

TOWNSHIP OF RADNOR
Minutes of the Meeting of April 25, 2016

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

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

Also Present: *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; Robert Tate, Assistant Finance Director; Kevin Kochanski, Director of Community Development; 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.*

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

Notice of Executive Session on April 25, 2016

All commissioners were in attendance at the April 25, 2016 executive session; where matters of personnel, real estate and litigation were discussed.

Commissioner Clark announced that items 2 & 3 will be moved to the beginning of the agenda. Mr. Zienkowski requested that items D & F be removed from the agenda this evening. Commissioner Booker made a motion to remove the items, motion failed for lack of a second.

1. Distinguished Unit Citation for 3rd Platoon – Radnor Police Department

Superintendent Colarulo recognized members of the 3rd Platoon for an incident which occurred on Monday, March 7, 2016.

2. Commendation of Merit – Police Department

Superintendent Colarulo awarded a commendation of merit to members of the Radnor Police Department, Philadelphia Police Department and Upper Darby Police Department for their acts of intelligence, valuable police service and arrest through highly skilled performance that exemplifies the finest level of police professionalism for an incident which occurred on March 29, 2016.

Superintendent Colarulo also announced the promotion of Officer Jamie Metzler to Detective.

Election of President

Commissioner Clark explained that at the March 28, 2016 Board of Commissioners meeting Commissioner Higgins resigned as President. Nominations were opened for President of the Board. Commissioner Ahr and Clark were both nominated for President and then nominations were closed. Commissioner Clark inquired if there were any further nominations.

Commissioner Booker made a motion to reopen the nominations, seconded by Commissioner Curley.

Commissioner Booker made a motion to nominate Commissioner Curley, seconded by Commissioner Clark.

There was a brief discussion in regards to the Commissioners that have been nominated for President of the Board of Commissioners.

Public Comment

Leslie Morgan, Farm Road – She commented about the election of the Board President.

Dan Sherry, Wayne – He commented in regards to the resignation of Commissioner Higgins as President and the anticipated votes for President of the Board.

Jim Caniglia, Barcladen Road – He spoke in support of Commissioner Ahr as President.

Sara Pilling, Garrett Avenue – She spoke in support of Commissioner Clark as President.

Joe Riser, Villanova – He commented that Commissioner Higgins should abstain from the vote and set a precedent.

Patti Barker, Garrett Hill – She spoke in support of Commissioner Ahr.

Commissioner Clark called the vote on the nomination of Lucas Clark as President. Motion failed 3-4 with Commissioners Higgins, Ahr, Schaefer and Nagle opposed.

Commissioner Clark called the vote on the nomination of Phil Ahr as President. Motion passed 4-3 with Commissioners Booker, Clark and Curley opposed.

Commissioner Clark called a brief recess.

Commissioner Ahr made brief comments and thanked Commissioner Clark for running the past 2 meetings as well as thanked all of the Commissioners for meeting with him so he was able to gain a better understanding of what was important to each of them.

3. Consent Agenda

- a) Disbursement Review and Approval: 2016-04B, 2016-04C
- b) Acceptance of Department Monthly Reports
- c) Acceptance of Staff Traffic Minutes dated April 20, 2016
- d) Approval of minutes for the Board of Commissioners meeting of March 28, 2016 & April 11, 2016
- e) Resolution #2016-56 - Authorizing the Township Manager to renew the Township's agreement with Mitel for the phone equipment lease
- f) Resolution #2016-57 - Authorizing the Township Manager to enter into an agreement with Line Systems for phone service
- g) Resolution #2016-54 - Authorizing Approval for the Purchase of Skatepark Equipment for Radnor Skatepark
- h) Resolution #2016-55 - Authorizing Approval for the Installation of a Water Fountain at Radnor Skatepark
 - i) Resolution #2016-49 – St. Thomas Way Traffic Signal (PENNDot T-160 Form)
 - j) Resolution #2016-50 – Ithan and Stanford Hall Traffic Signal (PENNDot T-160 Form)
 - k) Resolution #2016-51 – Sproul road-Spring Mill Road Traffic Signal (PENNDot T-160 Form)

- l) Resolution #2016-52 – Ithan and Dormitory Parking Garage Traffic Signal (PENNDot T-160 Form)
- m) Resolution #2016-53 – Ithan Avenue Traffic Signal (PENNDot T-160 Form)
- n) Resolution #2016-58 – Approval of proposal from Campbell Thomas & Co. for services rendered for implementation of the Extension of the Radnor Trail

Commissioner Curley made a motion to approve, seconded by Commissioner Nagle. Motion passed 7-0.

4. Public Participation

Jane Galli, Rosemont – She commented in regards to the recent donation to Villanova University for renovations to the Pavilion and her frustrations with the University.

Dan Sherry, Wayne – He commented in regards to Public Comment at the meetings as well as his thoughts on the President and Vice-President seats.

Mr. Zienkowski commented about the unfair comments that are made towards Commissioners and Staff and that they are not necessary.

5. Committee Reports

PERSONNEL & ADMINISTRATION

A. Discussion and Possible Motion(s) - Pine Tree Road Traffic Calming

Mr. Zienkowski briefly commented in regards to items for Traffic Calming on Pine Tree Road and asked the Board for direction on how to proceed. There was a discussion amongst the Commissioners and Staff. Mr. Norcini asked the Board to consider authorizing Gilmore and Associates to survey, design, construction drawings, specifications, and bidding documents for the installation of traffic calming medians on Pine Tree Road as well as authorize to receive bids for the installation of traffic calming medians on Pine Tree Road.

Commissioner Curley made a motion to authorize staff to develop the contract document for the Pine Tree Road traffic calming intervention, seconded by Commissioner Clark. Motion passed 7-0.

B. Hiring a professional broker to solicit offers for leasing and or purchasing the Willows Mansion and a small residential lot underneath the Mansion

Commissioner Booker discussed briefly the background of the failed redevelopment of the Willows Mansion to date and his belief that the need to hire a professional broker to solicit offers for leasing and or purchasing the Willows Mansion. Commissioner Booker invited Leslie Morgan (resident Ward 1) to approach the Board and discuss her thoughts on the future of the Willows Mansion.

Commissioner Booker made a motion to (a) hire a professional broker to solicit offers for leasing and or purchasing the Willows Mansion and a small residential lot underneath the Mansion (b) in conjunction with (a) performing a forecast of the public use component with each such use to be considered, seconded by Commissioner Clark

There was an in depth discussion amongst the Commissioners in regards to their wishes for the future of the Willows and what they would like to see in the request for proposals. Mr. Zienkowski commented that staff has met with St. David's Nursery school several occasions but have still not met the

requirements that have been set forth. Staff anticipates meeting with them within the next couple weeks with the Nursery School.

Public Comment

Sara Pilling, Garrett Avenue – She commented in regards to the resident meeting that was held on Wednesday, April 13th and she reported back some of the ideas that came out of the meeting. The group also discussed having another meeting and it being held at the Township Building and televised so she asked the Board to waive the room rental fee.

Joe Riser, Villanova – He commented in regards to his support of the resident meetings and the importance of defining the premise of the RFP for it to be effective.

Mr. Zienkowski commented that he would like to go with Commissioner Booker's recommendation to use a professional real estate firm before going to RFP and suggested to use Avison Young as they are currently working with CARFAC.

Commissioner Ahr made a motion to amend the original motion to remove the purchase aspect out of it, seconded by Commissioner Nagle. Motion failed 2-5 with Commissioners Higgins, Booker, Clark, Schaefer and Curley opposed.

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

Commissioner Schaefer made a motion to direct staff to begin the RFP process with drafting an RFP beginning with the last RFP but scaling back the ask to be more in line with the lease at the Cruetzburg Center, seconded by Commissioner Higgins.

Commissioner Curley discussed that he would like to see in the RFP a paragraph to include a request for concepts and visions from community groups. There was a discussion that followed.

Commissioner Schaefer amended her motion to add a request for concept and vision aspect that the building and the site would be exclusively park use to the RFP, seconded by Commissioner Higgins.

Mr. Zienkowski asked the Board if there would be a consideration to take the building down and start anew. There was not an agreement amongst the Board to support this.

Public Comment

Leslie Morgan, Farm Road – She commented about an article that was in Philly.com about West Chester Borough.

Jane Galli, Barcladen Road – She commented about her frustrations with the process on whether it is to remain public/private and who is going to pay for it.

Commissioner Ahr called the vote on the original motion including Commissioner Schaefer's amendment, motion passed 7-0.

Commissioner Ahr made a motion to waive all fees related to the use of the meeting room for the resident group to use at the Township Building in regards to the future of the Willows, seconded by Clark. Motion passed 7-0.

C. Actual business forecast on the public use component of the Willows Mansion

Discussed under agenda item above.

COMMUNITY DEVELOPMENT

D. Consideration to forward the request from the Penn Medicine / University of Pennsylvania Health Systems (Amending Chapter 280 of the Radnor Township Code, Zoning, Article XV PLO - Planned Laboratory-Office District, to allow for additional permitted uses within the district, amendment of certain area and height regulations, creation of special development definitions, and financial subdivision) to the Township and County Planning Commissions for review and comment.

It was agreed amongst the Commissioners that item F on the agenda will be discussed under this line item as well. Commissioner Higgins commented that he will not participate in items pertaining to Penn Medicine as he has a conflict since the University of Pennsylvania and its health system are clients in his law practice.

Dave Falcone, representing the applicant, Eric Swanson, architect for applicant and Mike Kissinger, engineer for applicant briefly discussed the proposed zoning amendment as well as presented the proposed sketch plans which can be found on the Township website at: <http://www.radnor.com/809/145-King-of-Prussia-Road---Penn-Medicine>. The proposed Zoning Amendment pertains to Chapter 280 of the Radnor Township Code, Zoning, Article XV PLO - Planned Laboratory-Office District, to allow for additional permitted uses within the district, amendment of certain area and height regulations, creation of special development definitions, and financial subdivision.

There was a discussion amongst the Commissioners, staff and representatives for the applicant in regards to landscaping, density, impervious conditions, parking calculations, whether the applicant is a non-profit corporation, permitted/non permitted uses, gross floor area, traffic neutrality, campus setting preferred, set-backs, heights of buildings, parking garages, signage and stormwater.

Public Comment

Lloyd Goodman, Radnor Racquet Club – He commented in regards to implications the changes of the amendment would have on his property.

PUBLIC WORKS & ENGINEERING

E. Resolution #2016-48 - Final Approval– Preliminary Plan – 427 E. Lancaster Avenue

George Broseman, representing the applicant commented that the resolution is acceptable to the applicant. The applicant is proposing to demolish the existing buildings on the site and erect a multifamily residential building consisting of 22 units with parking located underneath the building. The project is located within the R6 Zoning District. The project is combining two parcels (.79 acres and .45 acres) into one parcel that will total 1.24 acres. There was a brief discussion amongst the Commissioners, staff and the applicant for clarification. In response to a question from Commissioner Higgins, the developer stated that he would be willing to consider contributing towards a sidewalk improvement for the Bateman-Gallagher Post of the American Legion along the north side of Lancaster Avenue at some time in the future.

Commissioner Higgins made a motion to approve, seconded by Commissioner Nagle. Motion passed 7-0.

F. Penn Medicine / University of Pennsylvania Health System – Sketch Plan Presentation

Discussed during item D of the agenda.

PARKS & RECREATION

None

FINANCE & AUDIT

None

PUBLIC SAFETY

None

LIBRARY

Commissioner Booker commented that at the last meeting of the Board of Trustees the Library will close on Sunday, May 15th at the current location and will reopen at the Old Library Building on Lancaster Avenue. The hours will be Monday, Wednesday and Friday 9 AM to 6 PM; Tuesday and Thursday 1PM to 9 PM and Saturday 9AM to 5 PM. There will be 11 staff members remaining on and others will be furloughed which will be given the opportunity to come back when the new library reopens. They are still trying to raise funds for the Library.

PUBLIC HEALTH

None

Old Business

None

New Business

Mr. Zienkowski commented in regards to a situation that was brought to the Township attention in regards to trees that have been significantly damaged throughout a construction project that they are going to be looking for relief. Mr. Zienkowski will be imposing a significant fine on the property owner.

The Carol H. Axelrod Memorial Blood Drive

Commissioner Clark announced that the Blood Drive is scheduled for May 10, 2016 7 AM to 7 PM at the Township Building.

Public Participation

None

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

Respectfully submitted,

Jennifer DeStefano