

**TOWNSHIP OF RADNOR**  
**Minutes of Public Meeting of March 10, 2014**

*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**

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

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

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

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

*Public Participation*

None

*Notice of Executive Session preceding and following the Board of Commissioners meeting of March 10, 2014*

All commissioners were in attendance with the exception of Commissioner Nagle, where matters of personnel and litigation were discussed.

*Consent Agenda*

- a. Approval of Minutes for the Board of Commissioners meetings of February 24, 2014*
- b. Disbursement Acceptance and Approval: 2014-2C 2014-2D*
- c. Consideration of a Motion to approve the Certificate of Appropriateness:  
HARB 2014-10 – 400 Orchard Way - Exterior renovations to include: new front porch, new driveway with garden/grade walls, new roof, fascia, gutters, spouts*

Commissioner Spingler made a motion to approve, seconded by Commissioner J. Higgins. Motion passed 6-0 with Commissioner Nagle absent.

*Presentation by Delaware County Planning Department of Bates Award to Cas Holloway for the land development/restoration at 40 Louella Court*

Linda Hill and Dennis DeRosa, Delaware County Planning Commission presented Cas Holloway with the Bates Award in recognition for the land development and restoration of 40 Louella Court.

*Presentation of the Louella Mansion Project by Cas Holloway*

Cas Holloway made a brief presentation of the Louella Mansion Project that his company has recently completed.

**COMMUNITY DEVELOPMENT****Ordinance # 2013-20 - (Discussion Only) Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for a new Mixed-Use Special Transportation Development Use within the PLO – Planned Laboratory–Office District.**

Mr. Zienkowski recommended that he would like to bring back to the Board at another meeting another ordinance that would only include office and hotel.

Kevin Kochanski discussed the process that has been taken along with changes/amendments that have been made throughout the ordinance during the process which was requested by the Board of Commissioners.

There was discussion amongst the Commissioners and Staff in regards to set-backs, ROW, the maximum build-out at the site that would be allowed by-right and the timing of the submission of the sketch plan was also discussed.

Roger Philips discussed the by-right plan that was submitted last week that by and large the sketch plan met the current ordinance submitted. This is not a land development plan.

**Public Comment**

Nick Caniglia, Attorney for BioMed Realty discussed that his client has an approved plan for 475,000 sq. ft. at the site. The ordinance will generate less traffic than that plan. The reason for that is because of the mix of uses. The ordinance as they are proposing would be a traffic neutral ordinance. John Wichner, Traffic Engineer with McMahon Associates, gave the board traffic numbers. With uses other than office, traffic would be neutral because people would be coming and going at different times of the day. Also, with the Project there would be road and traffic signal improvements to help mitigate the traffic.

Mark Kaplin, Attorney for Brandywine Realty Trust, discussed that the issue keeps coming back to what realistically be built today that there is a big difference of opinion to that. He noted there has to be room for parking and green space and discussed the traffic numbers. They are not in favor of the current ordinance that is being proposed. He also inquired in regards to the timing of the submission of the sketch plan for the by-right plan.

Mr. Goodman, Radnor Racquet commented that he appreciates all the patience throughout the process and he has faith in the process.

Bob Pietrobono – The residents want to be part of the solution; there's a win in this. We do understand there will be some impact and the assumptions around the traffic and the MUST plan, those are the things that scare the living daylights out of us because that is the reality we live with. He presented photos of King of Prussia Road to Mattsonford Road. If you look at that MUST plan and that increased density, and you're applying assumptions to that, if those assumptions are off we take a pretty bad situation and make it really, really bad. Residents would like BioMed to revert to its original plan for offices at the site.

Diane Edbril – She expressed her concerns in regards to proposed ordinance such as traffic, density, the amount of time that residents in the 2<sup>nd</sup> Ward have been able to be involved, the driving force of the ordinance.

Sarah Armstrong – She discussed her frustrations with the increased traffic on King of Prussia Road and would like traffic to be looked at from a larger global review.

Phil Magan, Ridgewood Road – He is troubled by the process and is concerned that there is not agreement of what the by-right plan actually allows. He would like that to be resolved before the process goes further. He also discussed the traffic impact and the parking ratio that is being discussed.

Colleen Pietrobono, Biddulph Road – She is concerned in regards to the mixed use in particular the resident component and also the safety of the school children with the added traffic.

Matt Marshall, Walnut Avenue – He discussed that there is a need for an independent planner to review the proposed projects such as the City of Cambridge did with a similar Biomed project.

Chuck Barber, Hilldale Road – He questioned what the by-right numbers are and when a large project is proposed he would like the surrounding neighbors notified. He also inquired about the traffic studies.

Al Murphy – He stated that putting 900,000 square feet on this site is going to create a problem from traffic and a quality of life standpoint. Also you can't proceed with this kind of development and not expect severe downstream consequences. He is not in favor of the ordinance to proceed as it is.

### ***PUBLIC WORKS & ENGINEERING***

#### ***Authorization to Receive Bids for Kiosk Pad Installation and Parking Meter Post Removal***

Mr. Zienkowski asked for this item to be removed from the agenda as new information has been submitted today to the Township.

#### ***Caucus - Final Approval - 115 Strafford Avenue, LLC.***

Bo Erixson, Applicant briefly discussed the plan that is in front of the Board for approval. There was also discussion amongst the Commissioners, staff and the applicant in regards to the review process and rehabilitation of three manholes (1 on-site & 2 off-site). The applicant would prefer to not rehabilitate the manholes.

#### **Public Comment**

Leslie Morgan, Farm Road – She would like to see a slide show of the project when it is completed.

#### ***Resolution #2014-20 - Plan Revision For New Development: 115 Strafford Avenue***

Commissioner J. Higgins made a motion to approve, seconded by Commissioner Spingler. Motion passed 6-0 with Commissioner Nagle absent.

#### ***Consideration of Waiver of Land Development - Overbrook Country Club***

Fred Fromhold on behalf of Overbrook Country Club gave a brief description of the project. The applicant is proposing to construct a 5,476 square foot golf cart storage barn and access drives. The applicant is requesting that the Land Development process be waived for this project. We have no objection regarding waiving the Land Development for this project. All storm water and other applicable issues will be addressed during the grading permit submission. There are no outstanding zoning conflicts associated with this project at this time.

There was discussion amongst the Commissioners, Solicitor, staff and applicant in regards to erosion/grading control and the architecture of the building. Staff is in support of the waiver of land development but is not in support of the waiver of recreational fees.

Commissioner Fisher asked the applicant to look at installing solar panel charging stations for the carts; Mr. Fromhold agreed to relay that back to the applicant.

Commissioner Spingler made a motion to approve the waiver of Land Development process but not the recreation fee, seconded by Commissioner Schaefer. Motion passed 5-1 with Commissioner J. Higgins opposed and Commissioner Nagle absent.

Commissioner J. Higgins made a motion to approve the waiver of land development and the waiver of the “fee in-lieu of”, seconded by Commissioner Curley. Motion failed 2-4 with Commissioner Booker, Schaefer, Spingler and Fisher opposed and Commissioner Nagle absent.

*Resolution #2014 -19 - Final Approval - 344 King of Prussia Road*

Commissioner Spingler made a motion to approve, seconded by Commissioner J. Higgins.

There was discussion in regards to the sidewalk and whether or not it was discussed to extend the sidewalk across all three lots owned by the applicant. Commissioner Booker stated that he had requested the sidewalk to continue into the cul-de-sac and questioned why he had not received a drawing with the sidewalks in so he could review.

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

*Caucus - Preliminary approval - 613 W. Lancaster Avenue*

Rob Lambert on behalf of the applicant briefly described the project. The existing property contains a 1,881 s.f. restaurant/bar and parking. The applicant is proposing to remove the existing building and construct a 2,800 s.f. restaurant. The parking will remain in the same configuration.

There was a brief discussion amongst the Commissioners, Staff and the Applicant for a few clarifications of the project such as traffic study, parking, improvement of the stormwater runoff and the proposed rain garden. Mr. Norcini asked if the applicant could include 2 more BMP’s on the site.

***PUBLIC SAFETY***

Mr. Zienkowski commented that Vacant House Checks does benefit. There was a home that the Police Department had on their list for a vacant house check and they did find someone inside the house.

***PARKS & RECREATION***

None

***LIBRARY***

Commissioner Booker discussed that there is a letter of intent for a Keystone Grant that the Library would like to submit for capital improvements.

***PUBLIC HEALTH***

None

***PERSONNEL & ADMINISTRATION***

None

***FINANCE & AUDIT***

None

*Old Business*

None

*New Business*

Commissioner Fisher inquired if there is a way to regulate the amount of taxi cabs in the Township now that it has increased due to Villanova cancelling their shuttle service.

*Public Participation*

John Hoshaw, PSX – He commented that his company had submitted a bid for Parking Kiosks and isn't clear on the process.

Commissioner Schaefer commented for him to follow up with staff. Mr. Rice stated that there has not been an award of the bid yet.

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

*Respectfully submitted,*

*Jennifer DeStefano*