

**Radnor Township Special Planning Commission**  
**Minutes of the Meeting of June 17, 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, and Elizabeth Springer. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq.; Stephen Norcini, PE, Director of Public Works; and Planner Stephen Gabriel. Charles Falcone and Susan Stern were absent.

***SD # 2014-D-07 Villanova University 800 E. Lancaster Ave. (Final Plan)***  
***Construction of 1,135 bed student housing in six buildings with associated retail space under CICD Use with Phase-in construction.***

Nick Caniglia, Esq. and Alex Tweedie, PE, addressed the Board on behalf of the applicant. The comments from Gannett Fleming, Assoc., Gilmore Assoc., and Rettew Assoc., were discussed. Mr. Tweedie responded either they would comply with the requirements or the issues that raised questions were discussed. Details of the revised plans were displayed. Bob Morro responded to the board regarding the request for installation of shrubs in the PECO right-of-way. As per PECO's letter, they will not permit the planting of shrubs in the area, despite the neighbor's request for additional buffering.

The construction staging/parking area at Ithan Avenue was discussed at length should the Performing Arts Center not be constructed in the future. The subject of closing off certain driveways and improving circulation in the parking lot on the south side of Lancaster Avenue west of the church walk raised some questions. Peter Nelson stated that if the applicant chooses not to comply with Ms. Kaminski's comment then they will need to ask for a waiver against her comment. The driveway width was discussed regarding Ms. Kaminski's comments.

Access to the bridge is accessible by stairs and a ramp. However, the ramp is in a different location. According to the traffic engineer's firm, it is their belief that the accesses should be in the same location to comply with federal regulations. Several of Ms. Kaminski's comments are still being discussed by the applicant as they are viewing several requirements differently.

Peter Nelson asked Mr. Caniglia to speak with SEPTA since the previously signed agreement between SEPTA and Villanova University was signed at an earlier date. Staff and Villanova need to meet to discuss the shifting of the few parking spaces and the buffers.

*Public comment*

Lynn Ellis of Lewis Lane asked if the freshmen and sophomores could utilize the corner lot where the art center is. This would alleviate the parking problems in the surrounding neighborhoods.

Jane Galli of Barcladen Road questioned where the traffic would travel during construction crossing Ithan Avenue and who would direct the traffic. She also asked who would be responsible for the maintenance of the bridge.

Steve Cooper compiled a list of open items to discuss: temporary parking, driveway width between Stone and Farrell Hall in the area of the proposed parallel parking, -if the applicant is against the widening then they should request a waiver and the decision would be made by the Board of Commissioners, stairs and handicap walk at the bridge be addressed to satisfy staff or eliminate stairs – work with Amy Kaminski and look at re-design options, discussion with SEPTA to eliminate 3 parking spots, garage plan at Pike Garage, the sidewalk extension, and the main access lot at Ithan Avenue with the two access points.

A representative of Villanova stated that freshmen and sophomores are not permitted to bring cars. With the knowledge that some of these students do bring cars and park them off campus in the surrounding neighborhoods, the board asked the applicant to discuss the issue. Complaints of the parking issues from student's cars have been logged with the police department on many occasions as reported by neighbors attending these public meetings.

Regina Majercak requested several times that a note is placed on the plan regarding the temporary parking area be returned to grass if the arts center is not constructed within a specified period of time. Kathy Bogosian asked for buffering around the surface parking lot. More parking is necessary in this area. Skip Kunda mentioned that stormwater should be considered if this area would remain a parking lot. Roger Phillips responded by stating that if the performing arts center isn't developed and they want to keep the surface parking lot at that corner, then the applicant would be required to submit an amended land development plan.

Peter Nelson stated that Staff needs to meet with Villanova regarding moving several parking spots in the area of the intersection as per Amy Kaminski's comments.

Doug McCone moved to recommend approval of the Final Plan of the Villanova Housing Development as presented with the following conditions: that the applicant complies with the consultants letters, when construction is complete, if the Performing Arts Center is not an active project, the applicant must submit an amended land development plans and application, request a waiver for the 18' wide driveway at Stone and Farrell, revisit the accessibility to the bridge at Lancaster Avenue and eliminate the stairs or come up with an alternative design that satisfies Staff, the applicant is to discuss the elimination of 3 SEPTA parking spots and the relocation that is acceptable with Staff, Staff and Villanova are to work out the issues of comments under the Pike Parking Garage specifically relating to extending the southbound left-turn lane at Ithan Avenue and the main lot access to Ithan Avenue be altered at two separate driveways. Seconded by John Lord, there was discussion.

*Public Comment*

Phil Ahr of Meredith Avenue stated that the bridge for the project is the turn-key. He asked the board to reconsider the motion of the elimination of the stairs at the bridge. They should remain and the applicant should be required to make the plan comply legally and/or architecturally. Forcing the public to walk to the rear of the property to access the stairs, especially in bad weather should not happen.

Doug McCone moved to amend the motion regarding the stairs at the bridge to read; revisit the accessibility to the bridge and provide an accessible entrance at Lancaster Avenue for handicapped persons in addition to the staircase. Seconded by John Lord, the motion carried.

*Public Comment*

Jane Galli stated that many of the church parishioners need the handicapped access at the bridge at the Lancaster Avenue location.

*Old Business*

*New Business*

Steve Cooper moved to recommend that the Township assess the illegal parking in the neighborhoods surrounding Villanova University and recommend to the Board of Commissioners to review the code enforcement of the Township. At public meetings, neighbors continually complain about student abuse of parking in the surrounding neighborhoods. The Planning members feel for the neighbors and don't feel it's correct. The rules on the books should be enforced as much as possible to give the neighbors some relief. Kathy Bogosian suggested contacting the Garrett Hill Coalition for an overall assessment. Regina Majercak would like the motion amended to have the parking assessed and ordinance enforced. Seconded by John Lord, the motion carried.

Peter Nelson stated on behalf of Kevin Kochanski that they've done a lot of work over the past six to nine months on student rental housing and parking issues. Many student housing properties have been eliminated. He will speak with Mr. Kochanski when he returns to the office to continue to address this issue.

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

Respectfully submitted,