

TOWNSHIP OF RADNOR
Minutes of Public Meeting of March 9, 2015

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

William Spingler, President

John Fisher

John Nagle

Elaine Schaefer

James C. Higgins, Vice President

Richard F. Booker

Donald Curley

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

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

Commissioner Spingler announced that item G on the agenda will be removed from the agenda this evening and item E will be first under Public Works & Engineering.

Commissioner Nagle made a statement apologizing to the community of Radnor Township.

Public Participation

Charles Falcone, Ward 5 – He commented in regards to his support for Commissioner Nagle and commended the Public Works employees for their efforts this past winter.

Dan Sherry, Wayne – He commented in regards to his disappointment of the actions of Commissioner Nagle’s attorney during the ethics complaint.

George Badey, Chamonix Road – He commented on the tenor of the Board of Commissioners meetings recently.

Notice of Executive Session of the Board of Commissioners meeting of March 9, 2015

All commissioners were in attendance with the exception of Commissioner Nagle, where matters of personnel, real estate and litigation were discussed.

1. Consent Agenda

a) *Disbursement Review and Approval: 2015-02D*

b) *Approval of minutes for the Board of Commissioners meeting of February 17, 2015*

- c) Resolution #2015-32 – Setting the Zoning Hearing Board Members’ Terms
- d) Resolution #2015-33 – Authorization to enter into a professional services agreement with Adaptive Solutions for a two year budgeting/ forecasting software subscription at a total price of \$38,950, and one-time installation costs not to exceed \$36,400
- e) Resolution #2015-34 – Renewing the Long-Term Disability Insurance Policy with Reliance Standard at a unit price of \$0.75 per \$100 of covered base wages
- f) Resolution #2015-35 – Renewing Radnor Fire Company Workers Compensations Insurance Coverage Beginning March 1, 2015 through March 1, 2016
 - g) Resolution #2015-36 – Purchase of One Loader Leaf Bucket
 - h) Resolution #2015-38 – Purchase of One Road Side Mower Arm
 - i) Resolution #2015-09 – Approval of Act 511 Auditor contract renewal

Commissioner Schaefer made a motion, seconded by Commissioner Higgins.

Commissioner Curley and Booker asked for item *i* to be removed from the consent agenda.

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

- i) Resolution #2015-09 – Approval of Act 511 Auditor contract renewal

Commissioner Nagle made a motion to approve, seconded by Commissioner Higgins.

There was a discussion amongst the Commissioners and staff in regards to the incentive compensation structure

Public Comment

Leslie Morgan, Farm Rd. – She commented in regards to whether other local municipalities have been looked at to see the structure that they use.

Dan Sherry, Wayne – He commented in regards to incentive compensation structure.

Commissioner Spingler called the vote, motion passed 4-3 with Commissioner Booker, Curley and Fisher opposed.

PUBLIC SAFETY

Ordinance #2015-02 (Adoption) – Handicapped parking space on Eachus Avenue

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Fisher. Motion passed 7-0.

PUBLIC WORKS & ENGINEERING***Caucus – Final Approval – Villanova University West End Zone Building/Butler Annex***

Chris Kovolski, Villanova University and Karen McDaniels discussed that the University is proposing to change the existing building footprint of the Butler Annex. The existing building area of 10,773 SF is to be removed and replaced with a new building area of 16,072 SF. The total impervious coverage will increase by 3,284 SF.

There was an in depth discussion amongst the Commissioners and staff in regards to conforming/non-conforming and fee for non-residential subdivisions for land developments.

Public Comment

Christina Perrone, Wayne – She commented in regards to the waivers requested by the applicant.

Matt Marshall, Walnut Ave – He urged the Commissioners to be consistent with the process taken with this project and in his opinion this project should go through the entire process of land development.

Caucus – Preliminary Approval – 145 King of Prussia Road (BioMed)

The applicant made a brief presentation proposing to redevelop the property at 145 King of Prussia Road to construct four office buildings at 533,247 gross square footage and four buildings.

There was an in depth discussion amongst Commissioners and staff with the applicant in regards to sidewalks, steep slopes, massing, trail system, traffic and traffic signals.

Public Comment

Susan Stern, Wayne – She commented in regards to her disagreement with the current plan and her disagreement that the applicant brought a new plan to present tonight.

Diane Edbril, Spruce Tree Rd. – She commented in regards to the coverage of buildings on the plan.

Chuck Barber, Hilldale Road – He commented in regards to his hopes that there is continuity with traffic planning with the other construction happening on the other side of the blue route.

Dan Sherry, Wayne – He commented in regards to the plan that was presented tonight and the length of the presentation.

Luke Clark, Midland Circle – He commented that he was frustrated that it appeared the applicant was trying to circumvent the Planning Commission process.

Christina Perrone, Wayne – She commented on the calculations used tonight on net square footage.

Matt Marshall, Walnut Avenue – He commented in regards to the density and traffic that is involved with this plan.

Phil Ahr, Rosemont – He commented that he would like to see money put into the trails with this plan as well as his hope for a determination on the parking structure is reached shortly.

George Broseman, Attorney for Brandywine Realty – He commented in regards to his disagreements with the proposed plan along with items that haven't been addressed yet (i.e. stormwater management, fire access to parking underground parking garage, etc.)

Discussion and possible motion to authorize RETTEW to prepare a zoning amendment

Steve Gabriel from RETTEW briefly presented their approach and goals to amending the current PLO zoning ordinance. He gave a timeline in which his firm would follow. There was a discussion amongst the Commissioners and Mr. Gabriel in regards to their thoughts on amending the PLO zoning ordinance. The board will bring back at the next meeting their thoughts.

Commissioner Fisher made a motion to move forward with the RETTEW proposal as it was presented to the Board of Commissioners, seconded by Commissioner Schaefer.

Public Comment

Diane Edbril, Spruce Tree Rd. – She commented in regards to her agreement in preparing a zoning amendment.

Commissioner Spingler called the vote, motion passed 6-1 with Commissioner Booker opposed.

Resolution #2015-39 - 205 Strafford – Planning Module

Commissioner Higgins made a motion to approve, seconded by Commissioner Schaefer. Motion passed 6-1 with Commissioner Booker opposed.

Discussion in regards to changing the zoning parameters in the PLO Ordinance as per the Solicitors memo dated January 23, 2015

Commissioner Schaefer made a motion to table, seconded by Commissioner Nagle. Motion passed 7-0.

COMMUNITY DEVELOPMENT

Removed from the Agenda - Consideration of a Motion to approve the Certificate of Appropriateness:

- HARB-2014-25 – 120 & 124 Bloomingdale Avenue – Convert 120 Bloomingdale Avenue to a single family detached dwelling. Demolish existing structures on 124 Bloomingdale Avenue and develop property with five (5) new townhomes located in two (2) buildings.

FINANCE & AUDIT - None

PERSONNEL & ADMINISTRATION - None

PARKS & RECREATION

Commissioner Nagle commented that at the last Parks & Recreation Board meeting they made a motion to recommend to the Board of Commissioners that a student intern be added to the Parks and Recreation Board. The Township Solicitor will report back to the board if the Administrative Code would need to be amended to allow this.

LIBRARY - None

PUBLIC HEALTH

Commissioner Schaefer announced that there are two programs scheduled to discuss the stresses on youth. First is an event at Radnor High School on March 25th which will focus on substance abuse and second event is scheduled on April 27th at Bryn Mawr College presented by DeMax Organization and Main Line School Night which will focus on mental health.

Old Business

Commissioner Curley commented that there are decisions needed to be made in regards to stormwater and he would like to see the amount of money the stormwater fee raises per Ward, per watershed and the percentage which is commercial vs. residential. There was a discussion in regards to the requests.

New Business

Commissioner Schaefer announced that this Saturday at 10 am at the Library workshop about beautifying your backyard with rain gardens.

Mr. Zienkowski thanked the staff on their efforts this winter with the storms and response.

Public Participation

Christina Perrone, Wayne – She asked for clarification of how the item earlier in the meeting in regards to Villanova University was left and would also like to see in the future comments received from the other boards.

Dan Sherry, Governor's Circle – He commented in regards to Commissioner Nagle's apology at the beginning of the meeting as well as comments made by Mr. Badey earlier in the meeting.

Dan Sherry, Wayne – He commented in regards to Mr. Badey's comments made in the beginning of the meeting as well as a letter received from Mr. Morris.

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

Respectfully submitted,

Jennifer DeStefano