

**Shade Tree Commission of
Radnor Township
Wayne, Pennsylvania
Wednesday, September 24, 2014**

The meeting was called to order by Chairperson Jim Ward at 6:30 PM. Also in attendance were members: Jack Millerick, Vice-Chair; Gus Feudale, Randy Hope, and Jen McGowan. Staff member Steve Norcini, PE, Director of Public Works attended.

760 Woodlea Rd GP # 14-125 *Approved*
Demo existing SFD and construct new SFD
365 CY of dirt (take off site)
7 trees to be removed Replant 19 trees (10 need to be large canopy)

Robert Wager, PE appeared. Pipe lines have been moved away from the trees, the 36" Tulip Poplar has been removed per previous remarks from the board, and tree replacements have been shown. Tree protection fence has been shown and increased as also per requested from the board.

560/564 Maplewood Ave 2014-S-10 (Final Plan) *Approved*
Emilio and Carol Gravagno & Elisha Pratt and Carrie Rorer
Subdivide and consolidate three lots into two

Rob Lambert, PE appeared. No development is proposed.

205 Strafford Ave 2014-S-08 (Preliminary Plan) *Conditional Approval*
Subdivide existing parcel into five (5) lots
Retain existing dwelling and construct (4) new dwelling lots

Chuck Dobson, PE from Inland Design appeared. Four new homes are now proposed. An additional berm is proposed to help capture run off to the neighbors in the rear. The existing residence is proposed to remain. Sidewalks have been shown on the plans per the Planning Commission's request. 22 trees are proposed to be removed. 41 replacement trees are required to be replanted. \$ 500 per tree will be posted in shade tree fund 45 canopy trees are required which also include buffer plantings. Only 45 canopy trees are proposed. Applicant will place \$ 6,000.00 in the shade tree fund in lieu of the difference of the required plantings. Two (2) trees along the proposed sidewalk will be added to the plans for replacement should the trees die during construction and a note shall be placed on the plan as well. The Township Arborist will visit the site during construction to ensure tree life. Revised plans should be forwarded onto Engineering for the Planning Commission showing the revisions.

148 E Lancaster Ave C # 14-02 *Conditional Approval with a plan that*
Tree has overgrown the site *acceptable with the Township Arborist*

A specimen tree that would fit this spot to aesthetically enhance the area should be considered. It was suggested that the Township Arborist contact the applicant to discuss type of tree replacement.

145 King of Prussia Rd 2014-D-02 (Preliminary Plan) Tabled
BMR - 145 King of Prussia Road
Demolition of existing office/research buildings and redevelopment of property with proposed office buildings and associated parking

Alex Tweedie, PE appeared. King of Prussia road will be widened one width to comply with the SALDO code. 393 trees will be provided as part of this development. 194 trees will be removed. Green roofs are proposed on each building. It was requested that the Township Arborist meet with the applicant and walk through the site with the applicant's landscape arborist to discuss the possible savings of any significant trees especially the 72" Sycamore. However, there are severe grade changes proposed in that area of over 5'. Preservation of any substantial trees on this site would be gratefully appreciated. If the plan can be revised with the above comments, the applicant will revisit the Shade Tree Commission after they receive comments from the Planning Commission. Notes from the Township Arborist shall be noted and forwarded onto the Engineering Department.

Ardrossan Subdivision 2014-S-04 (Final Plan) Conditional Approval
ESIII L.P. Edgar Scott
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., PE, Lisa Thomas from Glackin Thomas Panzak, Edward Scott and Dave Fiorello, PE. appeared. Plan has previously been approved during the preliminary process. Buffering has been increased since the previous visit to the shade tree commission. 295 trees have been added to the plan since the initial visit 209 trees are proposed to be removed. If some of the cul-de-sacs are flipped or pushed back, it is possible to save an additional 17 trees. 448 trees are proposed to be planted. More trees will be added along the streets as needed as the project moves forward. The size of the buffer trees will be staggered to create a more natural effect. The final tree replacement plan will show the exact number of trees going in. 507 trees will be replaced after moving the cul-de-sacs, etc. Open grate tree guards will be placed around the trunks of the trees to prevent damage by animals, etc. It was requested that newly installed trees be maintained during the entire construction process and comments to such be placed on the plans. Any trees that die up to a certain period of time will be required to be replaced. The heights of the homes are being proposed from 42' down to 35' which will reduce the view effect from Darby Paoli Rd. and Newtown Rd. Leland Cypress and White Spruces should be replaced. Norway Spruces are a heartier screening tree. Western Arborvitae and Cryptemaria were also suggested. Replace the Leland Cypress and White Pines throughout the plans. Revised plans with the recommendations should be forwarded onto the Engineering Department

Public comment –

Leslie Morgan from Farm Rd. is pleased that the Rye Field buffer has increased. 228 trees in this area is still not enough with respect to the 1,500 proposed trees across the street at the Wheeler Tract that the Township is proposing to do. She feels this area still needs to be addressed.

2 Haymarket Ln

GP # 14-165

Conditional Approval

Construct single family dwelling

1,000 CY of dirt (take off site)

12 trees to be removed

Plant 21 trees (8 need to be large canopy trees)

Nick Pugliese and Nick Vastardis, PE appeared. Some of the trees have been mismarked on the plans. A 3-tier retaining wall will be built so the construction will be on a level lot.

The 14" Poplar should also be removed and compensated for near the proposed retaining walls should it fail. The 26" Maple by the driveway will be impacted. The applicant was advised to be careful of the grade changes near any trees. Grade lines near trees should be tightened up and it was suggested to possibly use boulders to hold back dirt instead of digging for the retaining walls. The Township Arborist will be asked to check out the plans and consider boulders instead of retaining wall. Submit revised plans to Engineering. If the stormwater system is put under the driveway or if it is installed in the area of the Poplar Trees then the plan should come back to the Shade Tree Commission. Per the Engineer that reviewed the plans, the existing infiltration basin will be used as the stormwater management. This will not change the number of trees to be removed (as this was already shown on the plans) and therefore will not require a new visit to the shade tree commission for the applicant.

300 Upper Gulph Rd

GP # 14-167

Conditional Approval

Raze existing dwelling Construct new SFD project

800 CY of dirt (take off site)

Removing (5) trees under Ordinance

John Smirga, PE appeared. If the 36" Maple needs to be removed six (6) trees need to be shown on the plan to be planted. Tree protection along Pine Tree Rd. and Upper Gulph Rd. needs to be shown and installed as one line. Move the stormwater system closer to the house if possible to move away from the tree line along Upper Gulph Rd. Install tree protection fence in the area of the driveway for the 40" Maple and 36" Maple as one continuous line of protection up the driveway and extend past the trees. Revise plans and submit to Engineering.

700 S Roberts Rd

GP # 14-168

Approved

Construct 611 Sq. Ft. addition

Construct 389 Sq. Ft. drive extension

90 CY (take off site)

The plan was approved as submitted.

Mr. Norcini announced that an anonymous letter, along with copies of shade tree minutes from several years ago, was received in the mail referencing tree removals at several addresses. Mr. Norcini announced that homeowners are permitted to remove up to five (5) trees per year without permits as long as they are less than 30" and these removals do not require replacements. He stated for the good of the audience and video viewers, that if someone sees a resident removing trees they should contact the Township Engineering Department to verify the removals are being taken down under Code.

Hazardous Tree Removals
Approved for removal by Township Arborist

503 Conestoga Rd 34" Ash 48" Silver Maple 40" Oak	Lead leaning towards house Extensive carpenter ant damage and numerous splits Limbs hitting roof
16 Barley Cone La 50" Oak	Tree leaning towards home and drip line encompasses entire house as a hazard Replant (6) 2 ½" trees required
776 Newtown Rd (2) Oak Trees	Over 70% dead, pitched over roadway, severe decay of trunks and shelf fungus indicating root rot
217 Pine Tree Rd 30" Maple	Tree struck by lightning
412 West Ave Norway Spruce	Old lightening injury, large vertical cracks in main stem
477 St. Davids Ave 65" Linden	Considerable decay on main stem, large co-dominant stems, active canker disease Replant (6) 2.5" trees required
441 Iven Ave 31" Black Walnut	Trip and fall hazard to the homeowner and neighbor due to heavy fruit drop, roots into retaining wall
672 Church Rd 28" White Pine 29" White Pine 30" Siberian Elm	Severe ice damage from winter, tree is misshapen and unbalanced Severe ice damage, no top and canopy destroyed Multiple cracks in limbs and lost tops from ice storm
312 West Ave 30" Norway Maple	Decayed area at base, several limbs previously fell during storms