

**TOWNSHIP OF RADNOR**  
***Minutes of the Regular Board of Commissioners Meeting of October 25, 2021***

The Radnor Township Board of Commissioners met via Zoom at approximately 6:30 pm  
<https://www.youtube.com/watch?v=170NeyD2g8c>

***Commissioners Present***

<i>Jack Larkin, President</i>	<i>Moira Mulrone, Vice President</i>	<i>Lisa Borowski</i>
<i>Cathy Agnew</i>	<i>Sean Farhy</i>	<i>Richard Booker</i>
		<i>Jake Abel</i>

***Also Present:*** *William White, Township Manager, Colby Grim, Township Solicitor, Robert Tate, Director of Finance, Steve Norcini, Township Engineer, Molly Gallagher, Public Information Officer, Peggy Hagan, Executive Assistant to the Township Manager.*

***Not Present:***

*President Larkin called the meeting to order and led the assembly in the Pledge of Allegiance.*

*President Larkin gave Notice of an Executive Session held prior to the October 25, 2021, to discuss real estate issues.*

*1. Public Participation*

Richard Billheim – Ardrossan Farmer – He spoke on the lease and what the loss of the lease of the land would mean to his business.

*2. Consent Agenda*

- a) *Chief's Monthly Report October 2021*
- b) *Final Staff Traffic Committee Meeting Minutes, September 15, 2021*
- c) *Resolution 2021-127 - Authorizing the Execution of a Grant Application to the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program in the amount up to \$1.025M for the South Wayne Municipal Parking Lot Flood Reduction Project*

President Larkin asked if any Commissioners would like to pull an item (s) from the Consent Agenda. No items were pulled from the Consent Agenda.

President Larkin moved to approve the Consent Agenda, seconded by Commissioner Mulrone. The motion passed 6-0 with Commissioner Farhy off the dais.

*3. Committee Reports*

*A. Appointments Boards/Commissions*

*Dr. Robert Diecidue - Board of Health - Unexpired term 12/31/2021*

President Larkin moved to approve the appointment, seconded by Commissioner Borowski. The motion passed 6-0 with Commissioner Farhy off the dais.

*Julie Koller - Board of Health - Unexpired term 12/31/2022*

President Larkin moved to approve the appointment, seconded by Commissioner Agnew. The motion passed 6-0 with Commissioner Farhy off the dais.

Ray Adams Environmental Advisory Committee - Unexpired term 12/31/2021

President Larkin moved to approve the appointment, seconded by Commissioner Mulrone. The motion passed 6-1 with Commissioner Booker against.

Lisa Hallowell - Environmental Advisory Committee - Unexpired term 12/31/2021

President Larkin moved to approve the appointment, seconded by Commissioner Borowski. The motion passed 6-1 with Commissioner Booker against.

Mike Lihota - Planning Commission - 4-year term ending 12/31/2025

President Larkin moved to approve the appointment, seconded by Commissioner Farhy. The motion passed 6-1 with Commissioner Booker against.

**B. Ordinance 2021-10 – (Introduction) – Providing for the Amendment of Article XXVIII of the Zoning Ordinance of the Township of Radnor; Providing for Definitions; Establishing Certain General and Specific Standards Relating to the Locations, Placement, Construction and Maintenance of Tower-Based Wireless Communications Facilities, Non-Tower Wireless Communications Facilities, and Small Wireless Communications Facilities; Providing Further for the Regulation of Such Facilities within the Public Rights-Of-Way and Outside the Public Rights-Of-Way; Providing for the Enforcement of Said Regulations; and Providing for an Effective Date. (Continued from 9/20/2021 BOC Meeting)**

President Larkin moved to Introduce Ordinance 2021-10, seconded by Commissioner Borowski.

Mike Roberts, of Cohen Law Group, spoke on the draft Ordinance and Memorandum sent to the Board of Commissioners. He also spoke on the signage requirements 280-164F, notice requirement of proposed facility 280-164H expanded to all potential wireless facilities and radius expanded to 500 ft, 280-1663A, and the location of facility which is covered in the design manual 31H and 32H. There was discussion among Commissioners and Mr. Roberts.

Commissioner Borowski moved to amend section 280-164 CF to require the updating of signage be completed within 90 days on existing poles, seconded by Commissioner Larkin. There was discussion among Commissioners and Mr. Roberts.

President Larkin called the vote, the motion to amend passed 7-0.

Commissioner Booker moved to amend the Ordinance to add a provision for penalty for failure to adhere to provisions, seconded by Commissioner Borowski. President Larkin called the vote, the motion to amend passed 7-0.

President Larkin called the vote to Introduce the amended Ordinance 2021-10, the motion passed 6-1 with Commissioner Booker against.

- C. Ordinance 2021-08 – (Introduction) – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations to permit hotel rooftop dining and outdoor dining as part of a hotel use within the PLO – Planned Laboratory Office District, PB – Planned Business District, C-2 General Commercial District, and C-3 Service Commercial District; and to permit rooftop dining for non-conforming hotels as a Special Exception.

President Larkin moved to approve the introduction of Ordinance 2021-08, seconded by Commissioner Mulroney.

Kevin Kochanski spoke on the Ordinance and Planning comments. There was discussion among Commissioners, Staff, and Applicant. Discussion included parking requirements and hours of operation.

Commissioner Booker moved to amend the Ordinance to add, after section 4, Hotel Rooftop Dining (including all bar service) shall be permitted from 8 am to Midnight, seconded by Commissioner Mulroney. The motion passed 4-3 with Commissioners Larkin, Abel, and Agnew against.

Commissioner Booker moved to amend the Ordinance to have Staff add a cross reference to the parking requirements to include rooftop seats reference in the Code, seconded by Commissioner Mulroney. The motion passed 6-1 with Commissioner Farhy against.

President Larkin called the vote to Introduce the amended Ordinance 2021-08. The motion passed 6-1 with Commissioner Farhy against.

- D. Ordinance 2021-14 – (Introduction) – Removal of Handicap Parking Space on Eachus Avenue; Parking Not Permitted on west side of Wentworth Lane from Summit Terrace to Dreer Lane

Bill White, Township Manger, asked for the item to be tabled. President Larkin moved to table the item, seconded by Commissioner Booker. The motion passed 7-0.

- E. Resolution 2021-126 – Further Extending Guidelines and Policies for Outdoor Sales of Food and Merchandise of Existing Businesses in the Township During the Corona Virus Pandemic Established Under Resolution 2020-61

President Larkin, moved to approve Resolution 2021-126, seconded by Commissioner Mulroney.

Commissioner Larkin moved to amend to provide an extension to the end of calendar 2022, seconded by Commissioner Able. The motion passed 6-1 with Commissioner Farhy against.

Commissioner Farhy would like to amend to provide an extension to 2032, seconded by

Commissioner Abel. The motion failed 7-2 with Commissioners Larkin, Borowski, Mulroney, Booker, and Agnew against.

Commissioner Farhy moved to amend to provide an extension to 2030, seconded by Commissioner Abel. The motion failed for lack of majority.

Commissioner Farhy moved to amend to provide an extension to 2027, seconded by Commissioner Abel. The motion passed 4-3 with Commissioners Larkin, Mulroney, and Borowski against.

There was discussion among Commissioners including discussion on the removal of parking requirements with the amended extension.

President Larkin moved to amend the extension back to the end of calendar year 2022, seconded by Commissioner Booker.

Commissioner Mulroney moved to table Item 3 E until after Item 3 H has been discussed, seconded by Commissioner Booker. The motion passed unanimously.

Item 3H was then discussed and a vote as taken. The Commissioners returned to item 3E.

There was discussion among Commissioners and Staff.

Commissioner Agnew moved to amend the Resolution to provide the extension for 2 years, seconded by seconded by Commissioner Larkin.

President Larkin called the vote on the amended Resolution, the motion passed 5-7 with Commissioners Booker and Farhy against.

~~*F. Update on 2022 Comprehensive Budget Assumptions and Recommendations*~~

~~*Removed from the Agenda 10/25/ 2021*~~

*G. Motion to terminate Fern Valley Farm License Agreement, (originally authorized by Resolution #2015-51 - Fern Valley Farm License Agreement---Rye, Quarry, Wheeler Tracts, Ardrossan development). (Requested by Commissioner Booker)*

Commissioner Booker asked to table the item to the November 8, 2021, meeting, seconded by Commissioner Larkin. The motion passed 7-0.

*H. Ordinance 2021-15 – Motion to send to Planning Commission—An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending the Township Zoning Ordinance*

to Allow Rooftop Dining throughout the Township and to Provide Regulations Therefore  
(Requested by Commissioner Larkin, Commissioner Mulrone, and Commissioner  
Borowski)

President Larkin moved to send the revised draft of Ordinance 2021-15 to the Planning Commission, seconded by Commissioner Mulrone.

President Larkin spoke on the Ordinance which creates a by right use of the rooftop of a restaurant in any part of the Township, for rooftop dining. There are restrictions and a broad waiver provision to allow a restaurant to come before the Board of Commissioners to ask for an exception to rooftop provisions or ask for outdoor dining.

There was discussion among Commissioners and Staff.

The motion to send Ordinance 2021-15 to the Planning Commissioner passed 6-1 with Commissioner Farhy against.

4. Reports of Standing Committees

Commissioner Borowski announced the Radnor Memorial Library's Elves for the Shelves Event, signup can be done on the Library Website. She also thanked and recognized the Shade Tree Commission for securing trees that were planted at the Willows and in Neighborhoods around the Township.

5. Old Business

a. Report for OPEB discussion (Commissioner Booker)

Commissioner Booker asked about the additional background data requested from the Actuary. Bob Tate, Director of Finance, spoke on the Actuary timeline for the report. The report was delivered last Thursday and sent to CARFAC. The biannual report will be delivered on or before November 12, 2021.

6. New Business

a. PECO contractor incident (Commissioner Farhy) tabled from 10/18/2021

Commissioner Farhy spoke on solicitors and 3<sup>rd</sup> party contractors working for utilities. He worries it puts residents at risk for scams. Commissioner Farhy would like Residents to be directed to call 911 to verify representatives if they are unsure. He would also like PECO to notify residents on their monthly bill of appointments and to give a number to call for verification and/or put notice on front door. He also asks the Township to provide safety messaging and caution when people come to their door.

Bill White, Township Manager, spoke on the initial incident and PECO's response to Township requests and, separately, scammers that were going door to door to get information. The Township will make the Commissioner's requests to PECO.

Commissioner Mulrone thanked the police for going door to door in her neighborhood to encourage residents to call 911.

Public Comment

Sara Pilling – She asked about solicitation permits.

Commissioner Abel noted that progress has been made on nuisance wires and thanked Kevin Kochanski and Bill Bruno, of the Community Development Department, for their help.

Commissioner Abel asked about the removal of a parking space on Wicklow Court and when it will come before the Board of Commissioners.

Commissioner Abel thanked the neighbors who came out to help clean up the West Wayne Cemetery and noted the fence. He understands there is \$10,000 that was given to take care of the Cemetery. Bill White, Township Manager, recalls a discussion on a donation and will look into the details. Commissioner Larkin is good with using the money for the fence replacement unless there is repair needed of a higher priority.

7. Public Participation

None

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

*Respectfully submitted.*

*Peggy Hagan*