

**Radnor Township Engineering Department**  
**301 Iven Ave., Wayne, Pa**

**Radnor Township Planning Commission**  
**Minutes of the Meeting for January 9, 2018**

Present: Ms. Regina Majercak, Mr. Skip Kunda, Mr. Steve Varenhorst, Mr. Matt Golas, Ms. Elizabeth Springer, Mr. Charlie Falcone Ms. Kathy Bogosian. Attendance included: Mr. Roger Phillips, P.E., Township Engineer, Ms. Amy Kaminski, P.E., Township Traffic Engineer, Mr. John Rice, Esq., Township Solicitor, Mr. Kevin Kochanski Community Development Director, Patricia Sherwin, Engineering Administrative Assistant.

Absent: Mr. John Lord, Stephen Norcini, P.E., Township Engineer  
The meeting started at 7:00pm

1. Chairperson Ms. Kathy Bogosian called the meeting to order.
2. The Pledge of Allegiance was recited.
3. Meeting Minutes for November 2017 & December 2017

**Approved: 6-0**

Names of Commission: *Ms. Regina Majercak, Mr. Skip Kunda, Mr. Steve Varenhorst, Mr. Matt Golas, Ms. Elizabeth Springer, Mr. Charlie Falcone Ms. Kathy Bogosian*

**4. 145 King of Prussia Road**

- Mr. Charles Falcone has recused himself
- Mr. David Falcone reviewed the responses submitted to the Planning Commission (attached as Exhibit A)
- Mr. Steve Kissinger discussed the waivers, plan size and a traffic waiver for level Service "C".
  - Traffic will be improved but not to a Level Service "C"
- They have met with the Township Staff and believe they have the support of the staff
- Per Amy Kaminski, P.E., she believes that we cannot legally make them agree to a Level Service C
- Mr. Skip Kunda is concerned about the widening of the Septa drive to 25ft.
  - Applicant has agreed to discuss options with Septa
- Mr. Skip Kunda has asked if Penn Medicine can enhance the pedestrian connection and would like to see better signage to the R5 station
- There are no tax exemptions for the site.
- Mr. Matt Golas suggested a shuttle service.
  - Applicant has not looked at that yet and would take it into consideration.

**Public Comments:**

- Mr. Nick Caniglia - School district - would like to have more clarity on the traffic improvements
  - Steve Norcini suggested that a meeting between the Applicant and School District be scheduled to discuss traffic concerns.

**Recommendation for Preliminary Land Development Application and Associated Waivers:**

Level of C Service is recommended in conjunction with other improvements as discussed with staff.

**Approved 6-0**

Names of Commission: *Ms. Regina Majercak, Mr. Skip Kunda, Mr. Steve Varenhorst, Mr. Matt Golas, Ms. Elizabeth Springer, Ms. Kathy Bogosian*

## 5. 415 Maplewood

- Applicant, Mr. David Semerjian discussed the plans for 5 twins to be developed on the property
- Mr. Ted Gacomis – President of Edward B. Walsh
  - Mr. Gacomis explained that they would be ask for a waiver for the 2 parking spaces for each dwelling unit
    - Ms. Kathy Bogosian, confirmed the need for the parking suggested by staff
    - Mr. Matt Golas expressed concerns on the parking overflow
  - Applicant is okay with the zoning
    - Ms. Regina Majercak suggested that the applicant go to zoning and figure out the parking before the Planning Commission moves forward.
  - Applicant discussed the request to show significant feature within 500 feet
    - Applicant would like a wavier and would show an arrow on an aerial photo
  - Applicant will be asking for a waiver to provide a 50-foot-wide right a way
  - Applicant discussed using brick instead of asphalt.
    - The staff is ok with brick
  - Applicant has agreed to address the concern and comments on parking and resubmit new drawings for review

### Public Comments:

- Betty Phillips – Betty’s parents own a home at the intersection of Highland Ave and Central Ave. She is concerned about the traffic and parking on a private road.
- Mr. Steve Norcini, P. E. explained that the concerns are: What they consider their property today, what will happen. What is going to happen to the yard that they have taken care of and considered theirs
  - Mr. Gacomis stated that the road would be widened and a sidewalk would be installed. The property owners will lose what they believe is their yard now
- Applicant will meet with the neighbors to discuss the plan and stake the roadway to show how much property they will be losing
- Lou Londrillo of 257 Highland Ave would like the solicitor to look into the private access.

**Recommendation:** To table until the applicant has a meeting with the neighbors and also addresses the parking issue and impervious coverage and any other zoning issues.

### Motion to Table 7-0

Names of Commission: *Ms. Regina Majercak, Mr. Skip Kunda, Mr. Steve Varenhorst, Mr. Matt Golas, Ms. Elizabeth Springer, Mr. Charlie Falcone Ms. Kathy Bogosian.*

## 6. Old Business

- *None at this time*

## 7. New Business

- Stormwater Management Plan
  - Ms. Elizabeth Springer mentioned that residents have been asking about when the Stormwater Management Plan is to be slated for reviewed or put into act.
  - Mr. Steve Norcini, P.E, explained that several months ago is was in the Public Works Sanitary Sewer subcommittee and there was a draft but not a motion. Steve will speak to the Manager to see if the Board wishes to continue. Steve would gladly send a note to the Manager and the Board as a liaison to the Planning Commission, that the Planning Commission wishes to have the 2005 Stormwater Management Ordinance rewritten and amended.
  - It was suggested that the township might consider implementing some parts of the ordinance prior to introducing the entire ordinance.

*The meeting ended at 8:55pm*

Next regular scheduled Planning Commission February 5<sup>th</sup>, 2018