

*Radnor Township Planning Commission
Minutes of the Meeting of November 7, 2016
301 Iven Ave., Wayne, Pa*

Chairperson Steve Cooper called the meeting to order, the Pledge of Allegiance was not said, due to no American Flag with the following Commission members present: Kathy Bogosian, John Lord, Regina Majercak, Elizabeth Springer, Susan Stern, Skip Kunda and Charlie Falcone. Attendance included: Matt Prusko, Township Engineer; Damon Drummond, Township Traffic Engineer; John Rice, Esq., Stephen Varenhorst and Public Works Director, Steve Norcini were not present.

Minutes of the October 2016 meeting were approved

John Lord moved to approve the minutes with one revision that the minutes reflect his attendance at the previous meeting. The motion was seconded and carried.

*409, 411 & 413 E. Lancaster Avenue Sketch Plans 2016-SD-07
Demolition of the existing building at 411 East Lancaster Avenue and construct a new office building
to connect to the existing buildings located at 409 and 413 East Lancaster Avenue. The applicant proposes
one-way driveways to the east and west of the property.*

Jamie Jun, Lisa Thomas, Paul Bloomfield, Steve Bocker, Joe Mongeluzzi and Pat Gibbons appeared on behalf of the applicant. This is a sketch plan and they are looking for comments from the Commission. The applicant already is preparing to present at the Zoning Hearing Board before they submit for Preliminary.

Charles Falcone inquired about the list of variances that were being requested to the Zoning Hearing Board. He recommended that the applicant reconsider the layout and focus on a few variances only as hardship would need to be proved to grant many of the requested variances.

Skip Kunda inquired if the lots are joined. They are not at this time.

Susan Stern inquired if the plans had been given to the fire marshal. At this time, the fire marshal has not been given the plans for review.

The applicant's representative were asked if the two side buildings would have elevators and if an elevator was planned for the new building. They stated that at this time no elevators are in the buildings.

Kathy Bogosian inquired if cross easements were needed on both sides of the property as the plans show traffic flow entering and leaving the property to a driveway west of the site. At this time, no easements had been obtained, but the applicant owns the properties to the west that use the driveway referenced. Mr. Gibbons further explained that the owners of the dental facility to the east were approached regarding the access easement and were advised not to proceed with the easement at this time. At this time there are separate driveways for both the proposed site and the existing dental facility. A larger discussion regarding the overall flow of traffic through the site ensued. Damon Drummond informed all that PennDOT would have input regarding the eastern driveway entrance. Additionally, he stated that further discussions between the applicant and staff traffic would continue to further refine the overall traffic flow/circulation.

John Lord questioned how stormwater management would be addressed. Joe Mongeluzzi from Momenee, Inc. explained that the preliminary design would include an underground system on the south side of the site that collected/controlled runoff from various areas upgrade from the system. At this time no formal stormwater management was detailed.

Susan Stern inquired if the site had sufficient parking. There are 43 existing spaces and they are proposing 52 spaces. The proposed parking would require zoning relief.

Regina Majercak and Elizabeth Springer noted that the site did not appear to be consistent with the Wayne Business Master Plan. They recommended that considerations be made to make the proposed improvements with regards to the sidewalk and streetscaping of the area.

Jamie Jun indicated that the applicant will return to the Planning Commission after the Zoning Hearing Board decision is made.

No public comment.

*824 & 828 Mill Road Minor Preliminary/Final Plan 2016-SD-12
The applicant is proposing to adjust a lot line to eliminate the need for a shared driveway and
construction of a new driveway at the above location. .*

John Robinson appeared on behalf of the applicant. This is a lot line change in which the owners of Lot 2 will convey land to the owners of Lot 1 so that the driveway for Lot 1 is entirely within Lot 1.

John Robinson informed the board that all of the comments from the consultants' letters will be addressed and revised plans will be submitted. He noted that the driveway shown as "proposed" on the plans was a mistake which may have caused confusion throughout the process. He noted that the driveway already exists and was created as part of an approved grading permit and that the lot line change would not include any development at this time.

Matt Prusko inquired if the applicant had obtained certifications from Thomas Gilmore that grants permission for this application. They are currently working with the owner of Lot 2 to address this comment. They indicated that a record plan will be signed by both parties and recorded at the County.

No public comment

A motion was made to approve the plans conditioned on the applicant addressing the Township Consultants' review letters. The motion was seconded and carried.

Public Comment

No public comment

Old Business

No Old Business

New Business

This was Steve Cooper's last meeting; that opens up a seat on the Planning Commission. Committee to elect new Chair will be John Lord, Charlie Falcone and Liz Springer. Committee will vote on new member in January. Skip will run the December meeting.

The Commission would like to see more training/professional development classes offered to them. A discussion regarding items that the Planning Commission would like to advance in the future occurred. Steve Cooper recommended that the Commission narrow its focus to a few items to discuss at a later time. These included: Update stormwater code and comprehensive plan; have copies of SALDO and Zoning ordinances printed out and put in binders for PC use.

There being no further business, the meeting adjourned.

Respectfully submitted,