

*Radnor Township Planning Commission
Minutes of the Meeting of October 6, 2014
301 Iven Ave., Wayne, Pa*

Chair Julia Hurle called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Steve Cooper, Skip Kunda, John Lord, Regina Majercak, Doug McCone, 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. Elizabeth Springer was absent.

Minutes of the September 2, 2014 meeting

Susan Stern moved as amended by Steve Norcini. Seconded by John Lord, the motion passed.

*2014-S-10 (Final)
Emilio and Carole Gravagno and Elisha Pratt and Carrie Rorer
560 and 564 Maplewood Avenue*

Subdivide and consolidate three (3) lots into two (2)

Other than comments regarding no future development and questioning previous access to the rear lot, there were no comments. Susan Stern recommended approval and grant of the waivers. Seconded by John Lord, the motion passed.

*2014-S-04 (Final)
ESIII, LP
807 Newtown Road (Ardrossan)*

Subdivide the tract into 72 individual residential lots using the density modification option permitted by Radnor Township's Zoning Ordinance. The existing residential structures are to be maintained and made part of the lots. All new lots with the exception of Lot 4-11 will be development with single family residences

John Snyder, Esq. and Dave Fiorello, PE appeared. Applicant Edgar Scott was also in attendance. They have met with PennDOT and stated that they have no issues with the intersections not being 90 degree inside the development since many of the roads are one-way. They did not request waivers on the three intersections as they treated them as existing conditions. If the commission requests these become waiver requests, then they will do so. Two cul-de-sacs are being re-designed for the purpose of saving 23 - 24 trees. The cul-de-sac parallel with Newtown Road will have an emergency access from the bulb of the circle and will be noted on the plans. A path along Newtown Road cannot meet ADA standards due to PennDOT's requirements. Funds can be set aside to put trails towards Wheeler Field. PennDOT requires a 4 verge adjacent to an ADA compliant sidewalk. Because of the existing wall, this will not fit. It is not feasible at this time.

Pine trees will be staggered in the Rye Field Buffer to assist in protecting the homes from pedestrian/vehicular view. The intersection after the bridge could not be compliant without

widening the bridge, which they did not want to do. They have widened the intersection to make it easier to make the right turn after crossing the bridge.

Susan Stern requested to see the locations of the proposed fire hydrants and was informed that all residences will be within 600 feet of a fire hydrant as per Code.

A conversation occurred between John Snyder and Susan Stern regarding the heights of the trees to be planted as a buffer along the Darby-Paoli Road side of the houses closest to the street. Mr. Snyder made the comment that they were required to plant a buffer but that there was no requirement that portions of the houses not be visible from the street or what will then be public lands. She disagreed pointing to the actual text of the conditional use that was approved by the Commissioners that said the buffers had to be such that the houses would not be seen from the street. This goes to the issue of how large the newly planted trees have to be to meet the legal requirement. The taller and larger trees cost much more than the shorter ones but they also will fully shield from public view the new houses.

Kathy Bogosian is concerned with the road widths; however, Peter Nelson stated that the Board of commissioners has already approved the waiver for the road widths. She wanted to know how traffic will be handled at the intersection of Abrahams and Newtown Roads. PennDOT wants the project entrance across from Abrahams widened from 18 feet to 24 feet and go back 50 feet. The wall will have to be removed to a point, near the existing post, to enable the road widening. She would like to see an all-way stop at that intersection. Amy Kaminski responded that she'd have to see if the warrants exist in this location. PennDOT would have to weigh in on the decision for a stop sign. After development is completed, Kathy requested another traffic study be performed. A 6-month post analysis could be done if acceptable with PennDOT. Kathy suggested that the applicant consider posting two street lights at the entrance to the new road.

Amy Kaminski would like to see some way for pedestrians to access the area and stated the cul-de-sacs should be wider.

Lisa Thomas (Glackin Thomas Panzak) displayed a site line plan from the intersection of Newtown Road and Darby Paoli Road. The proposed trees in this site are 10-12 feet tall instead of 8-10 feet tall.

Public comment -

Sara Pilling from Garrett Hill stated that the last two developments were made to construct walking paths/sidewalks. This developer should be required to do a walkway as well.

Leslie Morgan of Farm Road feels that the plan submitted tonight is neither a buffering plan nor a reforestation plan. She still feels that the buffering strip is not thick enough. The Wheeler Tract will have planted hundreds of trees more than this site and she is still confused as to why the low number of required plantings.

Colleen Price of Abrahams Lane mentioned the buffering looks really sparse. She is still concerned with the road exiting onto Newtown at the home at Hothorpe and the headlights will

shine directly into their living room. She is concerned with possible historical items found during construction.

Susan Stern and Skip Kunda would like to see more substantial trees be planted in the initial planting than what's proposed to increase the buffer. Regina Majercak wants to see a screening that's thick enough to prevent from seeing through it.

Julia Hurle stated that approval is not recommended due to the inaccuracies of the buffer. Regina Majercak suggested increasing the caliper of the trees as what's proposed is insufficient.

There was discussion regarding the size and heights of the proposed trees in the 100' buffer.

Skip Kunda first moved to recommend final approval conditioned upon:

- the applicant installing trees in the 100 foot buffer strip adjacent to lots 3-2 through 3-10 of sufficient caliper and height of 20 feet at time of planting to provide the maximum protection of the view shed as set forth in the Conditional Use Decision.

This first motion was seconded by Kathy Bogosian and passed 8-0. Skip Kunda then made a second motion that final approval also be conditioned upon:

- the applicant satisfying the comments of the staff, and letters written by Roger Phillips, PE, Amy Kaminski, PE and Planner, Steve Gabriel and upon the applicant providing a cul-de-sac as opposed to the 30' widening at the end of private Road 'D'.

This second motion was seconded by Regina Majercak and was passed unanimously.

Doug McCone moved to recommend:

- granting approval for the waivers for the three intersections that are not 90 degrees.

Seconded by Steve Cooper, the motion passed.

2014-D-02 (Preliminary)
BMR - 145 King of Prussia Road, LP (BioMed)

Demolition of existing office/research buildings and redevelopment of property with proposed office buildings and associated parking

Nick Caniglia, Esq. requested the application be placed on the November Planning Commission Agenda and would grant the Township a 30-day extension. The Planning Commission agreed to this request and stated that Bio-Med would be heard first on the November meeting.

2014-S-08 (Final)
115 Strafford Ave LLC
205 Strafford Avenue

Subdivide existing property into five (5) lots, to include the existing single family detached dwelling and four (4) proposed single family detached dwellings

George Broseman, Esq., Chuck Dobson, PE and applicant Bo Erixson appeared.

The new plans show revised stormwater management systems for the sites. A berm will be installed to help the run-off for the neighbors below the site. The existing run-off from this site has been reduced to less than half with this development and stormwater management systems. Sidewalks have been shown on Eagle and Strafford Avenues as the request of the commission at the last meeting. The plan has been reconfigured which will save some of the previously proposed removal of some trees. Of the required replacement trees, 12 of them @ \$ 500 for a total of \$ 6,000 will be posted in the Township Shade Tree Fund. In lieu of a traffic study, the applicant is willing to give \$ 1,500.00 to the Township for the purpose of assisting with traffic calming measures, upgrades to traffic signals in the area, etc.

There was discussion regarding the 60 foot ROW compared to the 80 foot ROW as requested by Steve Norcini. Steve Norcini requested the developer provide the required eighty foot ROW on Eagle Road. The applicant agreed to provide and dedicate the 60 foot ROW on both Strafford and Eagle Road and to measure the setbacks from the 60 foot ROW line.

Public comment

Steve Elliott of West Avenue appreciates the berm being added to assist with the runoff. Wider setbacks would benefit travel in the area. He heard that a stop sign will be on a future commissioner's meeting agenda and feels this applicant's willingness to give funds to traffic calming in the area is not really doing anything extra. A larger setback will preserve rural aspects as per the Comprehensive Plan's stipulations.

Julia Hurlle moved to recommend final plan approval conditioned upon: the applicant addressing all the comments in the staff/professionals review letters to the satisfaction of the Township; the waivers being forwarded from the solicitor being incorporated into the applicant's waiver requests; and the applicant amending the plan to show a 60 foot ROW on both road frontages and the setbacks being measured from this 60 foot ROW. Seconded by Kathy Bogosian, the motion passed 7-1. Skip Kunda abstained.

Respectfully submitted,

Suzan Jones