

Making a Great Community

Radnor Township Annual Report 2003

Even Better



Dear Friends,

Another year has passed, and once again Radnor Township has a long list of accomplishments to highlight. At the top of the list, of course, is the completion of the updated Comprehensive Land Use Plan, but other achievements are equally noteworthy – the Township’s first Riparian Buffer ordinance, approval of a new skateboard facility, installation of new streetlights on North Wayne Avenue, and countless others.

Because the Comprehensive Plan provides a blueprint for all future Township priorities, the 2003 Annual Report is divided into the same sections as the Plan itself. They are: Land Use, Natural Resources and Environment, Open Space and Recreation, Institutional Use, Historical and Archeological Resources, Transportation, Business and Economics, Community Resources, and Housing and Demographics (included within this report’s Introduction).

Although the annual report provides an opportunity to reflect back on the previous year’s accomplishments, it also forces us to look forward. 2004 will be another busy year in Radnor Township. The implementation of the Comprehensive Plan began last year and will continue in earnest for years to come. The Township will continue to provide top-notch services to you, its residents, as well as to those who own a business, work, or visit here, and we will continue to do so in a cost-effective manner.

As most of you know, Jim Pierce served as President of the Board of Commissioners for most of 2003 before moving to Tredyffrin Township. His contributions were many, and we owe him a great debt of gratitude for his leadership, vision, and dedication to Radnor Township.

Enjoy this annual report, and please don’t hesitate to contact us if we can be of service to you.

Sincerely,

Harry G. Mahoney, Esq.
President, Board of Commissioners

David A. Bashore
Township Manager





*It's the best place to live in
the Philadelphia region...
it's the best place to do business
in the mid-Atlantic region...
it's the best of everything.*

According to *Philadelphia* magazine, it's the best place to live in the Philadelphia region. According to the Radnor Partnership, it's the best place to do business in the mid-Atlantic region. And according to *Main Line Today* magazine, it's the best of everything.

Rich in history and community pride, Radnor Township is a relatively small area – 13.83 square miles, in which 31,000 people reside. Despite its small size, however, Radnor remains one of the most popular places to live; from 1980-2000, Radnor enjoyed an 11.6% growth in population while Delaware County as a whole experienced a decrease of 0.7%. Yet with an average of almost 3.5 persons per acre, Radnor also remains one of the least dense areas within the County.

With more than 600 acres of parkland and open space, Radnor has successfully fought the suburban sprawl so prevalent in other communities throughout the country. Planners and community leaders have worked diligently at preserving open space, securing easements and other land trusts, and ensuring that future generations benefit from the pristine, green environment we enjoy today.

Radnor Township also is home to world-class shopping and dining, and top-notch schools (public, private, and collegiate) and cultural opportunities abound. All of these factors contribute to Radnor Township's reputation as a first rate place to live, work, shop, and do business.



Harry G. Mahoney represents Ward 1 and has served as President of the Board since October 2003, after the resignation of former 6th Ward Commissioner and President James M. Pierce. Hank is a partner at the Philadelphia law firm of Deasey Mahoney & Bender. He is chair of the Public Works & Sewer, Open Space, and Personnel & Administration Committees. He and his wife, Jean, have four children and live in North Wayne.

In 1999, Lisa Paolino was the first woman in Radnor history to be elected to a full four-year term when she became the Ward 5 Commissioner; in October 2003, she became Vice President of the Board. She serves as chair of the Parks & Recreation Committee and as a member of the Finance & Audit, Open Space, Public Health, and Library Committees. She and her two children live in Bryn Mawr. She is a former Vice President of Operations for Mace Securities and currently serves as an entertainment and Internet consultant.

Ann-Michele G. Higgins, elected in November 2001 to represent Ward 2, is an attorney with the Philadelphia firm of Rawle & Henderson LLP. She and her husband, Kevin, live in Radnor with their two daughters. Ann-Michele is chair of the Community Development Committee and a member of the Finance & Audit, Personnel & Administration, Public Works & Sewer, and Public Safety Committees.

The Ward 3 Commissioner is William A. Spingler, who was elected in 1992 and also served on the Board of Commissioners from 1970-1971. Bill lives in South Wayne with his wife, Phyllis; they have two children. He is chair of the Public Safety Committee and also serves on the Community Development,

Public Works & Sewer, Open Space, and Finance & Audit Committees. Bill is a realtor with the Spingler Agency in Strafford.

Enrique R. Hervada, the Ward 4 Commissioner, was elected in 2000. He is chair of the Finance & Audit Committee and also serves on the Community Development, Public Health, Public Safety, and Parks and Recreation Committees. Enrique lives in Bryn Mawr with his wife, Jennifer, and their two sons. He is Senior Vice President for ATX Communications Services in King of Prussia.

After the resignation of Jim Pierce, Thomas A. Masterson Jr. of Arbordale Road was appointed Commissioner of the 6th Ward. Tom, a litigation attorney with the Lundy Law Firm in Philadelphia, is chair of the Library Committee and also serves on the Finance & Audit and Personnel & Administration Committees. He and his wife, Jody, have three children.

David Cannan has served as Ward 7 Commissioner since 1999. He is chair of the Public Health Committee and is also a member of the Finance & Audit, Library, and Parks and Recreation Committees. Dave lives in Rosemont and is a painter.

Photo on the left: Township Manager Dave Bashore, Enrique Hervada, Lisa Paolino, Township Solicitor David Blake, Township Treasurer William Gleason, Hank Mahoney, Township Secretary Concetta Clayton, Tom Masterson, Ann-Michele Higgins, Dave Cannan, and Bill Spingler.

Photo on the right: Members of the Township's various boards and committees, appointed by the BOC in an advisory or quasi-judicial capacity.



Two of the biggest environmental stories of 2003 were the Township’s purchase of wind energy and the passage of the Riparian Buffer Ordinance, both of which will have lasting and major effects on the quality of life of our residents.

In March, Radnor entered into an agreement with Community Energy Inc. to purchase 62% of its electricity from pollution-free, wind-generated electricity – making Radnor the nation’s leading wind energy purchaser among municipalities and townships. By converting to wind power, the Township is helping to reduce pollution while holding the line on energy prices. The wind energy purchased by Radnor Township in 2003 – a total of 170,441 kWh – had an environmental benefit equivalent to planting 1,272 trees.

In December, the Commissioners passed the Riparian Buffer ordinance, which establishes buffer areas to protect and preserve water quality in the Township. These buffers are beneficial in numerous ways, not the least of which is the scenic and aesthetic value they provide. Among their many other benefits are removing pollutants, reducing erosion, controlling sedimentation, stabilizing the streambanks, providing wildlife habitat, providing a natural impediment to flooding, contributing organic material to the aquatic ecosystem, and maintaining stream temperatures by providing tree canopy. The ordinance establishes minimal acceptable requirements for the design of such buffers to protect the streams and wetlands of the Township. According to the specifications of the ordinance, no newly constructed buildings may be placed within any Riparian Buffer Area, the size of which depends on the zoning district in which the property is located.

In addition to those accomplishments, the Township also went about its regular business of protecting our natural resources: picking up trash and recycling from all homes, collecting leaves from homes, streets, parks, and schools, cleaning all stormwater inlets, maintaining five sewer pump stations, cleaning and caring for sewer lines, and providing free leaf mulch for all residents at six parks.

Thanks to Radnor’s commitment to the environment, the Township was named a Tree City USA for the 10th consecutive year by the National Arbor Day Foundation and also received the prestigious 2003 Growth Award for continued community forestry efforts and achievements in tree planting and care. Radnor’s eligibility for the Growth Award was enhanced by its successful leaf recycling program as well as education activities, including nature walks and Arbor Day and tree planting activities for youth.

Major projects envisioned over the next three years include... improvements at the Levin Tract, Radnor Middle School, and others.



The Township's \$19.8 million General Fund budget supports major Township services including police protection, collection of refuse and recycling, parks maintenance, recreational programs, shade tree planting, community development, code enforcement, engineering, volunteer fire and social services, insurance, and the Township's debt service. Other than contractual salary increases, expenses for employee medical claims, and required pension plan contributions and debt service payments, virtually all operational line items have been frozen since 1997.

The budget includes additional contributions to the Radnor Memorial Library to offset their \$80,000 cut in state aid, the Radnor, Bryn Mawr and Broomall Fire Companies, the Wayne Senior Center, Surrey Senior Services, and Wayne Art Center; allowances to fill anticipated vacancies in the Radnor Police Department; and additional debt service on general obligation bonds that are slated to be issued in 2004. In addition, \$5.6 million is allocated over three years in the Park Improvements and Open Space Fund for new land acquisitions, park improvements, and payment of debt service on the Township's open space bonds.

The 2004-2008 Capital Improvement Fund contains \$26.9 million. Major projects envisioned over the next three years include the expansion of the Township Municipal Building; stormwater management improvements at the Levin Tract, Radnor Middle School, County Line Road, Arden Road, Strathmore Drive, Watch Hill Road, and others along major watersheds; and the installation of sanitary sewers in Quaker Lane, Radnor Way, Hothorpe Lane, Hillside Circle, Academy Lane, and Sulgrave Lane.

Other capital improvements include the continued implementation of parks maintenance priority projects, shade tree plantings, the Radnor Enhancement Strategy, traffic signal modernization at various intersections – including the installation of a closed loop system along Lancaster Avenue – replacement of aging equipment such as trash trucks and police vehicles, various upgrades to the Willows and other parks, the construction of a new skateboard facility, and an allowance for an operational and site analysis for a new indoor recreation facility.

**TEN LARGEST EMPLOYERS IN
RADNOR TOWNSHIP, 2003**

*Villanova University
Wyeth-Ayerst (relocated from Radnor
Township in third quarter 2003)
Radnor Township School District
News America Publications Inc.
Eastern University
Cabrini College
Covance Periapproval Services
Centocor, Inc.
Bayada Nurses, Inc.
Valley Forge Military Academy*



The comprehensive planning process is our opportunity to define change – however large or small – over the next 10, 20, or even 30 years.

The Comprehensive Plan listed traffic and transportation issues as among the foremost challenges facing the Township today and in years to come. As Radnor Township continues to attract new businesses, residents, diners, shoppers, and visitors, Township planners are looking for new ways to alleviate traffic woes on the major corridors – such as Lancaster Avenue, Sproul Road, and Conestoga Road – as well as through neighborhood streets.

Both the Police and Public Works Departments are intricately involved with traffic and transportation issues. From traffic calming devices such as speed humps to road resurfacing, the Township is committed to making our roads safe. In 2003, new traffic calming efforts were made at two very busy and crucial intersections: Route 30 at Louella Avenue (pictured above), and Morris Road and Clover Lane. In both cases, decorative islands were installed in an effort to slow traffic while providing landscaped beauty for residents and visitors to enjoy.

The Radnor Police continued its enforcement efforts with officers in cars, on motorcycles, on bikes, and on foot patrolling the Township 24 hours per day to ensure public safety. Through its Selective Enforcement Program, the RPD targeted various problematic areas for special, ongoing traffic enforcement. These areas were selected based upon the concerns of residents as well as officers' observations. The program resulted in more than 1,500 citations and written warnings to drivers – nearly one-third of the Township's total traffic citations for 2003.

The Public Works Department maintained all intersections, installed or replaced street signs where necessary, and painted all of the crosswalks and stop bars. To beautify the downtown Wayne area, Public Works installed additional decorative equipment (traffic signals and streetlights), extending them down Lancaster Avenue to Louella Avenue.

Keeping our roadways safe during inclement weather is also the responsibility of the Public Works Department. The early months of 2003 were especially challenging in this regard, but Public Works crews worked around the clock to plow and salt all roads. In September, Public Works and the Radnor Police worked together after Hurricane Isabel to clear the roads of fallen trees, limbs and debris.



A large part of Radnor Township's commitment to open space involves maintaining green areas and parkland. Ongoing work includes planting and trimming trees, maintaining flowerbeds, lawns and athletic fields (including the newly installed artificial turf field at Radnor High School), and performing year-round cleanup at all Township-owned properties. In 2003, the Township's parks crews also upgraded signage at several parks, replaced playground and picnic structures where necessary, and developed sledding safety guidelines for the benefit of all residents and visitors who enjoy our parks in winter months.

The Township continues to seek out available, appropriate parcels of land. In 2002, Radnor sold \$2.5 million in bonds for the sole purpose of acquiring open space. To ensure that land is preserved and natural resources are protected, the Radnor Conservancy was formed in 2003 with the assistance and support of the Township.

Recreational opportunities abound in Radnor Township. Thanks to comprehensive and diverse parks and recreation programs, residents can take advantage of sports camps, leagues, science workshops, arts and crafts, exercise programs, and a year-round schedule of day trips to local and regional attractions. Radnor's six-week summer day camp program is an annual sell-out, and free summer concerts are held at The Willows and other community parks. In 2003, the Parks and Recreation Department also produced a handy pocket trail map for the benefit of residents who enjoy navigating the Township's trail system.

Another issue that was finalized in 2003 was the impending skateboard facility. After months of research and review, the Board of Commissioners voted to locate the new facility at Encke Park, on the current site of the tot-lot equipment (the Tot-Lot will be relocated in between the two Encke baseball fields). Encke was selected as the best site for the skateboard park due to its proximity to the planned P&W Trail and the Radnor Township Police Department, as well as its accessibility, proximity to existing park facilities, distance from the geographic center of the Township, and adaptive re-use alternatives. The facility's approximate size will be 120' x 80' (about 1½ tennis courts). Construction of the skateboard facility is expected this spring, after the final design concepts have been shared with adjoining property owners.

New program offerings in 2003 included Red Cross Babysitter Training, piano lessons, dance class, flag football, U.K. Elite soccer, and science workshops.

The beautiful Willows mansion was upgraded with a new furnace, air conditioning, and interior painting. The Willows was recognized again by the readers and editors of *Main Line Today* magazine, who named it Best Reception Hall for 2003.



Thanks to a matching state grant, Radnor Township completed an inventory of historic properties during 2003. As part of the Comprehensive Plan process, the Township recognized the importance of identifying the historical assets and cultural resources that have made Radnor what it is today.

Out of literally thousands of potentially eligible properties, the Township surveyed more than 200 properties throughout the Township – both residences and landmarks such as the Radnor Friends Meeting House, Wayne train station, Chanticleer, and the former Harrison’s department store – and recommended an additional 88 properties for future study and survey. In addition to being photographed, each property also was surveyed and added to a Township GIS map; the Township’s consultant also completed a state survey form for each of the 218 properties, including photographs, a physical description, architectural elements, and a brief history. These forms are necessary to apply for National Register of Historic Places status.

Currently, nine properties in Radnor Township are listed on the National Register. According to the survey, another 26 are eligible, and an additional 137 could potentially be eligible. Among those currently eligible are Ardrossan, the current Agnes Irwin School, and Woodcrest (at Cabrini College).

Individual properties were not the only focus of the study, however. Two historic bridges, four roadways, and five districts – the North Wayne Protective Association, South Wayne Historic District, Ithan, St. Davids, and downtown Wayne – also were surveyed. North and South Wayne already are on the National Register, while the other three are potentially eligible.

The consultant’s recommendation as a result of this study is that Radnor adopt a preservation ordinance in order to ensure that the historic properties and districts in the Township are protected. In fact, staff is currently working with a historic preservation committee (composed of current and former members of the Planning Commission as well as other interested parties) on a proposed historic preservation ordinance, which was the subject of a public hearing in early 2004. Once passed, the ordinance will apply primarily to the North Wayne area, although other districts that receive historic designation in the future could request inclusion in the ordinance as well.

Photo on the left: Radnor Friends Meeting House

Photo on the right: Wayne train station

*Radnor's collaborative efforts
with its corporate
residents resulted in two
significant success stories
in 2003.*



Radnor Township is home to many world-class institutions. Villanova University, Cabrini College, Eastern University, and Valley Forge Military Academy all call Radnor home. In addition to one of the finest public school systems in the country, Radnor Township also boasts prestigious private and parochial schools, historic houses of worship, and outstanding corporate centers.

Of course, the Township maintains cooperative relationships with all its constituents: residential, educational, religious, and corporate. One of the closest relationships is with the Radnor Township School District. In addition to its tradition of maintaining all of the school district's playing fields, in 2003 the Township also continued to provide assistance on matters of mutual concern – such as stormwater management at Radnor Middle School.

Radnor's collaborative efforts with its corporate residents resulted in two significant success stories in 2003. First, the Township joined the Radnor Partnership, an association of several businesses and organizations that was formed to market Radnor as the best place to do business. Launched by the Rubenstein Company, the Partnership aims to fill office space vacated by Wyeth late last year, as well as other vacant office space throughout the Township. Still in its infancy, the Partnership already has resulted in several relocations to Radnor and many more inquiries.

Also in 2003, the Township's Summer Concert Series was sponsored by Commerce Bank, marking the first time that the Township's free concerts sought and received financial underwriting. The sponsorship allowed the Parks and Recreation Department to offer additional concerts in neighborhood parks, as well as a special children's concert. Radnor's sponsorship and grant efforts will continue well into the future.

During the school year, more than 14,000 students reside and/or attend classes in Radnor Township. This total includes cadets, undergraduates, and graduate students. To ensure that students and residents are able to coexist peacefully, Township and school officials work year-round on issues such as parking, noise, events on campus, and, of course, off-campus housing.



Radnor Township residents are fortunate to live in such a culturally rich area. Opportunities for cultural and social enrichment abound here – from the Wayne Art Center to special programs at the Radnor Memorial Library and Wayne Senior Center. And those seeking other alternatives have easy access to nearby attractions via the region’s sophisticated transportation systems. These reasons, and many others, contributed to Radnor’s listing as “The Best of Everything” in *Main Line Today’s* recent Rate the Neighborhoods issue.

Radnor Township has long recognized the significance of investing in our community. Each year, the Township’s budget includes contributions to volunteer fire companies, the Wayne Senior Center and Surrey Services for Seniors, Radnor Memorial Library, Wayne Art Center, and Radnor Studio 21. In addition, the Township partners with many of the organizations listed above for special projects and events, such as the annual Senior Luncheon and the Expressions of Radnor art show (pictured above).

In order to better serve the residents in a variety of ways, the board of Commissioners is considering a renovation or expansion of the Township Municipal Building. The new facility would include an improved meeting room for public meetings, more space for public gatherings, smaller meeting areas, and of course state-of-the-art working areas. In addition to being a more public-friendly building, the larger structure would also enhance the operations of Township staff who are now crammed and cramped into too small a building.

In other news, the Township’s premier park – The Willows – has been twice voted Best of the Main Line by the readers of *Main Line Today*. Nature lovers from throughout the region can enjoy the park’s abundant natural beauty and gloriously renovated mansion (pictured above right).

*The Township spent nearly
two years developing the blueprint
for land use and planning*



An issue near and dear to the hearts of most Radnor residents is land use. In order to preserve the Township's character and prevent over-development, it is crucial that decisions regarding land use are taken very seriously – which they are. In fact, the Township spent nearly two years developing the blueprint for land use and planning: the Comprehensive Plan.

That plan, adopted by the Board of Commissioners in June 2003, recognizes Radnor Township's many strengths while acknowledging challenges such as traffic congestion, loss of open space, and impacts to water and other environmental resources. The comprehensive planning process is our opportunity to define change – however large or small – over the next 10, 20, or even 30 years. Early on in the Comprehensive Plan process, special attention was given to the development of planning goals and then measurable objectives. Those objectives were then broken down into more than 170 recommended actions, and an Implementation Committee was formed to monitor progress on meeting those goals. The 300+ page Comprehensive Plan is available in its entirety at www.radnor.com, or residents can view a copy at the Township Municipal Building or the Radnor Memorial Library. A shorter, user-friendly Citizens Guide to the Comprehensive Plan is being prepared and will be mailed to all residents in 2004.

Two Township departments – Engineering and Community Development – are involved with all land use efforts within the Township. All

development must receive the proper permits and inspections. In 2003, the Engineering Department reviewed 240 grading permit applications and 7 clearing permit applications and conducted 158 inspections of improvements, considered 21 subdivision/land development proposals, and granted 12 sewage permits. Community Development also was busy with 1,083 building permits, 429 electrical permits, 183 mechanical permits, and 275 plumbing permits granted. This rigorous process ensures that over-development does not take place in Radnor and that the development that does occur is appropriate, safe, and environmentally sound.

Photo of members of the Township's Comprehensive Plan Implementation Committee: (front, seated) Cheryl Tumola, John Simon (rear, standing) John Fischer, Wayne Leighton, Dorothy Ives-Dewey, Steve Bajus, and Robin Mann. (missing) Steve Paolantonio and Mac McCoy.

GENERAL & DEBT SERVICE FUNDS
STATEMENT OF REVENUE & EXPENDITURES

	2001	2002	2003*	2004 *
Revenues –				
Real Estate Taxes	\$7,479,081	\$6,955,338	\$6,955,394	\$7,540,200
Local Enabling Taxes	\$8,252,089	\$5,686,558	\$5,927,790	\$4,965,000
Licenses & Permits	\$1,276,612	\$1,456,447	\$1,882,021	\$1,321,450
Fines, Interest, Rents & Grants	\$1,679,461	\$1,776,572	\$1,650,125	\$1,249,003
Departmental Earnings, Other	<u>\$809,028</u>	<u>\$763,665</u>	<u>\$732,620</u>	<u>\$606,000</u>
Total Revenues	\$19,496,271	\$16,638,580	\$17,147,950	\$17,350,483
Expenditures –				
General Government	\$1,298,316	\$943,904	\$969,909	\$1,002,250
Protection to Persons & Property	\$4,693,599	\$5,231,013	\$5,556,882	\$5,432,955
Health, Sanitation & Highways	\$3,846,099	\$4,198,229	\$4,216,718	\$4,236,896
Parks & Recreation	\$1,324,697	\$1,373,336	\$1,515,781	\$1,486,975
Library & Special Services	\$482,027	\$767,788	\$789,681	\$943,700
Insurance & Employee Benefits	\$3,083,035	\$2,895,997	\$1,738,673	\$1,482,730
Principal & Interest on Debt Service	<u>\$2,689,466</u>	<u>\$2,104,448</u>	<u>\$1,710,574</u>	<u>\$1,727,494</u>
Total Expenditures	\$17,417,239	\$17,514,728	\$16,493,302	\$16,313,000
Excess of Revenue over Expenditures	\$2,027,032	(\$876,148)	\$654,648	\$1,037,483
Net Operating Transfers In/(Out)	<u>(\$487,899)</u>	<u>(\$1,940,000)</u>	<u>(\$3,043,614)</u>	<u>(\$1,037,483)</u>
Net, Excess of Revenue Over				
Expenditures and Transfers In/(Out)	\$1,591,133	(\$2,816,148)	(\$2,388,966)	\$0
Fund Balance, January 1	<u>\$7,399,199</u>	<u>\$8,990,332</u>	<u>\$6,174,184</u>	<u>\$3,785,218</u>
Fund Balance, December 31	\$8,990,332	\$6,174,184	\$3,785,218	\$3,785,218

* 2003 figures are preliminary and unaudited; 2004 figures are from the 2004 budget.



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