

Radnor Township Planning Commission
Minutes of the Meeting of July 30, 2014
301 Iven Ave., Wayne, Pa

Chair Julia Hurlle called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Skip Kunda, John Lord, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Damon Drummond, PE, Township Traffic Engineer; Peter Nelson, Esq., Stephen Norcini, PE, Director of Public Works and Officer Raymond Matus, RTPD Traffic Safety. Steve Cooper and Regina Majercak were absent. Recently hired Township Planners, Stephen Gabriel and Grant Smith from Rettew Assoc., were introduced.

Special public meeting to review the proposed Conditional Use Application plans for Villanova University located at the corner of Lancaster Avenue and Ithan Avenue, along with any other Township business that may come before it.

Peter Nelson gave a brief overview of the timetable for the upcoming meetings for both the Board of Commissioners and the Planning Commission. The Board of Commissioner's future hearing dates are scheduled for August 21, September 10 and September 17, 2014 if required.

Nick Caniglia, Esq. stated that the plans have changed slightly with the addition of fencing along Lancaster Ave. which would force the students to utilize the cross-over bridge. This will eliminate the concern of students crossing mid-block. Villanova representatives requested that they be included whenever the Township has communications with the neighbors regarding traffic calming, etc.

Steve Norcini requested information regarding what the impact of the installation of the right hand turn lane would be to the project, and for the applicant to quantify the effect of the right hand turn lane on the level of service of the intersection, with and without the safe haven. Mr. Tweedie, the applicant's civil engineer, noted this had been mentioned at the conditional use hearing.

Kathy Bogosian questioned how many entrance lanes are there to the western end of the parking garage. She is concerned with three accesses going in through one entrance. She feels that not including the intersection up to Route 476 in the traffic report is a mistake and wanted to make sure that Amy Kaminski was informed of her concerns. She and Susan Stern are also concerned with the economic impact on the community as a whole because of the costs involved with police, etc. and that the permit fees they are paying is a drop in the bucket compared to the real estate taxes the residents pay yearly.

Damon Drummond responded that the right turn lane issue will be forwarded onto PennDOT for review. He then reviewed the comments from Amy Kaminski's July 23, 2014 memo.

Julia Hurlle requested when the Preliminary Land Development plan is submitted, the special events traffic be detailed.

Susan Stern requested the possibility of submitting another traffic count at the intersections to see if the levels of service have changed due to the obvious increase in traffic along that corridor. Mr. Tavani responded by stating that their traffic counts are only about 1 ½ years old and he doesn't feel that the traffic

could change that much in that period of time. Damon Drummond concurred, noting that three years is usually the life span of the counts. She wanted to know how the university was going to mitigate the off-campus housing. A bistro, bookstore and restaurant should be required to pay business privilege taxes.

Roger Phillips read through his July 18, 2014 memo and detailed each item. More detail is requested on future plans. Event plans and circulation studies should become SOP and hopefully incorporated in the CU approval. A fence should be constructed along Lancaster Ave. to encourage all pedestrians to utilize the bridge.

Stephen Gabriel detailed his memo. The proposal is consistent with the Comprehensive Plan. Nothing was found in the proposal that did not meet the Comprehensive Plan requirements. However, his memo did request several changes and or additions to the plans. Added buffering, stormwater improvements to address known stormwater problems, revised TIS and construction of a right-turn lane should be addressed. A methodized traffic study needs to be undertaken by the applicant for a full traffic count.

Public comment

Annamarie Hessman – Barley Cone Lane appreciated the comments regarding buffering and stormwater issues that affect her street. She would like to see a street level crossing at the church because it's unfriendly to make people use the bridge. Closing off the drive entrance by the church would not help a handicap person who wants to park up by the church. Steel fences are unfriendly. This is not pedestrian friendly in the area of Church Walk, the fence and the bridge. There were ponds on the site years ago and she's concerned on where the water went and where it will go as their stormwater systems need to be addressed. The unshielded spotlights on the current surface parking lot affect her house. She anticipates, light, noise and odor in the future and would like to see these items addressed with the development plan.

Rick Leonardi – Aldwyn Ln. stated the parking has been reconfigured since the first submission. The bridge has been changed and there are new staircases at the church. He is afraid that the roadway behind the dorms will become a cut-through. He also would like to know where the number of 700 cars in the garage was derived. The 4 way stop on S. Ithan Ave. will be uncontrolled with no stop signs.

Toni Bailey – Barcladen Rd. stated the decisions being made by the University will affect the church which is not owned by them. There is limited handicapped parking on the campus. She questioned if any students had ever been injured by crossing the street in the past. Officer Matus replied yes.

Julia Hurlle would like to see buffers adequate to protect the neighbors. She wanted to know how parking would be addressed during church services.

Susan Stern feels the west Lancaster lot may not be needed to be so large which would help buffer the neighbors better and is interested in the right-hand turn-lane. She asked for clarification on the number of seats in the performing arts center. The number of proposed beds was 1159 and that is being reduced, however the University hasn't arrived at the new number at this point.

Bob Moro, from Villanova, stated that they're asking the mobile parishioners to use the surface lot and access the bridge to allow the ones with mobility issues to access the handicapped parking on the main campus.

Skip Kunda questioned the report of hearing that at times there are more than two students per dorm room and questioned the count being presented in the application. He would like to see no more than two moving forward. He suggested preserving the entire Aldwyn triangle as open space. He requested that staff look at the housing impact.

Kathy Bogosian feels there are too many outstanding issues with the plan changes, traffic lane issues, etc. to render a decision at this point. Economic development impact on the Township is a main concern of hers.

Peter advised the board that they need to either make a recommendation for approval or recommend denial based on the plan meeting the requirements of the CICD Ordinance. Comments can be added to the recommendation based on items they would like to see added and or changed and the reasoning of the decision.

John lord moved to table the application which was quickly seconded. Before a vote could be taken, Julia Hurle requested discussion. John Lord then withdrew his motion.

After in-depth discussion, John Lord moved to recommend denial of the application, unless the following conditions are met:

- Increased buffering to ensure aesthetic effect to protect the neighbors
- Require a dedicated right turn lane dedicated from Lancaster Ave. onto S. Ithan Ave.
- Preserve the entire Aldwyn triangle
- Restudy traffic impact on everyday traffic and effect of the project onto S. Ithan Ave.
- Have more data on the impact to housing, business and tax base
- Comply with consultants comments to the satisfaction of the consultants and staff
- Prevent the back parking lot behind the dorms from becoming a pass-through with perhaps additional calming
- Provide a direct access to the ramp/bridge from the second floor of the dorm

Seconded by Kathy Bogosian, the motion carried 6-1. Doug McCone opposed

Respectfully submitted,

Suzan Jones

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