

*Minutes of the Meeting of October 1, 2012*

The meeting of the Radnor Township Planning Commission was held at 7 PM in the Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

**Present**

Ed DiMarcantonio, Chair  
Kathy Bogosian  
Doug McCone  
Susan Stern

Julia Hurle, Vice-Chair  
Skip Kunda  
Regina Majercak

**Absent**

Steve Cooper

Also present: John Sartor, PE, Twp. Engineer, Peter Nelson, Esq., Solicitor; Kevin Kochanski, Zoning Officer; Members of the Press, and Suzan Jones, Administrative Assistant.

Mr. DiMarcantonio called the meeting to order and announced that Cabrini College had rescheduled for November Planning Commission.

*Minutes of the Meetings of September 4 and September 6, 2012*

Kathy Bogosian moved to approve the September 4 minutes. Seconded by Julia Hurle, the motion unanimously passed. Julia Hurle moved to approve the September 6 minutes. Seconded by Skip Kunda, the motion unanimously passed.

*2012-D-10 (Preliminary) of Home Properties Bryn Mawr to construct a 1,157 square foot fitness center on their site at 200 David Drive, Rosemont (Submitted 8/31/12)*

Bill Reardon, Bohler Engineering, appeared on behalf of applicant. Plans were displayed and the site was described. The applicant is seeking preliminary/final approval. Mr. Kochanski stated that staff recommends that only preliminary review be performed at this time. The traffic engineer and the fire chief need to be consulted to verify turning radius for fire apparatus into the site. The issues of adding parking on site was suggested. Susan Stern moved to approve preliminary plan approval subject to the comments and conditions on the Gilmore review letter dated September 26, 2012. Seconded by Regina Majercak, the motion unanimously passed.

*2012-S-15(Preliminary) of 615 Newtown Road, Assoc., LP to subdivide existing 13.6 acre parcel into eight (8) residential lots and retain existing residence at 615 Newtown Rd., Villanova (Submitted 8/31/12)*

George Broseman, Esq. appeared with Dave Gibbons, PE, Joseph Orsatti and Patrick Stuart of Orsatti and Assoc., and applicants James Gorman and Alex Wasilov. They are proposing to make the cul-de-sac road a private road. They are requesting waivers for; Section 255-27.C.(1) for a 28-ft wide right-of-way, Section 255-27.C.(1) for a 5-ft wide trail in lieu of providing a sidewalk, Section 255-27.D.(2) for a 45-ft radius cul-de-sac and Section 255-27.E.(2) for a 28-ft wide right-of-way for a private street. The applicant will abandon the existing easement and driveway on the adjacent property that is presently in use when the new road is constructed. The applicant has appeared before the Commissioners with an informal presentation and detailed the waivers being requested as well. There was some discussion regarding documenting preserving the existing green areas that are being proposed to be saved in accordance with the granting of the waivers of reducing front yard setbacks, etc. The applicant is looking to construct the stormwater management systems with the least impact possible on the tree line. Mr. Sartor requested to see revised plans showing the trail construction with the least amount of impact on the steep slopes in the areas of the trees. It was suggested to make the application 9 lots instead of 8 with the 9<sup>th</sup> lot being the wetland lot on the east side of Sproul Road that will eventually be dedicated to the township as open space. Mr. Kochanski stated that staff is looking for the 9<sup>th</sup> lot to be part of the HOA and grant the township an access easement for stormwater management purposes.

#### Public comment

Brajesh Agarwal - 503 Van Lears Run – feels that 60 days is a reasonable period of time in order to remove the existing driveway presently on his property.

Mr. Sartor requests to see this plan back addressing the list of comments as submitted since this is the first time the plan as submitted has been discussed. Since the applicant has met with staff on numerous occasions, Mr. Broseman requests that the a decision be made this evening especially with respect to the waiver requests going before the zoning hearing board.

Kathy Bogosian moved to recommend approval of all four (4) waivers, under Section 3 #'s 6, 7, 8 and 9 with the preference being the 35' setback and would agree to whatever waivers the zoning hearing board would approve. Doug McCone seconded the motion. Julia Hurle moved to amend the motion to require a conservation easement conserving the areas proposed to be preserved by delineating the areas to be preserved as a result of these waivers on all lots. There was extensive discussion regarding the area on the south side of the riparian buffer of lot # 7. Kathy Bogosian requested that the suggestion of the conservation easement not be included in the motion. The path should be laid out in the final plan as well as the utility easement. Skip Kunda proposed to amend the motion to say that if the applicant is willing to do some sort of conservation easement to be a comparable area to be worked out with staff and be shown on the

plans. He also said that if necessary lot 8 could be excluded from an easement. Kathy Bogosian agreed to exclude lot 8 unless the applicant can supply an acceptable conservation easement plan. Julia requested that steep slopes and flood plain not be counted in the comparable area. After discussion, Kathy Bogosian withdrew the motion to offer a new motion. Kathy moved to recommend that the board endorse the waivers for 6, 7, 8 and 9 as amended by Skip Kunda and that the applicant works with staff on a negotiated conservation created area to be created that is comparable to the setback relief on the yellow line and the utility easement and trail be shown on the final plan. Seconded by Skip Kunda, the motion carried including the preliminary plan approval conditioned upon the Gilmore letter of September 26, 2012.

Kathy Bogosian moved to send a letter to the Zoning Hearing Board with the recommendation. Seconded by Susan Stern, the motion unanimously passed.

*Recommendation for Ordinance # 2012-\_\_\_ - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations to establish a new use, Mixed-Use Special Transportation Development within the PLO- Planned Laboratory-Office District.*

Nick Caniglia, Esq. described the site and the proposed construction. McMahon and Assoc., gave a report on their traffic study. Signalizing the intersection into the high school off of King of Prussia Road is suggested. A second signal entrance is being considered closer to Route 30. A travel demand management program is suggested to be implemented by the employers of the new buildings. Streetscape treatments along the sidewalks are proposed. The new buildings propose to double the existing square footage and the issue of the increase in vehicles was discussed. Lancaster Ave. already has a major problem with backup of traffic. Mass transit nearby would hopefully create a selling item for tenants of these buildings. Widening of King of Prussia Road in this area and the intersections with the adjusting of the signal timing in a closed loop system would hopefully benefit the increase of traffic.

Susan Stern suggests the applicant be more proactive with regard to public transportation. Issues that were discussed reflected on lighting on parking structures, maximum impervious coverage's, and electronic signs should be excluded. She questioned whether or not a new train stop would be constructed at this site or closer to this site. She feels that this ordinance really doesn't touch on the transportation development. There was a suggestion that Radnor High School students utilize Radnor Chester Rd. and not the King of Prussia Rd. exit. A suggestion was also made about a dedicated exit off of the Blue Route to directly exit near this site.

Julia Hurlle felt that the benefits to the township would lessen with the increase of traffic. Negative traffic impacts should be avoided at all cost. Parking structures should be no higher

than 38 feet and the parking space size should be universal across the board throughout the township. The township should consider this when making changes to this type of ordinance.

Skip Kunda stated that some employers purchase transit passes for their employees. Other issues can be considered for transportation, i.e. a shuttle, etc.

Ed DiMarcantonio stated that verbiage should be changed to state that the construction of gyms in office buildings could only be on the first floor of buildings. A traffic study on this site should be performed by an independent traffic consultant. He was informed by the applicant that Gilmore & Assoc. will also view the applicant's traffic study. This proposed ordinance should return with the suggested changes for discussion again.

Kathy Bogosian doesn't mind reducing setbacks as long as density isn't increased.

Regina Majercak asked for some consideration of trade-off by constructing amenities that push the issue, location and use of the nearby rail systems.

Kevin Kochanski reported that the Comprehensive Plan Implementation Committee will discuss this proposed ordinance before the next PC meeting and their comments will be forwarded to the members for consideration.

#### Public comment

Jim Schneller – Wants to emphasize the negative comments regarding traffic congestion. Athletes practice on the nearby fields. During rush hour traffic is going to sit and exhaust will permeate into the air the athletes are breathing. Offsets on buildings help conceal the heights of buildings. Septa will benefit from this and wonders if they will expand their parking area.

There being no further business, the meeting adjourned.

Respectfully submitted,

*Suzan Jones*

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