

*Radnor Township Planning Commission  
Minutes of the Meeting of January 3, 2017  
301 Iven Ave., Wayne, Pa*

The meeting was held in the 2<sup>nd</sup> Floor Administrative Lobby. Acting Chairperson Skip Kunda called the meeting to order, the Pledge of Allegiance was said. The following Commission members present: Kathy Bogosian, John Lord, Regina Majercak, Susan Stern, Elizabeth Springer, and Steve Varenhorst. Charlie Falcone was absent. Attendance included: Roger Phillips, Township Engineer; Amy Kaminski, Township Traffic Engineer and Kevin Kochanski Community Development Director. Steve Norcini, Public Works Director was not present.

*Nomination of Chairperson and Vice-Chairperson*

As discussed in the last meeting, the nomination committee has selected Kathy Bogosian to be Chair and Skip Kunda to be Vice-Chair. A motion was made by John Lord and seconded by Susan Stern to accept the nominations. The motion carried.

*Minutes of the December 5, 2016 Meeting*

Skip Kunda made a correction to the spelling of Mike Gretz. A motion was made to accept the minutes, motion carried.

*212/216 Bloomingdale Avenue  
Sewage Facilities Planning Module*

Roger Phillips stated that the plans have already been approved and that this was a routine administration action that needs to be filed with the PA DEP.

Public Comment

Barron Gemmer – Reminded the PC that this cannot be constructed for 18-months due to court agreement. He pointed out that the memo indicated 4 new dwellings, but this was for 3 new and 1 existing dwelling.

Motion made by Regina Majercak and seconded by John Lord to approve; the motion carried.

*Radnor Memorial Library  
Sewage Facilities Planning Module*

Roger Phillips stated that the plans have already been approved and that this was a routine administration action that needs to be filed with the PA DEP.

Public Comment

No public comment.

Motion made by Regina Majercak and seconded by Kathy Bogosian to approve; the motion carried.  
*2016-S-14 Preliminary/Final Subdivision Plan*

*12 Welwyn Road*

*Amendment of previously recorded plan to construct a common driveway instead of a cul-de-sac.*

Nick Caniglia and Rob Lambert appeared on behalf of the applicant. He indicated that Mr. Coppock has met with the neighbors regarding the plans. He stated that this was an existing approved subdivision plan from 1988. He continued by explaining that Lot #3 has an existing home and Lots #1 and #2 are existing open lots. This project is proposing to remove the cul-de-sac from the previously approved plan. Nick indicated that they have no issues with the comments in the Gannett Fleming and Gilmore letters.

Kathy Bogosian asked if there were any board comments. Susan Stern questioned how this plan differs from the last plan and noted the DCPC review letter recommending to deny the plan. Kathy indicated that the denial from the DCPC was due to the cul-de-sac, the DCPC think it should be installed. Rob Lambert indicated that there were no major changes to the plan.

Nick stated that they spoke to the neighbors and the neighbors preferred the driveway to the cul-de-sac. When they met with the neighbors, the biggest concerns were the water flow and how to control it and the cul-de-sac they didn't want to keep. The neighbors are in favor of the plan.

Regina Majercak questioned if the stormwater for this project goes beyond what is required by code. Rob Lambert indicated that the stormwater meets the code. Regina also stated that their preference would be public sewer over on-lot systems.

Public comment:

No public comment.

Susan Stern made a motion to recommend approval of the plan, along with the requested waivers for comments #1 and #2. John Lord seconded the motion; motion carried.

*2016-S-15 Minor Final Subdivision Plan*

*106 & 110 Cambria Court*

*Subdivision of 106 Cambria Court into 2 parcels and construct 1 home on each lot and adjust the lot line for 110 Cambria Court*

Joe Mongeluzi of Momenee and Matt Lombardi of Lombardi Residential appeared before the Planning Commission. Joe discussed the location of the project and explained that this was a 2 lot subdivision along with a lot line revision. The properties front on a public road and are serviced by public water and sewer. Stormwater management is proposed in the rear of the properties and water and sewer will connect in the street. The applicant will request waivers for sidewalks, streetways and cartway width.

Elizabeth Springer questioned if there was a way to adjust lot lines so that sidewalks can be provided. Matt Lombardi explained that the lot lines cannot be adjusted anymore since 110 Cambria is an existing lot and it will make it non-conforming. Susan Stern questioned if you can have a garage out of the buildable lot area.

The PC questioned if there were any zoning issues. Joe Mongeluzi indicated that the zoning issue regarding the deck being in the setback has been resolved by changing the size of the deck. Also questions if this project has been to Shade Tree. This project has not yet been to Shade Tree.

Steve Varenhorst discussed the house footprints on the lots and if they can be flipped to change the driveway locations.

Public comment:

Jim Carino 116 Cambria Court - Discussed that there are 12 homes on Cambria Court and that 11 are represented there since notice was not received until December 24<sup>th</sup> about the meeting. He expressed concern that the homes would change the character of the neighborhood, affect the resale values of the homes, and cause a disruption because 25% of the street would be under construction.

David Stinnett 119 Cambria Court - Agrees with everything that Mr. Carino discussed, and appreciates what is happening on the street and is also worried about the possible changes to the character of the street.

Frank Zirkilton 107 Cambria Court - Reflected on the changes of the neighborhood, he assumes that the home builder will keep with the character of the neighborhood.

Kathy Bogosian indicated that she does not feel that 10 days is enough notice and asked Kevin if the notification can be changed. Kevin said that it can be a recommendation from the PC to BOC to make the change.

Kevin Harper 111 Cambria - Expressed concern regarding the density of the street, the neighborhood losing character and the design that is like overlooking a parking lot.

Jim Carino 116 Cambria Court – Is concerned that the level of development is problematic, Shade Tree, waivers, etc.

Kathy Zirkilton 107 Cambria Court – Stated she had to remove 5 heritage trees off the property. Concerned about the street and that construction would be a nightmare. Thrilled that 110 Cambria will be renovated.

Regina Majercak stated she felt that the developer should meet with the neighbors, take their comments into consideration and then come back more agreeable, that way everyone wins.

Susan Stern discussed the waiver for the cartway width and if it is the difference between being able to make this a viable project and also the decision of the Shade Tree matters.

John Lord made a motion to table the plan, Susan Stern seconded the motion; the motion carried.

## 2016-D-11 Lot Line Change

### *Ardrossan Phase 4*

*Reconfiguration of several of the non-buildable lots to allow flexibility with the possibility of combining several lots to create a large lot grouping.*

John Snyder appeared on behalf of the applicant. Discussed the revised Phase 4 plan. There will be no additional building lots and slightly more open space provided. Dave Fiorello stated that the only change would be that the cul-de-sac is not as long and the re-alignment of a sanitary sewer.

Susan Stern questioned the buildable lots and if the investment lots have decreased in size. John Snyder stated that was correct and to see the Gannett Fleming review letter which gives a breakdown.

There were no additional questions from the Board

Public comment:

Colleen Price 537 Atterbury Road – Questioned the existing house and property. After description from John Snyder and Eddie Scott, she stated they would be able to meet privately to discuss. Also questioned the land that the Township purchased and how the overall Ardrossan plans would need to be revised to reflect that.

John Lord made a motion to recommend approval of the plan. The motion was seconded by Skip Kunda; motion carried.

### *PLO Ordinance Amendment*

Kathy Bogosian started the discussion by suggesting the PC review the ordinance section by section. Regina thought it would be easier to review if there was a red-line version that outlined the previous changes. Kevin indicated that there was no red line version at this point, but they could create something very similar to what was seen a few months back. The PC requested a red line version for the next meeting.

The PC discussed how much square footage the ordinance would allow. John Lord suggested that the ordinance be drafted in a way that is easier to read. Kathy would like the definition of Ambulatory use revised. The discussion continued to the topic that it would be unrealistic to not allow the hotel use to include restaurants.

Regina Majercak suggested the PC wait to review until the red lines are available and suggested taking public comment. Kathy stated they cannot work without the red lines and suggested that a separate meeting be scheduled for just the PLO ordinance. They would need the red line ordinance and the language in the ordinance cleaned up. Kevin will e-mail dates for the public meeting. There were no

comments on the PLO ordinance report that was prepared by Richard Booker. The meeting was open to public comment.

Public comment:

Chuck Barber 228 Hilldale Road – Discussed the comprehensive plan with no major development near the blue route, and questioned why we are doing this. Discussed the way the parking will be laid out.

Lloyd Goodman representing Radnor Racquet Ball – Thought the BOC was heading in the right direction, and that the use regulations on page 2 of the proposed ordinance should be the same for B and C.

Austin Hepburn 253 Upper Gulph Road – Stated that he thought 145 KOP Road is a jewel of a property. A good option for the property would be a hotel or senior living. The public rejected Bio-Med because there was no advantage. The community wants limited traffic impact.

David Falcone representing 145 KOP - Stated that the ordinance has turned into an assault on University of Penn. They intend to develop the site. They could build a 475,000 sq.ft medical office on the site by-right. Discussed less overall traffic impact for the site and ambulatory care facility.

Kathy Bogosian suggested that this would be held until the next meeting when the red-lines are available and that Amy Kaminski will prepare additional information. Susan Stern made a motion to table the plan. The motion was seconded by John Lord; the motion carried.

#### Old Business

None.

#### New Business

The PC would like to recommend that the code be revised to increase the public notification period from 10 days to at least 20 days. Roger Philips explained how cumbersome the process was in detail. The PC would like to recommend that the public notification period in the code be changed to 15 days.

There being no further business, the meeting adjourned.

Respectfully submitted,