

**TOWNSHIP OF RADNOR**  
**Villanova CICD CARE Group**  
**Minutes of the Meeting of June 20, 2017**

*The Villanova CICD CARE Group met at 6:30 PM in the Radnorshire Room of the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

**Present**

*Philip Ahr, Chair*  
*Robert Zienkowski, Vice-Chair*  
*Chris Kovolski*  
*Marilou Smith*  
*Jane Galli*  
*Rick Leonardi*  
*Stephen Norcini, P.E.*

**Also Present:** *members of the public; and, Leah McVeigh, Administrative Assistant.*

*Phil Ahr called the meeting to order and led the assembly in the Pledge of Allegiance*

*Adoption of Agenda*

Jane Galli made a motion to adopt the agenda, seconded by Rick Leonardi. Motion passed 7-0.

*Approval of Minutes*

Jane Galli made a motion to adopt, seconded by Stephen Norcini. Motion passed 6-0, with Bob Zienkowski abstaining.

*Chair Report*

Phil Ahr welcomed everyone to the meeting.

*Review*

a. West Lancaster Avenue Lot – final follow-up on lighting actions

- Phil Ahr checked the parking lot lighting and noted that the frosted glass on the fixtures look great. VU also installed 150 ft. of 6 ft. high fence along St. Thomas Way. He noted that six of the Adlwyn Lane neighbors went before the zoning hearing board to request a variance to allow an 8 ft. high fence along their properties. The request was approved by the Zoning Hearing Board. Phil noted that two of the lights on the western end of the parking lot did not have frosted glass, and Marilou Smith explained that these two lights were not proposed to be changed out. Steve Norcini explained that VU was not required to install frosted glass, but did agree for the community, to install the frosted panes on many of the West Lancaster Avenue parking lot fixtures. Rick Leonardi mentioned that the frosted glass is much more pleasant, and is however, concerned with the lights outlining St. Thomas Way. He encouraged VU to continue using the frosted lens throughout the project. Marilou Smith explained that the remaining

lights being installed must be 100% dark sky compliant per the Zoning Hearing Board, and the frosted glass does not meet this requirement.

b. Overview of Recent Construction Activity (VU)

- Steve Norcini explained that the current components of the VU project is building, and the inspectors are only inspecting E & S (erosion and sediment control) items. There are currently no issues or complaints.

- Marilou Smith noted that the project is moving along, and the contractor is continuing to wet down the site three times a day to control dust and sediment.

- Rick Leonardi asked if the construction along N. Ithan Avenue is part of the development project. Steve Norcini explained that there is a sanitary sewer project being installed on N. Ithan Avenue, and the flows are being directed to the Lower Merion Sewer Authority which is part of the project. Marilou Smith explained the sewer project and how that installation will proceed and connect to Lower Merion Township.

-Jane Galli asked about the dead trees in the buffer, and Marilou Smith noted that the dead trees will be replaced and the buffer maintained.

Communication

a. Update on phases and project

- Marilou Smith provided the group with an update on the project work. The pedestrian bridge and housing projects are going on simultaneously.

i. Residence Halls –

Excavation is continuing for the residence halls. Three out of four basements have been completed and the planking to begin the process of constructing up is scheduled for delivery to begin in a week. The deliveries will come in on St. Thomas Way which should alleviate congestion on Lancaster Avenue.

- Phil Ahr asked about the progression of the dorm construction. VU is hoping to have the dorms enclosed by winter.

ii. Pedestrian Bridge – Bridge construction has begun starting on the west end of the Bridge with construction of the abutment. Marilou Smith shared how construction will proceed with the bridge. There are currently two companies working on the bridge construction.

Planning

a. Discussion of Radnor Township testing by RETTEW

- Phil Ahr introduced Steve Gabriel from RETTEW Assoc. to outline the test results.

i. Main Lot Asphalt and Soil Test Results

- Steve Gabriel reported that his firm was hired by the Board of Commissioners to do environmental testing of the asphalt of the Main Parking Lot at VU. They did 8 borings and took soil samples at varying levels from each boring for a total of 16 samples. They found two layers of asphalt during the testing. No asbestos was found in any of the results.

- The boring sites were selected, as possible, to test where soils would be remaining on site.

- RETTEW compared the results of the samples to state requirements and found no asbestos, no volatile materials, and no BCP's. He also gave an overview of what was found in the samples, and although there were some concerns with a few samples with benzopyrene, lead and beryllium, Mr. Gabriel provided a thorough report of the samples taken and reported that overall the results were good.
- VU had similar tests done prior to construction, using a different lab, and had similar results.
- Rick Leonardi noted that the testing was limited and would like to see more testing done especially in the area established to possibly be the headwaters of Valley Run, and the inlet on Lancaster Avenue. Discussion occurred regarding the lack of evidence of a stream in the parking lot.
- Phil Ahr asked if RETTEW did the testing as per the request by the Board of Commissioners. Steve Norcini explained that RETTEW was limited to the areas where they had access to perform the tests, but were able to find 8 boring sites to obtain samples for testing.
- More discussion was held by the committee regarding the testing and results, but the findings were that all of the samples are within the public health standards although as noted some had higher levels of some components.
- Marilou Smith introduced Paul Murano from Advanced Geo Services who performed testing for VU. Advanced Geo Services had performed 28 borings and took 45 soil samples as testing for the construction project. Mr. Murano explained the testing that his company performed, and shared the results in regards to state standards. Their testing was done to determine requirements for the disposal of the soil to be removed from the site in regards to fill disposal requirements. One sample with benzopyrene and one with lead were determined. The soil from the site was determined to be clean fill.
- Steve Norcini noted that the Township also processed the information, and compared the test results from the laboratory's to the acceptable state standards.
- Robert Zienkowski asked if the site was safe for the use that is projected, and whether there will be impacts downstream that are of concern. Are there any concerns that we should have?
- Paul Murano replied that as part of the due diligence study and with the historical research on the property. There is no previous impact on the site that would cause concern that the site would be unsafe. Main lot was a field prior to it being paved in the 1950's to become a parking lot, and it has been a parking lot ever since. DEP considers the site benign. With all of the research and samples and based on testing results and information obtained, in his opinion, the site is safe.
- Steve Gabriel also provided an explanation, and responded that for the intended use of the site he also believes the site to be safe.
- Rick Leonardi had further questions for Steve Gabriel, and also asked if tests were done for Cobalt. Samples were not tested for Cobalt.
- Steve Gabriel noted that RETTEW did a baseline sampling of Valley Run and with the baseline samplings, and as study continues of the stream along with future samplings this will show what and if anything is impacting the stream.
- Phil Ahr asked about the areas where core samples above the standards were located. It is his understanding that capping is a way to address problem areas. The areas where these higher

- levels of questionable samples were obtained are areas planned for sidewalks and building corners so in essence the soil will be capped, and will limit or eliminate exposure.
- ii. Valley Run by RETTEW - TABLED to next meeting

New Business

Public Comment

Roberta Winters asked Mr. Murano from Advanced Geo Services if his company did sample testing for asbestos. (No, that was not a test they performed, but Marilou Smith noted that VU had previously done asbestos testing).

Mrs. Winters suggested that the sample results be sent to the Board of Health and the EAC to look them over and provide their expertise and review of the results. Possibly getting a statement from each of the Boards.

Toni Bailey spoke to the committee and asked if the DEP standards considered the test area in relationship to its closeness to Route 476 and Route 30, and how car emissions from these highways along with these higher level of contaminated soil areas may impact the health standards. Mr. Murano responded that these were soil tests and the emissions would be air standards, and they would not impact each other.

Set Next Meeting Date-

- The committee set the next meeting date to Thursday, July 6 (this date was changed during the month to Thursday, July 27.)
- The next meeting will be in September, and then most likely November.

*There being no further business, the meeting adjourned on a motion duly made and seconded.*

*Respectfully submitted,*

*Leah McVeigh*