

TOWNSHIP OF RADNOR
Minutes of Public Meeting of June 15, 2015

The Radnor Township Board of Commissioners met at approximately 7:15 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 Rice, Township Solicitor; Robert Tate, Assistant 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; Roger Philips, Township 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 June 15, 2015

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

1. *Consent Agenda*

- a) *Disbursement Review and Approval: 2015-05D, 2015-05E, 2015-06A*
- b) *Approval of minutes for the Board of Commissioners meeting of May 11, 2015 & May 18, 2015*
- c) *Acceptance of Department Monthly Reports*
- d) *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. Application continued from the May 6, 2015 meeting.*
 - *HARB-2015-10 – 200 ½ West Wayne Avenue – Front and rear porches.*
 - *HARB-2015-11 – 220 Lansdowne Avenue - Renovation & addition to 1932 Colonial House. New windows, siding, roof, add dormer to front of house. Add 2nd floor to single story side of house, put a mudroom & attached garage off the back.*
- e) *Resolution #2015-61 Rejecting the Bid Received for the 2015 Superpave Resurfacing Program and Subsequently Authorizing the Re-bidding of the Project*
- f) *Resolution #2015-62 Award of the Contract For Repair of the Highview Road Outfall*
- g) *Resolution #2015-63 Application for County Aid For Allocation of Delaware County Liquid Fuels Tax Funds*
- h) *Acceptance of the Staff Traffic Committee Meeting Minutes - May 20, 2015*
 - i) *BPT Settlement 2015 BPT 01 for \$128,684.00*
- j) *Resolution #2015-64 - Authorizing the Township Manager to enter into an agreement with Planet Tech for Microsoft 365 Licensing, Email migration, & training.*
- k) *Motion authorizing the Township to solicit capital lease RFP's for various public works vehicles pursuant to the 2015 Capital Plan*
 - l) *Resolution #2015-67 – Award of the Repair of the Barley Cone Lane Storm Sewer*
 - m) *Resolution #2015-68 – Sanitary Sewer Repair Payment*

Commissioner Curley asked for item d – HARB 2015-05 to be removed from the consent agenda. Commissioner Fisher made a motion to approve the consent agenda, seconded by Commissioner Schaefer. Motion passed 7-0.

2. Letters of Commendation (Police)

Superintendent of Police, William Colarulo presented Detective Four with a commendation for an incident involving fraud and Detective Schreiber was presented with a commendation for an invasion of privacy case.

3. Recognitions of the Radnor Boy Scouts/ Cub Scouts - Great American Backyard Campout

Tammy Cohen, Direction of Recreation and Community Programming presented the Boy Scouts and Cub Scouts troops for a successful inaugural Great American Backyard Campout this past summer and looks forward to the upcoming 2nd year on June 27th.

4. Presentation on Accomplishments and Partnerships - Radnor Boy Scouts and Radnor Cub Scouts

Dr. Clarke Piat, Cub Master showed a brief video of the accomplishments and partnerships that the local troops have formed.

5. Conditional Offer of Employment for Radnor Township Police Officers

Superintendent Colarulo respectfully requests that Dylan Royce be given a conditional offer of employment as Probationary Police Officer. The conditional offer of employment is contingent upon this candidate submitting to and passing a physical and psychological examination, including a drug screening.

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

6. Public Participation

Wendy Kapustin, Brandywine Realty Trust – She requested that the three agenda items (2 relating to the PLO Zoning District and the item pertaining to Medical office parking) be removed for this evening's agenda as they along with Penn Medicine come up with a plan to move forward with the properties in those districts.

Chris Todd, WBA – Thanked Radnor Township for their support with the MusicFest. He also commented about the Philadelphia Art Museum's one to one program that is coming to Wayne; the Kiosks screen brightness and the ongoing power outages in Wayne and how to move forward with PECO.

Jill Huentelman, Garrett Hill 4th of July Committee – Invited everyone in the Township to attend the Garrett Hill 4th of July parade with many activities for all ages.

7. Committee Reports

PERSONNEL & ADMINISTRATION

A. ~~Ordinance #2015-10 – (Introduction) – Authorizing the Execution of A Cable Franchise Renewal Agreement Between Radnor Township and Comcast Of Pennsylvania, LLC.~~

This has been removed from the agenda this evening.

B. Resolution #2015-60 Appointing Township Labor Counsel

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

FINANCE & AUDIT

C. Discussion on the 2014 Audit and Financial Statements – CliftonLarsonAllen

Mark Blair, Chair – CARFAC thanked everyone involved with the 2014 audit. Nancy Gunza, Principal at CliftonLarsonAllen briefly discussed the 2014 audit.

D. Resolution #2015-69 Accepting the 2014 Independent Auditor's Report and Audited Financial Statements as recommended by CARFAC

Commissioner Fisher made a motion to approve, seconded by Commissioner Nagle. Commissioner Fisher thanked the staff for all of their hard work throughout the process. Commissioner Spingler called the vote, motion passed 7-0.

- d. 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. Application continued from the May 6, 2015 meeting.

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

There was a brief discussion amongst Commissioners and the applicant in regards to the certificate. Commissioner Curley made a motion to amend the certificate to include the comments that the heights will be consistent with what was presented at HARB, seconded by Commissioner Nagle.

Commissioner Spingler called the vote on the amendment, motion passed 7-0. Commissioner Spingler called the vote for approval of the certificate as amended, motion passed 7-0.

PUBLIC WORKS & ENGINEERING

F. Caucus (Preliminary/Final) - Villanova Lot Consolidation

Commissioner Schaefer announced that she will not be participating in the discussion or vote because she has a conflict.

Representatives from Villanova University are proposing two lot consolidations. The first lot consolidation is for South Campus and will consolidate the South Campus, Aldwyn Triangle, Main Lot and Pike Lot. The second lot consolidation will consolidate the West Lancaster Lots. This project does not meet the criteria for an administration review exemption due to the number of parcels involved in the consolidation.

Nick Caniglia, Attorney for the applicant stated that this is to merely consolidate the lots and West Lancaster parking lot is all that is intended here. There was a brief discussion amongst Commissioners with the applicant for clarification.

Public Comment

Jane Galli, Barcladen Road – She inquired about the requirement for Park & Rec Fees.

G. Discussion - Draft PLO Amendment- RETTEW Associates

Commissioner Booker made a motion to postpone conversation in regards to the agenda item, seconded by Commissioner Curley.

Representatives from Brandywine Trust again asked for any further discussion about a PLO Amendment are postponed.

Commissioner Spingler called the vote, motion fails 1-6 with Commissioners Curley, Schaefer, Spingler, Higgins, Fisher and Nagle opposed.

There was an in depth discussion amongst Commissioners and Steve Gabriel in regards to his proposed amendment to the PLO Zoning Ordinance. The board discussed a set of proposed regulations intended to allow mixed use development as a permitted use in addition to the currently permitted uses in the PLO zoning district. Mr. Gabriel presented a draft amendment for the Board to review.

Commissioner Higgins made a motion to send the proposed draft PLO Amendment to Planning Commission for discussion only, seconded by Commissioner Spingler.

Public Comment

Matt Marshal, Walnut Avenue – He commented in regards to his thought of the process and actions for the PLO Zoning Amendment.

Tom, Penn Medicine – He commented that the property was acquired fee simple.

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

E. Resolution #2015-58 – Homeowner (SFR) Stormwater Facility Rebate Program (the SWMAC will have brief presentation for this)

Heather Gill, Chair, Stormwater Management Advisory Committee presented the Homeowner Stormwater Rebate Program for single family residences. This can be found on the Township website.

Commissioner Schaefer would like to see the following items on the rebate form so it would be clear to homeowners would be to make it clear that it is a one-time rebate; any of the rebates only apply to newly installed items; measures that are taken in response to an ordinance requirement are not eligible for the rebate. There was a brief discussion amongst the Commissioners in regards to the rebate program; the process that the rebate approval would take with a volunteer board; simplifying the form; the length of time it would take to process a rebate and the types of items eligible for a rebate. There was an agreement amongst the Commissioners that would provide staff the authority to modify the form to meet the intent of the program.

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

Public Comment

Jane Galli, Barcladen Rd. – She commented her disagreement that homeowners with pre-existing Stormwater control is not eligible for a rebate.

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

Heather Gill also commented that this Saturday at 9 AM they will be working on another rain garden here at the Township Building if anyone is interested in helping.

E. BioMed Extension

Removed from the Agenda per the applicant.

COMMUNITY DEVELOPMENT

I. Ordinance #2015-03 - (Adoption) - 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 approve, seconded by Commissioner Fisher. Motion passed 6-0 with Commissioner Nagle out of the room.

J. Motion to authorize John Rice to attend the Zoning Hearing Board meeting & oppose the following: Appeal #2948 – The applicant DTL Holdings LP, property located at 227-229 Plant Avenue & zoned C-3 Service Commercial District, seeks relief from Section 280-105(A) & (F) to permit parking within the right-of-way of Willow Avenue. Applicant contends this does not increase the existing non-conformity & will not extend into the street cartway. Applicant requests a variance, a special exception under Section 280-105 (F), or contends that the relief is permitted as of right. In the alternative, Applicant seeks a variance from Section 280-4 governing the size of off-street parking spaces. In addition, Applicant seek any other zoning or alternative relief required pursuant to the Plans presented with the Application

Kevin Kochanski gave a brief overview of the appeal. Nick Caniglia representing the applicant reviewed the project. There was a brief discussion amongst the Commissioners and staff in regards to the need of John Rice to attend.

Commissioner Curley made a motion to authorize John Rice to attend, seconded by Commissioner Fisher. Motion passed 5-2 with Commissioners Spingler and Higgins opposed.

K. Motion to authorize staff to prepare an amendment to the Zoning Ordinance, Chapter 280, Section 49.12B to remove the word "private" from the provision referring to "private garages", as recommended by the Township Planning Commission meeting on June 1, 2015

Kevin Kochanski gave a background of the need for staff to prepare an amendment to the above reference zoning ordinance. Commissioner Fisher clarified that there is a need to remove the word "private" from the provision referring to "private garages" in the zoning ordinance. The intent was that the garages are to be placed in the rear of the properties.

Commissioner Curley made a motion to authorize staff to amend Zoning Ordinance, Chapter 280, Section 49.12B to clarify the issues regarding the location of garages, seconded by Commissioner Booker.

Public Comment

Phil Ahr, Meredith Ave. – He commented his agreement with the needed changes does reflect the intent of the steering committee.

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

L. Motion to authorize staff to prepare an amendment to the Zoning Ordinance, Chapter 280, Section 103.B to require separate parking calculations for Medical Office Uses, as recommended by the Township Planning Commission meeting on June 1, 2015

Kevin Kochanski gave a background of the need for staff to prepare an amendment to the above reference zoning ordinance.

Commissioner Curley made a motion for staff to investigate and report back to the Board of Commissioners regarding quantifying parking for medical use and potential impacts, seconded by Commissioner Booker. Motion passed 7-0.

F. Discussion of zoning amendment process in general, and as it relates to the PLO zoning district, including impacts on the Second Ward (Per Commissioner Booker)

Commissioner Booker made a brief presentation in regards to whether all PLO zoning and PLO zoning changes should be centered in Ward 2 or should be distributed to other wards. He requested that zoning amendments are not limited to one ward.

PUBLIC SAFETY

N. Ordinance #2015-06 (Adoption) - Amending Ordinance 2013-17 dated January 6, 2014, Chapter 270 of Radnor Township revising Section 57, parking meter zones on Lancaster Avenue, south side, from 2 hour parking to 15 minute parking

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

Commissioner Booker inquired about the effect on revenue. Superintendent Colarulo stated that this is being done at the request of the store owners.

Commissioner Spingler called the vote, motion passed 6-0 with Commissioner Higgins out of the room.

O. Ordinance #2015-07 (Introduction) – amending Chapter 270, Section 270-31, of Radnor Township, special purpose parking zones, authorizing handicapped metered parking spaces to be changed to kiosk space numbers

Commissioner Schaefer made a motion to introduce, seconded by Commissioner Spingler. Motion passed 6-0 with Commissioner Higgins out of the room.

P. Ordinance #2015-08 (Introduction) – amending Chapter 270, Section 270-31, of Radnor Township, special purpose parking zones, authorizing two (2) new handicapped parking spaces to be installed in the North Wayne Lot near the Wayne Senior Center

Commissioner Schaefer made a motion to introduce, seconded by Commissioner Spingler. Motion passed 6-0 with Commissioner Higgins out of the room.

Q. Ordinance #2015-09 (Introduction) – Amending The Code Of The Township Of Radnor, Section 270-16, Stop Intersections For Pine Tree Road And Woods Lane And Pine Tree Road And Spruce Tree Road

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

PARKS & RECREATION

R. Resolution #2015-65 Authorizing the Township Manager to enter into an agreement with Wood Masters for the Purchase & Installation of Park Signs

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

There was a brief discussion amongst the Commissioners and staff in regards to the condition of the existing park signs; the price for them and the parks board recommendations.

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

S. Resolution #2015-66 Authorizing the Township Manager to enter into an operating agreement with Jump Start Sports, LLC. to operate the Radnor Township Youth Basketball Program

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

There was a brief discussion amongst the Commissioners and staff in regards to the reasoning behind the need to partner with Jump Start Sports and the assurance that the program will not change but will only get better.

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

LIBRARY

There will be a meeting this week and Commissioner Booker will report back to the Board.

PUBLIC HEALTH

The Board of Health met prior to the Commissioners meeting this evening and they are working on a mission statement and have asked the Commissioners to give them feedback on what they expect from them.

Old Business

Commissioner Schaefer announced that there is a trail summit meeting on June 22, 2015 at 7 PM at the Township Building in the Powy's Room. All are encouraged to attend.

Commissioner Spingler discussed that he would like to see a final vote on Villanova University on July 13th so there will need to be a Special Board of Commissioners meeting prior to then. There was a discussion on available dates. Commissioner Nagle made a motion to hold the meeting on July 7, 2015 at 6:30 PM, seconded by Commissioner Curley. Motion passed 6-1 with Commissioner Booker opposed.

New Business

Commissioner Booker asked for Outlook meeting requests to be sent to him.

Public Participation - None

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

*Respectfully submitted,
Jennifer DeStefano*