

Radnor Township Engineering Department
301 Iven Ave., Wayne, Pa

Radnor Township Planning Commission
Minutes of the Meeting for September 5, 2017

Present: Ms. Kathy Bogosian, Mr. Charlie Falcone, Mr. Skip Kunda, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Mr. John Lord, Ms. Susan Stern, Ms. Regina Majercak. Attendance included: Mr. Roger Phillips, P.E., Township Engineer; Ms. Amy Kaminski, P.E., Township Traffic Engineer, Peter Nelson, Esq., Township Solicitor, and Patricia Sherwin, Engineering Administrative Assistant

Absent: Mr. Kevin Kochanski Community Development Director, Mr. Steve Norcini, P.E., Township Engineer

The meeting started at 7:00pm

1. Chairperson, Ms. Kathy Bogosian called the meeting to order.
2. The Pledge of Allegiance was recited.
3. **409, 411, 413 East Lancaster 2016-SD-07 Preliminary Subdivision and Land Development Plan**
 - Fred Fromhold, Esq., discussed the modified plans to show a 4' verge at the sidewalk
 - The Shadetree Commission recommended that the Ash tree located on the property be treated for the Emerald Ash Borer
 - Joe Mongeluzi from Momenee discussed the sanitary sewer. The Developer has offered to put in a sewer main from 405-413 E Lancaster Ave and is working with the Engineering department on this issue.
 - Storm Sewer – there are changes to the plans due to incorrect connections on the previous plans
 - The loading and unloading of deliveries and of pickups were discussed and are still an unresolved issue.
 - The Developer has provided an agreement to Pembroke North for the use of parking spaces on the weekends
 - The relief request suggested by Peter Nelson is a Zoning issue and needs to be discussed with Kevin Kachanski.
 - The Planning Commission is concerned about the driveway ingress and egress and whose property the driveways are on. The Planning Commission asked if there was an easement on the east property which Fred Fromhold, Esq., confirmed there was not an easement. The do not intend to obtain an easement for the western property. Per Amy Kaminski, this has not been vetted by Pendot
 - The Planning Commission is concerned that the entrance in is not adequate.

- The Applicant is planning to apply to the Zoning Hearing Board for relief on the loading dock requirement, and has asked the Planning Commission to comment on the application as required under the Zoning Code.
- Recommendation from the Planning Commission for loading and unloading are:
 - making the radius wider west bound
 - request waivers for slope issues and parking based on 32 parking spaces

Public Comments:

- Residents from 321 & 313 Iron Works Way requested landscaping be altered and a 6-foot fence be installed along the property line, with planting evergreens.

The Radnor Township Planning Commission recommend denial – 7-1

In favor: Mr. Charlie Falcone, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Mr. John Lord, Ms. Susan Stern, Ms. Regina Majercak, Ms. Kathy Bogosian

Opposed: Mr. Skip Kunda

Motion on zoning - No position - 8-0

In favor: Mr. Charlie Falcone, Mr. Skip Kunda, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Mr. John Lord, Ms. Susan Stern, Ms. Regina Majercak, Ms. Kathy Bogosian

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**4. Cabrini Master Plan Revision 2017-D-04 Final Land Development Plan
Phase 2**

- Howard Holden representing Cabrini University is seeking a recommendation of approval
 - Richard King – addressed the Planning Commission on the lighting issues
 - There will be no parking facing east in the proposed plan
 - Charles Neer –Addressed the Planning Commission on the landscaping and presented what the residents will see once the proposed trees are planted.

Public Comments:

- Neighbor representative – Franklin Brown from 726 Woodcrest explained that the noise and lights are the main issue, with the proposed location of the parking garage and roundabout. The neighbors have suggested that parking should be in the middle of campus and has asked the Planning Commission to reject the proposed plans.
- Rosie Richa from 711 Woodcrest supports the statement of Franklin Brown, and also has concerns of added congestion on King of Prussia Road. Ms. Richa also added that the trees will not deflect light and noise during the winter months. She has suggested the parking garage be built underground.
- Tom Rogers from 712 Woodcrest is also concerned about traffic on King of Prussia Road
 - George Broseman, Esq., attorney for Cabrini, explained that the project far exceeds the required setbacks
- Kathy Alma from 734 Woodcrest said she will be effected by light and noise, and is also concerned about the loop road and winter months.

The Radnor Township Planning Commission recommend Approval – 5-3

In favor: Mr. Charlie Falcone, Mr. Skip Kunda, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Ms. Kathy Bogosian

Opposed: Ms. Susan Stern, Ms. Regina Majercak, Mr. John Lord.

5. Cabrini Land Development 2017-D-05 Preliminary Land Development Plan

The Radnor Township Planning Commission recommend Approval - 6-2

In favor: Mr. Charlie Falcone, Mr. Skip Kunda, Mr. Steve Varenhorst, Ms. Elizabeth Springer, Ms. Kathy Bogosian, Mr. John Lord.

Opposed: Ms. Susan Stern, Ms. Regina Majercak,

6. Old Business

- None at this time

7. New Business

- None at this time

The meeting ended at 9:32pm

Next regular scheduled Planning Commission October 2, 2017