in 1990.

4. Public Participation

Kimberly Rolph, Pine Tree Road – She commented in regards to the speed and traffic on Pine Tree Road and the progress in reviewing traffic calming measures on the road.

Sarah Armstrong – She commented in regards to her support of stop signs on Pine Tree Road and if they can be used as traffic calming.

5. Committee Reports**COMMUNITY DEVELOPMENT**

- A. Ordinance # 2015-03 - (Introduction) - Amending Chapter 170 of the Radnor Township Code, “Food Regulations”, by revising the provisions contained therein to reflect amendments to the Department of Agriculture Food Code (7 Pa. Code §§ 46.1 – 46.1201) and the adoption of the Retail Food Facility Safety Act of 2010 (3 Pa.C.S. §§ 5701 – 5714)

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

PUBLIC SAFETY

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

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Curley. Motion passed 7-0.

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

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

PUBLIC WORKS & ENGINEERING

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

Nick Caniglia, Attorney for the applicant briefly discussed outstanding items/concerns in the review letters in regards to the project. There was an in depth discussion amongst the Commissioners, applicant and staff in regards to items in the resolution; calculation of Park & Rec Impact fee; comments in review letters; requested waivers; and the church walk pedestrian bridge. There was additional discussion on the requirement for a bridge and/or a tunnel for pedestrians which was a condition in 1990.

Public Comment

Christina Perrone, Wayne – She commented in regards to dormitory resident status, presented a time-line taken from the old documents that followed a tunnel that was to be constructed at Ithan and Lancaster Avenues.

Jane Galli, Barcladen Road – She commented about the traffic plan that was completed by the University in regards to the placement of the proposed bridge/tunnel.

Jim Yannopolus, Braxton Road – He commented about the location of the proposed pedestrian bridge.

Phil Ahr, Meredith Avenue – He also commented in regards to the placement of the proposed pedestrian bridge.

Matt Marshall, Walnut Avenue – He commented about the park & rec fee as well as why the applicant was not required to finish the tunnel.

Luke Clark, Midland Circle – He commented about the park & rec fee and how it could help improve the parks in the Township.

Toni Bailey – She read a statement in regards to the safety of the students and all necessary analysis should be completed and reviewed.

Zigmund Fleck – He commented that he would like to hear the solicitor's opinion of the issuance of the certificate of occupancy and its effect on the situation as well as a resolution needing to be obtained in regards to the bridge/tunnel that was a condition in 1990.

Chris Kovolski, Villanova University – He stated that officials contacted eight people working at Villanova University at that time and learned that area residents had opposed the tunnel because of traffic disruption while it was being built and the township dropped the idea. Meanwhile, changes to that intersection have improved its safety, including left turn lanes and a pedestrian scramble while red lights hold back traffic in all four directions.

Jim Yannopolus, Braxton Road – He commented in regards to Mr. Kovolski's comments.

Sara Pilling, Garrett Ave. – She commented in regards to the danger for students crossing during the pedestrian scramble at Ithan and Lancaster avenues also that she would like to see full cost of the bridge in escrow so the Township can be sure it will be constructed.

Commissioner Spingler made a motion to approve with the following amendments: Item 7 of the resolution to read: *7. The Applicant shall pay \$174,408.00 in park and recreation fees based on a total square footage of 210,957 in lieu of dedication of park land. All fees are due and payable upon execution of development and financial security agreements.*

Item 3: *3. The Applicant shall comply with the two May 4, 2015 correspondences of RETTEW, copies of which are attached hereto and incorporated herein collectively as "Exhibit "C" except for the following revisions: a. Church Walk letter, Subdivision section- paragraph 2 with respect to a separate walkway to St. Thomas of Villanova Church is deleted and not a required condition. b. Lancaster Avenue Housing review letter, Specific Zoning section-paragraph 7 requiring a rezoning of the portion of the site zoned R-3 is deleted and not a required condition.*

Motion seconded by Commissioner Curley.

Commissioner Fisher made a motion to amend the motion as follows: Villanova University agrees to cap their full-time undergraduate enrollment as it is now; Seconded by Commissioner Booker. Motion failed 2-4 with Commissioners Curley, Spingler, Higgins and Nagle opposed and Commissioner Schaefer recusing herself.

Commissioner Fisher made a motion to amend the resolution to include a right turn lane eastbound on Lancaster Avenue onto Ithan Avenue, seconded by Commissioner Booker. Motion failed 2-4 with Commissioners Curley, Spingler, Higgins and Nagle opposed and Commissioner Schaefer recusing herself.

Public Comment

Christina Perrone – She commented in regards to the need of a right turn lane eastbound on Lancaster Avenue onto Ithan Avenue.

Phil Ahr, Garrett Hill – He commented about the need for a right turn lane eastbound on Lancaster Avenue onto Ithan Avenue.

Commissioners Fisher and Booker were in agreement for a right turn lane at eastbound on Lancaster Avenue onto Ithan Avenue.

Commissioner Curley made a motion to amend item 10 to read: *10. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor. Prior to any construction, the Applicant shall provide a detailed staging plan **acceptable to the Township** addressing off site erosion, street sweeping, the impact of special events, construction worker parking, and any required road closures of Township or State streets during construction.,* seconded by Commissioner Booker. Motion passed 6-0 with Commissioner Schaefer recusing herself.

Commissioner Curley made a motion to amend item 12 to read: *12. The Applicant shall comply with current IBC and NFPA guidelines for all new construction. The Applicant shall provide sufficient vehicle access to all buildings **as recommended by the Township**. Additionally, the Applicant shall provide to the Township information and/or training guidelines for firefighting issues which may arise upon construction*

and operation of the proposed parking structure., motion seconded by Commissioner Higgins. Motion passed 6-0 with Commissioner Schaefer recusing herself.

Commissioner Curley made a motion to approve SLDO 255-29 A(2) to permit 22' entry/exit drives as shown on the Plan, seconded by Commissioner Nagle. Motion passed 4-2 with Commissioners Booker and Fisher opposed and Commissioner Schaefer recusing herself.

Commissioner Curley made a motion to approve SLDO 255-27 H. to permit a reduced 30 foot curb radius at the southwest corner of the Ithan/Lancaster Avenue intersection, seconded by Commissioner Nagle. Motion passed 4-2 with Commissioners Booker and Fisher opposed and Commissioner Schaefer recusing herself.

Public Comment

Jane Galli, Barcladen Road – She commented whether the firetrucks will be able to make the turn without driving on the sidewalk.

Susan Stern – She commented in regards to condition #8 in the resolution and asked for the pedestrian bridge to be listed clearly in the condition.

Commissioner Fisher made a motion to amend condition 8 to read: *8. The Applicant shall construct all public improvements shown on the Plan including construction of the pedestrian bridge across Lancaster Avenue at Church Walk*, seconded by Commissioner Booker. Motion passed 5-0 with Commissioner Higgins absent from the room for the vote and Commissioner Schaefer recusing herself.

Commissioner Booker made a motion to amend the resolution with a condition that the applicant must build the pedestrian tunnel across Lancaster Avenue as agreed upon by the Board of Commissioners in 1993, seconded by Commissioner Fisher. Motion failed 2-3 with Commissioners Curley, Spingler and Nagle opposed and Commissioner Schaefer recusing herself.

Public Comment

Phil Ahr, Garrett Hill – He asked for the bridge to be built prior to occupancy of the dormitories.

Commissioner Fisher made a motion to amend condition 8 to read: *8. The Applicant shall construct all public improvements shown on the Plan including construction of the pedestrian bridge across Lancaster Avenue at Church Walk prior to the commencement of construction of the new dormitories*, seconded by Commissioner Booker. Motion failed 2-4 with Commissioners Curley, Spingler, Higgins and Nagle opposed and Commissioner Schaefer recusing herself.

Commissioner Fisher made a motion to amend condition 8 to read: *8. The Applicant shall construct all public improvements shown on the Plan including construction of the pedestrian bridge across Lancaster Avenue at Church Walk prior to occupancy of the new dormitories*, seconded by Commissioner Booker. Motion passed 6-0 with Commissioner Schaefer recusing herself.

Commissioners gave brief closing comments on the proposed project.

Commissioner Spingler called the vote on the original motion. Motion passed 4-2 with Commissioner Booker and Fisher opposed and Commissioner Schaefer recusing herself.

E. Discussion - Draft PLO Amendment- RETTEW Associates

Steve Gabriel continued his discussions of his draft PLO amendment. It compares the trips generated by various mixed use development scenarios to the trips generated by the 475,000 all office plan currently in front of the Township. The scenarios include sizes of uses consistent with the floor area percentages allowed under the draft ordinance. There was a discussion amongst Commissioners with Mr. Gabriel about his proposed amendment.

Commissioner Higgins made a motion to direct RETTEW to prepare draft ordinance to be presented at the June 15th BoC meeting, seconded by Commissioner Schaefer.

Public Comment

Lloyd Goodman, Radnor Racquet – He commented in regards to the impacts of his property.

George Broseman, representing Brandywine Realty – He commented that his client is in support of mixed-use and look forward to seeing a draft ordinance.

Commissioner Higgins called the vote, motion passed 3-2 with Commissioners Booker and Curley opposed; Commissioner Spingler and Fisher absent.

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

Removed from the agenda at the request of the applicant.

FINANCE & AUDIT - None

LIBRARY - None

PARKS & RECREATION - None

PERSONNEL & ADMINISTRATION - None

PUBLIC HEALTH -None

Old Business

Commissioner Booker requested a discussion at the next BoC meeting to review future zoning amendments which would only effect on ward.

New Business

Commissioner Nagle discussed that the Park and Recreation Fee Ordinance needs some work and he would like to see it on a future agenda for discussion.

Public Participation

None

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

*Respectfully submitted,
Jennifer DeStefano*