

***Radnor Township Planning Commission
Minutes of the Meeting of March 2, 2015
301 Iven Ave., Wayne, Pa***

Chairman Steve Cooper called the meeting to order with the following Commission members present: Kathy Bogosian, Charles Falcone, Skip Kunda, John Lord, Doug McCone, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq.; Kevin Kochanski, Director of Community Development; Stephen Norcini, PE, Director of Public Works; Planner Stephen Gabriel; and RTPD Officer Mark Stiansen. Regina Majercak and Elizabeth Springer were absent.

Subdivision and Land Development Applications

*SD # 2014-D-02 (Preliminary Plan) BioMed (BMR – 145 King of Prussia Road, LP)
Demolition of existing office/research buildings and redevelopment of property with proposed office buildings and associated parking located at 145 King of Prussia Road*

Mark Kaplin, Esq. stood to announce that he represented Brandywine Realty.

Nick Caniglia, Esq. introduced Michael Devine as the representative of BioMed Realty. Mr. Devine gave a brief history of his company and the proposed end-result which he is planning on of a fully occupied development that will benefit Radnor Township. He feels the plan that is submitted is a zoning compliant plan. He reminded the board that no one entity has brought up the issue of structured parking until the issue was raised by Susan Stern.

Architect, Ross Cole, gave a power point presentation showing both the existing and proposed site development. The site looks industrial and displays a sea of asphalt. Because of this, the site is not pedestrian friendly. Comments from previous meetings were incorporated into the present plan: the Atrium and building connection, a visible offset approach, reduced square footage and increased parking flow. They are trying to create a campus-like environment. A pedestrian 'main street' walkway is proposed between the buildings. The plan incorporates walkways to both the train station and a bus stop in the front and rear of the site.

John Wichner, McMahon Assoc. then addressed the commission. Their drawings incorporate how and where they imagine traffic entering and exiting the site. The transportation calculations were simulated on the power point. The new southern entrance is located below Radnor High School to avoid the traffic congestion at the access to the school. Traffic signals in the area can co-exist efficiently with the level of service and the installation of a deceleration lane, the widening of King of Prussia Road and the installation of two traffic signals. An additional south-bound lane from King of Prussia Road onto Route 30 would take the queuing of traffic away from the driveway entrance.

Kathy Bogosian questioned if there will be enough parking for the medical offices in the buildings. Susan Stern would like to know the frontage along King of Prussia Road. Charles Falcone questioned how vehicles would stack to make left-hand turns and would that back up onto Route 30.

Alex Tweedie, PE, stated the applicant is requesting a waiver from the sidewalk in front of the development since they believe the proposed development provides the required pedestrian movement through the site. They don't anticipate any public pedestrian travel.

Public comments:

Mark Kaplin representing Brandywine Realty Trust stated that they are concerned with the overload of traffic that would hurt their development and the Township. He feels that the site is being maxed out. He referred to a statement by John Rice, Esq. stating that the construction of an underground parking structure is to be built to eliminate surface parking, not to be used in addition to the surface parking. The floor space needs to be reduced to permit surface parking that complies with the Code.

Rick Leonardi from Aldwyn Lane read a statement from BioMed's website which indicated the applicant does cater to medical office buildings.

Amy Kaminski reminded the board that although the applicant is not required to provide any off-site improvements based on the MPC, the new traffic signals will have to be approved, maintained and owned by Radnor Township.

Skip Kunda questioned the existing parking spaces (862), compared to the number of spaces on the approved plan (1,028) and now the proposed increase in spaces. Mr. Tweedie responded stating that due to the building square footage increase, the number of parking spaces had to increase as well.

Susan Stern questioned the length of the frontage along King of Prussia Road as she does not feel that the plan complies with the Township code. She believes that the building(s) are longer than the 80% as permitted by the Zoning Code. The plans have quite a few inconsistencies and non-compliant issues that need to be addressed.

Doug McCone and Skip Kunda have issues with parking. Kathy Bogosian agreed, however, she likes the buildings, but feels it's too much development on this site. The turning lane concerns Charles Falcone. Skip Kunda questioned whether or not the applicant would obtain the parking relief which could possibly change the plan full-circle.

John Lord recommended denying the plan due to the parking issue. Seconded by Susan Stern, there was discussion. Charles Falcone stated the parking issue needs to be resolved before it can be approved. The motion to deny passed 6-1. Charles Falcone voted against the denial.

*SD # 2014-D-11 (Final Plan) 115 Strafford Avenue, LLC
Revised plan to convert an existing non-conforming commercial building back to a single family detached dwelling and construct a multiple dwelling group to consist of five (5) townhomes and related improvements at 120 Bloomingdale Avenue*

Charles Dobson, PE appeared on behalf of the applicant. The plan has been revised since the last meeting to address the comments and concerns of the board and staff. He was questioned about the steep slopes on the site as to whether they were man-made or not.

Susan Stern questioned the distance between the garage and the building. Mr. Dobson stated it was 10' as permitted by Code. Roger Phillips was satisfied with the measurement.

Public comment:

Baron Gemmer of South Wayne Avenue feels that this should be a Preliminary Plan. The driveway is still listed at 22' and Code requires 25'. The garage appears to be 9.5' from the building, not 10' as required. There appear to be more steep slopes on the site than what are identified on the plan. It also appears that the patios are elevated which is not permitted in side-yard set-backs. The newly created lot appears to be at least 7' shy of what is required by ordinance. Current impervious percentages appear to be derived before netting out the right-of-way. He also questioned whether two and three family dwellings can be considered compliant with zoning. Comments from a previous township engineer were read with regards to this site.

Ken Lane, from West Wayne Avenue, stated that his property backs up to this development. He is concerned that the existing landscaping may be destroyed with the construction. He wants to keep car headlights out of his property. He would prefer that the steep slopes remain on the site.

Drew Saunders, the owner of the Art Gallery feels this construction will bring back the wishes and foresight of the original developer, Mr. Askin. This area was originally built for families near the center of town. Right now there are no families in the area. He has been in touch with the neighbors and stated that six of the seven neighboring property owners are in favor of this development. None of the neighboring properties are single homes. They are either apartment houses or commercial businesses.

Steve Norcini questioned the turning radius for trash vehicles and requested that the applicant consider making arrangements for private trash pickup. Mr. Kaplin stated that trash pickup will be private.

Roger Phillips stated that the steep slope issues need to be addressed. He also stated that the engineer's comments that Mr. Gemmer reflected on were taken incorrectly. The elevation of the patios also needs to be addressed.

Susan Stern questioned Mr. Gabriel's comment regarding compliance with the Township Comprehensive Plan and that new homes are not really falling within the 'affordable housing'.

Ed Seidel from West Wayne Avenue does not want to be included with the comment that most neighbors are in favor of this development. He hasn't made his decision on it yet.

Mr. Nelson indicated that there are too many issues that need to be addressed before this plan moves forward.

Susan Stern moved to table the plan. Seconded by John Lord, the motion passed.

Planning Modules for 205 Strafford Avenue

Roger Phillips reported that the modules have been approved by all parties involved. Kathy Bogosian moved to approve. Seconded by John Lord the motion passed.

New Business

BoC Request to change meeting time to 6:30 PM

John Lord motioned to move the meeting to 6:30. There was discussion. The motion was withdrawn. Susan Stern moved to decline the request to move up the meeting time. Seconded by John Lord the motion to decline the request passed.

Steve Cooper stated that he would like to end the meetings early and focus on good planning. He would like to run a more efficient meeting. Legal issues and Code issues can be brought up, but should be left to Staff to handle the details. He would like to see the plans and comments delivered to the members as early as possible.

Susan Stern feels the applicant's presentations are running too long. She also questioned the problem that stands between the zoning requirements versus the SALDO where lines cross each other. Kevin Kochanski stated that he will look into the problem to see what needs to be done to resolve it.

Respectfully submitted,