

**Radnor Township Engineering Department**  
**301 Iven Ave., Wayne, Pa**

**Radnor Township Planning Commission**  
**Minutes of the Meeting for February 5, 2018**

Present: Ms. Regina Majercak, Mr. Steve Varenhorst, Mr. John Lord, Mr. Matt Golas, Mr. Charlie Falcone Ms. Kathy Bogosian, Mr. David Natt. Attendance included: Mr. Roger Phillips, P.E., Township Engineer; Ms. Amy Kaminski, P.E., Township Traffic Engineer, Ms. Mary Eberle, Esq., Township Solicitor, Stephen Norcini, P.E., Township Engineer  
Absent: Mr. Skip Kunda, Ms. Elizabeth Springer

The meeting started at 7:00pm

1. Chairperson Ms. Kathy Bogosian called the meeting to order.
2. The Pledge of Allegiance was recited.
3. David Natt Introduction
4. Meeting Minutes for January 2018    Approved 6-0
5. **Keeping of Chickens** Members of the Radnor Township Board of Health will discuss draft ordinance provisions to permit the keeping and raising of chickens on residential properties in Radnor Township
  - Mr. Andrew Foreman, D.O., Radnor Township Board of Health Chairman, discussed the draft ordinance and answered questions.
    - Ms. Kathy Bogosian asked: Who inspects them, is there a yearly fee, how do we know that they are being vetted?
      - Mr. Foreman suggested that it be up to the owners to take care of their animals properly and suggested a course on how to raise chickens properly. Also suggested that a fee be assessed which would cover the cost of the inspectors coming out.
    - Mr. Matt Golas suggested looking into the Lower Merion Chicken ordinance and to prohibit roosters
    - Mr. Steve Norcini, Township Engineer, mentioned that they are not looking for an approval from the Board but is looking for comments and suggestions
    - Mr. Charles Falcone suggested that there be a course that would need to be taken (similar to what restaurants have to do) and a semi-annual inspection and fees would be charged for each inspection
    - Mr. John Lord, suggested that there be a fee written in the ordinance
  - Dr. Joan Capuzzi, V.M.D, Radnor Township Board of Health explained it is not difficult to take care of chickens, it would be up to the owners to care for them as they would a dog, cat or any other animal. She mentioned that the concern for disease is no greater than the risk encountered from our daily life. Avian Influenza is a non-issue. You are more likely to get Avian influenza from a fly bird then from a chicken. Predators are already here and chickens will not increase the amount of predators.
  - Ms. Sara Pilling – 29 Garrett Ave – explained that in New Jersey there is mandatory education. Once the education has been completed, you will receive a certificate, at which time you can purchase chickens. There is a group who has formed to do the

education and inspections. All of this is volunteer and no cost to the township. Ms. Pilling suggested that eggs cannot be sold.

- Ms. Regina Majercak commented that we should not leave it up to the Owners to negotiate having a rooster, with the neighbors.

**Recommendation:** To get a copy of the Lower Merion Ordinance. A local community of chicken raisers would be a great way to handle the inspections. Require people to maintain documentation and submit to the township.

**Names of Commission:** Ms. Regina Majercak, Mr. Steve Varenhorst, Mr. John Lord, Mr. Matt Golas, Mr. Charlie Falcone Ms. Kathy Bogosian, Mr. David Natt

## 6. 230 Ashwood Road

- Mr. Keith Hacke and Jack Robinson, P.E. from JMR Engineering discussed the lot line change
  - The main reason for the lot line change is that the existing driveway for lot two was intruding on lot one.
  - The owners of Lot 1 may want to build on the lot but can't until this lot line change is addressed and approved.
  - They will also be increasing the lot size in the rear of Mr. Hacke's existing property.
  - One waiver was requested regarding man made features 500 feet from the property.

**Recommendation:** Approve requested waiver, application and requirements by staff

**Approved 7-0**

**Names of Commission:** Ms. Regina Majercak, Mr. Steve Varenhorst, Mr. John Lord, Mr. Matt Golas, Mr. Charlie Falcone Ms. Kathy Bogosian, Mr. David Natt

## 7. Ardent Credit Union – 516 W Lancaster Ave

- Mr. Charles Falcone recused himself
- Mr. Dave Falcone represented the applicant. Mr. Falcone explained they were here to discuss the sketch plans and would be back during the formal land development process
- Karl Leitner, EIT from Barry Isett & Associates discussed this was originally a McDonalds. The plan is to demolish the existing building and replace it with a 2,500 sq. ft. building, reducing the size by about 700 sq. ft. Reducing the impervious and replacing it with landscaping area.
- Waivers that the applicant is applying for: existing non-conforming specifically the distance between the two driveways; existing features within 500 feet of the site; access to arterial roads as that is the only access point for the site.
- Applicant will have 5 more additional parking spaces than required
  - Ms. Kathy Bogosian has requested that they decrease the impervious as best they can to the required 70%

### Staff Letters:

- Mr. Roger Phillips, P.E. would like the Board to take note to comments 5 in his letter which was put in there inadvertently and would like the Board to delete comment 5 from the letter.
- Comment 1 states a waiver is not needed but comment 8 states they will need a waiver
- Amy Kaminsky, P.E. suggested reversing the traffic on the site.
  - Applicant discussed this issue with Amy and explained the plan was to add a drive-thru ATM and that they would be keeping the current counterclockwise direction on traffic.

**Recommendation:** Reduce impervious, bank 5 parking spaces, and add the verge recommended by Gilmore and Associates.

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#### **8. First Resource Bank - 321 West Lancaster Ave**

- Ms. Debbie Shulski, Esq., represented the applicant. Also present was Mr. Glen Marshall from First Resource Bank, Chuck Dobson, P.E. and Traffic Consultant, Guy DiMartino. Debbie explained they were looking for a review and recommendation on a pending Zoning Hearing Board Application.
- The property was previously approved and renovated for medical offices. First Resource is proposing to redevelop the site for a bank with a drive thru
  - The applicant requested 3 variances
    - An increase in the height of the fence along the rear of the property
    - The location of the sign on the building being higher than 15 feet
      - They would like to maintain the same look as other locations.
    - Drive thru lane that has three stacking instead of the required 12
- Kyle Edwards from the LaMacchia Group, representing the Ardent Credit Union, discussed the design of the building.
- Mr. Chuck Dobson, Inland Design discussed landscaping design and where handicapped spaces will be located.

#### **Staff Letters:**

- Ms. Amy Kaminski, P.E., expressed concern on stacking at the site

**Recommendation:** Recommend granting the variance for the fence;  
Does not support variance for sign height or stacking off Lancaster Ave

#### **Approved 7-0**

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#### **9. Old Business**

- None at this time

#### **10. New Business**

- None at this time

*The meeting ended at 8:30pm*

Next regular scheduled Planning Commission March 5, 2018