

**Radnor Township Planning Commission
Minutes of the Meeting of June 1, 2015
301 Iven Ave., Wayne, Pa**

Chairperson Steve Cooper called the meeting to order with the following Commission members present: Kathy Bogosian, Skip Kunda, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer and Susan Stern. Attendance included: Matthew Scholz, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; John Rice, Esq.; Kevin Kochanski, Director of Community Development; Stephen Norcini, PE, Director of Public Works; and Planner Stephen Gabriel. Charles Falcone was absent.

Steve Cooper announced the procedure the board would like to see and follow going forward with respect to the applicants, board and public comment.

Minutes of the May 4, 2015 meeting

John Lord moved to approve the minutes. Seconded by Doug McCone the motion carried.

DJB Properties

2015-S-03

Preliminary/Final

131/133 Garrett Avenue

Subdivide existing site into two (2) and construct a twin home

David Brosso, the owner, displayed what he called a by-right development plan. The applicant stated his requested waivers. Susan Stern noted that this is the first development since the Garrett Hill District had been created and it appears that there are a number of waivers that should be considered as to not set a precedent. She stated that the required features within 500' of the subject parcel are missing from the submitted plans. Kathy Bogosian would like to see garages, on the oversized homes, in the rear as vehicles parking in front of the garage could hang over the sidewalk and possibly into the street adding to the traffic issues on a narrow street.

Patti Barker of the Garret Hill Coalition read a letter of Philip Ahr and a letter from herself on behalf of the GHC. They welcome new homes on the empty lot; however, garages in the front of properties are prohibited in the GHC according to the GHN Ordinances of the Garrett Hill Overlay District. Both representatives of the GHC are concerned with the number of waivers requested for this development.

Sarah Pilling stated that five dwellings will utilize the driveway. The street is very narrow and street parking is a premium and parking permits are required for the residents. Existing traffic becomes a bottleneck at times.

John Lord is not in favor of the garages in the front. Regina Majercak is not in favor of the waiver requests. Susan Stern feels this development is almost double what the other residences on the street appear to be, and should be scaled down to fit into the

neighborhood. Doug McCone is concerned with the width of the proposed sidewalks. Garages should be in the rear. Skip Kunda is concerned with five properties utilizing one driveway. Kathy Bogosian suggested moving the house forward and putting the garages in the rear. She questioned whether the number of residences using the same driveway may be a Code issue. Steve Cooper requested that the applicant rework the plans to satisfy staff's comments, redesign the garages relative to the existing right-of-way, show streetlights, motion sensors, driveways, curb cuts, features within 500' radius and sidewalk issues.

Steve Norcini informed the applicant that they'll need to submit an extension to reappear in July with a revised plan as the Commissioners meetings will go beyond the 90-day time limit.

Susan Stern moved to table the application. Seconded by John Lord, the motion carried.

Villanova University

2015-R-04

Preliminary/Final

800 E. Lancaster Avenue.

Consolidate five (5) lots through two (2) lot consolidations consisting of the South Campus and the Aldwyn Triangle.

Nick Caniglia, Esq. appeared on behalf of the applicant. The lots are part of the CO District as well as the CICD area. Alex Tweedie, PE, described the plans and reminded that the discussion of combining the lots was mentioned numerous times during the housing development discussions in recent meetings. They will comply with all the engineer's comments and request that this be regarded as a Preliminary/Final submission. The CO lots will remain as CO and the PI lots will remain as PI. The zoning will not be combined.

Susan Stern is concerned that the Aldwyn Triangle is being included with the South Campus. She questioned what impact, if any, this consolidation would have on any setbacks.

Roberta Winters, President of the League of Women Voters, stated that they do not feel that the plan is keeping with the comprehensive land use plan. They are concerned with reductions of open spaces and green areas. She referenced that long range institutional plans should be updated every two years. Commercially zoned parcels should be considered apart from the CICD and limit development only to those zoned institutional. Title report reviews, and future development on this site is a concern to them. She also reflected on development, traffic patterns, stormwater, etc.

Rick Leonardi questioned why this is necessary since it doesn't have anything to do with the CICD development. He is concerned with the triangle, the zoning in the current CO district, the leased properties and wonders if the owners have been notified of this proposal. Will the required buffers be installed around the perimeter of the property as required by the CICD?

John Rice stated that there's no need to not vote on this as a Preliminary/Final plan because there's no building proposed. It is a lot consolidation plan; they're moving the lot lines.

Regina Majercak would like to see a plan hatched to show the existing and proposed line changes. Susan Stern is concerned with a lot consolidation that creates split-zoning and would a request for zoning change be submitted in the future. Mr. Tweedie stated that there will be no split zoning. The CO lots will be combined and the PI lots will be combined but not to each other. Skip Kunda would like to see Aldwyn Triangle deeded by itself and not included in a group of lots. Kathy Bogosian is suspicious of what is coming next. Elizabeth Springer expected to see something like this after the Housing Development Plan was submitted.

Steve Cooper moved to recommend approval of the Preliminary/Final lot consolidations provided that all comments by staff are addressed and satisfied. Seconded Skip Kunda, the motion carried.

Steve Cooper asked the applicant when the last long range plan was submitted. The applicant responded that it had been submitted earlier this year. The plans are in the Engineering Department and will be put on the website.

APPEAL #2947 The applicant, 125 Strafford Avenue, LLC, property located at 120 and 124 Bloomingdale Avenue and zoned R5, seeks variances from Code Section 280-112.D & E for disturbance to steep slopes; a variance from Code Section 280-35.B(3)(c) to permit a rear yard of 18 feet (+/-) where 30 feet is required; and any other relief necessary to disturb the steep slopes shown on the Plans. Alternatively, Applicant requests interpretation of Code 280-112.D & E that: disturbance to manmade steep slopes is not prohibited by Code; and/or interpretation that proposed retaining wall, portions of the proposed driveway, and related grading are permitted under Sections 280-112.D(8) and 280-112.E.8 and any other relief deemed necessary for proposed redevelopment project.

George Broseman, Esq., appeared with Bo Erixson and Chuck Dobson, PE, to describe the plan. He advised the board that revised plans have been submitted to the Township for the purpose of appearing at the July PC meeting. The commercial uses will cease as all residential use will be utilized on this site. They have met with the immediate neighbors to the left of the development site and they are working on reducing the heights of the proposed residences. They believe that the steep slopes are man-made and they will present their case to the ZHB. They will be requesting a waiver for the width of the driveway during the land development process. They want to maintain the residential scale and feel and not appear to be a commercial development.

Susan Stern questioned how two single family dwellings can be on one lot with three attached dwellings. She also asked about a previous grading permit for proof of man-man slopes. Mr. Broseman responded by stating they are requesting a variance so documentation wouldn't be required regarding the slopes. Regina Majercak asked if the

applicant had contacted the neighbor to the rear as she is not in favor of granting a waiver for the distance requested of the proposed elevated decks.

John Rice stated that it is a permitted use to put these dwellings on this site.

Ken Lane, the neighbor to the rear, has not been contacted by the applicant. There is a long row of Arborvitae on the applicant's property and he would like to see this remain. He has a large garden and would like to keep the privacy of some screening.

Baron Gemmer has met with the applicant and glad to see that the applicant states he will be reducing the height of the residences. There are a lot of steep slopes on the site. He will wait till the ZHB meeting to see what their decision is.

Elizabeth Springer commends the applicant for working with the neighbors by lowering the residences. She is concerned with the decks off the back of the homes. The applicant is encouraged to continue to work with the neighbors. Kathy Bogosian has no objections to what the applicant is asking for, however, she suggested a 10' width on decks, rather than the proposed 12'. Doug McCone questioned how the residences would be lowered. The development seems reasonable. Susan Stern questioned the engineered plans that go with the plans displayed since the members have not yet seen the revised plans. The plan is moving in the right direction. Regina Majercak is concerned with the decks and doesn't see the hardship. John Lord is basically in favor of the process that bringing a non-conforming use into a conforming use. He is concerned with the decks.

Skip Kunda stated that the recommendation be considered to include 10' decks rather than 12' decks.

Kevin Kochanski advised that the board can recommend whatever they like with respect to the size of the deck. The ZHB will ultimately make the final decision of the size of the decks if they grant the variance.

Skip Kunda moved to recommend approval of the applicant's request for relief be granted as requested. Seconded by John Lord, the motion carried 6-2. Regina Majercak and Skip Kunda opposed.

125 Strafford Avenue, LLC

2014-D-11

Preliminary

120-124 Bloomingdale Avenue

Consolidate two (2) lots and convert existing nonconforming commercial building to a single family detached dwelling, construct two (2) new single family detached dwellings and three (3) new townhouse dwelling units.

Since this was discussed under the ZHB Appeal above, it was moved and seconded to table the application. The motion carried.

Public Comment

Old Business

New Business

Regina Majercak moved to recommend Garrett Hill District Code be amended to remove the word 'private' from the statement 'private garage' to meet the intention of the Garrett Hill Committee to state that all garages, whether separate or part of the main building, be in the rear. Seconded by John Lord, the motion carried.

Kathy Bogosian moved to request that medical office parking be addressed as soon as possible with regards to the old BioMed site as the site has been sold. Kevin Kochanski will start to put something together for the next meeting so that Medical office parking is listed as a separate parking requirement in the Code. The motion carried. He will list both this item and the Garrett Hill garage items on the next BoC agenda for discussion.

There being no further business before the board, the meeting adjourned.

Respectfully submitted,