

**Radnor Township Planning Commission**  
**Minutes of the Meeting of March 26, 2015**  
**301 Iven Ave., Wayne, PA**

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

Nick Caniglia, Esq. addressed the Board. He would prefer to not revisit any of the items that the applicant has already agreed to during previous meetings. Skip Kunda asked Alex Tweedie, P.E. to address the comments in Roger Phillips' most recent memo. Many of the items resulted in a 'will comply' from the applicant. Other items need to be tweaked or clarified and they will work with the township engineer. There are some items where the applicant is requesting waivers from the required Code.

Parking -

Susan Stern requested that staff construct a list of the items the applicant wants to discuss so that the discussion can refer to that list at the end of the meeting. Regina Majercak asked that the width of the drive isle behind the residence buildings be maintained at 25' instead of the proposed 22'. Amy Kaminski indicated she had no engineering objection with the 22'. The applicant is requesting a waiver from the 35' turning radii at the corner of Route 30 and South Ithan Avenue. The Commission gave informal feedback that this waiver is not supported by them. This issue will be discussed with PennDOT. The design of the cross-walk should be moved to provide a shorter pedestrian crossing on Route 30 at the Ithan Avenue intersection.

Public comment –

Rick Leonardi from Aldwyn Lane felt the radius is 10' deficient from the requirements. He feels the only way to enhance the St. Augustine garage is to demolish it and rebuild since it would not provide internal circulation. He read a statement consisting of eight items that are of concern to him. It is his opinion that more vehicles should be moved from the Pike Parking Garage over to St. Augustine and Bartley Hall parking if those parking areas are rehabbed for more vehicles. He also noted that if the rehabbed garages need more spaces that the structures with the added levels would be adjacent to the train tracks and the campus and not adjacent to residences where they would be more of an intrusion.

Board comment –

The applicant reviewed the parking supply on Route 30. There are currently 1700 parking spaces at the pike parking lot. With the new plan, 1,289 spaces will be constructed with a reduction in parking.

700 vehicles would be warehoused at the proposed Pike Garage. The applicant was asked if they would consider appearing before the Zoning Hearing Board to add additional parking levels to the other garages. They declined.

#### Stormwater-

Susan Stern asked how the applicant was planning on capturing the run-off. Mr. Tweedie described the locations of the systems and drainage areas and gave the infiltration rates for each. Roger Phillips reminded the board that as part of the grading permit, the applicant has to construct the stormwater systems and they have to be approved in order for the permits to be issued. In addition, the applicant is planning on capturing PennDOT run-off from Route 30 in their system as an added feature. This is not a requirement as part of this SALDO submission.

#### West Lancaster Parking-

Some of the comments related to the existing non-conforming conditions. These will not be changed as part of this application. The Township Engineer will take another look at this section now that he is aware that some of the parking isn't changing.

#### Pike Garage-

Susan Stern asked about design plans to have something on the sides of the buildings to mute the reflective lights in this area. The applicant is looking into different ways to reduce glare and back light and redirect it where it needs to go. Questions were raised about vehicles parking on the roof and whether the top parking area accounted for the height of the building. Bumpers will be installed to deflect the headlights from the neighboring residences.

#### Performing Arts Center-

Roger Phillips stated that he wants all items documented on the drawings. Amy Kaminski has just been notified that southbound on Route 30 at Ithan Avenue, there's a left turn that's 75', in front of Butler Annex Building. With redistribution of traffic the left turn lane requires a length of 135'-170'. This is the first report that includes the queuing analysis. This item should be discussed or considered prior to making a decision regarding approvals. She feels that many of the items in the memo can be settled with the applicant. On April 7, 2015, there will be a meeting with PennDOT and many of the neighbors to discuss this application.

Lauren Zumbrun, Rettew Assoc. stated that buffering is required to be placed strategically as per the CICD Ordinance. Skip Kunda asked if the applicant could supply a computer generated plan showing the proposed buffering on the site in the future. The 22' roadway behind the residence halls does not really concern the Planner's comments. Mr. Tweedie stated that PECO will not permit buffering within a certain area near the train track lines.

Kathy Bogosian has a question about the level of service at Route 30 and Spring Mill Road. Currently the intersection operates poorly. Traffic Engineer Frank Tavani, PE responded that the levels do not degrade too much. The applicant will be posting funds for a traffic adaptive system at three intersections. The Township has submitted a grant to expand and include three additional intersections. He believes that this will help reduce the traffic delay in the area.

#### Public comment-

Mr. Leonardi felt that the Villanova student traffic expands the peak hour from one hour to about three hours in the area. 1,000 new residents will be living in this area when the project is finished and everyone has to figure out how to make it work.

Discussion ensued regarding tabling the plan until more information could be obtained. Nick Caniglia requested that they be seen before the April 13 Board of Commissioners' meeting. Amy Kaminski's report and Roger Phillips' report for Church Walk needs to be seen and reviewed before scheduling another meeting. The public meeting with neighbors and PECO should also be held before another special Villanova meeting so all comments can be incorporated in the future discussion.

Public comment-

Tish Long from Aldwyn Lane requested that no decisions be made until after the public meeting with PennDOT.

Jane Galli from Barcladen Road wants the commission to think about sewage because during the previous construction of the south campus her development had sewage issues and wants to make sure that this issue is addressed. Mr. Tweedie responded as they are in communication with Steve Norcini, Lower Merion and DEP to ensure sufficient flow.

Susan Stern moved to continue the application. Seconded by Kathy Bogosian, the motion carried.

#### New Business

In an effort to reduce paper to the commission members on 'continued or tabled items', Susan Stern requested that only the new comments and memos be forwarded to them since they've already received and reviewed all back up documentation. Full comment packets will still be available for the public during the meetings.

Respectfully submitted,