

**Radnor Township Planning Commission
Minutes of the Meeting of September 2, 2014
301 Iven Ave., Wayne, Pa**

Chair Julia Hurle called the meeting to order at 7 PM with the following Commission members present: Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq., Stephen Norcini, PE, Director of Public Works and Township Planner Stephen Gabriel. Kathy Bogosian, Steve Cooper, Skip Kunda and John Lord were absent.

Minutes of the July 7, July 9 and July 30, 2014 meetings

Susan Stern moved to approve the minutes of July 7, July 9 and July 30, 2014. Seconded by Doug McCone, the motion passed.

**2014-S-08 (Preliminary Plan)
205 Strafford Ave.**

Subdivide existing property into six (6) lots, to include the existing single family detached dwelling and four (4) proposed single family detached dwellings and one (1) open space recreation area

George Broseman appeared on behalf of the applicant. The original submission included 6 residential lots. The revised plan submitted showed 5 residential lots with an open space, however after speaking with Staff, they decided to just add the open area to the main parcel. Since this is a minor subdivision, they are asking this plan to be viewed as a Final Plan. He read through the Planner's and Engineer's comments and gave the applicant's responses on each.

There was some discussion regarding the caliper and amount of trees proposed for this site. It appears that the applicant is open to placing funds (fee in lieu of for required compensatory plantings in the Shade Tree Fund as well as planting trees on within the development.

Susan Stern asked if the applicant would consider putting a stormwater management system on the existing home in exchange for waivers being requested.

Stephen Gabriel stated that the Comprehensive Plan deals with minimizing changes to the neighborhood, unnecessarily widening local roads or sidewalk installation would need to be discussed in a safety planning perspective.

Amy Kaminski stated the comments should read that according to SALDO, Eagle Road is required to have an 80' right-of-way along with a 48' cart-way as opposed to the review letter stating Eagle Road is required to have a 60' right-of-way and a 28' cart-way. Staff supports a waiver of the cart-way widening on both Eagle Road and Strafford Avenue as the widening is not necessary. Staff does not support a waiver of sidewalks or the 60' right-of-way on Strafford Avenue. Staff would support a waiver of a 60' right-of-way on Eagle Road (SALDO requires 80') but doesn't support the present design showing a 40' right-of-way on Eagle Road. Steve Norcini does not support the waiver for the 60' right-of-way. Staff supports a waiver of

the traffic impact study for a fee to construct traffic calming on Eagle Road along with the applicant repainting the mast arms for the all way stop control flasher at the inter intersection of Eagle Road and Strafford Avenue. Staff shared with the applicant and the PC members that a traffic calming report will be submitted to the BoC next week for Eagle Road near Strafford Avenue.

Steve Norcini agreed with Amy Kaminski and Steve Gabriel, with regards to taking the right of way (60' R.O.W. on Eagle), but not widening the road. Steve Norcini requested the Planning Commission consider the installation of sidewalks on the property (a corner property) so that as potential future re-development occurs, there will be sidewalks to connect to. He also noted that although Mr. Broseman stated a Traffic Impact Study was not required, the Board of Commissioners could require one to be done. He requested the applicant consider installing LED street lights along the frontage of the property, painting the poles and mast arms of the flashing red signal, and funding traffic calming along Eagle Road, if the Board of Commissioners wishes to move forward with any of Amy Kaminski's suggestions.

Roger Phillips stated that the fee for park and recreational land will be less than what is stated in his memo since the number of residences has been reduced.

Public Comment –

Leslie Morgan from Farm Road would love to see sidewalks up Strafford Ave. to Eagle Rd. Safety issues for pedestrians presently exist in this area. If the Township will be utilizing the applicant's fees in lieu of planting, she requests that the trees be planted in this end of the Township.

Stephen Elliott of West Avenue stated traffic issues currently exist on Eagle Road and this issue has been there even before the new construction on Strafford Avenue. He has concerns of stormwater, density and public safety. All water flows towards his property from this site. His basement has water issues during most rainstorms. His area is already saturated with houses and is limited in larger parcels, and there is the new 11 townhome project being constructed. He lives in a walkable neighborhood and feels the new homes will out price and outgrow the neighborhood. Stormwater, housing density, public safety are his issues. When it rains, all water will run downhill towards his house. Noise, light pollution, and quality of life are his main issues. His street is quiet. He is against this development and feels it doesn't meet the spirit of the Code. He's concerned with the health, safety and welfare of the neighborhood.

Regina Majercak questioned about stormwater management and sidewalks. She is in favor of a waiver for curbs and would like to see a green space for stormwater management in return.

Julia Hurle is in favor of sidewalks, improvements to existing streetlights, waivers for curbs and street width beefed up. She would like to see stormwater on the existing lot. She requested an updated plan at the next meeting with the following comments: the applicant work with BoC that in place of a possible traffic impact study they contribute to the progress of traffic calming and work with traffic engineering expert to improve the plans.

George Broseman requested a copy of the traffic calming report. He was informed that it will be on the website the Friday before the meeting.

The items the Commission requests for revised plans are listed below:

- Requesting additional stormwater management on Lot 2 (the original house) and that stormwater management should be done in a way that it protects West Avenue and provides relief in stormwater runoff to that neighborhood
- Support the waiver for the curbs, request construction of sidewalks on both Eagle Road and Strafford Avenue
- Support the waiver to allow Eagle Road to have a 60' ROW instead of 80', maintain the cart-way width on both Eagle Road and Strafford Avenue
- Support the tree plan as discussed that keeps the trees on the existing Lot 2 on the Strafford Avenue side
- Ask the applicant to work with the BoC on traffic calming and potentially contributing to traffic calming and repainting the all red signal at Eagle Road and Strafford Avenue in lieu of the traffic study
- Recommend the applicant make improvements to the existing street lights, and the installation of a vegetative buffer strip between the sidewalk and the street to aid in stormwater runoff. The sidewalk/path construction can be of material to the applicant's choice and safe to pedestrian travel.

Elizabeth Springer moved to table the application until the items above can be addressed. Seconded by Susan Stern, the motion passed.

2014-D-09 (Sketch Plan)
Villanova University 800 E. Lancaster Ave.

Demolish existing Butler Annex Building of 9,600 sq. ft. and construct a new structure in same footprint with an addition of approximately 5,000 sq. ft.

Bob Moro appeared on behalf of Villanova described that the University is attempting to upgrade the locker room and other athletic facilities plus provide locker rooms and offices. The building will encompass athletic rooms and replace an existing antiquated building. Karen McManuels, AEC, Inc. presented the plan. The new building will be 2-story in the front and 3-story in the rear. Stormwater will be managed in an existing system along with the installation of green-roofs, etc. The building is an existing non-conforming and the construction will not increase the non-conformity. Since no new students are proposed as part of this development, they are requesting a waiver from a traffic study. Neighbor's comments were positive towards the construction from a recent neighborhood meeting.

Review of Ardrossan Planning Module

Regina Majercak moved to approve. Seconded by Susan Stern, the motion passed.

Discussion ZHB APPEAL #2923 The applicant, DTL Holdings, LP, property located at 227-229 Plant Avenue and zoned C3, seeks a Special Exception under Section 280-101(A)(1) of the Zoning Code in order to change the existing nonconforming use of a multiple family dwelling to four townhomes and a Special Exception under Section 280-105(F) of the Zoning Code to permit parking in the front yard setback. In the alternative, Applicant seeks the following variances: 280-55 – Use; 280-56(A) – Lot Area and Width; 280-56(B) – Building Area; 280-56 (C), (D), and € – Front, Side, and Rear Yard Setbacks; 280-57(A) – Required Buffer; 280-103(B)(1) – Required number of

parking spaces; and 280-105(F) – Parking within front yard setback. In addition Applicant seeks any other Zoning or alternative relief required pursuant to the Plans presented with this Application.

Nick Caniglia, Esq. appeared on behalf of the applicant. A brief description of the site was detailed along with pictures. The existing homes will be demolished and four townhomes will be constructed. For this construction they are requesting a relief for a special exception. If this isn't accepted, then the applicant is asking for a variance relief.

Susan Stern recommended approval in support the special exception or variances as requested for this application because it does not increase impervious and will be an improvement to the neighborhood due to the condition of the existing dwellings. Seconded by Doug McCone, the motion passed.

Public Participation - None

Respectfully submitted,

Suzan Jones