

**Radnor Township Engineering Department**  
**301 Iven Ave., Wayne, Pa**  
**Radnor Township Planning Commission**  
**Minutes of the Meeting for November 5, 2018**

**Present:** Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst, Mr. Charlie Falcone; Ms. Elizabeth Springer; Ms. Regina Majercak

**Absent:** Ms. Kathy Bogosian; Mr. Matt Golas;

The meeting started at 7:00pm

- Vice Chairperson Mr. Skip Kunda called the meeting to order.
- The Pledge of Allegiance was recited.
- Meeting Minutes for October 2018:

**Recommendation:**

**Approved 5-0**

- **Penn Medicine                      2016-D-04    Financial Subdivision Plan**
  - Dave Falcone reviewed plans

**Recommendation from Mary Eberle, Esq.** – Motion to approve the financial subdivision contingent upon the execution and recording of declaration of covenants to establish eh easements for parking access and utilities and also to guarantee the perpetual maintenance of the improvements

**Commission Approved**

**Approved 6-0**

**Names of Commission:** Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst, Mr.; Ms. Elizabeth Springer; Ms. Regina Majercak  
Charlie Falcone has recused himself

- **WAWA                                      2018-D-04    Preliminary Land Development Plan**
  - Nick Caniglia represented the applicant and reviewed the existing and proposed plans
    - Proposed Right in and right out access
    - Changing existing flat canopy to an A framed canopy
      - Hight of canopy will 20 feet 8 inches
      - Proposing a better buffer, adding approximately 52 additional trees
  - Eric Britz, Bohler Engineering-building coverage is approx. 200 additional Square feet
    - Decreasing the impervious coverage of about 1,000 square feet in an effort to comply with the code from a landscaping perspective
    - Stormwater – Code requirement is 1,972 cubic feet of volume; applicant is proposing 2,781 cubic feet.
  - Travis North, Landscape Architect, Bohler Engineering-, stated that they are not asking for relief for landscaping.
    - Proposing mostly Evergreen trees along the southern boundary with a couple of shade trees that are also being applied per requirements
    - Lighting – existing: light levels are high,
    - Proposed: lighting will not have the glare that is existing
    - Mr. North reviewed the details of lighting
  - Skip Kunda – requested that the applicant take note to the trees specifically owned by the residential property owners. And take protective measures for

those trees during construction.

- Matt Hammond – traffic engineer for applicant, reviewed the traffic plans and study. He is waiting for responses from PennDot
  - Engineers and Applicant have had several meetings with the church to address concerns for the school and safety of the children.
  - PennDot requested right turn lane on Aberdeen, provide widening along the frontage of the property, provide for a separate right turn lane onto Lancaster Ave and prohibit parking on the east side of Aberdeen
  - Charles Falcone expressed concerns about the safety of the access onto Lancaster Ave.
  - Steve Norcini has suggested that there be strong consideration to do right in and right out only onto Aberdeen
  - David Natt suggested flipping the store and gas pump locations
  - Skip Kunda asked if any discussions with CVS regarding a shared driveway.
    - Matt Hammond noted that they have not had any discussions yet.
- Staff comments
  - Amy Kaufman, Gilmore & Associates – reviewed comments made by Gilmore & Associates
    - Concerned about the way Distribution & Assignment was derived from what is being called the existing street pattern
      - Gilmore & Associates have asked for this several times and the responses have been that they feel the existing site is not comparable to what is being utilized by the Wawa. Gilmore & Associates disagrees with their response. Gilmore & Associates feels that it should be based on the site driveways for the existing site.
    - Concerns with the Left turn phases – Gilmore & Associates suggested the left turn study should be performed at any of the intersections that were being studied
      - Applicant responded that the left turn phases are not permitted without separate dedicated left turn lanes
      - Amy Kaufman stated that this relates to the intersections that were being studied on Lancaster Ave. The minor streets that had left turn pockets. Anywhere that there were left turn lanes they are looking for a determination if arrows should be provided.
    - Requiring just a right in
      - This is not a concern from a traffic Engineering standpoint but more so from the concerned residents.
  - Roger – reviewed \comments
    - Waiver requests from applicant – width of the entrance isles – why are they requesting larger isles
      - Applicant’s response -To allow for truck turning
    - Reduction in width of the delivery berth area
      - Applicant explained that Zoning requires to be 12 feet wide and the SALDO requires 14 feet. Applicant is proposing 12.9 feet
    - Other comments are will comply or things that the applicant has agreed to work with Gannett Fleming
      - Skip Kunda has asked Roger Phillips if he has given any thought about flipping the site and would like Roger to explore that option.
- Resident Comments

- Sue Stern – 202 Midland Ave – Concerned about height of existing canopy
- Would like to see that the Applicant get rid of the 24-hour operation
- Condition of approval request of high capacity diesel fuel
- Contaminated ground issue and Stormwater Hotspots
  - Roger Phillips explained the difference between ground contamination and Stormwater hot spots.
- Residents who expressed concerns about traffic
  - Doug blaze 215 Upland Way
  - Bradley Mortensen– 325Pembroke Ave
  - Jason from South Wayne
  - Diane Engelbert – North Aberdeen
  - Paul Hayes – 214 Midland
  - Bill Lehane-324 midland
- Chip Addis – South Wayne – concerned about the loading dock facing Lancaster Ave
- Glen Bernabeo – 327 Midland – concern about signage
- Diane Engelbert – North Aberdeen – no notification letters were received. What about the compact on North Aberdeen
- Paul Perrot – concerned about the students (approx. 1300)
- Patty Bower – 300 block of Midland – concerned about safety of the children, also flooding issues
- Cheryl Tumola -411 Midland – concerned about the zoning approvals
- Ron & Sandy Desai - 209 Midland – Concerned with pollution, decrease in home value, and concerned that children are in harm’s way
- Nick Caniglia, Esq., will facilitate a meeting with the neighbors at the township building
- Sam Bookbinder - 213 midland – concerned about the hours of operation
- Catherine- Upland Way – intersection is a problem with low volume traffic. Looking for a specific study.
- Charmaine McManus - 301 Midland – concerned about her driveway and access to her driveway.
- Residents who express Lighting Issues
  - Bradley Mortensen– 325Pembroke Ave
  - John Nelson – St David Road – concerned about the lighting

**Recommendation: motion to table and highly recommend meeting with the neighbors  
Tabled 7-0**

- **Names of Commission:** Mr. David Natt; Mr. Skip Kunda; Mr. John Lord; Mr. Steve Varenhorst, Mr. Charlie Falcone; Ms. Elizabeth Springer; Ms. Regina Majercak
- **Old Business**
  - None at this time
- **New Business**
  - Nominating Committee – Charlie Falcone will work with Kathy Bogosian and Elizabeth Springer to create the committee and make the nominations.
  - December meeting – Suggested appointing John Lord as chair for the purposes of the December Meeting.

*The meeting ended at pm 10:30pm*

Next regular scheduled Planning Commission December 11, 2018