

***Radnor Township Planning Commission  
Minutes of the Meeting of March 10, 2015  
301 Iven Ave., Wayne, Pa***

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

Subdivision and Land Development Applications

*SD # 2014-D-07 Villanova University 800 E. Lancaster Ave. (Preliminary Plan)  
Construction of 1,135 bed student housing in six buildings with associated retail space  
under CICD Use with Phase-in construction.*

Robert Moro displayed a map of the property boundary that Villanova University owns. The monastery is not owned by the University and that land was included in the entire site. The area, approximately one acre is entirely impervious. He was questioned on where people would park for the church and he responded stating that all parking would be practically in the same areas they do today, however on the south side of Route 30 the parking spaces currently in the large lot on the east side of the drive between the Septa Station and Route 30 will all be replaced by expanded parking in the areas behind the buildings west of Septa Drive.

An architectural presentation displayed a rendering of what the new construction will look like. The pedestrian curved bridge will carry the stone look similar to the buildings. The ramp on the SEPTA station has been switched from the West side to the East side of the station to allow for more buffer plantings.

The applicant's engineer Alex Tweedie displayed revised plans that had incorporated many of the comments from the consultants and commission members. These new plans have just been submitted and will be on the next Planning Commission Agenda for board review. Steve Norcini stated that the Township has met with PennDOT and Villanova, and they are planning to meet again, to discuss the issue of right-turn lanes. Amy Kaminiski commented that more information is needed to be reviewed for any decisions to be made with regards to turn-lanes. All the parking will be constructed prior to the construction of the housing development.

The radius of the angle at South Ithan Avenue is being improved from what consists today; however, they would still need to ask for a waiver for not designing it to meet Code. During events, left turns into the parking garage would be restricted. The existing stormwater system in the rear corner of Pike Field will be enhanced to capture additional run-off and be more efficient. A new system will be constructed next to the garage as well. Another system will be installed by Route 30 in the Pike Field to help ease the run-off to the neighboring properties. Some of the uncontrolled run-off today in this area will now be captured.

Public Comment

Patricia Long of Aldwyn Lane thinks the buffering is outstanding. She feels the Aldwyn triangle is in dreadful repair and would like to see a meadow installed on this site. This area needs preservation. This area needs to be addressed. She would like the St. Augustine parking be used for the warehouse parking that would alleviate parking issues in the garage. She asked why the setback near the R 100 line wasn't going to be constructed to Code. She is concerned for the pedestrians and the safety element with the installation of the full-length fence.

Phil Ahr appreciates the comments of the board. He asked that no stone be left unturned in the reviews going forward and is concerned with the curve onto South Ithan Avenue.

Toni Bailey questioned the deeds submitted by Villanova. She wanted to know where on the deeds it separates out the monastery and the church from the lands of Villanova. Nick Caniglia responded that he presented a map from the county that shows the monastery is not owned by the University. Roger Phillips informed her that she can read the entire title report which outlines all of the Universities properties. She mentioned that 35 white vans currently park on site and asked where these would park after construction. The number of parking spaces on the site will be the same so they will just be relocated. No parking spots will be lost from the construction. She asked where the cars will park that will be utilizing the retail stores.

Kevin Kochanski mentioned the planting buffer along Pike Field that is not part of the CICD and that these are included on any recommendations to the Board.

Skip Kunda asked if the fee in lieu could be used for the Aldwyn Triangle. The triangle is being saved as open space. Roger Phillips responded that the area can't be double counted as park land. Fees received in lieu of are intended for township-owned lands, not open space lands of any particular applicant. The triangle will be preserved by Villanova University. He suggested a hypothetical transaction: July 1, 2015 Villanova signs a conservation agreement to preserve Aldwyn Triangle as part of the CICD density bonus requirements and simultaneously writes a check for the fee in lieu for the park and rec ordinance. September 1, 2015 Radnor commits to use all, part, or more than the fee in lieu to improve or renovate the Aldwyn Triangle. A donation of some or all of the Aldwyn Triangle by Villanova to Radnor as parkland and ultimately as Radnor property could occur before the question arose as to fee-in-lieu of funds, and the source of same, that might be spent on that property. Kevin Kochanski responded by stating that the Township would only spend the fee in-lieu-of funds on land the Township owned and that any such projects would be vetted through the Parks and Recreation Board.

Kathy Bogosian suggested moving the 'warehouse' cars from the parking structure to elsewhere on campus. Steve Cooper requested that the consultant's comments be given to the applicant as quickly as possible for the next meeting. Regina Majercak wants to see the right turn lane and the radius if feasible. She would like to see something like a jogging path or something for the new campus residents.

Nick Caniglia requested a special meeting just for Villanova. Staff will look into possible dates and make the proper arrangements. A public announcement will be made as soon as a decision is made. Doug McCone moved to table the plan and to schedule another special meeting to deal with remaining issues separate from the scheduled Planning Commission meeting on April 6. Seconded by Kathy Bogosian, the motion carried.

Respectfully submitted,