

SPECIAL
BOARD OF COMMISSIONERS
REVISED AGENDA
Radnor Township Municipal Building
2nd Floor Administration Department
Monday, May 13, 2019 - 6:30 PM

Pledge of Allegiance

1. Public Participation
2. **Motion to Authorize sending the Township Solicitor to the Zoning Hearing Board Meeting regarding 489 Upper Gulph Road**
3. **Discussion of Lancaster Avenue**
4. **Resolution #2019-47 - Authorizing the Removal of Thirteen Trees Along the Stream Corridor at Encke Park**
5. Discussion of Capital Funding Projects
6. Discussion of Sanitary Sewer Public Utility
7. Adjournment

Meeting Notice

The Radnor Township Board of Commissioners will hold a Special Meeting on **May 13, 2019 at 6:30 p.m.** at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 – Administration Department. The purpose of the meeting is to discuss Capital Funding Projects and Sanitary Sewer Public Utility and such other business as comes before the board.

Board of Commissioners, Radnor Township

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE
WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com



TOWNSHIP USE ONLY
APPEAL # <u>3039</u>
FEE: <u>900</u>
DATE RECEIVED: <u>3-26-19</u>

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to the application. Ten (10) copies of this application and required attachments along with an electronic submittal in pdf format (CD or thumb drive) must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing. *Incomplete applications will not be accepted for processing.*

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended on our website at www.radnor.com for a copy of our current fees.

TYPE OR PRINT

Property Address: 489 Upper Gulph Road, Radnor, PA 19087

Name and address of Applicant: Brothers of the Order of Hermits of Saint Augustine
c/o Rev. Francis J. Horn, O.S.A., Treasurer, 214 Ashwood Road, Villanova, PA 19085

Telephone Number: 610-527-3330 ext. 233 Email: treasurer@augustinian.org

Property Owner (if different than above): James E. Colleran and Mary T. Colleran

Owner address: 489 Upper Gulph Road, Radnor, PA 19087

Telephone number: 610-608-2539 Email: jcolleran@colleran.com

Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Avenue, Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626

Email: Nick@piercecanigliataylor.com

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

Owner of the Property wishes to gift the Property to the Applicant to be used as a residence for the second year novitiate of the Augustinian Order. The novitiate will live together as a single housekeeping unit in the same manner as a family. The Property consists of 2.865 acres (124,803 S.F) and is occupied by a residence well in excess of 10,000 S.F. of floor area.

Applicant seeks a variance from §280-14 regarding Use and/or §280-4 (definition of Family). In the alternative, Applicant contends that the use is permitted by right since it is a Single Housekeeping Unit, as an accessory use customarily incidental to a permitted use under §280-14D, or as otherwise permitted in accordance with the exhibits and testimony presented to the Zoning Board.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

None to Applicant's knowledge

Brief narrative of improvements: *(attach additional pages if necessary)*

The Property is zoned R-1 Residential and consists of 2.865 acres (124,803 S.F.). The existing residence has a floor area in excess of 10,000 S.F. The Property is heavily buffered and isolated by trees (Exhibit A-) and the residence is accessed by a single long driveway from the street (Exhibit A-) rendering the residence not visible from the neighboring properties. The residence has 16 rooms, 8 bed rooms, 7 full baths and 5 fireplaces. It was constructed in 1920. Due to the size of the residence, the current owner has been unsuccessful since 2010 in their attempts to sell the Property as a single-family residence. Applicant wishes to gift the Property to the Applicant. The Applicant will use the Property as a residence for its novitiates who are second year seminarian candidates. The novitiate program requires the candidates, for entry into the Order, to live together as a family, sharing meals in a single common kitchen, and spiritual direction in the same manner as a family (Exhibit A-) in a common functional household. Applicant anticipates 6-7 novitiates to reside at the Property along with 2-3 permanent advisors. There will be no expansion to the residence.

Witnesses:

Applicant – Owner of the Property will describe the Property.

Rev. Francis Horn, O.S.A. will describe the proposed Use.

Realtor will describe the attempts to sell the Property.

Applicant reserves the right to call other witnesses at the time of the hearing.

ATTACHMENTS: Ten (10) copies of each and one (1) electronic copy in pdf format (CD or thumb drive) of the following must be provided:

1. **Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:**
 - a) lot lines and lot dimensions described in metres and bounds (in feet);
 - b) total lot area;
 - c) location of easements and rights of way, including ultimate rights of way;
 - d) location of all setback lines for existing and proposed structures;
 - e) location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;
 - f) location of existing and proposed improvements;
 - g) table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and
 - h) all other features or matters pertinent to the application.

PLANS SHALL NOT EXCEED 24" X 36" . AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 1/2" X 11" AT FILING

2. List of witnesses and summary of their testimony attached.
 3. Photographs of the property at issue and all adjoining properties.
 4. Copies of any written professional reports, including traffic studies, land planning studies,
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appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting*
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note - 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being continued, or being dismissed, at the discretion of the Board*)

Francis J. Horn *Treasurer*
SIGNATURE OF APPLICANT *Brothers of the Order of Hermits of St. Augustine*

AN ADDITIONAL FEE OF \$200 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

RESOLUTION NO. 2019-47

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING THE REMOVAL OF THIRTEEN TREES
ALONG THE STREAM CORRIDOR AT ENCKE PARK**

WHEREAS, the Township requested the evaluation of the trees that line the stream corridor and buffer Encke Park.

WHEREAS, the Township's appointed arborist evaluated the trees

WHEREAS, the Arborist recommended that thirteen (13) trees be removed

WHEREAS, Horgan Tree Experts submitted a proposal to execute said tree removal in the amount of \$13,450

NOW, THEREFORE, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby award the tree removal along the stream corridor of Encke Park, to Horgan Tree Experts, in the amount of \$13,450

SO RESOLVED this 13th day of May 13, A.D., 2019

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: May 13, 2019

TO: Radnor Township Board of Commissioners

CC: Robert A. Zienkowski, Township Manager
William R. White, Assistant Township Manager/Finance Director

FROM: Stephen McNelis, Director of Public Works

LEGISLATION: Resolution 2019-47: Authorizing the Removal of Hazardous Trees along the stream corridor at Encke Park

LEGISLATIVE HISTORY: This authorization to remove 13 trees along the stream corridor at Encke Park has not been previously before the Board of Commissioners.

PURPOSE AND EXPLANATION: The Township Manager requested, the Township Arborist, John Rockwell Hosbach, to evaluate the trees along the stream corridor/buffer area in Encke Park. The Township Arborist has inspected and marked thirteen (13) trees deemed at risk and in need of removal. Horgan Tree Experts provided a price proposal for the work for \$13,450.

IMPLEMENTATION SCHEDULE: Pending Board approval, we will plan to move forward with the tree removal.

FISCAL IMPACT: The invoice of \$13,450 will be charged against account 01430403-44110.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize the hazardous tree removal along the stream corridor at Encke Park to Horgan Tree Care, in the amount of \$13,450.

Via email delivery

Dear Mr. Zienkowski,

As requested, I have reviewed the subject trees (White Pines) that line the creek corridor and buffer the township/ park.

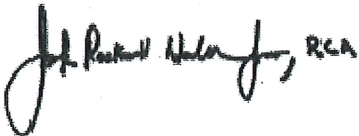
Numerous tribulations were observed;

- I. Severe loss of canopy structure from storm damage (previous).
- II. Poor structure (included bark, root exposure, root decay).
- III. Large lever arm (trunk) with very minimal live crown.
- IV. Old pruning/storm damage wounds that have now developed decay.
- V. The screening/noise/wind buffer aid has been diminished from the loss of the lower branching which was the intent.
- VI. These trees are not functioning as a sound riparian buffer species.
- VII. Not contributing to cooling the steam/ storm water management.

23 total trees – 13 are of risk relation (police parking/park visitors) the balance are just not in great shape in layman's terms.

A mitigation plan would include a mix of evergreens / shade / ornamental.

JH

A handwritten signature in black ink, reading "John Rockwell Hosbach Jr., RCA". The signature is written in a cursive style with a large initial "J".

John Rockwell Hosbach Jr., Urban Forester

Horgan Tree Experts
 741 Contention Lane
 Berwyn, PA 19312
 610-644-1663
 horgantree@gmail.com

ESTIMATE

NAME / ADDRESS
Radnor Township 301 Iven Avenue Wayne, PA 19087-5297

DATE
5/13/2019

ESTIMATE #
4715

REP
HTS

DESCRIPTION	COST	TOTAL
Remove 12 pine trees approximately 22" - 30" dbh, and 1, 48" dbh oak tree along the stream. Grind all accessible stumps and leave the areas level. Cost for removals and stumps.	13,450.00	13,450.00
We accept Visa and Mastercard	TOTAL	\$13,450.00

A 50% deposit is required to begin the job and the balance is due on completion of the work.

 SIGNATURE

Radnor Township, PA
 Capital Project List - GO Bonds, Series 2019
 Draft 1 - May 8, 2019

New / Replacement (All)

Row Labels	2019	2020	Grand Total
2019 Borrowing			
Facilities			
Public Works Garage			
Rebuild Lifts		\$ 120,000	\$ 120,000
Radnor Fire Company			
RFC Preemption Device		\$ 52,458	\$ 52,458
Infrastructure			
Conestoga Road Tunnel			
Conestoga Road Tunnel Lighting		\$ 223,900	\$ 223,900
Matsonford Bridge			
Matsonford Pedestrian Bridge	\$ 329,300		\$ 329,300
Morris Road			
Morris Road Streetscape Project	\$ 110,000	\$ 715,000	\$ 825,000
Road Resurfacing			
Annual Road Resurfacing Program		\$ 400,000	\$ 400,000
Conestoga Gateway			
Rosemont Gateway Enhancement		\$ 150,000	\$ 150,000
Sidewalk			
KOP / Glenmary			
King of Prussia / Glenmary Crosswalk	\$ 35,000	\$ 206,200	\$ 241,200
Lancaster Ave			
Lancaster [Barleycone to Garrett] Sidewalk	\$ 54,000	\$ 419,500	\$ 473,500
North Wayne			
North Wayne [Poplar to North Wayne]		\$ 163,812	\$ 163,812
North Wayne [Woodsworth to Eagle]		\$ 332,000	\$ 332,000
Signals			
Traffic Signals			
King of Prussia / Pine Tree / Eagle Road	\$ 125,000	\$ 230,300	\$ 355,300
Lancaster / Wayne	\$ 150,000	\$ 354,200	\$ 504,200
Traffic Adaptive System	\$ 90,000	\$ 814,000	\$ 904,000
Trails			
Harford Trail			
Harford Trail (partially funded with '15 bonds)	\$ 220,320		\$ 220,320
Radnor Trail Extension			
Radnor Trail Extension		\$ 615,165	\$ 615,165
TAP Trail			
Radnor TAP Trail	\$ 447,984	\$ (68,332)	\$ 379,652
WBA			
WBOD			
WBOD Street Adjacent Parking		\$ 288,060	\$ 288,060
WBOD Street Tree Planting Program		\$ 287,950	\$ 287,950
Grand Total	\$ 1,561,604	\$ 5,304,213	\$ 6,865,817