

Radnor Township Planning Commission
Minutes of the Meeting of July 9, 2014
301 Iven Ave., Wayne, Pa

Chair Julia Hurle called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Steve Cooper, Skip Kunda, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Stephen Norcini, PE, Director of Public Works. Elizabeth Springer was absent.

2014-04-S

Ardrossan Estate

Newtown Road

Continuation

Subdivide existing tract into 72 individual residential lots using the density modification option permitted by Radnor Township Zoning Ordinance. The existing residential structures are to be maintained and made part of the lots. All new lots with the exception of lots 4-11 will be developed with single family residences. Waivers are being requested to permit a low impact development of the site in order to preserve the qualities of the existing site.

Continuing from the previous meeting, Julia Hurle stated that discussion on specific items would be the goal for tonight's meeting.

Amy Kaminski explained her review of the TIS (Traffic Impact Study). There was some discussion regarding the Newtown / Darby Paoli Road intersection. John Snyder, Esq., on behalf of the applicant, stated the applicant is not pursuing a 3-way stop sign at Newtown / Darby Paoli; that would be on the Township as the applicant is not pursuing that installation. The intersection at Abrahams and Newtown was also discussed as a challenging intersection.

John Snyder stated that 3 new roads will be exiting onto Newtown Road. The existing driveway will remain for historical preservation. The village road now has an access off the cul-de-sac for emergency vehicles. The existence or non-existence of emergency accesses off of cul-de-sacs was discussed at length. Swales will be maintained by the Homeowners Association.

The wall on Newtown towards Darby Paoli will be moved and reconstructed.

Steve Norcini stated he is satisfied with the right-of-way widths as presented on the plans. He also supports the proposed road widths and lack of curbs as well.

Julia Hurle feels there are too many houses by the Rye Field. Regina Majercak would like to see a wider right-of-way. Susan Stern feels the plan has changed since the original Conditional Use application, and not for the better.

Public Comment

Leslie Morgan - Farm Rd. commented on the view shed which is supposed to benefit the pedestrian/vehicular travel along Darby Paoli and Newtown Roads.

Martin Snyder - Newtown Rd. suggested one two-way road for all of the developments exiting onto Abrahams Rd. The existing buffer which backs up to Atterbury Rd. has many diseased and/or dying trees that regularly drop limbs, etc. The proposed road in that area will have impact on an existing stream and add to an existing run-off problem.

Phil Graham – Newtown Rd. wants to know why we listen to national standard. The roads here have to be looked at not compared to national standards. He would like to see a road cut through steep slopes and exit onto Darby Paoli Rd. He feels that the homeowner's association will not keep up with the management of the proposed swales. The view shed will become a city with back to back houses. He would like to see the developments moved 20-40 feet south. There are many historical buildings on the site which have been allowed to become dilapidated. He wanted to know if these buildings would be restored and questioned the possible existence of Native American Artifacts that may be found once digging begins. He encouraged a survey of these types of items.

Tim Boylan – Hothorpe Ln. speaking on behalf of the RTPA (Radnor Taxpayers Assoc.) gave a power point presentation. Their issues centered on traffic, road circulation, historic issues, developer's offsite improvements, view sheds that would be disturbed were shown via real time pictures. He too requested that the 'village' development be moved further south. The RTPA does not support the Rey Field road or the village road to access Newtown Rd., nor do they support the requested waivers. The roads can inter-relate if the proper engineering design plan is utilized.

John Snyder would like to see the water tower remain and be repaired. It is owned by the Trust.

Susan Stern asked about stormwater management agreement and the number of systems that will be constructed and the process. She also wanted to know if the school district had been contacted regarding bus service in the area. She also feels that with a few minor adjustments, a street cut could be eliminated. She questioned what benefits the neighbors get if the waivers are granted. It is her opinion that the plan changed from the Conditional Use Plan but the applicant did not incorporate some comments the Planning Commission recommended during that process.

Julia asked about historic resources on the property and how that would be handled and the reforestation of the buffer as well as the location of the 4 homes at the Rye Field.

Kathy Bogosian has concerns about the roads exiting onto Newtown Rd. and stated that she would like to see some sort of traffic control at Abrahams. Roger Phillips stated that PennDOT will determine how the roads will need to be constructed per their requirements.

John Lord doesn't want to see the village road exit opposite a neighboring driveway.

Regina Majercak would like to see the Township get something in return in exchange for approval of the waivers.

Skip Kunda suggested that the Township Arborist revisit the site.

The Commission's general concerns highlighted on the buffer being redesigned to the satisfaction of the Township and the neighbors, flipping the cul-de-sac on the village, not playing with the right of ways, pushing the village inward, Newtown private road needs to be re-groomed, reduce impact to the immediate neighbors, widening the roads, eliminate road 'B', move four houses off the cul-de-sac, verifying that emergency vehicles have access to all roads.

Skip Kunda moved to approve the Preliminary Plan and the waivers expressly conditioned on the following issues to be met by the applicant: That road 'A' on the cul-de-sac village be flipped to exit onto Abrahams Lane and eliminate entirely the road 'B' access to Newtown Road, that they relocate, so they are not visible from Darby Paoli Road and Newtown Road across the Rye Field, the last four houses at the end, that the buffer at the Rye Field be re-reviewed by the Arborist and staff and be conifers, under-story and deciduous trees and provide a real buffer and a layer that provides immediate screening, that the applicant relocate the 'village' farther away from Newtown Road, that buffer along public Newtown Road be increased, that the applicant substantially improve the buffer at the private Newtown Road, and preserve the stone water tower if feasible. Seconded by Kathy Bogosian, the motion passed.

Respectfully submitted,

Suzan Jones

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