

**TOWNSHIP OF RADNOR**  
***Minutes of the Meeting of June 12, 2017***

*The Radnor Township Board of Commissioners met at approximately 6:45 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

***Commissioners Present***

<i>Elaine Schaefer, President</i>	<i>Phil Ahr, Vice President</i>	<i>Donald Curley</i>	<i>Luke Clark</i>
<i>John Nagle</i>	<i>Richard F. Booker</i>	<i>James C. Higgins</i>	

***Also, Present:*** *Robert A. Zienkowski, Township Manager; John Osborne, Township Treasurer; John Rice, Township Solicitor; William White, Assistant Township Manager and Finance Director; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Tammy Cohen, Director of Community Programming and Recreation; Roger Philips, Township Engineer; Amy Kaminski, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

*President Schaefer called the meeting to order*

Commissioner Schaefer announced that item h under the consent agenda as well as the item under new business relating to Shade Tree Ordinance will be removed from the agenda.

*Notice of Executive Session on June 12, 2017 preceding the Board of Commissioners meeting*

There was an Executive Session held on June 12, 2017 where all commissioners attended and matters of personnel, litigation and real estate were discussed.

1. *Consent Agenda*

*a) Disbursement Review and Approval: 2017-05C, 2017-05D, 2017-06A*

*b) Staff Traffic Committee Meeting Minutes – May 17, 2017*

*c) Resolution #2017-73 - Authorizing the clearance of a surplus vehicle in the Police Department*

*d) Resolution #2017-75 - Authorizing an Electronic Recycling and Shredding Event to be Hosted by Radnor Township*

*e) Resolution #2017-76 – Authorizing Gannett Fleming, Incorporated to Perform Infiltration Testing at the North Wayne Train Station*

*f) Motion Authorizing the Public Works Department to Receive Sealed Bids for the 2017 Super pave Resurfacing Program*

*g) Motion for Emergency Repair – Installation of Sump Pumps at the Radnor Memorial Library*

*h) ~~HARB – HARB-2017-13 – 210 N Wayne Avenue – 14'x14' addition to the right rear corner of the house.~~*

A resident requested for item e to be removed from the consent agenda.

Commissioner Clark made a motion to approve with the removal of item e, seconded by Commissioner Ahr. Motion passed 7-0.

2. *Recognition of Richard Petrella for 15 Years of Service*

Mr. Zienkowski, Township Manager & Steve Norcini, Director of Public Works and Engineering recognized Rick Petrella for his 15 years of service with the Township and his Retirement.

3. *Recognition of Police and Community Members*

Superintendent of Police along with both Deputy Superintendents presented the following with recognitions for recent incidents – Detective Jamie Metzler – Solving and arresting two people at the New Gulph

Children's Center at 610 Conestoga Road, Villanova, Pennsylvania in regards to a bomb threat. TJ Maxx Community Award – Assisting with many arrests and a pocketbook theft ring. K-9 Bear – Officer Lunger and K-9 Bear were called to the rear of 734 East Lancaster Avenue where a track and search began pursuing a fleeing subject. K-9 Bear searched and located a cell phone that was dropped by an actor during a foot pursuit. The information collected on the phone made it possible for the Detectives to identify a suspect.

4. *Appointment of Solicitor Stephen Harris to the Radnor Ethics Board*

Commissioner Ahr made a motion to appoint Stephen Harris as Ethics Board Solicitor, seconded by Commissioner Curley.

There was a brief discussion amongst the Commissioners.

Commissioner Ahr called the vote, motion passed 5-1 with Commissioner Booker opposed and Commissioner Schaefer abstaining.

5. *Appointment of Township Engineer*

Commissioner Curley made a motion to appoint Stephen Norcini as Township Engineer, seconded by Commissioner Nagle.

There was a brief discussion amongst the Commissioners in support of the appointment.

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

6. *Public Participation*

Toni Bailey, Conestoga Village – She read a statement in regards to the soil testing which was performed at Villanova University.

Marty Costello – He announced that on June 18, 2017 at 6 PM at the War Memorial in Wayne will be the second Flags of Our Fathers in honor of the Cowan Family.

Heidi Diskin, 6<sup>th</sup> Ward Candidate for Commissioner – She commented in regards to the Pine Tree Road Traffic Calming.

Sara Pilling, Garrett Avenue – She commented in regards to her concerns about Climate Control.

Toni Bailey, Conestoga Village – She commented in regards to the Pine Tree Road Traffic Calming.

7. *Committee Reports*

**PARKS & RECREATION**

A. *Willows RFP Presentations and Possible Motion to Proceed with a Firm*

a. *Real Estate Strategic Planning Advisors LLC*

Greg Fischer representing Real Estate Strategic Planning Advisors LLC made a brief presentation which can be found on the Township website at: <http://www.radnor.com/DocumentCenter/Home/View/16445>

b. *Landmark Hospitality*

*c. Barton Partners*

Representatives of Barton Partners made a brief presentation which can be found on the Township website at: <http://www.radnor.com/DocumentCenter/Home/View/16446>. There was a brief discussion amongst the Commissioners and presenters.

Commissioner Schaefer made a motion to retain Barton Partners, Urban Partners and RETTEW at a cost not to exceed \$24,000 to proceed with the proposal they have submitted with the added feature that they will have an additional presentation of their final plan and they will assure check-ins at Board of Commissioners meeting by the Steering Committee at all of the meetings in the summer, seconded by Commissioner Nagle.

Public Comment

Joe Reiser, Inverary – He commented in regards to support of Barton Partners proposal.

Jim Giegerich – He commented in regards to his support of the proposal.

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

*B. Presentation by Radnor Conservancy – Parks & Open Space Stewardship Presentation*

Gretchen Groebel and Laura Luker briefly discussed Parks & Open Space Stewardship which can be found on the Township website at: <http://www.radnor.com/DocumentCenter/Home/View/16470>. There was a discussion amongst the Commissioners and staff. Mr. Zienkowski commented that he has received communication from Upper Merion Township about joining them to go out for bid to harvest trees attacked by the Emerald Ash Borer.

Public Comment

Marty Joseph, Inverary – He commented in regards to his support of the harvesting.

Jane Galli, Conestoga Village – She commented in support of the harvesting.

Dan Sherry, Wayne – He commented in regards to his concerns of the Radnor Conservancy.

***PUBLIC SAFETY***

*C. Ordinance #2017-08 (Adoption) changing the existing parking sign on Beatrice Drive from “No Parking, 8am - 6pm” to “No Parking Except Holidays”*

Commissioner Schaefer made a motion to adopt ordinance 2017-08, seconded by Commissioner Nagle.

Public Comment

Toni Bailey – She commented that Villanova students are a large contributor to the parking problem.

Commissioner Schaefer called the vote, motion passed 6-0 with Commissioner Higgins abstaining.

***PERSONNEL & ADMINISTRATION***

*D. Consideration of Resolution #2017-78 - Regarding a Policy for Cell Towers in the Willows and Surrounding Parks (requested by Commissioner Curley)*

Commissioner Curley made a motion to approve, seconded by Commissioner Clark.

Commissioner Curley gave a brief background in regards to the above resolution. There was an in-depth discussion amongst the Commissioners and staff in regards to cell towers in the Township Parks.

Public Comment

Dan Sherry, Wayne – He commented in regards to a prior email which stated that the resolution would be voted down.

Alan Brink, Hermitage Drive – He commented in regards to cell antennas hooked to utility poles within the Township.

Jake Abel – He commented that he is not in support of cell towers in the parks and would like to see the resolution be approved.

Mollie Plotkin – She commented that she would like to see more research into cell phone coverage for Public Safety.

Georgette McCauley, Inverary- She commented that her personal opinion is she is more concerned about a commercial entity at the Willows than a cell tower.

Sara Pilling, Garrett Avenue – She commented that she sees the resolution as setting a protocol.

Commissioner Schaefer called the vote, motion failed 3-4 with Commissioners Higgins, Schaefer, Ahr and Nagle opposed.

*E. Resolution #2017-74 for eligible non-union personnel to follow the longevity schedule as approved under the Consolidated Collective Bargaining Agreement (CBA) with the Radnor Association of Township Employees (RATE) beginning January 1, 2017 through December 2023*

Commissioner Ahr made a motion to approve, seconded by Commissioner Nagle. Motion passed 5-2 with Commissioners Booker and Curley opposed.

***FINANCE & AUDIT***

*F. Ordinance #2017-09 - (Introduction) - Amending the 2017 Capital Budget for the Township Capital Improvement Fund by Transferring Appropriations*

Commissioner Ahr made a motion to introduce ordinance #2017-09, seconded by Commissioner Schaefer.

There was a brief discussion amongst Commissioners in regards to potential other sidewalk projects throughout the Township.

Commissioner Schaefer called the vote, motion passed 6-0 with Commissioner Higgins out of the room.

*G. Resolution #2017-77 Award the capital lease financing for various Public Works vehicles previously approved by the Board of Commissioners to City National Capital Finance, LLC at an interest rate of 1.66% for a term of five years*

Commissioner Ahr made a motion to approve, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Higgins out of the room.

## From Consent Agenda

Resolution #2017-76 - Authorizing Gannett Fleming, Incorporated to Perform Infiltration Testing at the North Wayne Train Station

Ken Taylor, Willow Avenue requested that this item was removed from consent agenda. He asked for clarification of the project and if this would be compatible with the more enhanced proposed project. Mr. Norcini explained that SEPTA provided the Township with \$100,000 for stormwater management construction beneath the Wayne Train Station parking lot. The Township was to prepare the design and bidding documents. The proposal before the Board of Commissioners is for Gannett Fleming to perform subsurface investigation at the Wayne Train Station, in the form of infiltration testing. The results of this procedure will provide insight into the ability of the soils at the train station to infiltrate runoff. The design of the stormwater management system will be based, in part, on the results of the subsurface investigation.

Commissioner Ahr made a motion to approve, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Higgins absent.

**COMMUNITY DEVELOPMENT**H. Discussion of Additional Zoning Ordinance Amendments – Recommended by the Planning Commission regarding Medical Office/Parking

Solicitor Rice reviewed his Memo which can be found in the meeting packet. There was a conversation amongst the Commissioners in regards to the memo excerpts below.

1. **Medical Office Parking** – *The Planning Commission recommends that the parking standard be revised. The restrictions we have most commonly seen are either four spaces for each doctor within the office plus one space for every other employee or one space for every 150 square feet of gross floor area in the office. It is recommended that, if the Township wants to enact a specific parking requirement for medical office, to use the 150 square foot requirement since it is much easier to calculate and enforce. This new parking standard would be added at Section 280-103 (11) of the Zoning Ordinance.*
2. **Parking Garages** – *There has been much discussion over the years in regards to the Township's current language allowing the construction of parking garages within the PLO Zoning District found at Section 280-63 (C) (5). Currently, the language in this Section states that a parking structure as an accessory use may be constructed "...for the purpose of eliminating allowable surface parking..." This language has created ambiguity in its application. In order to clarify, the Planning Commission recommends the following:*
  - A. *The Applicant must calculate the amount of total surface parking required by Ordinance for the proposed uses on a site; and*
  - B. *The Applicant must show that it currently can supply the required parking on the property as surface parking in compliance with all applicable ordinances, codes, rules and regulations; and*
  - C. *The Applicant must show the area of surface parking to be eliminated by construction of a proposed parking garage. The area where surface parking would be eliminated remains unimproved and preserved as open space, buffering or other similar amenity in perpetuity.*
3. **Reserve Parking Provisions** – *Reserve parking requirements typically include the following components:*
  - A. *The Township would permit a reduction of the number of parking spaces required by ordinance to be initially developed in order to limit the amount of paved parking areas and to limit stormwater runoff.*
  - B. *The Applicant would be required to demonstrate, using existing and projected employment, customer or resident data, that a reduction in the required off-street parking spaces to be initially developed has merit.*
  - C. *The Applicant would submit a plan showing both the parking areas to be initially constructed and designating spaces proposed to be reserved for future use if deemed necessary by the Township. Both present and reserved parking areas would have to be accounted for in the stormwater system.*

*D. The Applicant would execute a recordable agreement which would permit the Township to require the additional parking if determined to be necessary by the Township.*

**4. Shared Parking Provisions** - *Although the Planning Commission did not specifically discuss this item, we recommend this be added for discussion since it has been an ongoing issue with multiple adjacent uses.*

Commissioner Schaefer made a motion to move forward with more specific ordinance language on items 1, 2 & 3, seconded by Commissioner Ahr. Motion failed 2-4 with Commissioners Booker, Clark, Curley and Nagle opposed and Commissioner Higgins absent.

Commissioner Curley made a motion to proceed with item 2 of the memo, seconded by Commissioner Clark. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Higgins absent.

### ***PUBLIC WORKS & ENGINEERING***

*None*

### ***LIBRARY***

Commissioner Ahr gave an update on the walkthrough which occurred of the construction progress at the Library.

### ***PUBLIC HEALTH***

They are on Summer Cycle. Commissioner Nagle did forward the Board of Health the report from RETTEW which was completed of the ground and soil at the Villanova University construction site.

#### *Old Business*

*None*

#### *New Business*

- ~~*Discussion of the Need for Changes to the Shade Tree Ordinance, A Master Street Tree Plan and Other Matters (Requested by Commissioner Higgins)*~~

Removed from Agenda

#### *Public Participation*

Roberta Winters, Williams Road – She commended the Board about discussing issues proactively such as some of the ordinances and cell towers which were discussed this evening.

Dan Sherry, Wayne – He commented in regards to a Solicitor being appointed to the Ethics Board and his concerns with previous comments made about whether to proceed with or without a Solicitor.

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

*Respectfully submitted,*

*Jennifer DeStefano*