

*Radnor Township Planning Commission
Minutes of the Meeting of October 4, 2016
301 Iven Ave., Wayne, Pa*

Chairperson Steve Cooper called the meeting to order and led the Pledge of Allegiance with the following Commission members present: Kathy Bogosian, Skip Kunda, Regina Majercak, Elizabeth Springer, Susan Stern, Stephen Varenhorst, John Lord and Charlie Falcone. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Stephen J. Kramer, Esq., Public Works Director, Steve Norcini was not present.

Minutes of the August 1, 2016 and the September 6, 2016 meeting were approved

2016-S-08

800 Goshen Road

Charlie recused himself.

John Snyder, Esq. with Saul Ewing comments:

Advised that the BOC has authorized the solicitor to file a declaratory judgement action on the issue of the developability of this lot. The applicant intend to grant an extension of this application pending the outcome of the process by the Township. They are not prepared to discuss the issues in the letter.

Stephen Kramer advised that the PC not grant the extension at this time. The committee has the ability to deny, with one or more ordinance issues they can recommend denial to the BOC. The big reason Open space issue under SALDO 255-43-C2. He recommends they deny the plan tonight.

John Snyder stated it's not a request for extension but a grant of extension.

Steve Cooper recommended they follow Council's advice and deny.

Public Comment

Judy Sherry 725 Governor Circle, Newtown Square. She stated that the meeting was not advertised correctly and there would have been better participation if it was. Her comments are on the proposed 3 lot subdivision on Lot 9. This promised to the residents and township as open space. On August 1st she urged the PC to deny the application for several reasons. She opposes the development of this lot. Land should be used as open space.

Chandler Hossner 804 Gaylor Road: He commented that the property was supposed to be open space.

Steven Copper made a motion to deny application on the basis that the applicants claim that the 1998 record plan does not require Lot 9 to be on open space and to recommend denial based on §SALDO 255-43.C.2. Skip Kunda seconded.

Motion carries

2016-D-13

Academy of Notre Dame – STEM Building

Nick Caniglia, Esq began the presentation regarding the Proposed STEM Building with no intent to increase enrollment. Judy Detwiler from the Academy continued the presentation and spoke to point out the importance of adding a STEM program to the school. The school currently has older facilities in the science field. A new building will provide students and facility with a state of the art learning environment.

Nick discussed the plan and indicated they have no issues with any of the comments in the review letters. Brian Madsen of Momenee, Inc. gave some alternatives regarding Ray Daly's comments and discussion with the PC ensued. It is the Academy's intention to comply with the long range development plan and all zoning requirements. A lot of these items can be dealt with at final plan stages.

Nick stated that they asked for waiver on transportation impact study since there is no increase in enrollment or traffic. Applicant will comply with all comments in review letters.

PC discussed the emergency access route at back of property and should consider coming in at a different point for emergency access. A discussion ensued. The Engineer will address in the Final Plan.

Susan Stern commented regarding the Long Range Plan, the Godfrey Road right of way, and the number of parking spaces.

No public comment

Regina Majercak recommend that this be put forward to Board for preliminary approval with the applicant complying with all review comments and the grating of the wavier. Susan Stern seconded.

Motion carries

No general public comment, no old or new business

There being no further business, the meeting adjourned.

Respectfully submitted,