

**TOWNSHIP OF RADNOR**  
**Minutes of Public Meeting of June 9, 2014**

*The Radnor Township Board of Commissioners met at approximately 6:50 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

**Commissioners Present**

*Elaine Schaefer, President*

*John Fisher*

*John Nagle*

*William Spingler*

*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; William Colarulo, Superintendent of Police; Steve Norcini, Director of Public Works; Tammy Cohen, Director of Recreation & Community Programming; Roger Phillips, P.E., Township Engineer; Amy Kaminski, Township Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

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

Commissioner Schaefer announced that item 1d - Staff Traffic Committee Meeting Minutes – May 2014 will be removed from the consent agenda.

Commissioner Schaefer also commented that she will be presiding the meeting until 7:30 tonight as she has a personal obligation to attend to; Commissioner Higgins will then take over and she should return to the meeting around 8:30.

*Public Participation*

Jill Huentelman – Invited all the Commissioners to the Garrett Hill 4<sup>th</sup> of July parade.

Diane Edbril – Please see attached letter that she read on behalf of Maya van Rossum.

*Notice of Executive Session preceding and following the Board of Commissioners meeting of June 9, 2014*

All commissioners were in attendance, where matters of personnel, real estate and litigation were discussed.

*Consent Agenda*

- a) *Consideration of a Motion to approve the Certificate of Appropriateness: HARB 2014-11 – 326 St. Davids Road – Renovation and addition of existing house*
- b) *Approval of minutes for the Board of Commissioners meeting of April 28, 2014, May 12, 2014 & May 19, 2014*
- c) *Disbursement Review and Approval: 2014-05C, 2014-05D*
- d) ~~*Staff Traffic Committee Meeting Minutes – May 2014*~~
- e) *Business Privilege Tax Settlement #BPT-2014-02 in the amount of \$39,000*
- f) ~~*Resolution #2014-56 – Awarding the capital Lease financing proposal for the purchase of a replacement sanitation packer to Clayton Holdings, LLC at an interest rate of 1.880% for 5 years. <<The Board approved the purchase via' Resolution 2014-04. This is just the leasing component>>*~~
- g) ~~*Resolution #2014-57 – Awarding the capital Lease financing proposal for the purchase of a replacement dump truck to Clayton Holdings, LLC at an interest rate of 1.880% for 5 years. <<The Board approved the purchase via' Resolution 2014-04. This is just the leasing component>>*~~

- h) Resolution #2014-43 - Delaware County Paving Aid
- i) Resolution #2014-44 - Delaware County Pothole Aid
- j) Motion to receive bids for 2014 Superpave Resurfacing Project

Commissioner Fisher asked for items 1f & 1g be removed from the consent agenda.

Commissioner Spingler made a motion to approve the consent agenda with items 1d; 1f & 1g removed, seconded by Commissioner Nagle. Motion passed 7-0.

Resolution #2014-56 - Awarding the capital Lease financing proposal for the purchase of a replacement sanitation packer to Clayton Holdings, LLC at an interest rate of 1.880% for 5 years. <<The Board approved the purchase via' Resolution 2014-04. This is just the leasing component>>

Resolution #2014-57 - Awarding the capital Lease financing proposal for the purchase of a replacement dump truck to Clayton Holdings, LLC at an interest rate of 1.880% for 5 years. <<The Board approved the purchase via'

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

Commissioner Fisher made a motion to amend for the values to be added to the resolutions, seconded by Commissioner Spingler. Commissioner Schaefer called the vote, motion passed 7-0.

#### Various Awards & Recognitions

Please see attached list of recognitions that were given.

#### Presentation from CliftonLarsonAllen on the 2013 Audited Financial Statements

Nancy Gunza, CliftonLarsonAllen made a presentation to the Commissioners on the 2013 Audited Financial Statements. The presentation can be found on the Township website at: [http://www.radnor.com/egov/docs/1402516638\\_777770.pdf](http://www.radnor.com/egov/docs/1402516638_777770.pdf). There was a brief discussion with CliftonLarsonAllen and the Commissioners.

#### Resolution #2014-55 - Accepting the 2013 Independent Auditor's Report and Audited Financial Statements as recommended by CARFAC

Commissioner Spingler made a motion to approve, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Schaefer absent for the vote.

#### Confirmation of the Presentation of Greenways & Open Space Draft Plan and Caucus meeting for Wayne Elementary and Ithan Elementary School projects at a June 23, 2014 Special Board of Commissioners Meeting

Commissioner Curley made the motion to set June 23, 2014 as a Special Board of Commissioners meeting beginning at 7 PM, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Schaefer absent for the vote.

#### **LIBRARY**

#### Presentation by Radnor Memorial Library of their 2013 annual report & summer reading tee shirts

Kathy Mulroy, Director of the Radnor Memorial Library presented to the Commissioners the Library 2013 Annual Report for the Library and summer reading tee shirts. She also announced that the fundraising goal for the expansion of the Library is \$1M. Commissioner Booker announced a fundraiser for the Library at Margaret Kuo's on Saturday, June 21, 2014.

Resolution #2014-58 - Expressing support of planning and fundraising efforts for the expansion and renovation of the current library building

Commissioner Booker made a motion to approve, seconded by Commissioner Spingler. Motion passed 6-0 with Commissioner Schaefer absent for the vote.

**PERSONNEL & ADMINISTRATION**

Presentation of the First Draft regarding the Township's Proposed Ward Redistricting Map

Commissioner Nagle made a brief presentation in regard to proposed ward redistricting. The presentation can be found on the Township website at: <http://www.radnor.com/egov/docs/1402512296856.htm>. Hearings will begin in regards to the redistricting in September. Commissioner Curley requested that option 4 be included with the presentation that is posted to the website.

**FINANCE & AUDIT**

Ordinance #2014-05 - [Adoption] - to amend Chapters §44-10 Fund Balance Policy and §44-11 Nonrecurring Revenues

Commissioner Fisher made a motion to adopt, seconded by Commissioner Spingler.

There was a brief discussion amongst the Commissioners and Staff for a few clarifications of the ordinance. Commissioner Higgins called the vote, motion passed 5-1 with Commissioner Booker opposed and Commissioner Schaefer absent for the vote.

**COMMUNITY DEVELOPMENT**

Planning Discussion Regarding the BioMed Site

John Rice, Township Solicitor introduced Stephen Gabriel and Grant Smith from RETTEW.

Stephen Gabriel & Grant Smith made a brief presentation which can be found on the Township website at: [http://www.radnor.com/egov/docs/1401908775\\_259338.pdf](http://www.radnor.com/egov/docs/1401908775_259338.pdf).

*RETTEW was approached by the Radnor Township Solicitor in April to provide site planning assistance to Radnor Township related to the BioMed site at 145 King of Prussia Road, adjacent to the intersection of Lancaster Avenue and I-476 (the Blue Route). RETTEW was charged with preparing one (1) site plan that maximized the development intensity of the site while complying with the provisions of the Township zoning ordinance without the need for any variances from the ordinance (a "by-right" plan). RETTEW ultimately provided a second site plan and calculations for a third plan at the Township Solicitor's request to address differences in total site area based on whether or not the rights-of-way for King of Prussia Road and I-476 (the Blue Route) were included in the calculation of site area.*

*The BioMed site is located within the PLO-Planned Laboratory-Office Zoning District of the Township. Within the PLO District, there are two principal uses permitted: 1) Scientific or industrial research and testing or experimental laboratory; and 2) Office building. Any property in the PLO can be developed with all office, all laboratories, or a combination of both uses.*

*The original site plan prepared by RETTEW is based on including the King of Prussia Road right-of-way in the base site area, resulting in 18.73 acres of site area. The principal use proposed in the plan is strictly office with a total of 503,000 square feet of floor space. The resulting building coverage is 20.5%, well below the*

*maximum allowed under the ordinance of 30%. Parking is provided in a combination of surface lots across the site and up to three levels of underground parking on the northern half of the site. Total spaces provided are 1787 versus 1758 required. Open space, calculated as required by the zoning ordinance on the basis of site area without any street right-of-way included, is at 48.2%, more than the 45% open space required by the ordinance. Building heights are 3 stories as required, and the front yard setbacks of 150 feet and the 200 feet side and rear setbacks are met.*

*The additional site plan prepared by RETTEW assumes both the King of Prussia Road and Blue Route rights-of-way are included in the site area, yielding a site of 26.96 acres. As in the original plan, 503,000 square feet of office space results. Building coverage is 14.3% and total parking spaces provided remains at 1787. Open space is again at 48.2%, and building height and setback standards are met.*

*RETTEW also provided calculations for the site without the rights-of-way for either King of Prussia Road or I-476 included in the site area. At a total site area of roughly 18.07 acres, building coverage is 21.3% based again on 503,000 square feet of office space. All other standards (parking spaces, open space, building height, and setbacks) remain the same and are met as in the other two scenarios.*

*It is important to note that the amount of square feet of office space that can be placed on the site is the same whether or not the right-of-way of either King of Prussia Road or I-476 (the Blue Route) is included in the total area of the site. While the total site area will fluctuate based on what street right-of-way is included in site area, the setbacks remain the same in all three scenarios. The setbacks create the same building envelope within which to place buildings in all three scenarios, so the same maximum office square footage is the result in all three.*

There was a discussion amongst Commissioners in regards to parking garage, set-backs, transit oriented development, continued discussions on mixed-use vs. all office, and discussion in regards to retaining a planner going forward.

Commissioner Schaefer made a motion to authorize Bob Zienkowski to gather proposals to retain planner services from independent planners to be presented at the June 23, 2014 Board of Commissioners meeting, seconded by Commissioner Spingler. Commissioner Schaefer withdrew her motion.

Mr. Zienkowski commented that there is a need for planning services with upcoming projects. He suggested having proposals from 1-2 firms in front of the Board for the first meeting in July. John Rice also suggested retaining a planner to be on staff to work on the larger projects that will be coming along.

Commissioner Schaefer made a motion for Administration to receive qualifications of firms to provide planning services to the Township and present them at the July 14, 2014 Board of Commissioners meeting, seconded by Commissioner Fisher.

### Public Comment

Diane Edbril – She thanked RETTEW for their presentation and commented that what was presented isn't that bad. She discussed her support of retaining a planner.

Leslie Morgan, Farm Road – She commented that she would like to see a guest speaker from PennDot and new development plans that are submitted that a by-right plan should also be submitted.

George Broseman, Attorney for Brandywine Realty Trust – He inquired if the planning services retained can be retained for a master plan of all of the properties affected in the PLO District. He also commented that his client is not opposed to an all office plan or mixed use; the key concern is traffic.

Nick Caniglia, Attorney for BioMed – He commented that his client needs to move forward as the existing buildings are mostly vacant and he hopes that everyone can move forward with an agreeable plan.

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

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

John Rice announced that July 28, 2014 will be the first hearing of the Villanova Conditional Use Hearing.

Commissioner Curley made a motion to set July 28, 2014 as the first Conditional Use Hearing for Villanova University, seconded by Commissioner Nagle. Motion passed 7-0.

### ***PUBLIC SAFETY - None***

### ***PARKS & RECREATION***

Commissioner Nagle announced the following events: Great American Camp Out which is scheduled for Saturday, June 28, 2014 at the Willows; Night at the Ball Park which is schedule for Wednesday, July 9, 2014 at Encke Field.

### ***PUBLIC HEALTH***

Commissioner Nagle commented that at the last meeting there was discussion in regards to concussions in youth sports; Tammy Cohen reported to the Board of Health on her initial contact with sport teams and she continues to communicate to the all of the local youth sports organizations in regards to this.

### ***Old Business***

Commissioner Spingler asked for the Solicitation Ordinance is amended to no solicitation after 8 PM. He would like to see this on the Consent agenda.

### ***New Business***

Mr. Zienkowski commented that the Township is going to begin more communication and education to the residents in regards to trash pick-up. There has been other items thrown in with Yard Waste that continue to damage the tub grinder as well as trash placed with recyclables which then contaminate the load of recycles at the yard.

### ***Public Participation***

Dan Sherry – He commented in regards to conflicts that he believes still exist on the Ethics Board.

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

*Respectfully submitted,*

*Jennifer DeStefano*



To Radnor Township Commissioners  
From: Maya K. van Rossm  
Date June 9, 2014

Re: interim fix to stormwater ordinance

I was disappointed to learn that rather than seek to quickly advance a fix to the loophole that exists in Radnor's stormwater ordinance for redevelopment projects that the Board of Commissioners has instead taken steps that slow the process down and that, rather than strengthen the recommendation of staff to fix the loophole, or simply adopt their relatively strong recommendation as it was submitted, that you instead recommended a weakening of what as recommended.

So in fact, the only recommended changes at this point are to include language in the purpose statement of the ordinance – a part of the ordinance that does not result in any kind of mandate -- to encourage the use of green infrastructure, lower impact development design practices, to promote infiltration, evapotranspiration and reuse of stormwater.

And that a mere 25% of the developed portion of a redevelopment site will be considered as meadow in good condition when determining how much runoff volume needs to be addressed.

It is very disappointing that you wasted the time of our township staff and the cost of our consulting expert to recommend such a meager modification.

May 29 Villanova filed for approvals for its project – it is imperative you immediately pass a strong interim fix like Steve Norcini recommended rather than allow this loophole to go unaddressed or barely address as is currently being proposed.

DELAWARE RIVERKEEPER NETWORK  
925 Canal Street, Suite 3701  
Bristol, PA 19007  
Office: (215) 369-1188  
fax: (215) 369-1181  
dm@delawareriverkeeper.org  
www.delawareriverkeeper.org

# Recognitions

---

*Recognition of Villanova University for their Sponsorship Support of the 2014 Spring Eggstravaganza Community Event*

*Recognition of Sila Heating & Air Conditioning for their Sponsorship Support of the Radnor Township Recreation & Community Programming Department*

*Recognition of Kevin McGovern for his Leadership of the Radnor Skatepark Jam Event*

*In recognition of your unprecedented support of the Radnor Police K9 program.*

Dr. Len Donato  
Robert Archibald

*In recognition of your support to the Radnor Police K9 program.*

Brian and Debbie Lurie  
Gene and Angelia Mitchell  
Nora Liu  
VIST Bank  
John Braxton and Braxton Animal Works  
Chase Ressler and Family  
Michael Smyth and Land Rover of the Main Line  
Harford Dog Park Association  
Pet Value  
Wentz Family  
Ernie Deeb  
Philadelphia Police K9 Instructors

***Recognition of Dr. H. Edward Liu***

## Letter of Commendation

Officer Alex M. Janoski  
Officer Daniel White (Folcroft Police Department)

## Commendation of Merit

Sergeant Joseph R. Maguire, III  
Officer Christopher A. Gluck  
Officer Alex M. Janoski  
Officer Wood M. Heneks  
Officer Raymond Rodden

## Heroism Award - War Memorial incident

James Delaney  
Ryan Maguire  
Virginia Maguire  
Julia Muscella  
David Panetta  
Jody Rioboli  
Philip Walker  
Brian Zimmerman

## Heroism Award - La Maison incident

James Delaney  
Joseph Maguire  
Michael Maguire  
Ryan Maguire  
David Panetta  
Andrew Ventura  
Brian Zimmerman  
Mattock Callahan  
Matthew Leeper

## Commendation of Merit - Machete Incident

Joseph R. Maguire III  
Alex M. Janoski  
Christopher A. Gluck  
Raymond M. Rodden  
James M. Gallagher

## Public Works

David J. Wisniewski