

**TOWNSHIP OF RADNOR**  
**Minutes of Public Meeting of February 13, 2012**

*The Radnor Township Board of Commissioners met at approximately 7:15 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

**Commissioners Present**

*William Spingler, President*

*Elaine P. Schaefer, Vice President*

*Donald Curley*

*Kevin G. Higgins*

*John Fisher*

*James C. Higgins*

*John C. Nagle*

**Also Present:** *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Finance Director; William Colarulo, Superintendent of Police; Stephen Norcini, Director of Public Works, David Leh, P.E., Township Engineer, Tammy Cohen, Director of Recreation; Kevin Kochanski, Director of Community Development and Jennifer DeStefano, Executive Assistant to Township Manager.*

*President Spingler called the meeting to order and led the audience in the Pledge of Allegiance.*

Public Participation

Judy Strimmel, 47 Louella Court – Read a letter that was sent to HARB in regards to 40 Louella Court.

Notice of Executive Session preceding the Board of Commissioners meeting of January 23, 2012 and February 13, 2012

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

Approval of minutes for the Board of Commissioners meeting of January 23, 2012(Regular Meeting) & January 30, 2012(Special Meeting)

Commissioner Curley moved to approve and seconded by Commissioner Schaefer. Motion passed 7-0.

Consideration of Appointments for various Boards and Commissions

Commissioner K. Higgins moved the appointments to the following Boards, seconded by Commissioner Nagle. Motion passed 7-0.

Joanna D. Bell-Merriam M.D., Ethics Board	Christopher Campbell, Parks and Recreation Board
Bill Conlan, Ethics Board	John Schultz, Civil Service Commission
Bud Hirsch, Ethics Board	Enrique Hervada, Civil Service Commission - <i>ALTERNATE</i>
Joseph Voegele, Rental Housing Appeals Board	Michael Falvey, Civil Service Commission - <i>ALTERNATE</i>
Bryan Morrison, Code Appeals Board	

*Certificate of Appreciation to Wayne Presbyterian Church*

Commissioner Schaefer made a presentation of a Certificate of Appreciation to Wayne Presbyterian Church for partnering with Radnor Township with a mutual goal of creating a greener approach to living in our Community; with the placement of an Electric Car Charging Station, in the Wayne Presbyterian Lot. This Electric Charging Station is the first of its kind in Radnor Township. Reverend Casey Thompson was in attendance for the acceptance of the Certificate of Appreciation.

*Certificate of Appreciation to The Rotary Club of Wayne*

Superintendent of Police, Bill Colarulo thanked The Rotary Club of Wayne for their donation. Commissioner Spingler presented a Certificate of Appreciation to The Rotary Club of Wayne for their generous donation of two (2) Fuji Mountain Bikes to the Radnor Police Department; as they will be utilized to supplement the Radnor Police Department while patrolling the community. These Patrol bikes will directly benefit the Citizens and Visitors of Radnor Township.

*Certificates of Appreciation to Ray Daly, William Miller and Paul Bazik*

Commissioner Spingler presented Certificates of Appreciation to Township employees Ray Daly, William Miller and Paul Bazik for their outstanding service in their respective interim roles.

*Presentation of the Design Concept for Lancaster Avenue – Villanova University*

*Commissioner Schaefer noted that she has a conflict of interest with Villanova University in that her husband's company sells a small amount of sporting goods equipment to their athletic department. She has disclosed this conflict and will recuse herself from discussion tonight. Any resident that gives feedback to her in regards to Villanova University she will forward to Township Staff.*

Ken Valosky, VP Administration & Finance (Villanova University) made a presentation to the Board of Commissioners about their Design Concept for Lancaster Avenue. Graham Wyatt, Robert A.M. Stearn Architects, walked through the concept. Robert Morro, Associate VP Facilities Management, (Villanova University) described the project timeline and next steps.

Commissioner K. Higgins – Asked is they would consider a CAP on enrollment.

Commissioner Curley – Should be Traffic Calming implemented.

Commissioner Fisher - Reduce the impact on the residents and concerned about the pedestrian traffic on Lancaster Avenue. He would like to see a pedestrian bridge over or under Lancaster Avenue.

Commissioner Nagle – Fundamentally he likes the plan but agrees about having the pedestrian bridge, concerned about the height of the buildings, retail space may put local merchants at a competitive disadvantage. He would like to see traffic studies that are realistic; the effect on the local housing market that brings students into dorms and leaving rental properties empty.

Commissioner J. Higgins – He would like to see safe access over the intersection of Ithan Avenue and Lancaster Avenue, whether that is over or under the roadway.

Commissioner Nagle inquired if Villanova had looked at the project yet from a codes point of view on how many exceptions and exemptions they would need. Mr. Caniglia responded that they would like to do an overlay, an amendment to the zoning code. What they would need to do is rezone the area with an overlay district.

Bob Zienkowski, Township Manager – He thanked Villanova University for attending and making the presentation. He commented that the resident meetings in December were very beneficial. Some other concerns are stormwater management, impact with parking garage, pedestrian traffic, lighting, noise.

#### Public Participation

Elaine Sharer, 231 S Ithan Avenue – She is concerned about traffic and stormwater management.

Cheryl Tumola, Midland Avenue – Villanova had promised a bridge before. There are many other forms of transportation students, etc. can use instead of planning to accommodate so many cars in the garage.

John Ghee, 38 Aldwyn Lane - Traffic, parking, noise from the open courtyards, stormwater management is of concern.

Susan Kelly, 32 Aldwyn Lane – Concerned about traffic congestion.

Patty Barker, Garrett Hill – Concerned about traffic, increased population on and off campus. What is the justification for granting any relief? She also read an email from Jane Bruna, Lewis Lane –does not think that Villanova is being realistic and is concerned about traffic.

Phil Ahr, Meredith Avenue – He joins others in congratulating Villanova for their ambitious goals. He urges the Commissioners to take into consideration the increased traffic spilling into residential streets, pedestrian safety, etc.

Bob Esgro, 46 Aldwyn Lane – It is too tall, narrow and too close to the road. The parking garage is on the wrong side of the street. The height of the buildings is a concern along with the amount of cars on campus.

Joe Vandegriss, Buckingham Drive – This is going to change not only the campus but Radnor Township.

Jim Schneller, St. Davids – The quality of life for residents needs to come before some of the larger institutions in Radnor.

Kevin Geary, 4 Black Friar Road - Trust and consequences. Concerned about what would happen if the University cannot fundraise enough to complete the project. Parking is a concern of his around the campus. What are the consequences if they don't meet their marks?

Tony Bailey, Conestoga Village – Has there been a study on the amount of pollution that will be created from/during the construction. Where will the parishioners park for church and special events?

Jim Yannopoulos, 15 Braxton Rd. - Is concerned about the change in zoning, traffic, etc. He was surprised that the University would not put a cap on the student population.

AnnaMarie Hessman, Barleycone Lane – The flood lights from the stadium light the entire neighborhood. The dorms are very attractive looking. She is concerned about the potential huge change in population density in the neighborhood.

Susan McClane, Hawthorne Lane – The surrounding properties are what makes Villanova as great as it is.

Colleen Price, 352 Chamounix Road – There are no 5-story buildings or 5-story parking garages in the Township. This is huge. The Township needs to follow the law.

Andrew McGregor, Lower Merion Township – He recently worked with Villanova when the Law school was being developed. He suggested that the Board of Commissioners and residents channel their thoughts into a constructive resolution. They did and Villanova had fulfilled all of their commitments over the past three years.

Roberta Winters, 326 Williams Road – Her concern is the long term impact on revenue in the Township.

### ***PERSONNEL & ADMINISTRATION***

#### ***Resolution # 2012-25 Appointing Labor Counsel***

**This item was removed from the agenda**

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

#### ***Resolution # 2012-13 authorizing the execution of a “Master Casting Agreement” with the Pennsylvania Department of Transportation***

Commissioner J. Higgins made a motion for approval of the resolution with the following change in the second paragraph:

*WHEREAS, in the course of the Commonwealth’s projects, certain utility castings **owned by the Township** but installed on the Commonwealth’s roads may require adjustment and/or replacement, and must be done so according to 67 PA Code, Chapter 459*

Motion seconded by Commissioner Fisher. Motion passed 7-0.

#### ***Resolution # 2012-14 Request to award fence bid – North Wayne Park, Midland Avenue, Liberty Lane***

**This item was removed from the agenda by the Township Manager**

#### ***Resolution # 2012-15 - Request to award contract for design engineering services for the Chamounix Sidewalk project to Gilmore & Associates***

Commissioner J. Higgins moved to approve and seconded by Commissioner Schaefer. Motion passed 5-2. Commissioner K. Higgins and Commissioner Fisher opposed.

Commissioner K. Higgins inquired if it is the full cost of the engineering services for the project? Dave Leh, Township Engineer replied it is for the survey and design of the project. He also asked if there were other costs that will be billed to Eastern other than these costs potentially. Township Manager responded yes; if you look back at some of the reimbursements in the end it should be a net zero.

Commissioner Schaefer inquired that if we had an in house engineer would this have been completed by that person.

John Degino – 323 Chamounix Rd – The cost is not out of line. We were assured by Commissioner Spingler that it would not cost the Township any money.

Resolution # 2012-16 - Request to award contract for design engineering services to Gilmore & Associates for the Lantoga Road Sanitary Sewer

Commissioner J. Higgins moved to approve and seconded by Commissioner Nagle. Motion passed 7-0.

Commissioner Schaefer inquired if this project is more complex than others that would make this a higher cost. Township Engineer, Dave Leh responded that yes this is a more complex project than the others.

Resolution # 2012-17 - Request to award contract for design engineering services for the Courtney Lane Pump Station project to Gilmore & Associates

Commissioner J. Higgins moved to approve and seconded by Commissioner Nagle. Motion passed 7-0.

Resolution # 2012-18 - Request to award contract for design engineering services for the Midland Avenue Sanitary Sewer project to Gilmore & Associates

Commissioner J. Higgins moved to approve and seconded by Commissioner Nagle. Motion passed 7-0.

Resolution #2012-19 - Authorization for bids to construct comfort stations at Cowan Park, Clem Macrone Park, Emlen Tunnell Parks

Commissioner J. Higgins moved to approve and seconded by Commissioner Nagle. Motion passed 7-0.

Mr. Zienkowski noted that the Township will look at a Public Private Partnership to accomplish these.

Resolution #2012-24 - Authorization for RFQ's from firms experienced with developing a stormwater utility

Commissioner J. Higgins moved to approve the resolution with it amended to state “RFQ” and not “RFP” and seconded by Commissioner Fisher. Motion passed 6-0. Commissioner Nagle was not present at the time of the vote.

Commissioner Curley believes that receiving this information now is premature; there is a lot of work that still needs to be done. After the amendment to RFQ he is in support.

Mr. Zienkowski stated that this is to look at qualifications of the firms that have done this.

***FINANCE & AUDIT***

*Schedule of Bills Payable/Disbursement List #2012-2A*

Commissioner Fisher moved to approve and seconded by Commissioner J. Higgins. Motion passed 6-0. Commissioner Nagle was not present at the time of the vote. Commissioner Curley recused himself from Office Basics payments.

*Resolution # 2012-23 - Acknowledging the Deposit and Accounting Requirements of the Remaining Funds from the Obsolete Police Athletic League of Radnor Township*

Commissioner Fisher moved to approve and seconded by Commissioner Curley. Motion passed 7-0.

Commissioner Nagle requested that a copy of the PAL rules be attached for public record.

***PUBLIC SAFETY***

*Staff Traffic Committee Meeting Minutes of January 17, 2012*

Commissioner Schaefer moved to accept and seconded by Commissioner Fisher. Motion passed 7-0.

*Resolution 2012-12 approving the purchase of three (3) federal signal valor light bars with smart siren and speaker*

Commissioner Schaefer moved to approve and seconded by Commissioner Nagle. Motion passed 7-0.

Commissioner Schaefer announced that the Public Safety Committee will be meeting on February 28, 2012 at the Radnor Library in the Winsor Room at 7:00 pm to discuss Deer Control in the Township.

***COMMUNITY DEVELOPMENT***

*Approval of Certificate of Appropriateness for HARB-2012-03; 219 Poplar Avenue – Addition and Renovation*

Commissioner Curley moved to approve and seconded by Commissioner Fisher. Motion passed 7-0.

*Introduction of an ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Chapter 120, Bathing Places, Public, Article III, Swimming Pools, § 120-13, of the Code of Radnor Township to Provide for Certified Lifeguards for Public Swimming Pools.*

Commissioner Curley moved the motion to introduce the ordinance, Commissioner Schaefer seconded, and motion passed 7-0.

This will mandate Lifeguards to be present at Toddler Pools.

*Resolution # 2012-20 - Approving The Preliminary/Final Plans Of KMO-361 Realty Associates, LLC For The Construction Of a Freestanding Bank Building To The Existing Shopping Center and Modifications to the Existing Parking Lot.*

George Brosmen representing the applicant questioned number 5 of the resolution regarding replacement of street lights. He would like it to read that they would make cash contribution.

Commissioner Curley made a motion to approve the resolution with number 5 to read:

*The Applicant shall reimburse the Township with a cash contribution not to exceed Ten Thousand Dollars (\$10,000.00) toward the replacement of the street light standards fronting on Lancaster Avenue located in front of the Property.*

Commissioner J. Higgins seconded. Motion passed 7-0.

Public Comment

James Schneller, St. David's – Does not believe that the stacking requirement has been addressed.

Cheryl Tumola - The combination of Preliminary/Final approval is a slippery slope and if the Township continues to handle them in this manner they will get a lot of sloppy development.

*Resolution # 2012-21 - Granting Rite Aid Corporation Reverse Subdivision And Final Land Development Plan Approval Of A Set Of Plans Prepared By Bohler Engineering, Inc., Consisting Of Twenty-One (21) Sheets, Dated March 9, 2011, Last Revised December 14, 2011, Subject To Plan Approval Conditions In Accordance With Township Ordinances*

Commissioner Curley moved to approve, seconded by Commissioner J. Higgins. Motion approved 7-0.

Public Comment

James Schneller, St. Davids – He asked for something to be done to make the block pretty.

*Resolution #2012-22 - Approving the Final Plans of C.F. Holloway, III & Co., to Convert an Existing Apartment Building Into 12 Condominium Units and to Construct A New Underground Parking Garage.*

Commissioner Spingler recused himself from discussions and approval due to conflict.

Commissioner Curley is not in agreement with the interpretation of the roof on the garage. In his opinion the roof should be considered impervious.

Commissioner J. Higgins agrees with Commissioner Curley. He also does not believe that the plans for the garage meet the requirements of the Ordinance that we have of the Louella Court Historic District. The Board is letting the residents down by allowing this to be approved.

Commissioner Schaefer inquired that it was brought to the attention of the Board of Commissioners about a comment or note being added on the plan in regards to enclosing the west porch. Mr. Falcone, attorney for the applicant, responded that when that note was added it was discussed in front of the Board that the porch would be closed. The applicant also went back in front of HARB to discuss the west side of the building and the stairs that attach. The applicant is not changing the footprint of the building.

Commissioner Fisher thinks that the applicant is doing a lot to accommodate the neighbors of Louella but he still sees that they are not happy. He appreciates that on one hand that the Township has an investor to save a historic building but on the other hand have a neighborhood wanting to preserve the building to the grace that it is. If we don't allow creative reuse in the Township we will see more tear downs. He will support this approval but asks that this is not the end of communication with neighborhood.

Commissioner Schaefer believes that this has not been vetted properly through HARB.

#### Public Comment

Susan Byrne, Louella Court – The mention of enclosing of the porch was never discussed with the HARB or on the plans. Code is code and if you don't follow it here how can you expect anyone to follow it for all the projects in the other wards.

James Schneller, St. David's – Has HARB taken an active participation and has the information been percolated appropriately? Why have they not put conditions on item by item?

Mike Lefkowitz, 25 Louella Court – When the run-off from the garage flows down his driveway, who he calls. Everyone continues to call it an underground garage; from his house it's not underground. He also commented on a personal note that he has been appalled by the behavior of the President towards elected officials and the public at the podium.

Baron Gemmer, S. Wayne Avenue – HARB needs to issue a Certificate of Appropriateness for only what is approved in a final plan. He is concerned about combining the process of Preliminary/Final plan approvals.

Barbara Farrell, Louella Court – As she recalls, during the HARB meetings they were only discussing the garage.

Judy Strimmel, Louella Court – The Louella Court residents have retained counsel to file an appeal to the Zoning Board regarding their January 19, 2012 impervious interpretation and the Board will receive the appeal shortly.

Commissioner Schaefer moved to approve the motion of the final plan. After in depth conversation between the Board of Commissioners and the Public, the motion passed 4-2 with Commissioner J. Higgins and Commissioner Curley opposed and Commissioner Spingler recusing himself from discussions and the vote.



***LIBRARY - None***

***PUBLIC HEALTH - None***

***PARKS & RECREATION***

The 1<sup>st</sup> annual Father/daughter dance was a success. There were 35 Daughters and 25 Dads along with a rose ceremony which were donated by the Carol H. Axelrod Memorial Blood Drive.

Winter/spring recreation brochure is available and on-line as well as the Winter Township Newsletter. The Spring Newsletter is currently being worked on and there are advertising opportunities available for business. There is a link on the website.

There will be a dedication ceremony of the flagpole at Emlen Tunnell Park at 2 p.m. on Sunday, February 19, 2012.

Radnor Day Camp and Tot Lot open house registration on March 13, 2012 from 6 – 8 p.m.

Commissioner Spingler wanted to mention that the Wayne Art Center current exhibition of “Expressions of Radnor” and Chanticleer that they are tremendous.

*Old Business*

None

*New Business*

None

*Public Participation*

Leila Peck, Lantoga Square – She has heard that there is a new restaurant that will open where Chili’s was and if that is true, her hope is that Radnor Township insists on the same Stormwater Management Plan.

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

*Respectfully submitted,*

*Jennifer DeStefano*

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