

**TOWNSHIP OF RADNOR**  
**Minutes of Public Meeting of March 18, 2013**

*The Radnor Township Board of Commissioners met at approximately 7:00 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*  
*William Spingler- Absent*

*James C. Higgins, Vice President*  
*Kevin G. Higgins*  
*Donald Curley – Late arrival at meeting*

**Also Present:** *Robert A. Zienkowski, Township Manager; John Osborne, Treasurer; John Rice, Township Solicitor; William White, Finance Director; Steve Norcini, Director of Public Works; Tammy Cohen, Director of Recreation 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 the Board of Commissioners meeting of March 18, 2013*

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

*Approval of minutes for the Board of Commissioners meeting of December 10, 2012*

Commissioner Fisher made a motion to accept, seconded by Commissioner Nagle. Motion passed 5-0 with Commissioner Spingler and Curley absent.

*Recognition of past members of Boards, Commissions and Committees*

Removed from Agenda

*Motion to accept Department Reports*

Commissioner Fisher made a motion to accept, seconded by Commissioner J. Higgins. Motion passed 5-0 with Commissioner Spingler and Curley absent.

**COMMUNITY DEVELOPMENT**

*Introduction of Ordinance #2012-09 – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for outdoor dining in the C-1, C-2, C-3, PB, GH-CR, and PLO Zoning Districts.*

Commissioner Schaefer made a motion to introduce Ordinance #2012-09, seconded by Commissioner K. Higgins.

Commissioner Fisher will vote against the introduction of the Ordinance. His hope is that the Board and staff will revisit the Garrett Hill Zoning and put the protection that is needed in it.

Public Comment

Patti Barker – She would like to see that Garrett Hill be removed from the ordinance.

Commissioner Fisher asked John Rice to begin working on a zoning amendment for Garrett Hill.

Commissioner Schaefer called the vote, motion passed 4-1 with Commissioner Fisher opposed and Commissioner Curley and Spingler absent for the vote.

*Presentation by BioMed regarding proposed development at 145 King of Prussia Road*

Commissioner Schaefer stated that at the September 10, 2012 Board of Commissioners meeting, the Commissioners authorized the petition that was submitted by BioMed Realty Trust to be forwarded to the Township Planning Commission and the Township Comprehensive Plan Implementation Committee. The applicant has met with the Comprehensive Plan Implementation Committee on two (2) different occasions and with the Township Planning Commission. As a result of the feedback that the applicant has received at these meetings, they have made some changes to their proposal.

Matt McDevitt, Executive Vice President, BioMed made a brief presentation of their proposed development of two office buildings and one residential with 350 units.

There was a brief discussion amongst Commissioners and the BioMed team in regards to parking, excess traffic, and the residential component.

Commissioner J. Higgins made a motion to send the applicant back to Planning Commission for further review, seconded by Commissioner Nagle. Motion passes 5-0 with Commissioner Curley abstaining and Commissioner Spingler absent.

***PERSONNEL & ADMINISTRATION***

*Resolution #2013-26 - Authorization to retain Professional Services for Feasibility Study to be Performed by Comcast-Spectacor for a Township Recreational Facility*

Commissioner Fisher made a motion, seconded by Commissioner Nagle.

Mr. Zienkowski explained that this is a proposal to begin looking at creating a recreation center for the Township by Comcast-Spectacor. The feasibility study will be funded by a donation received so tax dollars will not be used.

Commissioner J. Higgins asked for the resolution to be amended to read that the funding for the study will come from Bio-Med through a donation.

Commissioner Schaefer stated that her concerns and misgivings that were heard the last time this was discussed are much less when we are not paying for it. She is happy to accept the money and is happy that someone else is paying for it.

Commissioner Fisher seconded Commissioner Schaefer's thoughts and supports the idea of the study. The chance to have an activity center is great idea.

Commissioner Curley inquired why it is being limited to just Comcast. Mr. Zienkowski stated that no one else has the expertise in this area and when you bring a corporate family in that has the resources and ability to look at a facility to operate in a business model and their proven track record.

Commissioner Curley made a motion to open the feasibility study to any organization that could provide the kind of services that we are looking for. Motion failed for a second.

Commissioner Curley also inquired if it was a conflict with BioMed since they have a proposal before the board. Mr. Rice responded that he does not see any legal conflict with it.

#### Public Comment

Rich Booker, Belrose Lane – He stated that he believes that taking the donation from BioMed is a conflict.

Commissioner Schaefer called the vote, motion passed 6-0 with Commissioner Spingler absent.

### ***PARKS & RECREATION***

*Phase 2 Presentations of the Adaptive Re-Use of the Willows Mansion/Cottage and/or Park Property: Conroy Catering/Dale Corporation, LLC, Perfect Settings, Cross Street Capital, Jeffrey Miller Catering & Lake House Inn*

Commissioner Schaefer stated that each of the four firms above will have 20 minutes for presentations and 10 minutes for Q&A from the Board of Commissioners. When the presentations are complete the floor will open for public comment. Commissioner Nagle explained that after the initial presentations of 8 or 9 proposals the Parks Board ranked them for the Board of Commissioners. After that the Commissioners cut that list down to four firms and had another set of presentations made, at that time an additional proposer was added to the mix which was Conroy Catering/Dale Corp. *All presentations are available on the Township website.*

#### Public Comment

Sara Piling, Garrett Avenue – She stated that architecturally she would prefer Jeffrey Miller concept to the first group who would place a façade right across the front and change the entire character of the building as you enter the property.

Rich Booker – Questioned if they would be exempt from Business Privilege Tax or Mercantile Tax.

Commissioner Schaefer stated there will not be any decisions tonight that all the information presented tonight will be available on the Township website in the morning. At an upcoming meeting there will be continued public discussion. If anyone has input or comments please send to the Commissioners or staff.

The Commissioners thanked the Parks Board and all of the presenters for their hard work.

Commissioner Nagle thanked Tammy Cohen and staff for the Eggstravaganza that was held this past weekend. There was a great turnout for the event.

### ***PUBLIC SAFETY***

*Adoption of Ordinance #2013-04 - Amending Chapter 130 of the Code of the Township of Radnor, and Establishing a New Stop Intersection at Midland Avenue and St. Davids Road*

Commissioner Schaefer made a motion to adopt the Ordinance, seconded by Commissioner Fisher. Motion passed 6-0 with Commissioner Spingler absent.

**FINANCE & AUDIT**

**Disbursement Acceptance & Approval**

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

**Ordinance 2013-02 [Adoption]: Amending Chapter 260, Articles II and III of the Township Code to include fees associated with the collection and administration of the Act 511 taxes**

Commissioner K. Higgins made a motion to adopt the Ordinance, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Spingler absent.

**Ordinance 2013-03 [Adoption]: Amending Chapter 260, Article VI of the Township Code to include fees for collection of the Local Services Tax**

Commissioner K. Higgins made a motion to adopt the Ordinance, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Spingler absent.

**Motion authorizing the Township to solicit RFP's for the leasing of various public works vehicles as planned in the Capital Program**

Commissioner K. Higgins made a motion to adopt the Ordinance, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Spingler absent.

**PUBLIC WORKS & ENGINEERING**

**LIBRARY**

**PUBLIC HEALTH**

Commissioner Nagle stated that the Township Manager gave an update to the Board of Health in regards to the Deer Culling Program.

**Old Business**

None

**New Business**

None

**Public Participation**

Rich Booker – He is always concerned about saving money for the Township taxpayers and reiterated his concerns that he stated earlier in the meeting.

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

*Respectfully submitted,*

*Jennifer DeStefano*