



Villanova CICD CARE Group  
Radnor Township Building, 2<sup>nd</sup> Floor  
July 7, 2016, 6:30 PM  
**Agenda**

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- 1) Pledge of Allegiance
- 2) Adoption of Agenda
- 3) Approval of Minutes
- 4) Chair Report
- 5) Review
  - a. West Lancaster Avenue lot
    - i. Expected opening time (VU)
    - ii. Tentative schedule of buffer night check (headlight), and next inspection (VU)
    - iii. Timing of guided walk-through of buffer for CARE members
    - iv. Lighting discussion:
      1. Scheduling light viewing from Aldwyn back yards
      2. Discussion – consideration of partial shielding for south facing panels
    - v. Fence discussion
- 6) Communication (VU)
  - a. Update on Lancaster Ave sidewalk project
  - b. Pike Parking Structure Update
  - c. Roadway improvements – Overview of updated schedule
    - i. Ithan Avenue
    - ii. Lancaster Avenue
  - d. Stormwater management work on Pike Field
  - e. Discussion – approved plans for buffering behind Residence Halls in CICD
- 7) Planning
  - a. Update on sewer agreement between Radnor and Lower Merion
- 8) New Business
- 9) Public Comment
- 10) Set Next Meeting Date – (summer) Change from First Thursday:
  - a. Options: Thursday, July 28 – or – Tuesday Aug. 9

Note: Villanova's latest Phase Update and Information is located at <http://designconceptforlancastravenue.com/news-updates/>

**TOWNSHIP OF RADNOR**  
**Villanova CICD CARE Group**  
**Minutes of the Meeting of June 2, 2016**

The Villanova CICD CARE Group met at 6:30 PM in the Administration Department located on the 2<sup>nd</sup> Floor in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

**Present**

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

**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, seconded by Marilou Smith. Motion passed 7-0.

Approval of Minutes

Phil Ahr made a motion to adopt, seconded by Jane Galli. Motion passed 7-0.

Chair Report

Phil Ahr introduced the VU CICD CARE group members to the residents in attendance.

Review

West Lancaster Avenue Lot

i. Update on Lighting

- Chris Kovolski gave an update on the site lighting for the CICD Area, which includes Pike Garage and the Housing projects. It does not include WLA or the Bridge. VU went before the Zoning Hearing Board but were denied their request to use the Sternberg Light Fixture which was not 100% dark sky compliant. VU is moving forward with the 100% dark sky compliant Metroscape Fixture for the CICD area.
- Rick Leonardi is concerned with the lighting at the new Lancaster Avenue parking lot. Steve Norcini, Phil Ahr, Luke Clarke, and Roger Phillips had reviewed the lighting plan and lighting ordinance for compliance issues. Marilou Smith and VU did a site inspection after dark, and verified that the lights are installed per the plan and drawings. In addition, a light meter test was performed at the property line of the project to measure the footcandle level. At each metered location the footcandle level was below the ordinance requirements of not exceeding 0.5 footcandle levels at the property line.

- Sara Pilling spoke of her concerns regarding the effects of LED lighting. This is a global issue and Radnor Township needs to be working on an ordinance regarding LED lighting and possibly new shielding requirements.
- Discussion continued on the lighting at WLA, and VU is willing to meet on the south (Aldwyn) side to look at the lights to see if there is any way to minimize the brightness especially in regards to the neighbors. A night meeting will be set up on site between the Township, VU, and the neighbors to discuss individual lights.
- ii. Expected Opening Time
  - VU expects the lot to be open for use on Monday, June 5. More work needs to be completed but the lot will be open for use.
- iii. Tentative Schedule of Buffer Walk-through
  - John Hosbach and Steve Norcini will be doing a night inspection in August to see if headlights are a problem for the neighbors on the south side of the R100. Steve Norcini will schedule a meeting with the CARE committee, neighbors, a township hired lighting consultant and Villanova to stand in the back yards of the Aldwyn Lane residents to see if the newly installed light fixtures meet the SALDO code. A date for this will be made at the next meeting of CARE.
  - Steve Norcini, John Hosbach and Villanova Team will do a buffer inspection in early August to see what needs to be done with the buffer.

### Communication

#### Update on Lancaster Avenue Sidewalk Project

- The Verizon strike is setting back the sidewalk project due to conflicts with the utilities. Bob Zienkowski will contact someone at Verizon to see if he can get some action.
- The Fence along Lancaster Avenue will remain until the sidewalk is complete.
- Jane Galli asked about the compensatory trees required due to the sidewalk construction. Steve Norcini explained that up to ten compensatory trees will need to be planted and he, John Hosbach, and VU will determine the best places for these trees to be used throughout the project. They will not necessarily be planted along Lancaster Avenue. They will be used, if needed, in the buffer. This would include the housing buffer.

#### Pike Parking Structure Update

- Marilou Smith reported that the garage structure is moving forward but has seen some delays due to the weather. The Precast installation has been pushed back to early July.

#### Roadway Improvement Overview

- i. Ithan Avenue
  - Work on Ithan Avenue has hit considerable delays. The contractors have hit rock while digging a trench for the sanitary sewer which is part of Phase I as well as the limited work hours set by the Township (9 a.m. to 3:00 p.m.).
- ii. Lancaster Avenue
  - Phase II of the construction will see the expansion of Lancaster Avenue to create an extended left-turning lane coming east to Ithan Avenue. This construction is anticipated for mid-

September/October weather permitting. Phase III includes N. Ithan and Lancaster Avenue and Phase IV will be the resurfacing of the roadway.

- Annemarie Hessman expressed her concern with all the utility work occurring throughout the community and all of the traffic delays and conflicts. Bob Zienkowski accepted the blame for the success in getting the utility company's responsive to the needs of the Radnor residents in upgrading the utility infrastructures in Radnor which were antiquated and in desperate need of replacement/upgrading. Steve Norcini is trying to keep all the utility projects running as systematically as possible while these upgrades are occurring. Utilities must react to emergencies, and there will be extensive utility infrastructure work occurring throughout Radnor for the next five years. The neighborhood gas utility work through Garrett Hill should be complete by the end of summer; however the gas main work on Lancaster will take longer.
- Roberta Winters asked if the website could be updated better regarding daily projects, closures and locations.

iii. Stormwater Management Work being done on Pike Field

- Marilou Smith reported that the stormwater management project which is being done as part of the Pike Garage project will also collect stormwater from Lancaster Avenue. The Stormwater Management system for Pike Field is designed to provide a decrease in the peak rate of runoff from the pre-development to post-development condition. There will be two underground stormwater management systems that will provide both peak rate control and volume reduction through infiltration. The proposed system will capture stormwater runoff coming from Lancaster Avenue while the other system (the existing underground detention system) will capture stormwater runoff from the easterly portion of the proposed parking garage and existing softball infield. All of the stormwater will discharge to the existing storm drain located at the southeasterly corner of the Pike Field site.
- This project will be done and the field sodded by the end of August in time for intramural sports on campus. Phil Ahr asked where the water from the system will be released. It will flow along the pipe and will infiltrate.
- Annemarie Hessman had concerns about a mound of dirt with a film on it. It was explained that the dirt is to be reused in the project and was hydro-seeded to have grass grow on the pile for stabilization. Chris Kovolski is happy to answer all questions, and VU is using the best means possible to keep the dust down.

Planning

Update on Sewer Agreement between Radnor and Lower Merion Townships

- Steve Norcini explained that VU had put forth a plan for a new sanitary sewer with the majority of the flow through Lower Merion. There is a 1942 sewer agreement between Radnor and Lower Merion. Lower Merion wants to update the agreement to be more current. The solicitors are handling this. Steve doesn't foresee any problems and will try to get a timeline on the agreement.

New Business

- Jane Galli asked for an update for wedding guests at St. Thomas Chapel this summer. Guests will have passage to the Chapel but it will not be over the pedestrian bridge.

Public Comment

- The e-mail received from a citizen on Ithan Avenue will be responded to by Chris Kovolski.
- Tish Long asked what the CARE group will do about the memo from the Delaware Riverkeeper regarding the possibility of a stream on Villanova's Main Lot. Bob Zienkowski responded that this concern is with the Board of Commissioners, and the Board of Commissioners will decide how they want to proceed.
- Roberta Winters shared a flyer from Berkley, CA on how that university uses their stream. She also asked how the Township advertises the CARE meetings and if it can be added to the Public Access Channel. The meeting is advertised in the same manner as the other meetings in Radnor Twp and if necessary will it will be added to the Public Access Channel information.
- Villanova updates the VU Project website when it is necessary.

Set Next Meeting Date

- The next meeting will be Thursday, July 7 @ 6:30 p.m.

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

*Respectfully submitted,*

*Leah McVeigh*

Action Items

- Set date at July meeting for inspection in August of Buffer/ West Lancaster Avenue Lot