

TOWNSHIP OF RADNOR
Minutes of the Regular Board of Commissioners Meeting of March 8, 2021

The Radnor Township Board of Commissioners met via Zoom at approximately 6:32 pm

Commissioners Present

<i>Jack Larkin, President</i>	<i>Moira Mulroney, Vice President</i>	<i>Lisa Borowski</i>
<i>Damien Enderle</i>	<i>Richard Booker</i>	<i>Jake Abel</i>
		<i>Sean Farhy</i>

Also Present: *William White, Township Manager, John Rice, Township Solicitor, Robert Tate, Finance Director, Amy Lacey, Assistant Finance Director, Christopher Flanagan, Chief of Police, Steve Norcini, PE, Township Engineer, Kevin Kochanski, Director of Community Development, Peggy Hagan, Executive Assistant to the Township Manager.*

President Larkin called the meeting to order and led the assembly in the Pledge of Allegiance

1. Public Participation

Dan Sherry – Spoke on John Nagel’s behavior during his time on the Board of Commissioners and is against John Nagel’s appointment to the Zoning Hearing Board

Barbara Kraus-Blackney – Stated she is concerned about stormwater issues in the Township and would like the Board to vote no on waivers.

Matt Marshall – He asked why the Eastern development was not brought before the Community Development Sub Committee.

2. Consent Agenda

- a) *Disbursement Review & Approval*
- b) *Approval of minutes of the Board of Commissioner Meetings of February 22, 2021*
- c) *HARB – 2021-03 – 301 Orchard Way – Second Story Addition Over Garage*
- d) *Motion to Authorize the Sale of Surplus Township Vehicles & Equipment, pursuant to Section §5-52 of the Township Code for equipment that has reached the end of its useful life and/or has been replaced*
- e) *Authorization for emergency repairs to the Township’s Volvo Loader, Front Differential and Wet Brake System, at a cost, not to exceed \$11,250*
- f) *Resolution #2021-30 - Authorizing the Purchase of Organic Fertilizer, Seed and Lime from Site One Landscape Supply*

Commissioner Larkin asked if any Commissioner(s) wanted to pull an item from the consent agenda. No items were pulled from the Consent Agenda. Commissioner Larkin moved to approve the Consent Agenda, seconded by Commissioner Mulroney. The motion passed 7-0.

3. Committee Reports

- A. *Resolution #2021-26 – Appointing a Member to the Radnor Township Zoning Hearing Board in Accordance with the Municipalities Planning Code – John Nagle – Alternate Position – Term ending 12/31/23*

Commissioner Larkin moved to approve #Resolution 2021-26, seconded by Commissioner Mulroney. There was discussion amongst the Commissioners. Sean Farhy abstained from the

vote. Commissioner Booker is against the nomination. Commissioner Mulrone spoke in support of John Nagle for the appointment. Commissioner Borowski also spoke in support of the appointment of John Nagle.

Public Participation

Daniel Sherry - He spoke against the appointment of John Nagle to the Zoning Hearing Board.

Commissioner Larkin called the vote, the motion passed 4-2 with Commissioner Farhy abstaining and Commissioners Booker and Abel against.

B. Resolution #2021-32 – Adopting the Renewable Energy and Conservation Plan Dated February 2021 Prepared by Practical Energy Solutions and Assigning Implementation to the Township’s Green Team to Develop Priorities and Report Back to the Board of Commissioners.

Commissioner Larkin moved to approve Resolution #2021-32, seconded by Commissioner Borowski.

Bill White, Township Manager, introduced Paul Spiegel from Practical Energy Solutions. Paul Spiegel spoke on the plan submitted to the Green Team for review and presented in a public webinar on Tuesday March 2, 2021. The presentation is posted on the Township website. There was discussion amongst Commissioners and Staff.

Public Participation

Sara Pilling – She is a member of the Green Team and noted that the movement is to be a collective action, Township, Board of Commissioners, and Residents, to take a look at how they use their energy and what steps can be taken.

Dan Sherry - He spoke on how the meeting was being conducted.

Rebecca Zajac – A Senior at Radnor High School, she asked the Board to Support the Resolution and suggests the Township partner with the School District to hire a sustainability manager.

Robin Mann – She is a member of the Green Team and is excited about the plan and the information included, for homeowners, to receive grant funding for retrofits.

Mark Muller – He spoke on the cost effectiveness of going green and asked the Board to vote yes for the Resolution.

Commissioner Larkin called the vote, the motion passed 4-2 with Commissioner Enderle off the dais and Commissioners Booker and Abel against.

C. Resolution #2021-29 - Approval of the DELCORA Asset Transfer Act 537 Plan

Commissioner Larkin moved to approve Resolution #2021-29, seconded by Commissioner Mulrone.

Steve Norcini, Township Engineer, and Charles Hurst, DELCORA, spoke on the Resolution. There was discussion amongst Commissioners and Staff. This step is a prerequisite to continue the plan.

Commissioner Larkin called the vote, the motion passed 7-0.

D. Stormwater Management Waiver Request: 231 Chamounix Road, Grading Permit Application #202471

Commissioner Farhy moved to approve the Waiver Request, seconded by Commissioner Mulrone. Steve Norcini, Township Engineer, noted that the applicant is unable to meet the stormwater requirements. Mark Padula, representative for the applicant, spoke on the request for waiver. There was discussion amongst Commissioners and Staff. The applicant will return with a solution to infiltration issues.

Commissioner Borowski moved to table the item, seconded by Commissioner Enderle. The motion to table passed 7-0.

E. Continued from 2/22/21 - Motion to direct the Township Solicitor to enter an appearance on behalf of the Township and oppose the Zoning Application #3088, The Applicant, BDN 250 King of Prussia I, LP, property located at 250 King of Prussia Road and zoned PLO Planned Laboratory Office. The Applicant is seeking a variance from Section 280-64.C to permit (i) a setback of 43.39 feet (+/-) opposite King of Prussia Road to and (ii) a setback of 17.17 feet (+/-) opposite Radnor Chester Road; a variance from Section 280-64.B to allow a building/structure area of 42.4% (+/-); a variance from Section 280-64.B to allow a landscape area of 27.8%; and any other relief deemed necessary for the project.

Commissioner Larkin moved to direct the Township Solicitor to enter an appearance on behalf of the Township and oppose Zoning Application #3088, seconded by Commissioner Farhy.

Commissioner Booker spoke on the project and its possible effect on the surrounding area and traffic flow. Commissioner Larkin called the vote, the motion passed 5-2 with Commissioners Larkin and Enderle against.

Public Comment

George Broseman – Attorney for the Applicant, stated the comments did not fairly characterize the application, the building is not being increased and traffic will not increase.

Joe Traynor – He spoke on the project noting that the applicant is looking to re-tenant the building and needs to renovate, modernize, and add parking to do so.

Alex Tweedie - He presented the project details and images.

Daniel Sherry – He commented on meeting proceedings.

F. Discussion of Proposed Garrett Hill Overlay Zoning Revisions

Commissioner Farhy had asked John Rice, Township Solicitor, to prepare memo with the proposed Garrett Hill Overlay Zoning Revisions. John Rice spoke on the three minor changes to the Garrett Hill Overlay Zoning. Building height in GHN, permit outdoor dining up to a max of 8 seats, and remove prohibition of outdoor dining in Garrett Hill. Motion would authorize John Rice to draft an Ordinance to amend the Zoning Ordinance and circulate to the Radnor Township Planning Commission and Delaware County Planning Commission.

Public Comment

Roberta Winters – She would like the motion tabled and asked the Commissioners to review the GHOD Zoning regarding affordable housing and diverse communities. She would like the Commissioners to explore the area on foot and observe the transitions occurring.

Angie Mitchell – Owner of Flip and Bailey’s and Garrett Hill Ale House, she spoke in favor of outdoor dining.

Sara Pilling – She stated that outdoor dining was not permitted because outdoor dining spaces would have to be placed in existing parking spaces and the sidewalks in Garrett Hill are 3 feet in width.

Commissioner Farhy moved to have the Township Solicitor prepare an Ordinance with the proposed Garrett Hill Overlay Zoning Revisions to send to the Radnor Township Planning Commission, seconded by Commissioner Larkin. The motion passed 6-1 with Commissioner Abel against.

G. Motion to direct the Township Solicitor to enter an appearance on behalf of the Township in support of the Zoning Application filed or to-be filed by Concordia Group regarding the property located at the corner of Eagle and Radnor Street Roads.

Commissioner Larkin moved to direct the Township Solicitor to enter an appearance on behalf of the Township in support of the Zoning Application filed or to-be filed by Concordia Group regarding the property located at the corner of Eagle and Radnor Street Roads, seconded by Commissioner Enderle. Commissioner Larkin spoke on the application and would like the application to come before the Board of Commissioners. If the motion is passed, John Rice, Township Solicitor, would communicate at the Zoning Hearing Board meeting that the Board of Commissioners is in support of the relief. There was discussion amongst Commissioners. Commissioner Booker would support the application with R1 Zoning instead of the R2 Zoning proposed.

Public Comment

Dave Falcone, Attorney for the Applicant, gave project details.

George Nagle – He is a neighbor of the property and noted that there is substantial opposition as presented with R2 Zoning and that there would be more support with R1 Zoning.

Matt Marshall – He spoke on the project and asked why it did not go before the Community Development Sub Committee.

Barbara Kraus Blackney – Supported Mr. Nagle’s and Mr. Marshall’s comments. She asked the Board to request documentation on the man-made slopes.

Commissioner Booker moved to table the motion, seconded by Commissioner Farhy. The motion failed for lack of majority.

Commissioner Larkin called the vote, the motion passed 5-2 with Commissioners Booker and Abel against.

H. Resolution #2021-31 – The Censure of Commissioner Jake Abel

Commissioner Larkin moved to approve Resolution 2021-31, seconded by Commissioner Enderle.

Commissioner Farhy would like to be unblocked, on Twitter, by Commissioner Abel. He feels it is inappropriate to block other Commissioner and Residents. Commissioner Abel was unaware that residents were being blocked from his account.

There was discussion amongst Commissioners.

Public Comment

Dan Sherry – He spoke on Censure.

Commissioner Larkin called the vote. The motion failed 4-2 with Commissioners Larkin, Borowski, Booker, and Mulronev against and Commissioner Abel abstaining.

4. Reports of Standing Committees of the Board

None

5. New Business

Commissioner Farhy asked about the Villanova Assaults.

6. Old Business

a. 2021 Real Estate Tax Discussion (from February 22, 2021 meeting)

Bill White, Township Manager, and Robert Tate, Finance Director, talked about the Public Service Announcements that have been prepared for the public to address how real estate taxes are calculated, the reassessment and revenue neutral, and an example of real estate calculation.

7. Public Participation

None

8. Adjournment of Regular Meeting

There being no further business, the regular meeting adjourned on a motion duly made and seconded.

Respectfully submitted.

Peggy Hagan