

TOWNSHIP OF RADNOR
Minutes of Public Meeting of December 16, 2013

The Radnor Township Board of Commissioners met at approximately 7:00 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
Kevin G. Higgins
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; Kevin Kochanski, Director of Community Development; Roger Phillips, P.E., Township 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

Public Participation

None

Notice of Executive Session preceding the Board of Commissioners meeting of December 16, 2013

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

Commendations from the Police Department

Superintendent Colarulo and Commissioner Schaefer presented Lieutenant Andrew J. Block, Detective James Santoliquito, Officer Jonathan Jagodinski, Sergeant Joseph Maguire, Detective Christopher Four and Officer Anthony Radico with a commendation for their acts of intelligent, valuable Police Service through highly skilled performance as Radnor Township Police Officers with an incident on December 2, 2013.

Superintendent Colarulo and Commissioner Schaefer presented Officer Christopher Gluck with a Commendation of Merit for his act of intelligent, valuable police service and arrest through highly skilled performance as a Radnor Township Police Officer for an incident on October 10, 2013.

Superintendent Colarulo and Commissioner Schaefer presented Sergeant George Smith with a Commendation of Merit for his organization and facilitation of the Cyber Bullying Seminar.

Certificate of Recognition - St. Katherine of Siena School

Commissioner Schaefer presented a Certificate of Recognition to the Students of St. Katherine's of Siena School for their Accomplishments and Research. These Students have Worked Along with Saving Hallowed Ground, their Teachers, the Community of Radnor, Local Veterans Organizations and Parents & Friends for the Second Year Researching and Recognizing the Sacrifices of the Wartime Soldiers, Sailors, Airmen, Coast Guardsmen and Marines Who Died While Serving Our Great Country

Recognition of Commissioner K. Higgins for his Years of Service

Commissioner Schaefer presented Commissioner Kevin Higgins with a plaque in recognition of his dedicated service to the Radnor Township Community by serving on the Radnor Township Board of Commissioners Since October 22, 2007 and thru December of 2013.

Appointments to Various Boards and Commissions

Commissioner Fisher made a motion to appoint the following, seconded by Commissioner Spingler.

Maya van Rossum, Ward 4; Regina Majercak, Ward 6; Joe Schanne, Ward 5 to the Stormwater Advisory Committee; William Martin, George Nagle & John Reilly to the Zoning Hearing Board; and Matthew Holtman to the Environmental Advisory Committee.

The terms for the Zoning Hearing Board will be set at the next meeting.

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

Consent Agenda

- a. *Approval of minutes for the Board of Commissioners meeting of November 18, 2013, November 25, 2013, November 26, 2013 & December 2, 2013*
 - b. *Approval of the 2014 Township Holiday Schedule*
 - c. *Disbursement Review and Approval: 2013-11C, 2013-12A*
 - d. *Business Privilege Tax Settlement (BPT 2013-7) in the amount of \$55,000*
 - e. *Resolution #2013-146 – Award of fuel and gas contract for 2014*
- f. *Resolution #2013-149 - Authorizing The Township To Approve Recreation & Community Programming Department Usage Of Radnor Township School District Facilities For The Radnor Youth Basketball Winter 2013-2014 Season*
- g. *Resolution #2013-150 - Authorization to Enter into Contract Agreement with the Woodlynde School for use of Gymnasium Facility for the 2013-2014 Radnor Youth Basketball & Gryphon Volleyball Program Seasons*
- h. *Resolution #2013-151 - Authorization to Enter into Contract Agreement with Hill Top Preparatory School for use of Gymnasium Facility for the 2012-2013 Radnor Youth Basketball Program Season*
- i. *Resolution #2013-152 - Authorizing the Township to enter into agreement with David Broida for Spring 2014 Tennis Lessons*
- j. *Resolution #2013-153 - Authorizing the Township to enter into agreement with World Cup Sports Academy for Spring 2014 Soccer Programs*

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

PERSONNEL & ADMINISTRATIONMotion to Make Conditional Offers of Employment for Two Police Officers

Superintendent Colarulo read into record that on October 10, 2013 The Radnor Township Civil Service Commission established an Eligibility List for Patrol Officer. This list was established pursuant to the examination process under Radnor Township Civil Service Ordinance. The conditional offer of employment is contingent upon each candidate submitting to and passing a physical and psychological examination, including a drug screening. I believe that the below listed individuals are qualified and capable of the duties of a Radnor Township Probationary Patrol Officer: James M. Gallagher and Nicholas W. Laffredo.

Commissioner Fisher made a motion for a conditional offer of employment to James M. Gallagher, seconded by Commissioner Spingler. Motion passed 7-0.

Commissioner Fisher made a motion for a conditional offer of employment to Nicholas W. Laffredo, seconded by Commissioner Spingler. Motion passed 6-0 with Commissioner Curley recused.

Resolution #2013-144 - Amending the Township Organizational Chart

Commissioner Fisher made a motion to approve, seconded by Commissioner Spingler. Motion passed 7-0.

Ordinance #2013-22 – (Adoption) - Approving an Agreement of Sale and Purchase between the Township of Radnor and ESIII, L.P. A Pennsylvania Limited Liability Company by its General Partner, ESIII—Ardrossan LLC for the Purchase of 71 Acres of Open Space

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

Mark Blair and Karl Bupp, members of CARFAC made a presentation in regards to the Ardrossan / Open Space Financial Impact of the purchase of Ardrossan. The presentation can be found on the Township website at http://www.radnor.com/egov/docs/1386969662_980255.pdf.

Public Comment

George Aman– He urged the Township to purchase the property.

Colleen Price, Atterbury – She supports purchasing open space and looks forward to the second appraisal. She suggested holding the money back for the Rye Field until final plans are completed for build out.

Sara Pilling, Garrett Avenue – She is in support of the purchase of the Wheeler and Quarry Tract however as a Senior Citizen living in the Township on a fixed income she does not have the capacity to continue to live in the Township with increasing rates.

Richard Booker, Belrose Lane – He is not in support of the purchase and does not think this is a good deal for the Township.

Bob Miccollis, West Avenue – He discussed the impacts whether or not the property is developed.

Al Capaco, Briarwood Road – He discussed his thoughts on the presentation given by CARFAC.

Leslie Morgan, Farm Road – She discussed the acquisition and the potential conditional use of the land at Ardrossan, she also commented on deed restrictions on the investment lots. She also presented a few analyses that she has completed.

Hank Mahoney, Beechtree Lane – He commented that the property is an investment in our quality of life in Radnor. He also commented that having a second referendum would be a bad idea.

Chet Harrington, Newtown Road – He discussed the history around Ardrossan and his concerns in regards to the development of the land.

After a brief discussion amongst the Commissioners and Staff, Commissioner Fisher made a motion to move forward with the purchase of the Wheeler and Quarry Tract, seconded by Commissioner Curley.

Mr. Zienkowski thanked the Board for taking their time to hear the comments from all of the residents. He also thanked CARFAC for all of their efforts throughout the process, thanked the staff for all of their time. He recommended other ways of financing the purchase of the open space.

Commissioner Schaefer called the vote on the following motion: *Commissioner Fisher made a motion to move forward with the purchase of the Wheeler and Quarry Tract, seconded by Commissioner Curley.* Motion failed 3-4 with Commissioner Spingler, Schaefer, J, Higgins and Nagle opposed.

Commissioner Schaefer called the vote on the original motion for adoption of the ordinance, motion passed 4-3 with Commissioner K. Higgins, Curley and Fisher opposed.

FINANCE & AUDIT

Ordinance #2013-23 – (Adoption) Final Comprehensive Budget for 2014 (v2) and Establishing the Township Real Estate Tax Rate and Sanitary Sewer Rate

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

Ordinance #2013-24 (Adoption) - Consolidated Fee Schedule for 2014

Commissioner K. Higgins made a motion to adopt, seconded by Commissioner Spingler. Motion passed 7-0.

Motion to Authorize the Township Solicitor to draft an ordinance setting the cost of tax certifications and providing that 50% of all payments be remitted to the Township

John Rice, Township Solicitor recommended tabling the agenda item above. John Osborne, Township Treasurer is withdrawing his request to raise the cost of tax certification.

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

Resolution #2013-143 - Adopting the 2014 Salary and Wage Schedule

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

COMMUNITY DEVELOPMENT

Ordinance #2013-20 - (Introduction) Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for a new Mixed-Use Special Transportation Development Use within the PLO – Planned Laboratory–Office District

Kevin Kochanski, Director of Community Development gave a brief synopsis of the proposed ordinance. There was discussion amongst the Commissioners and Staff in regards to density, traffic modifications, mitigation of traffic, green roofs and treatment of right-of-way.

Public Comment

George Broseman, Attorney for Brandywine Realty Trust – He discussed his client's disagreements with the ordinance and inquired on clarification of the process.

Richard Booker, Belrose Lane – He discussed his concerns with the Ordinance.

Nick Caniglia, Attorney for BioMed – He discussed and commented that this version of the ordinance works according to Traffic Engineers.

Commissioner Spingler made a motion to introduce, seconded by Commissioner J. Higgins. Motion passed 4-3 with Commissioner K. Higgins, Curley and Fisher opposed.

PUBLIC WORKS & ENGINEERING

Resolution #2013-145 – Authorize the Award of Crosswalk Installation at N. Wayne Ave., Contract #B-13-011

Steve Norcini explained the project was advertised and one bidder, Ramos and Associates was the sole bidder at \$117,930 (this includes an addition/alternate for a stamped asphalt crosswalk in lieu of white striping). The engineering invoices to date total \$15,059.15. The Township was subsequently informed that the Radnor Enhancement Community Trust will not fund the engineering and construction of the project. He is requesting that the North Wayne Avenue Crosswalk project be funded from the Township's capital reserve, and the sealed bid be awarded to Ramos & Associates: Construction -Award contract to Ramos & Associates \$117,930; Engineering - Design and Permitting (outstanding) McMahan & Assoc. \$15,059.15; Estimated engineering inspection costs of \$5,600.00 for a total of \$138,589.15.

Commissioner J. Higgins made a motion to approve and authorize Township Administration to pay McMahan & Assoc. \$15,059.15, seconded by Commissioner Spingler. Motion passed 5-2 with Commissioner K. Higgins and Fisher opposed. After the vote, Commissioner J. Higgins noted that the Radnor Enhancement Community Trust, led by former Commissioner Stuntebeck, refused to approve funding the construction, citing the opposition of the Wayne Business Association to the crosswalk. The reason for the W.B.A. opposition is that the crosswalk would result in the loss of one or two public parking places. The Radnor Enhancement Community Trust has a balance of about \$190,000 in its accounts.

Eagle Village - Consideration of waiver of Land Development or Preliminary/Final Land Development Approval

This project was first presented to the Board of Commissioners at the December 2, 2013 meeting for consideration of a waiver of Land Development. The Planning Commission, at their December 3, 2013 meeting reviewed this project and recommended that the Land Development Process be waived. The applicant for the above project is proposing the expansion of a vacant building in the center. The applicant would like to expand and significantly upgrade a building located in the rear of the center to be a garden center/retail shop for Valley Forge Flowers. In 2010 a plan for Valley Forge Flowers was approved by the Township to move into a new larger facility. The proposed modifications and addition includes a vestibule and outdoor sales area located over an existing impervious area which will be removed. Also a new partial second floor will be constructed over the existing foot print of the current building. The proposed improvements will be comparable to the work on the existing Valley Forge Flowers building in terms of architectural appeal. The impervious coverage would be reduced slightly. We have no objection regarding waiving the Land Development for this project. All storm water and other applicable issues will be addressed during the grading permit submission. There are no outstanding zoning conflicts associated with this project at this time.

Commissioner Spingler made a motion to approve, seconded by Commissioner J. Higgins. Motion passed 6-0 with Commissioner K. Higgins recused.

Caucus - Final Plan Approval – Villanova Center (771 E. Lancaster Avenue) Enrico Partners

Dave Falcone, Attorney for Applicant gave a brief presentation of the project. These plans are a revision to a previously approved land development plan. The previous approval is in accordance with an Order of the Court of Common Pleas of Delaware County dated October 1, 2003 approving the Settlement and Stipulation Agreement dated March 25, 2003 pertaining to the development of the subject property. The existing parcel is 12.531 acres and is located along Lancaster Avenue, in the CI/R.2 Zoning District. The site is currently contains five existing buildings. Two of the buildings (totaling 28,250 SF) are proposed to be demolished and a new 31,730 SF office and retail building is proposed.

There was discussion amongst the Commissioners, Applicant and Staff in regards to Stormwater mitigation and run-off for the property, entrance/exits to building and compliance with the current Stormwater ordinance.

PUBLIC SAFETY

Ordinance #2013-17 – (Introduction) Amending Chapter 270, Vehicles and Traffic, Revising Section 270-16 Stop Intersections, Revising Section 270-34 Parking Permit Zones, and Revising Section 270-57 Parking Meter Zones Established

Commissioner Spingler made a motion to introduce, seconded by Commissioner Fisher. Motion passed 7-0.

PARKS & RECREATION

Tammy Cohen, Director of Recreation and Community Programming announced that the Santa's Delivery scheduled for December 14th had been postponed due to the hazardous weather conditions the event will take place next Friday evening December 20th from 6:00 to 9:00 PM. Also, the 2014 Recreation brochure is available on the Township website.

LIBRARY - None

PUBLIC HEALTH

Commissioner Nagle discussed that the Board of Health will combine their findings of Geese with the EAC at an upcoming meeting. Also, tonight was Herb Hazen's last meeting on the Board of Health and we would like to thank him for his time.

Old Business - None

New Business - None

Public Participation

Richard Booker, Belrose Lane – He thanked Commissioner Kevin Higgins for his years of service on the Board of Commissioners. He also commented that there a lot of residents that are opposed to the purchase of Ardrossan.

Adjournment

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

*Respectfully submitted,
Jennifer DeStefano*