

TOWNSHIP OF RADNOR
Minutes of Public Meeting of April 13, 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 - Absent

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; Kevin Kochanski, Director of Community Development; Steve Norcini, Director of Public Works; Amy Kaminski, Traffic Engineer; Roger Philips, Township 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

Notice of Executive Session of the Board of Commissioners meeting of April 13, 2015

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

Commissioner announced that he has moved the initial public participation to after consent agenda.

1. Consent Agenda

a) Disbursement Review and Approval: 2015-03C, 2015-03D

b) Approval of minutes for the Board of Commissioners meeting of March 9, 2015

c) Resolution #2015-52 – Sale of Surplus Equipment

d) ~~Motion to authorize John Rice to attend the Zoning Hearing Board meeting and oppose the following:~~

~~APPEAL #2932 - The applicant, David Semerjian Builders, LLC, property located at 415 and 501 Maplewood Avenue, 255 Highland Avenue – Lots 4 and 5, Central Avenue – Lot 15 and 16, and 253 Highland Avenue and zoned R5, seeks a variance, in order to construct 12 townhomes which is a permitted use, from Section 280-35(B)(9) regarding Impervious Coverage or contends that the relief is permitted as of right since it is not increasing the existing non-conformity on Impervious Coverage. Applicant further seeks any other zoning or alternative relief required pursuant to the Plans presented with this Application.~~

Commissioner Spingler commented that item d is removed from the consent agenda as the applicant has granted a continuance.

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

2. Delaware Riverkeeper to discuss the Ruling on the Application of Article 1 Section 27 of the PA Constitution to PA Municipalities

Maya Van Rossum, the Delaware Riverkeeper gave a brief presentation in regards to the ruling on the application of Article 1 Section 27 of the Pennsylvania Constitution to Municipalities.

3. Public Participation

Christina Perrone, Wayne – She commented in regards to a meeting she attended last week which was hosted by the League of Women Voters which was between PennDot, Radnor Township residents and Friends to Preserve Radnor in regards to the effect and impact of the proposed Villanova development.

Dan Sherry, Wayne – He commented in regards to bullying comments made by the chair of the democratic committee and an incident that occurred between Commissioner Higgins and the Delaware Riverkeeper at the March 23, 2015 meeting.

Jane Galli, Barcladen Rd. – She commented in regards to parking that is in the plans for Villanova University.

Maya Van Rossum, S. Robert Road – She commented that Commissioner Higgins did give her a heartfelt apology.

4. Committee Reports

PUBLIC WORKS & ENGINEERING

It was agreed by majority of the Board to allow Villanova University to present first.

Caucus – Preliminary Approval – Villanova University Housing Project

Representatives of Villanova presented the proposed plans for their housing project which can be found on the Township website. The applicant will comply with most of the comments. The remainder will require the request of waivers. There was a conversation amongst Commissioners and the applicant in regards to the crosswalk at Ithan & Lancaster Avenue; pedestrian bridge; right turn lane; increased traffic and stormwater.

Public Comment

Jane Galli, Barcladen Road – She inquired for clarifications of washing stations for the construction vehicles and where that water will go; stormwater management and handicap access at the church.

Sara Pilling, Garrett Avenue – She inquired in regards to the length of the ramp leading to the pedestrian bridge.

Maya Van Rossum, Delaware Riverkeeper – She commented in regards to stormwater at the project and commended the university.

Toni Bailey, Barcladen Road – She commented in regards to the reduction of the parking with respect to Sunday Church services and special events.

Commissioner Fisher asked the applicant to give an extension until May 11, 2015 and applicant responded that they are not prepared to grant an extension. Commissioner Fisher also asked for the applicant to consider a cap on enrollment for undergraduate students, staging of the project in particular during special events, the right turn lane, and the rear entry behind the dorms to get to the garage as conditions at preliminary plan approval.

Randy Maud, Aldwyn Lane – He inquired for clarification of whether the lanes are one-way or two-way as well as buffering areas.

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

Representatives for the applicant presented the proposed plans. Discussions included parking; increased green space; several buildings have been moved forward to the parking area and the square footage has been shared between the buildings; a greenways trail plan has been incorporated throughout the development and a sidewalk has been added; revised traffic improvements were detailed to the board including traffic adaptive signals.

There was an in depth conversation amongst Commissioners, the applicant and staff in regards to driveways in/out of the campus, increased traffic, PennDot right-of-way, traffic patterns, stormwater on the site, the proposed underground garage, impacts to traffic if there were to be medical offices within the buildings, park & recreation impact fee calculations, traffic neutral plan, incentives to tenants to use mass transit, fire safety/training & apparatus for Fire Company in regards to the underground parking garage and the adaptive traffic signals.

Public Comment

Matt Marshall, Walnut Ave. – He commented in regards to his disagreements with the proposed plan.

Dan Sherry, Wayne – He commented in regards to solicitor Rice's memos change of views about accessory uses and parking structures.

Randy Maud, Aldwyn Lane – He commented about the SEPTA lot being a busy area.

Mark Kaplan, represents Brandywine Realty Trust – He commented in regards to his position to the below grade parking, his clients concern about the traffic and stormwater management on the site.

COMMUNITY DEVELOPMENT

None

FINANCE & AUDIT

None

LIBRARY

Commissioner Booker commented that the capital campaign for the Library commenced last week to raise funds for the Library expansion project.

PARKS & RECREATION

Mr. Zienkowski announced that the Wheels of Wayne is April 19, 2015 1-4 PM on N. Wayne Avenue as well as the Arbor Day event on April 21, 2015 at 6 PM at the Friends of Radnor Trail Park.

PERSONNEL & ADMINISTRATION

None

PUBLIC HEALTH

None

PUBLIC SAFETY

None

Old Business

New Business

Commissioner Fisher asked the Solicitor and staff to look into the ITE rates that are quoted in the zoning code.

Commissioner Curley commented that neighbors near the intersection of Oakford and Arbordale have asked for a 4-way stop. There will be a recommendation by Superintendent of Police and the Township Manager to introduce an ordinance at a future meeting.

Public Participation

Dan Sherry, Wayne – He inquired about the absence of Commissioner Nagle at the meeting this evening since there had been precedent in the past and again commented in regards to the Solicitors change in view in his memos on accessory use as well as an incident between Commissioners Higgins and the Delaware Riverkeeper.

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

Respectfully submitted,

Jennifer DeStefano