

**Shade Tree Commission of
Radnor Township
Wayne, Pennsylvania**

**Tuesday
December 10, 2013
7:30 PM**

The meeting was called to order by Chairperson Howard Holden at 7:30 PM. Also in attendance were John Ward, Jim Schwartz, Doug McCone, Jack Millerick, Randy Hope, John Hosbach, Township Arborist; and Stephen Norcini, PE, Director of Public Works.

115 Strafford Avenue 2013-D-07 Approved
Develop property into 11 Townhomes
Density Modification Development

Bo Erixson, Mike Wagner and George Broseman appeared and presented a slightly revised plan after incorporating comments from the Planning Commission and neighbors. A re-located stormwater management system and various tree changes were shown. Pine trees in close proximity to the patios and the re-charge system were of concern to Harold Holden. The roots of these trees will need to be hand cut and soil-enrichment practices shall be utilized in these areas. The Junipers shall be replaced with a different species. White Cedar and Native White Pines were suggested. These changes shall be noted on revised plans and submitted to Engineering. The Ginkgo, on the demolition plan, needs an 'X' on the final submission to be removed.

John Fuchs, Strafford Office Buildings, does not recall requesting Pine Trees as a buffer along his property line. There are existing hard wood trees on his site and they look better than the same trees on the 115 Strafford Site. He feels the buffer width, as proposed, is inadequate. He is requesting a 25' buffer, in place of the proposed 5' buffer, and is asking for hard wood trees to be replaced in this area. He doesn't feel it would be fair to have new trees imposed on his site.

Mr. Erixson feels that this plan is in accordance with the ordinance and is not required to create a larger buffer. A Class B buffer, as required between a residential property and a commercial property is proposed accordingly. He offered to pay for trees to be planted on the commercial site and that requested has been denied by Mr. Fuchs. Larger trees can be placed in the buffer; however, they wouldn't comply with the Class B buffer requirements. The larger trees can be placed back in the buffer if directed to do so.

Mr. Broseman stated that the conditional use application on this site was approved by the Board of Commissioners and no comments were made during the process from the commercial neighbor.

Mr. Norcini advised the Commission to view the plan from a tree standpoint and not a density modification standpoint as that falls under the Planning Commission. He has concerns if larger trees are planted in the 5' buffer what kind of damage can happen in 10+ years to the curb line and driveway from the roots of the larger trees.

Mr. Ward requested that several trees be changed. The applicant's landscape arborist suggests columular Oaks.

Mr. Schwartz moved to accept the plan, Exhibit C. The motion was seconded and unanimously passed with some large shade trees in the mix for the buffer area.

771-797 E Lancaster Avenue

2013-D-09

Applied to Radnor Township seeking an amendment to a final plan approved by the Court of Common Pleas of Delaware County dated October 1, 2003, approving the Settlement and Stipulation Agreement dated March 25, 2003 pertaining to the development of the subject property. The proposed amendment consists of a commercial retail, office and restaurant building. This is a final plan submission as we are looking for comments from the Planning Commission.

TABLED NO SHOW Mr. Holden noted that the plan is not in compliance with the ordinance as no planting islands have been shown.

163 Eagle Road (503 W Lancaster Ave)

2013-D-10

***Renovate and expand vacant retail building
For use as a retail building***

George Broseman and Architect Jeff Martin appeared. Mr. Norcini requested that the applicant show the current tree protection fencing on the plan. The plan is approved with the note added regarding the tree fencing.

Villanova Train Station

2013-D-11

Station Improvements

TABLED NO SHOW Mr. Holden noted that the plan is not in compliance with the ordinance as no planting islands have been shown.

427 Barclay Road

GP-13-169 Tabled - Return

***Single Family Dwelling
1,100 CY of dirt (taken off site)***

William Smith appeared on behalf of the applicant. Mr. Norcini stated that the tree formula table is missing from the plan. Mr. Holden is concerned with the 30" Pine by the seepage bed. Mr. Norcini stated that the pipe could be re-routed to change the direction to avoid impact on the tree. Mr. Ward requested that the box be rotated 45 degrees to the left and the piping be re-located. The 30" Pine tree protection fence radius shall be widened. Make sure any roots in the

construction area are hand-cut and deep soil fertilized accordingly. The construction fence around the Sweet Gum shall be widened. The proper planting table shall be included with the plan. Applicant shall return next month with a plan showing all stated revisions.

539 Brandymede Road

GP-13-171

***Inground swimming pool & terraces
480 CY of dirt (left on site)***

TABLED NO SHOW

800 E Lancaster Avenue

GP-13-172

APPROVED

***West Campus soccer field renovation
34,200 CY of dirt (taken off site)***

Karen McManuels, AEC, appeared on behalf of the applicant. There will be no stock-pile on site.

711 County Line Road

GP-13-176

Conditional Approval

***Addition & patio
375 CY of dirt (left on site)***

Brian Madsen from Momenee & Assoc. appeared with the applicant. No trees are slated to be removed. Swale and residential construction will have impacts on the 30" Beech. Mr. Ward suggested a retaining wall and drain box be constructed to lessen impact on the tree. He also suggested an arborist's report on the condition of the tree. There are two trees to be impacted. The applicant needs to stay as far away as possible from these. If the septic system needs to be replaced, the applicant will need to reappear with a grading permit at that time. The septic system, as shown on the plans, should be removed to clean up the plan since it isn't part of this application. Conditional approval with a revised plan showing reduction in the size of the swale as much as possible, have the township arborist investigate the 27" and 30" Beech. Place tree protection around both, if the arborist suggests they are worth saving. If not, the 30" will need three (3) compensatory plantings.

417 Boxwood Road

GP-13-178

Conditional Approval

***Inground swimming pool
160 CY of dirt (taken off site)***

David Nonemaker, Outer Spaces, Inc. appeared on behalf of the applicant. Trees within 10' of the western property line which would be impacted by the construction of the retaining wall, need to be shown, or stated as 'none exist' on revised plan to be submitted to Engineering. Identify the species of the trees that are on the property.

*311 Midland Avenue
Addition, garage & patio
150 CY of dirt (left on site)*

GP-13-179 Conditional Approval

Brian Madsen, Momenee & Assoc., appeared on behalf of the applicant. No trees are to be removed as part of this project. Mr. Ward suggested installing tree protection fence along the east side of the outlet for the stormwater management system. Mr. Ward suggested careful manual removal of the concrete slab, due to the close proximity of the roots of the 30" Walnut Tree. The use of jack hammers was suggested instead of a back hoe. Hand cutting of the roots is recommended as well as deep root fertilization. Tree protection fence should be moved as close as possible to the garage to limit disturbance in that area and as far away as possible from the trunk of the 30" Walnut. Grade lines should be tightened up. It was suggested to build the pool first and garage second. Revised plans should be submitted to Engineering.

Mr. Holden announced the next meeting will be January 22, 2014. He thanked Chanticleer Foundation for their recent donation of \$ 20,000 to the township. This is his last meeting and has had great pleasure serving the township over the years. Jim Ward takes the chair for 2014.

Respectfully submitted,

Suzan Jones