

Minutes of the Meeting of April 2, 2012

The meeting of the Radnor Township Planning Commission was held at 7 PM in the Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Present

Edward DiMarcantonio, Chair
Kathy Bogosian
Douglas McCone

Stephen Cooper
Susan Stern

Absent

Julia Hurlle, Vice Chair
Skip Kunda

Kenneth Kearns
Regina Majercak

Also present: David Leh, P.E., Township Engineer; Peter Nelson, Esq., Solicitor; Kevin Kochanski, Zoning Officer; Members of the Press, and Suzan Jones, Administrative Assistant.

Mr. DiMarcantonio called the meeting to order.

Approval of February 6, 2012 Meeting Minutes

Susan Stern moved to approve the minutes. Seconded by Kathy Bogosian, the motion unanimously passed.

SD # 2012-SD-03 (Preliminary) of C F Holloway, III & Co. to consolidate 2 lots into one. Existing retail store to remain as commercial building, out buildings to be demolished and construct 6 new townhouse units with new parking and access driveways at 229 & 255 W. Wayne Ave., Wayne, Pa.

Dave Falcone, Esq., on behalf of Saul Ewing, Dave Fiorello, PE, Momenee and Assoc., Tim Wentz, applicant's architect and Cas Holloway appeared and detailed the proposed project on the split-zoning property which includes upgrading the existing florist shop and constructing 6 townhouse units. The proposed demolition was detailed. Pictures of surrounding residences were displayed. The character of a brick first floor and stucco façade above will be carried onto the proposed townhomes to keep the similarity among all homes in the area.

Dave Leh, PE, commented on the items of the most concern. Theses involved, but were not limited to: parking, sidewalks, driveway widths, access for emergency vehicles and right-of-way limitations.

The issue of blending the impervious cover percentages was discussed. The residential footprint and square footage of the residences was discussed. Moving the residences further apart was suggested as well as off-setting the units. Future use of the commercial

building was questioned. The development will be a planned community. A minimum distance of 10' was requested between the residential unit and the commercial building.

Public comment

Baron Gemmer – W. Wayne Ave. - R5 requires 100' at the building line, the residence and the commercial building appear to be too close, elevations with regard to the neighboring residences and the commercial building.

Kathy Wright – Lenoir Ave. – Requested a visual of the 40' height of the proposed residences, if a driveway was constructed behind the residences—how would that affect the neighbors, how the driveway could affect the buffer and timing of trash collection.

Susan Stern requested to see the actual impervious numbers.

Kathy Bogosian requested that the townhouses be separated and the driveway be made wider and a ten-foot space be placed between the homes and the commercial property.

Right-of-way issues and impervious numbers need to be addressed. The applicant will submit a letter requesting the determination on these issues.

Susan Stern moved to table the application after the applicant agreed to return next month. Seconded by Steve Cooper, the motion passed.

Old Business ~ None

New Business ~ None

Public Participation ~ None

There being no further business, the meeting adjourned.

Respectfully submitted,

Suzan Jones

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