

TOWNSHIP OF RADNOR
Minutes of Public Meeting of January 23, 2012

The Radnor Township Board of Commissioners met at approximately 7:00 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

William Spingler, President

Elaine P. Schaefer, Vice President

Donald Curley

Kevin G. Higgins

John Fisher

James C. Higgins

John C. Nagle

Also Present: *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Finance Director; William Colarulo, Superintendent of Police; Stephen Norcini, Director of Public Works, David Leh, P.E., Township Engineer, Tammy Cohen, Director of Recreation; Kevin Kochanski, Director of Community Development and Jennifer DeStefano, Executive Assistant to Township Manager.*

President Spingler called the meeting to order and led the audience in the Pledge of Allegiance.

Public Participation - None

Holiday Light Contest

Tammy Cohen, Director of Recreation presented the Spiller Family with a certificate for winning the 2011 Holiday Light Contest.

Approval of minutes for the Board of Commissioners meeting of January 3, 2012 (Reorganization Meeting), January 3, 2012 (Regular Meeting), January 9, 2012 (Regular Meeting)

Commissioner Schaefer moved to approve and seconded by Commissioner Fisher. Motion passed 7-0.

Motion to accept Departmental Reports

Commissioner Schaefer moved to approve and seconded by Commissioner Fisher. Motion passed 7-0.

Commissioner Schaefer wanted to address the deer situation. The numbers do continue to rise and the Township is currently working on alternatives to help decrease the numbers.

COMMUNITY DEVELOPMENT

S.D. # 2011-D-10 (Preliminary/Final) KMO-361 Realty to construct a bank building over existing paved area at 550 E. Lancaster Ave., Radnor, Pa and enhance pedestrian accessibility, circulation and landscaping in various locations. (Caucus)

George Brosman was in attendance and gave a summary of the project. Rob Lambert also gave a presentation of the project.

Commissioner J. Higgins inquired about where the stormwater will go, along with Commissioner Schaefer inquiring about stormwater management requirements.

After conversation the Board of Commissioners recommendation was for the project to be presented at the February 13, 2012 meeting as approval on the Preliminary/Final Plan with the non-conforming parking space number in the resolution.

Public Comment

Susan Stern, Newtown Square – Supports the project but is concerned about the parking.

S.D. # 2011-SD-04 (Final) of Rite Aid of Pennsylvania, Inc. to consolidate two lots and construct a pharmacy with a drive-thru at 237 E. Lancaster Ave. (Caucus)

Don Petrosa was at the meeting representing the applicant to give a brief overview of the project.

Director of Community Development brought to the boards attention the delivery times with back-up beepers on the trucks. Mr. Petrosa responded that they will take a look at the delivery times.

After conversation the Board of Commissioners recommendation was for the project to be presented at the February 13, 2012 meeting as approval on the Final Plan with item 8 from general comments removed and the delivery time of materials agreed upon.

Public Comment

Marty Costello owns the property directly across the street from the project – He is not in agreement to install the curbing along Lancaster Avenue.

Introduction of Ordinance 2012-01 amending chapter 280 of the Radnor Township code, zoning, by adding definitions for Bed and Breakfast as a special exception use permitted within the Agricultural-Conservation District and The Wayne Business overlay district; and establishing Regulations for a Bed and Breakfast use permitted by special exception in Radnor Township.

Commissioner Curley moved the motion to introduce the ordinance, Commissioner Schaefer seconded, and motion passed 7-0.

Resolution #2012-06 Approving the preliminary/final plans of Rhett Austell and Barbara Austell preliminary/final plan approval of a set of plans prepared for subdivision of property known as folio #36020095201.

Commissioner Curley moved to approve and seconded by Commissioner Schaefer. Motion passed 7-0.

Resolution #2012-07 - SD # 2011-D-09 (Preliminary) Approving the preliminary plans of C.F. Holloway, III & CO., to convert an existing apartment Building into 12 condominium units and to construct a new underground parking garage at 40 Louella Ct., Wayne, Pa.

Commissioner Spingler recused himself from discussions and approval due to conflict.

Mr. Falcone, lawyer for the applicant asked for the Commissioners to consider this as a Final plan approval. Mr. Rice stated that, no, the plan is being considered as a Preliminary Plan.

C.F. Holloway, III presented samples of the windows and shingles that had been requested at the last meeting.

Commissioner Schaefer inquired about the plans that the applicant had for the shutter and doors. The applicant explained that the replacement doors will be custom made to match the detail that is on the existing doors. In regards to the shutters, the applicant will analyze the existing shutters to determine if they can be reused or replicated.

Commissioner Curley's opinion is that the green roof should be considered impervious.

Commissioner Nagle would like that the final resolution would include that the construction fence would be kept on the property, that CO's will not be issued until the construction of the garage is complete and an inspector on site.

Commissioner J. Higgins stated that he will vote against the plan because it does not conform to the requirements of the Louella Court Historic District, as specified in Ch. 178 of the Township Code.

Public Comment

Susan Stern, Newtown Square – She is concerned about the visitor parking. That parking in Wayne is already a problem.

Greg Pritchard, Woodland Ave. – He gave a brief presentation about the history of the Louella Mansion and also discussed restoration vs. renovation.

Susan Byrne, Louella Court – Agrees with Commissioner Schaefer that historical accuracy is a priority. The neighbors agree that the parking garage was less of two bad choices.

Barbara Farrell, 19 Louella Court – She is concerned about the water because of where her house sits and the height of the garage.

Baron Gemmer, S. Wayne Avenue - Does not agree with the project. In regards to the pedestrian entrance; he disagrees that the entrance is retaining walls on the underground parking garage. He also discussed that the underground garage does not fit within the set-backs of the right-away and as well about his concern of the steep slopes. Also does not think that in regards to the impervious cover that the ordinance is as ambiguous as it is being made out to be.

Judy Strimmel, 47 Louella Ct - Hoping that Preliminary approval is not given tonight, if it is she requests that the entire area be fenced in during construction. She believes that it is a problem for construction vehicles in the parking lot.

Joyce Pritchard, 407 Woodland Ave. – She believes that windows are one of the most visible yet commonly unappreciated components of a structure. She is concerned that the historical doors, windows, etc. will end up in the dumpster.

Allison Engle, 23 Louella Court – She thanked Commissioner Curley for the discussions on stormwater. Stated that she feels as though they will be losing their entire view shed and is hoping to see 3D renderings of what it will look like.

Jim Schneller, St. Davids – Would like to see that the language is not generalized.

George Strimmel, 47 Louella Ct. – He would like to see added to the resolution wrapping the construction scaffolding.

After in depth conversation, Commissioner Schaefer moved to approve the resolution with the below amendments and seconded by Commissioner Nagle. Motion passed 5-1 with Commissioner J. Higgins opposed and Commissioner Spingler recusing himself from discussions and the vote.

Paragraph 3 – The last sentence revised to read; *The proposed traffic control plan shall not adversely impact the existing residential or business properties or impede ingress or egress to those properties as determined by the Township.*

Paragraph 4 – The paragraph to read; *The Applicant must have on site mechanical means, in the form of a street sweeper, to keep all Township and State roads, including but not limited to Lancaster Avenue, North & South Wayne Avenue, etc. free of dirt, dust, and debris caused by construction activities.*

Paragraph 5 – The second to last sentence to read; *The Township will repair and/or replace as necessary, any curb on the side of the street opposite 40 Louella Court, except those areas that may be damaged by the Applicant.*

Paragraph 6 – Third line to read; *The Applicant's reconstruction of the exterior of the existing Louella Mansion building shall provide for the specific product specifications on the architectural plans for windows, the proposed slate like roof, and the proposed exterior stucco as presented to the Board of Commissioners and the HARB.*

Paragraph 8 – Paragraph to read; *The Applicant must execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor which shall include requirements that the site be enclosed by a fence so as to shield construction activities, provisions for township inspections, and a requirement that no certificates of occupancy shall be issued by the Township for any units until the garage is completed.*

The addition of Paragraph 11; *Construction scaffolding shall be wrapped to contain dust from construction activities.*

The addition of Paragraph 12; *Existing exterior doors and shutters of the mansion shall be refurbished or replicated.*

Commissioner Schaefer moved to approve the underlying motion of the preliminary plan as amended. Motion passed 4-2 with Commissioner J. Higgins and Commissioner Curley opposed and Commissioner Spingler recusing himself from discussions and the vote.

FINANCE & AUDIT

Schedule of bills payable / disbursement authorization #2012-1B

Commissioner Fisher moved to approve and seconded by Commissioner Schaefer. Motion passed 7-0.

Resolution #2012-08 - authorizing the Township Manager to bind coverage for the Township's Commercial Crime policy for the period of January 1, 2012 – December 31, 2014 at a premium of \$14,664 [payable in three annual installments of \$4,888]

Commissioner Fisher moved to approve and seconded by Commissioner K. Higgins. Motion passed 7-0.

Resolution #2012-09 - authorizing the Township Manager to bind coverage for the Township's and Radnor Fire Company's Workers Compensation for the period January 1, 2012 – December 31, 2012 at a pre-audited premium of \$420,736

Commissioner Fisher moved to approve and seconded by Commissioner Nagle. Motion passed 7-0.

Resolution #2012-10 - authorizing the Township Manager to enter into a contracted services agreement with Robert Tate, CPA

Commissioner Fisher moved to approve and seconded by Commissioner J. Higgins. Motion passed 7-0.

PUBLIC SAFETY

Staff Traffic Committee Meeting Minutes - December 20, 2011

Commissioner Schaefer moved to accept and seconded by Commissioner Curley. Motion passed 7-0.

Resolution # 2012-02 - Purchase and partially equip three (3) new 2013 Ford Police vehicles

Commissioner Schaefer moved to approve and seconded by Commissioner J. Higgins. Motion passed 7-0.

PERSONNEL & ADMINISTRATION

Resolution #2012-04 - Establishing the 2012 Radnor Day Camp and Summer Tot Lot Camp Staff Hourly Wage Schedule

Commissioner K. Higgins moved to approve and seconded by Commissioner Schaefer. Motion passed 7-0.

Resolution #2012-11 - Providing for vacation and personal leave pursuant to the Radnor Township Code

Commissioner K. Higgins moved to approve and seconded by Commissioner J Higgins. Motion passed 7-0.

PARKS & RECREATION

Resolution #2012-05 - Authorizing the Township to enter into an agreement with David Broida for Winter Tennis Lessons

Commissioner J. Nagle moved to approve and seconded by Commissioner Fisher. Motion passed 7-0.

PUBLIC WORKS & ENGINEERING - None

LIBRARY - None

PUBLIC HEALTH - None

Old Business

None

New Business

None

Public Participation

None

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

Respectfully submitted,

Jennifer DeStefano

Jennifer DeStefano