

Radnor Township Planning Commission
Minutes of the Meeting of May 4, 2015
301 Iven Avenue, Wayne, Pa

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

Steve Cooper announced that Appeal # 2941 of 125 Bloomingdale Avenue was being pulled from the agenda for tonight's discussion.

Minutes of the April 6, 2015 meeting

John Lord moved to approve the minutes. Seconded by Susan Stern, the motion carried.

Reappointment of Doug McCone as representative to the Shade Tree Commission

Susan Stern moved to re-appoint Doug McCone. Seconded by Kathy Bogosian, the motion passed.

*227/229 Plant Avenue 2015-SD-01 Preliminary/Final App
Consolidate lots, demo existing structures and construct four (4) townhomes*

Nick Caniglia appeared on behalf of the applicant and described the existing site and the proposed site. Michael Booker of Momenee & Assoc. assisted with engineering questions on the plans. The waivers the applicant requests were discussed. Steve Norcini requests to meet with the applicant at the site to verify that the sanitary sewer lines, etc. are in fact in the location as depicted on the plans to avoid any problems when it comes time to hook up to the Township Sewer. Curbing, right-of-way issues, sidewalks, existing features and condition of existing sewers in the area were discussed.

Public comment –

Ken Taylor of Willow Avenue is concerned with storm water run-off issue in this area. He requests that the road not be widened in this area. The lay-out of the road the way it is helps slow down traffic. There is only one inlet on Willow and that is very close to Radnor Street Road.

Diane Englebert of North Aberdeen Avenue has concerns about parking. She would like to see two houses. She questioned how many cars could park on site and where would visitors park. If residents chose to use their garages for storage, their vehicles will burden the rest of the neighborhood.

John Lord would like to see the number of buildings reduced from four to three. He does not want to see the cart-way widened due to the impervious in the area.

Kathy Bogosian would like to see impervious reduced either by number of units or construct smaller units. Parking is insufficient for this development and she's concerned with the lack of sidewalks.

Susan Stern thanked the applicant for proposing reasonably sized homes. She suggested the construction of a path or some sort of walkway that would assist pedestrians without having to remain walking in the street as they do now.

Items that concerned the members were: sidewalk waiver, cart way widening, driveway waiver, curbing, the numbers of waivers being requested and knowing that this will not return to this Board after making the recommendations.

John Lord feels the new development is too big and there are too many loose ends.

Susan Stern moved to recommend approval granting the waivers stipulations garages cannot be converted to living space and that a green walk be installed. There was discussion and she withdrew her motion.

John Lord moved to not grant the waiver for sidewalks, require that a car cannot be in the right-of-way, no future use of the garage for residential purposes, and that the applicant reduce the coverage by either removing one of the units or by reducing the footprint of the project then the items requesting waivers would not be necessary. After discussion he withdrew his motion.

Steve Cooper moved to recommend approval with the following comments relative to the applicant's waiver requests: not granting the waiver for sidewalks, not granting the waiver for curbing, agree to the waiver for the distance between the nearest driveway to the right of way of Plant Avenue at 39.81 vs. the required 40', agree to granting the waiver for the 20' cartway width, of as proposed, grant the waiver that the 2nd vehicle in the driveway is permitted to extend into the right-of-way, that the garages may not be converted to residential use at any time in the future, and if the applicant requests a waiver to eliminate the 9th parking spot, the commission is in agreement in granting that waiver. Seconded by Susan Stern, the motion carried.

APPEAL #2942 The applicant, TGR, LLC, property located at 812-822 Glenbrook Avenue and 214 Bryn Mawr Avenue and zoned C1, seeks a Special Exception pursuant to Section 280-101(A)(1) and/or Section 280-101(A)(2) to construct apartments on the site. In the alternative the applicant seeks a variance from Section 280-47. Applicant is reducing the existing non-conformity in regards to number of parking spaces, applicant contends that no relief is required but in the alternative requests a variance from 280-103(B) and a special exception or variance from 280-105(F). Applicant further seeks any other zoning or alternative relief required pursuant to the Plans presented with the Application.

Nick Caniglia appeared on behalf of the applicant. They want to convert most of the commercial usage to residential. They are proposing to add 10 additional parking spaces, however, the total number of parking spaces will still be less than the Township requirements. The development/conversion and rehab of the buildings will be for the betterment of the Township.

The Commission has no problem with the development with the exception of parking. They are very concerned that the site is severely under-parked. The shortness of parking and how it is going to impact the development and surrounding properties is a major concern of the board.

Public Comment

Old Business

New Business

Steve Cooper would like to organize a format for the meetings moving forward with the following order: applicant speaks first, then staff supplemental comments in addition to any memos presented, then the public and then the board discussion. Keep board discussion out of the process until all information is gathered. Board inquiry only then once all facts have been discussed, then the board discusses. Applicant should only read the issues that they have issues with and not deal on the will comply issues. He does not want to bounce back and forth and comments should be limited or controlled. Susan Stern and John Lord felt that lawyers representing applicants, and applicants, should not be permitted rebut or otherwise comment on statements made by the public during public comment and they should not inject themselves into board discussions. The board agreed with these procedures as well as those stated by Steve Cooper. Susan Stern asked consideration of breaking down excessively large comment letters by sections to help ease the review process. Doug McCone requested that the 'will comply' items should be addressed, even if only for a very short period of time. Roger Phillips explained that the applicant has to comply with all deficiencies or ask for a waiver before the final plans are recorded.

Doug McCone would like to see the Wayne Business Overlay District 280.53.17.D(4) (Wayne parking lots) revised to reduce a 55' tall building to 35'. He questioned if this is still what the Township wants and would like to see an ordinance revision for this purpose if the Administrative Staff feels the same. Doug McCone moved to forward a recommendation to the Board of Commissioners for an ordinance change for Section 280.53.17.D(4) that the maximum height of any structure be no more than 35'. Seconded by John Lord, the motion carried.

Adjournment

