

*Radnor Township Planning Commission
Minutes of the Meeting of December 5, 2016
301 Iven Ave., Wayne, Pa*

Acting Chairperson Skip Kunda called the meeting to order, the Pledge of Allegiance, the following Commission members present: Kathy Bogosian, John Lord, Regina Majercak, Susan Stern, Steve Varenhorst and Charlie Falcone. Attendance included: Roger Phillips, Township Engineer; Damon Drummond, Township Traffic Engineer. Peter Nelson, Esq., Elizabeth Springer, Kevin Kochanski Community Development Director and Steve Norcini, Public Works Director were not present.

Minutes of the November 2016 meeting were approved – Susan noted that Skip Kunda was present at the November meeting

2014-D-07

Planning Module

Villanova University

Roger stated that this was for the flows for the Villanova project and needs to be filed with PADEP. Skip stated that this is a routine administration action. Susan questions the proposed flows. Roger indicated that it was actually a reduction of flow coming through Radnor as flow is being redirected to Lower Merion Township.

No public comment

Motion carries to Approve

2016-S-14

Minor Final Subdivision Plan

12 Welwyn Road

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

Skip Kunda gave a brief description of the project.

Nick Caniglia appeared on behalf of the applicant. 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. This will save numerous large trees and cause less disruption. This has been approved by the Shade Tree Commission.

Skip asked about a retaining wall for the cul de sac. Robert Lambert commented that there is no wall it was taken care of by grading, with less disturbance.

Rob Lambert went over the amended plan and the previously approved plan. Susan asked if there were any conditions from the previously approved plan and did the property lines change. Roger stated that nothing has changed from the 1988 plan regarding the property lines.

Nick Caniglia discussed the Gannett Fleming review letter. He indicated that the applicant will comply or request appropriate waivers on items discussed in the review letter.

Nick Caniglia discussed the Gilmore review letter. There was a discussion regarding the status of the roadway shown on the plans and whether it is a proposed private street or a shared driveway. Easement description for the private driveway will be provided. Nick continued to describe the existing homes prior to the 1988 plan for context. The PC questioned if there were variances on the existing plan. Roger indicated that there were no variances on the approved plan. The applicant believe the loop driveway is adequate with respect to emergency vehicles. The applicant has truck turning templates that will demonstrate compliance. The shared driveway is 14-feet wide and the loop driveway is 20-feet wide. Roger said that the turning templates would need to be reviewed to determine if they are adequate. The applicant opposed to make them wider but will make wider if there is no other alternative.

Discussion regarding sanitary sewer service Welwyn Lane. There is an existing sanitary sewer service within Welwyn Lane.

Public comment:

Mike Gretz – 4 Welwyn Road

Discussed the Steep Slopes, he's concerned with the size of the homes that will go on the property and is concerned with run off. Regarding the private road, there is concern with construction wear and tear, the road is already in need of help. They just have a verbal Agreement between residents no written agreement on who takes care of the private road.

Dan Baker – 7 Welwyn Road

Has the same concerns as Mr. Gretz. Agrees with saving trees and supports the elimination of the cul-de-sac.

Bob Pollen – 10 Welwyn Road

Water is an issue, it is very steep and is concerned with water runoff. Supports the elimination of the cul-de-sac and would like someone to come out and do a site visit.

Molly Baker – 8 Welwyn Road

Concerned with water issues, it is a significant problem for everyone. Will these issues be increased? Supports the elimination of the cul-de-sac. Is concerned with the turn around, it is large enough.

Skip discussed if there is damage to the street and how the developer would respond. Nick stated that the Applicant will fix the road if there is damage, it's a condition of the development agreement.

Susan had stormwater issues, asked Roger to comment. Roger indicated that when he does reviews, he works with the engineer on the placement. He also noted that the codes are there to help these problems, the stormwater system will be compliant when it's finished.

Regina commented on erosion enforcement. Roger stated there is no hard code to comply to.

Roger asked Nick to remind the Board that this is a preliminary submission and it will be back before the PC. Discussion ensued regarding the plan status. The applicant wished to come back as preliminary/final submission.

Suggestion was made by Commission that the applicant should meet with the neighbors. This could be helpful is working out several issues.

Motion to table this plan. Motion carries. Applicant will work with Engineer to work out issues and will be back as a final/preliminary plan.

Old Business

Nomination committee nominates Kathy Bogosian as Chairperson and Skip Kunda as Vice Chairperson.

Susan Stern motion to accept nomination for Kathy Bogosian.
Steve Varenhorst 2nd the motion

Susan Stern motion to accept nomination for Skip Kunda
Regina Majercak 2nd the motion

New Business

No New Business

There being no further business, the meeting adjourned.

Respectfully submitted,