

**BOARD OF COMMISSIONERS**  
**AGENDA**  
**Monday, February 24, 2020 - 6:30 PM**

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting February 24, 2020

1. Public Participation - *Radnor Township Residents are encouraged to give public comment relevant to items on the current Agenda during the first public comment period; comments relevant to matters not on the current Agenda should be held for the second and final public comment period. All comments are limited to five minutes.*
2. Presentation by Willows Park Preserve (*construction, fundraising and programming update*)

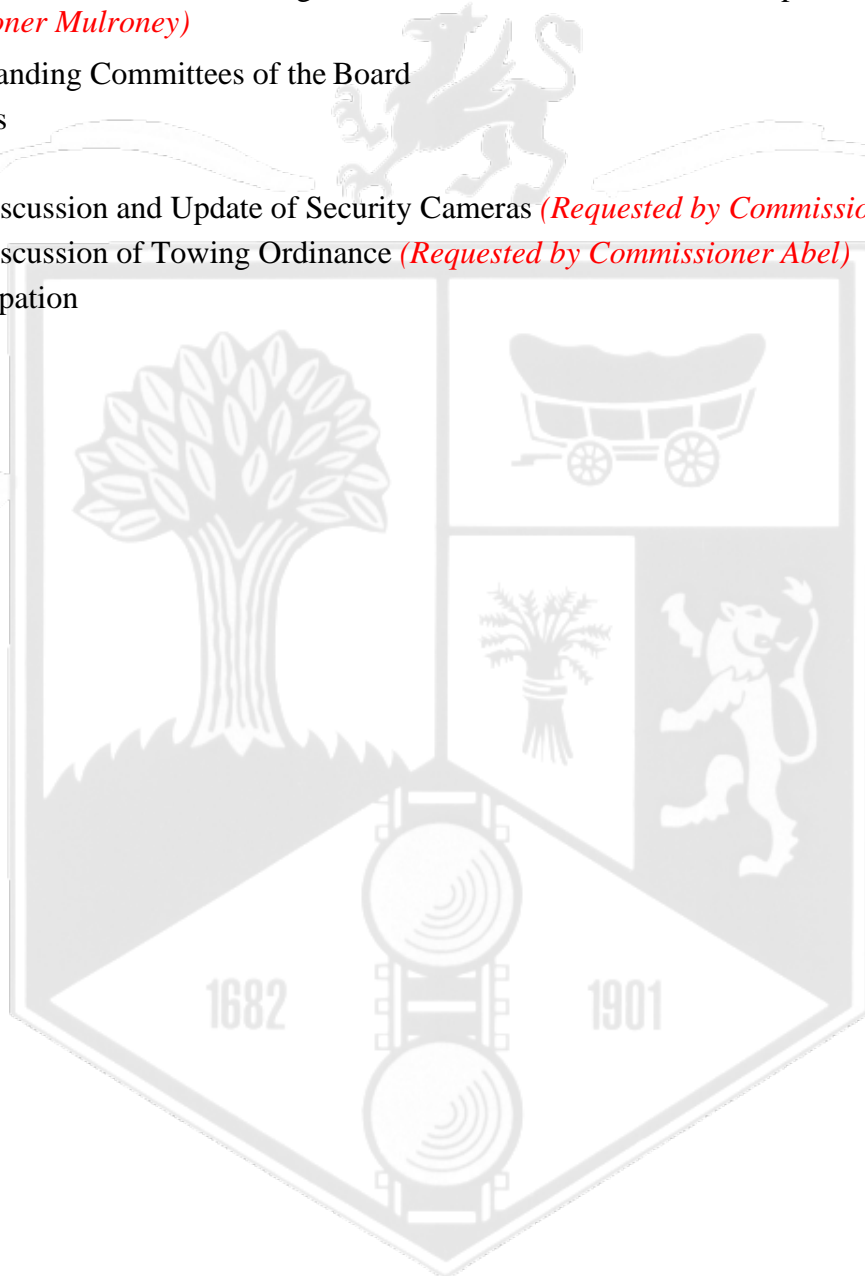
3. Consent Agenda

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioner meeting of February 10, 2020
- c) Chief's Monthly Report – February 2020
- d) Staff Traffic Committee Meeting Minutes – January 15, 2020
- e) Resolution #2020-27 - Award the capital lease financing for two Public Works vehicle previously approved by the Board of Commissioners to TD Capital Leasing at an interest rate of 1.80% for a term of five years
- f) Resolution #2020-28 - Authorizing application for stop-light improvement at Lancaster and King of Prussia Road per TAP Trail plan

4. Committee Reports

- A. 147 Conestoga Road – **Caucus** – Minor Final Subdivision Plan
- B. 812/822 Glenbrook Avenue – **Caucus** – Preliminary Final Land Development Plan
- C. Ordinance #2020-08 - (**Introduction**) – Amending The Zoning Map Of Radnor Township By Rezoning Delaware County Tax Parcel No. 36-05-03203-00 From R-1 Residence District To PI Planned Institutional District
- D. Ordinance #2019-15 - (**Introduction**) – Amending the Township Zoning Ordinance to Allow Townhouse Developments in Certain Areas of the C-3 Service Commercial District and to Provide Regulations Therefore
- E. Resolution #2020-24 - Authorizing repairs to the Township Owned Cow Barn on Wheeler Field at Ardrossan (Paid for by Insurance)
- F. Resolution #2020-25 - Request to purchase two (2) Harley Davidson Police Motorcycles
- G. Resolution #2020-26 - Approving The Purchase Of Eighteen New Rifles For Use By The Radnor Township Police Department
- H. Resolution #2020-29 - Authorizing the President of the Board of Commissioners or the Acting Township Manager & Finance Director to execute all documents and agreements related to the Multimodal Transportation Fund grant for the Construction of Intersection Improvements at King of Prussia, Eagle and Pine Tree Roads

- I. Resolution #2020-30 - Authorizing the Award of the Contract for the Design, Plans, Bid Documents, and Permitting for Erosion and Sedimentation Control for the SR 476/SR 030 Interchange Island, to Meliora Design, in the Amount of \$10,247
- J. WAWA - Authorization for Solicitor to file Appeal of Common Pleas Court Decision of 1/30/2020
- K. Resolution #2020-31 - Authorizing Distribution of Funds for Traffic Improvements (*Requested by Commissioner Mulrone*)
5. Reports of Standing Committees of the Board
6. New Business
7. Old Business
  - a. Discussion and Update of Security Cameras (*Requested by Commissioner Abel*)
  - b. Discussion of Towing Ordinance (*Requested by Commissioner Abel*)
8. Public Participation
9. Adjournment



# Public Participation

Presentation by  
Willows Park Preserve

***RADNOR TOWNSHIP  
DISBURSEMENTS SUMMARY  
February 24, 2020***

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The table below summarizes the amount of disbursements made since the last public meeting held on February 10, 2020. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link. Please refer to those files for a detailed listing of the amounts paid by vendor by account code. Also, please visit the [Open Finance](#) program to view the Township's [Checkbook](#), where all vendor payments are available.

Link: <http://radnor.com/728/Disbursements-List>

Fund (Fund Number)	2020-2A February 7, 2020	2020-2B February 12, 2020	Total
General Fund (01)	\$187,175.88	\$420.47	\$187,596.35
Sewer Fund (02)	4,072.15	0.00	4,072.15
Liquid Fuels Fund (03)	25,930.25	0.00	25,930.25
Storm Sewer Management (04)	3,225.00	0.00	3,225.00
Capital Improvement Fund (05)	389.97	0.00	389.97
Investigation Fund (12)	134.76	0.00	134.76
Comm. Shade Tree Fund (15)	450.00	0.00	450.00
The Willows Fund (23)	62.02	0.00	62.02
Park & Trail Improvement Fund (501)	203.48	0.00	203.48
GOB19 Project Fund (502)	8,502.19	0.00	8,502.19
<b>Total Accounts Payable Disbursements</b>	<b>\$230,145.70</b>	<b>\$420.47</b>	<b>\$230,566.17</b>
<i>Electronic Disbursements</i>	n/a	n/a	<b>\$911,209.68</b>
<b>Grand Total</b>	<b>\$230,145.70</b>	<b>\$420.47</b>	<b>\$1,141,775.85</b>

In addition to the accounts payable checks, the Township also has various electronic payments including payroll, debt service, credit card purchases and fees as well as others from time to time. The attached table reflects all the electronic payments made since the last public Board meeting as well as those anticipated prior to the next Board meeting.

The Administration has adopted various internal control and processing procedures to ensure that amounts obligated are within the budgetary limits established by the Board of Commissioners. Those procedures are monitored daily by members of the Finance Department and responsible employees of the various departments. The amounts included in the table above have been scrutinized as part of the internal control and processing procedures and have obtained the required approvals prior to disbursement.

If you should have any questions, please contact the Finance Department.

***Respectfully Submitted,***

  
 \_\_\_\_\_  
 William M. White  
 Finance Director

**ELECTRONICALLY PAID DISBURSEMENT LISTING**

Estimated Through March 9, 2020

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Actual	01-Variou	Various	1/20 Credit Card Revenue Processing Fees	\$9,987.40
Payroll [Pension] Transaction - Estimated	07-492-4980	3/1/2020	3/20 Police Pension Payments	\$229,521.65
Payroll [Pension] Transaction - Estimated	11-495-4980	3/1/2020	3/20 Civilian Pension Payments	\$169,200.63
Payroll [Bi-Weekly] Transaction - Estimated	01-various	3/5/2020	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	3/5/2020	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
<b>Period Total</b>				<b>\$911,209.68</b>

<u>Original Estimate</u>			<u>Actual Amount</u>
\$485,000.00	2/20/2020	Salaries and Payroll Taxes - General Fund	\$565,099.90
\$17,500.00	2/20/2020	Salaries and Payroll Taxes - Sewer Fund	\$14,017.88
<b>\$502,500.00</b>			<b>\$579,117.78</b>
n/a	2/12/2020	Robert Zienkowski - Severance	<b>\$69,816.90</b>

**TOWNSHIP OF RADNOR**  
**Minutes of the Meeting of February 10, 2020**

*The Radnor Township Board of Commissioners met at approximately 6:50 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

**Commissioners Present**

*Jack Larkin, President (arrived Late)*

*Lisa Borowski, Vice President*

*Jake Abel*

*Sean Farhy*

*Moira Mulrone*

*Richard Booker*

**Commissioners Absent**

*Damien Enderle*

**Also Present:** *William M. White, Acting Township Manager/Township Secretary; John Rice, Township Solicitor; Steve Norcini, PE, Township Engineer; Tammy Cohen, Director of Recreation and Community Programming; Steve McNelis, Director of Public Works; Kathryn Gartland, Township Treasurer; Joe Pinto, Lieutenant of Radnor Police, Molly Gallagher, Public Information Officer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

*Vice President Borowski called the meeting to order and led the assembly in the Pledge of Allegiance*

*Notice of Executive Session on preceding the Board of Commissioners meeting of February 10, 2020*

There was an Executive Session on February 10, 2020 preceding the Board of Commissioners meeting, where matters of real estate, personnel and litigation were discussed. All Commissioners were in attendance with the exception of Commissioner Enderle and Commissioner Larkin.

1. *Public Participation - Radnor Township Residents are encouraged to give public comment relevant to items on the current Agenda during the first public comment period; comments relevant to matters not on the current Agenda should be held for the second and final public comment period. All comments are limited to five minutes.*

Leslie Morgan, Farm Road – She spoke regarding tree replanting throughout the Township as well as spoke about item B on the agenda.

Dan Sherry, Wayne – He inquired why item 2 & 3 were not provided to the public prior to the meeting.

Mr. Donofrio, Ward 7 – He inquired for the reasons Mr. Zienkowski is leaving.

2. *Acceptance of Township Manager's Resignation and Approval of Separation Agreement*

Commissioner Larkin made a motion to approve, seconded by Commissioner Borowski.

Mr. Rice, Township Solicitor read Mr. Zienkowski resignation letter as well reviewed the proposed separation agreement. There was a discussion amongst the Commissioners.

Commissioner Farhy made a motion to table, motion failed for lack of a second.

Public Comment

Dan Sherry, Wayne – He spoke regarding his disagreement with not having the agreement prior to the meeting.

Mr. Donofrio, Ward 7 – He inquired for the reason of why Mr. Zienkowski is resigning.

Commissioner Larkin called the vote, motion passed 5-0 with Commissioner Farhy abstaining and Commissioner Enderle absent.

3. Appointment of Acting Township Manager per 5.05 of the HRC & Township Secretary per 2.07 of the HRC

Commissioner Larkin made a motion to open nominations for Acting Township Manager and Township Secretary, seconded by Commissioner Borowski.

Commissioner Larkin nominated William White as Acting Township Manager/Township Secretary, seconded by Commissioner Borowski.

Commissioner Larkin made a motion to close nominations for Acting Township Manager and Township Secretary, seconded by Commissioner Borowski.

There was a brief discussion amongst the Commissioners.

Public Comment

Leslie Morgan, Farm Road – She spoke in support of Bill White.

Mr. Donofrio, Ward 7 – He spoke wanting clarity on the reasons for the changes.

Dan Sherry, Wayne – He spoke with concern of there not being and clarity on Mr. Zienkowski departure.

Commissioner Larkin called the vote, motion passed 6-0 with Commissioner Enderle absent.

There was a brief discussion amongst the Commissioners on the steps forward to hire a Township Manager as well as discussed having the public included in the search.

4. Consent Agenda

Item f was requested to be removed.

HARB-2020-01 – 418 Oak Lane - Enclose existing back porch

Commissioner Larkin made a motion to approve, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Enderle absent.

The Board requested that a representative attend from codes going forward.

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioner meeting of January 27, 2020
- c) Resolution #2020-18 - Authorization to Purchase Capital Vehicles and Equipment for Public Works
- d) Resolution #2020-19 - Purchase of Seed and Fertilizer



e) Resolution #2020-20 - Authorizing payment for Emergency Traffic Signal Repair at S.R. 320 & Godfrey Road

f) ~~HARB 2020-01 – 418 Oak Lane – Enclose existing back porch~~

Commissioner Larkin made a motion to approve, seconded by Commissioner Borowski. Motion passed 6-0 with Commissioner Enderle absent.

5. Committee Reports

A. Resolution #2020-21 – Engaging Granicus to purchase website hosting, maintenance and licensing services in addition to Peak Agenda Management, Government Transparency Suite and Boards and Commissions software

Commissioner Larkin made a motion to approve, seconded by Commissioner Borowski  
Mr. White and Molly Gallagher briefly discussed the above resolution.

Public Comment

Mr. Donofrio – He inquired regarding security for the proposed website.

Dan Sherry, Wayne – He spoke regarding government transparency.

Commissioner Larkin called the vote, motion passed 6-0 with Commissioner Enderle absent.

B. Ordinance #2019-15 – (Adoption) – Amending the Township Zoning Ordinance to Allow Townhouse Developments in Certain Areas of the C-3 Service Commercial District and to Provide Regulations Therefore

Removed from the agenda.

C. Ordinance #2020-02 – (Adoption) – Authorizing the current refunding of the Voted Open Space Bonds, Series 2014 in the aggregate principal amount not to exceed \$11,855,000

Commissioner Larkin made a motion to adopt, seconded by Commissioner Borowski.  
There was a brief discussion amongst Commissioners.

Public Comment

Dan Sherry, Wayne – He spoke regarding the Solicitors comments.

Commissioner Larkin called the vote, motion passed 6-0 with Commissioner Enderle Absent.

D. Ordinance #2020-03 – (Adoption) – Special Purpose Parking - Handicapped Parking Spaces

Commissioner Larkin made a motion to adopt, seconded by Commissioner Borowski. Motion passed 6-0 with Commissioner Enderle absent.

*E. Ordinance #2020-04 – (Adoption) – Amendment to the Civil Service Ordinance*

Commissioner Larkin made a motion to adopt, seconded by Commissioner Borowski. Motion passed 6-0 with Commissioner Enderle absent.

*F. Ordinance #2020-01 – (Adoption) – Amending the Code of The Township of Radnor, Chapter 267, Vehicles, Abandoned*

Commissioner Larkin made a motion to adopt, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Enderle absent.

*G. Ordinance #2020-05 – (Adoption) – Creating A New Chapter 183 Of the Radnor Township Code, “Emergency Response Rapid Entry Systems” Requiring the Installation of Locked Boxes for Emergency Response and Providing Regulations for the Installation*

Ordinance was removed

*H. Resolution #2020 22 – Authorizing the rejection of all bids for the Harford Trail Project*

Removed from Agenda

*I. Resolution #2020-23 – (Revised) – Authorizing the President of the Board of Commissioners or the Acting Township Manager as the official(s) to execute all documents for the application of a Multimodal Funding Grant*

Commissioner Larkin made a motion to approve, seconded by Commissioner Borowski.

There was a discussion amongst the Commissioners.

Commissioner Larkin called the vote, motion fails for lack of a majority with Commissioners Booker Abel and Farhy opposed.

*6. Reports of Standing Committees of the Board*

None

*7. New Business*

Commissioner Booker requested for the quality of the water supply be forwarded to the Board of Health for their review.

*8. Old Business*

*a. Sense of the Board on Interchange Rehabilitation*

There was a discussion pertaining to the above document which was included in the board packet. It was agreed by the Board for the Shade Tree Commission to discuss at their next meeting the following:

- (1) Staff to advise Shade Tree on ownership & scope of Township authority;
- (2) A written description outlining three potential replanting projects representing three differentiated tiers of expense;

- (3) The Commission's best estimate of the rough costs for each potential replanting project so described, which estimates shall be employed by the Board in considering which replanting project or projects to pursue but shall not be used for budgeting purposes; and
- (4) Timing requirements for the Board to issue an RFP; accept bids; and otherwise complete each potential replanting project.

Public Comment

Sara Pilling, Garrett Avenue – She spoke that she does not want to see Township dollars to be used for replanting at the interchange.

Mr. Donofrio, Arthur Lane – He inquired how the clear cutting occurred.

Chip Addis, Askin Road – He inquired what changes are occurring, so the clear cutting does not happen again; the role of the Shade Tree Commission.

Dan Sherry, Wayne – He spoke.

Commissioner Abel requested for Security Cameras and updates on the Towing ordinance for the next agenda; a fundraising update from the Willows Park Preserve and an update on Sawmill Park.

9. Public Participation

Dan Sherry, Wayne – He spoke on several topics.

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

*Respectfully submitted,  
Jennifer DeStefano*

# **RADNOR TOWNSHIP POLICE DEPARTMENT**

## **Monthly Report**



**February 24, 2020**

**Christopher B. Flanagan  
Police Superintendent**



JANUARY

Description \_\_\_\_\_ Primary Count

Parking Tickets

Month of January 2020 1,256

Residential and Commercial False Alarm Violations

Month of January 2020 88

Moving Violations

Month of January 2020 939

Radnor Police Training – January 2020

Hostage Negotiator Certification Training – Officer Tom Matijasich

Standard Field Sobriety Test Instructor Certification – Officer Mike Fischer

Calls for Service - by Keyword

## RADNOR TOWNSHIP

Incidents Reported Between 01/01/2020 and 01/31/2020

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	17			
3520	DOMESTIC PROBLEM (NO ARREST)	13	1		
3650	PECO-ENEGY NOTIFICATION/POWER OUTAGES	2	1		
4000	JUVENILE PROBLEMS (NO ARREST)	11	1		
4200	MISSING PERSONS(EXCEPT JUVENILES)	2			
4301	MENTAL HEALTH-ALL OTHERS	3	3		
4500	OPEN DOORS/WINDOWS	1	1		
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	3	3		
4650	POLICE INFORMATION	49			
4655	CID/DTF INVESTIGATION	0	1		
4660	911 HANG UP CALL	34		1	
4700	ADDED PATROL-REQUEST FOR	88	2		
4701	ADDED PATROL - BUSINESS CHECKS	104	1		
4702	ADDED PATROL - SCHOOL CHECKS	65			
4801	SOLICITING-COMPLAINTS	3			
4900	SUSPICIOUS PERSON	17			
4901	SUSPICIOUS CIRCUMSTANCE	27	1		
4902	SUSPICIOUS VEHICLES	24			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	2			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	1			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	13	1		
5402	VEHICLES-DISABLED	20	1		
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	27	4	1	
5404	VEHICLES-PARKING COMPLAINTS	13			
5405	VEHICLES-TOWED	23	1		
5501	WIRES DOWN - NO HAZARD	4			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	2			
6000	ACCIDENT - FATAL	1			
6001	ACCIDENT - WITH INJURIES	4			
6003	ACCIDENT - NON REPORTABLE	45	1		
6005	ACCIDENT - NO REPORT DONE	3			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	1			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	90			
8003	FIRE/MEDICAL ALARM - NO CITATION	29			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	5			
9005	ANIMALS - ALL INVOLVING DEER	7			
9038	K-9 ASSIST	3	1		
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	1			
9050	ASSIST SICK/INJURED	107	1		
9051	ASSIST AMBULANCE	3			
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	161	1		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	69			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	80			
9972	MOTOR OFFICER ACTIVITY	0	9		
9990	ELECTRONIC ASSISTANCE	0	1		
		<u>1,177</u>			
<b>ACCIDENT</b>					
3200	CHECK ON WELFARE	9	1		
<b>ADMIN</b>					
9000	ANIMALS - DOG COMPLAINTS	3			

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 01/01/2020 and 01/31/2020



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
<b>ADMIN</b>					
9002	ANIMALS - ALL OTHER	1			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	2			
		<u>6</u>			
<b>ALL OTHER</b>					
2640	ALL OTHER ORDINANCE VIOLATIONS	1			
<b>ANIMAL</b>					
5502	ANIMAL COMPLAINTS - BARKING DOGS	4			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	5		1	
5510	ANIMAL COMPLAINTS - OTHER	6			
5590	ANIMAL COMPLAINTS - REPORTS	2			
		<u>17</u>			
<b>ASSAULT</b>					
0440	ASSAULT - ATROCIOUS- HANDS, FISTS, FEET	1			
0800	ASSAULTS - OTHER ASSAULTS (SIMPLE)	0	1		
		<u>1</u>			
<b>ASSIST</b>					
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	5			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	0	1		
		<u>5</u>			
<b>CIVIL</b>					
3300	CIVIL DISPUTES	9	1		
<b>COMPLAINT</b>					
8590	CITIZEN COMPLAINT REPORT	2			
<b>CRIM MISCH</b>					
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	5			
1440	CRIMINAL MISCHIEF - ALL OTHER	1			
1490	CRIMINAL MISCHIEF - REPORTS	1			
		<u>7</u>			
<b>DISORDERLY</b>					
2400	DISORDERLY CONDUCT	1			
2410	HARASSMENT BY COMMUNICATION	7			
2450	HARASSMENT	4			
2490	DISORDERLY CONDUCT-REPORTS	1			
		<u>13</u>			
<b>DISTURBANC</b>					
3610	DISTURBANCES-JUVENILE	3			
3620	DISTURBANCES-OTHER (FIGHTS, DISPUTES, ETC)	5	1		
		<u>8</u>			
<b>DOA</b>					
3320	DOA	2			
<b>DRUG</b>					
1821	NARCOTICS-MANUFACTURE-MORPHINE, HEROIN...	1			

**Calls for Service - by Keyword**

**RADNOR TOWNSHIP**

**Incidents Reported Between 01/01/2020 and 01/31/2020**



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
<b>DRUG</b>					
1831	NARCOTICS-POSSESSION-MORPHINE,HEROIN,ETC	1			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	4	3		
1834	NARCOTICS-POSSESSION-OTHER DANGEROUS	2			
1890	NARCOTICS - REPORTS	5			
		<u>13</u>			
<b>DUI</b>					
2110	DRIVING UNDER THE INFLUENCE-LIQUOR/DRUGS	1			
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	1			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	2			
		<u>4</u>			
<b>EVIDENCE</b>					
9093	EVIDENCE ROOM	1			
<b>FIRE</b>					
3700	FIRE - RESIDENTIAL	3			
3702	FIRE-VEHICLE	1			
3703	FIRE-ALL OTHERS	7	1		
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	2			
		<u>13</u>			
<b>FRAUD</b>					
1100	FRAUD	2			
1150	FRAUD - CREDIT CARDS	13			
1191	FRAUD - REPORTS	8			
		<u>23</u>			
<b>HAVERFORD</b>					
9041	ASSIST HAVERFORD PD	3			
<b>HEROIN</b>					
4652	HEROIN RELATED INCIDENT	0	1		
<b>IOD</b>					
4400	OFFICER INJURED ON DUTY	0		1	
<b>LIQUOR</b>					
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	1			
<b>LMPD</b>					
9040	ASSIST LOWER MERION PD	5			
<b>LOST/FOUND</b>					
5002	LOST & FOUND - FOUND ANIMAL	1	1		
5004	LOST & FOUND - FOUND ARTICLES	1			
5006	LOST & FOUND - LOST ANIMAL	2			
5008	LOST & FOUND - LOST ARTICLES	3			
		<u>7</u>			
<b>MARPLE</b>					



Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 01/01/2020 and 01/31/2020



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
<b>MARPLE</b>					
9042	ASSIST MARPLE PD	1			
<b>MEDICAL</b>					
3871	MEDICAL EMERGENCY - AED USED BY PD	0	1		
<b>MISSING PE</b>					
2900	JUVENILE RUNAWAYS	11			
<b>MV ACCIDEN</b>					
6002	ACCIDENT - NO INJURIES (REPORTABLE)	10			
6004	ACCIDENT - HIT & RUN	9			
6006	ACCIDENT - PEDESTRIAN	2			
		<u>21</u>			
<b>MV THEFT</b>					
0736	M.V THEFT-OTHER VEHICLE-ALL OTHER LOTS	1			
<b>N-TRAF CIT</b>					
CITN	NON-TRAFFIC CITATION	19			
<b>OTHER</b>					
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	5			
<b>PFA</b>					
2647	ALL OTHERS - PROTECTIVE ORDERS	1			
<b>PROPERTY</b>					
2910	LOST/MISSING PROPERTY	2			
<b>PUBL DRUNK</b>					
2300	PUBLIC DRUNKENESS	3			
<b>RECOV PROP</b>					
3000	LOST/RECOVERED PROPERTY	1			
<b>SERVICE</b>					
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	6			
7090	PUBLIC SERVICES - REPORTS	2			
8521	DEPT SERVICES - SCHOOL SEC & EMG PREP	1			
		<u>9</u>			
<b>SUICIDE</b>					
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	5			
<b>SUSPICIOUS</b>					
3500	DISTURBANCE - DISORDERLY PERSONS	5			

**Calls for Service - by Keyword**

RADNOR TOWNSHIP

Incidents Reported Between 01/01/2020 and 01/31/2020



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
<b>SVC CALL</b>					
3810	SERVICE CALL-ALARMS-UNFOUNDED-EXCPT FIRE	2			
3850	HAZARDOUS CONDITIONS	14			
3880	OPEN DOORS/WINDOWS - DISCOVERED	5	1		
3900	GAS LEAKS (NATURAL GAS)	1			
		<u>22</u>			
<b>THEFT</b>					
0611	THEFT-\$200 & OVER-POCKET PICKING	1			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	4			
0623	THEFT-\$50 TO \$200-RETAIL THEFT	1			
0629	THEFT-\$50 TO \$200-ALL OTHER	1			
0690	THEFT - REPORTS	4	2		
		<u>11</u>			
<b>TRAF CIT</b>					
CITT	TRAFFIC CITATION	59			
<b>TRAFFIC</b>					
6606	TRAFFIC RELATED - DIRECT TRAFFIC	17			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	3			
		<u>20</u>			
<b>TREDYFFRIN</b>					
9045	ASSIST TREDYFFRIN PD	1			
<b>VILLANOVA</b>					
4651	REFERRED TO VILLANOVA PD	19			
<b>VUPD</b>					
9049	ASSIST VUPD	2			
<b>WARRANT</b>					
8010	WARRANTS - LOCAL - CRIMINAL	1			
<b>WEAPONS</b>					
1531	WEAPONS - POSSESSION - FIREARMS	1			
	<b>Total Calls</b>	<u>1,547</u>			

January  
Crime Alerts  
2020

On Saturday, 12/28/2019, between 6:45 pm and 9:30 pm, a female victim had her wallet stolen from her purse. The victim was later advised that several of her credit cards were used in various locations in New Jersey. If anyone may have seen anything at this time or was the victim of a similar type crime, they are asked to call the Radnor Police at 911.

A vehicle was parked in the lot of the Roast and Chop and had its passenger side mirror broken and its passenger side window smashed out. The vehicle owner discovered the damage at 5:00 pm and reports nothing was stolen from inside of the car. If anyone may have seen anything or may have been the victim of a similar type of crime, they are asked to call the Radnor Police at 911.

On Friday, 1/3/2020, at approximately 6:30 pm a vehicle parked in the lot of the Chili's Restaurant was vandalized. The vehicle had its drivers side door handle pulled off. If anyone may have seen anything at this time or was the victim of a similar type crime, they are asked to call the Radnor Police at 911.

On 1/11/2020, between 2 pm and 5 pm, the victim had their wallet stolen while they were at the White Dog Café. The victim became aware of the theft after they were contacted by their various credit card companies started to report fraudulent activity. Video footage obtained from the White Dog Café showed a white female with blonde hair wearing a large Louis Vitton purse taking the victim's wallet. If anyone may have seen anything at this time or was the victim of a similar crime, they are asked to contact the Radnor Police at 911.

On Friday, 1/17/2020, the victim parked their car in the lot for Smashburger. When the vehicle returned to their car after making their purchase they found the left rear window smashed. The hole in the window was viewed to be the approximate size of a softball. If anyone may have seen anything or was the victim of a similar type of crime, they are asked to call the Radnor Police at 911.

A resident of W. Wayne Av. reports a package stolen from the front porch of their home. The resident observed an Amazon package delivered to their home while they were talking on the telephone. When the resident completed their phone call and went to retrieve the package, it was gone. If anyone may have seen anything or was the victim of a similar type crime, they are asked to call the Radnor Police at 911.

On Friday, 1/24/2020, at approximately 2:15 AM a retail theft occurred at the Sugartown Rd. Wawa. The actor is described as a black male with a light gray beard, approximately 50 to 60 years of age. He was last seen wearing green puffy jacket. The actor ran from the store after grabbing items from the cashier. He fled the area in a red or maroon sedan, with heavy damage to the passenger's side front door. If anyone may have seen anything at this time, they are asked to call the Radnor Police at 911.

*The Radnor Police respects citizens' privacy, civil rights, and civil liberties by emphasizing behavior, rather than appearance, in identifying suspicious activity. Factors such as race, ethnicity, and/or religious affiliation are not suspicious. The public should only report suspicious behavior and situations (e.g., an unattended backpack or package, or someone breaking into a vehicle or restricted area). Moreover, any physical descriptions are based on victim and witness statements provided to the Radnor Police at the time the incident was reported or developed through investigation.*

## DEER STATISTICS 2016-2019

2016 – Total number of “Deer” incidents = 56

Killed/Auto = 21

Other = 35

2017 - Total number of “Deer” incidents = 54

Killed/Auto = 30

Other = 24

2018 – Total number of “Deer” incidents = 37

Killed/Auto = 17

Other = 20

2019 – Total number of “Deer” incidents = 54

Killed/Auto = 30

Other = 24

2016 – Nights of Culling: Number of Deer Harvested = 10/150

2017 – Nights of Culling: Number of Deer Harvested = 8/150

2018 – Nights of Culling: Number of Deer Harvested = 6/150

2019 – Nights of Culling: Number of Deer Harvested = 6/132

We believe the rise in the “Total number of Deer incidents” is directly related to the decrease in the number of nights spent culling and the total number of deer harvested.

**RADNOR TOWNSHIP POLICE DEPARTMENT**

**THANK YOU LETTERS**



*MORTON-RUTLEDGE FIRE COMPANY*

38 ALFA TERRACE, MORTON PA, 19070

Business: 610-543-9721

Fax: 610-543-3162

---

Radnor Township Police Motorcade  
301 Iven Ave.  
Wayne PA, 19087

Dear Chief Flanagan, Officer Janoski, Officer Laffredo and Officer Piree,

All the members here at Morton Rutledge Fire Company would like to thank you for dedicating your time and efforts during the time when we were honoring our fallen brother Capt. Michael Malinowski. It is so nice to know that the brotherhood appreciates the hard work and sacrifice people like Capt. Malinowski put forth. Honoring him with your commitment was quite remarkable. Thank you for being there for us.

Best Regards,  
Officers and Members  
Morton Rutledge Fire Company 13

Superintendent Flanagan,

I am writing to thank you for your department's professionalism and patience in dealing with an intoxicated individual on Friday night. Our friend acted out of character that evening, but the two responding officers could not have acted more professionally in allowing us to remove him from the situation without further repercussions.

Please let those officers know that the individual and his friends – many of whom were in from out of town for a celebration – appreciate how they handled the situation and to thank them on all our behalf.

I live locally, so I look forward to supporting any initiatives or events your department may be involved in.

Best regards,  
Aaron Weems

~~~~~

Officers Involved:

Officer Kyle Hand  
Officer Earvin Faust





Thank You

Thank you  
to my Dad's  
Family. I really  
appreciate all  
the love and  
support you  
showed me  
and my family.  
Beautiful flower  
arrangement. Love,  
Cindy

Your  
kind expression of sympathy  
consoled our hearts.

Thank you  
from the family of

Cindy  
Romana  
Allison + Melissa

Blessed are they that mourn, for they shall be comforted.  
Matthew 5:4

Brady,

A big THANK YOU to you and officer Pinto ( sorry I do not have his email) for coming out to SKS on Monday for MLK Day. I was not there but everyone raved about what an awesome job the police officers did speaking and interacting with everyone. We are so lucky to have such great support from all of you over at the Police Department!

SKS is kicking off Catholic Schools Week next Monday and we are looking for a couple officers to come talk with the students in small groups about their career and why they chose to be a police officer. Career day is on Thursday 1/30 from 8:30-10am. Let us know if this would be possible. Thanks so much!

Take care,  
Christina



SKS  
SAINT KATHARINE OF SIENA SCHOOL  
CENTERMAN  
1916-2016

RADNOR  
POL

RADNOR  
POLICE



Dear Police Officer

Thank you for

Your service

and thank you  
for protecting

everyone,

From ~~Andrew Smith~~  
Andrew Smith

Dear Police officer,  
Thank you for  
protecting my  
home and my  
school. We pray  
that God keeps  
you safe everyday!

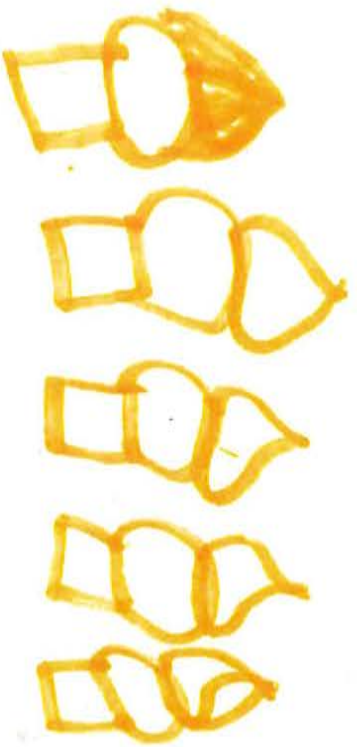
Your friend,

Riley



Your goat

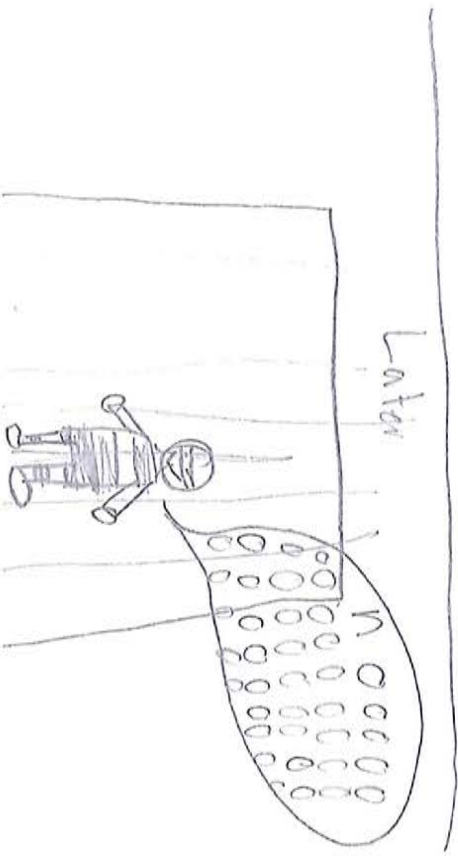
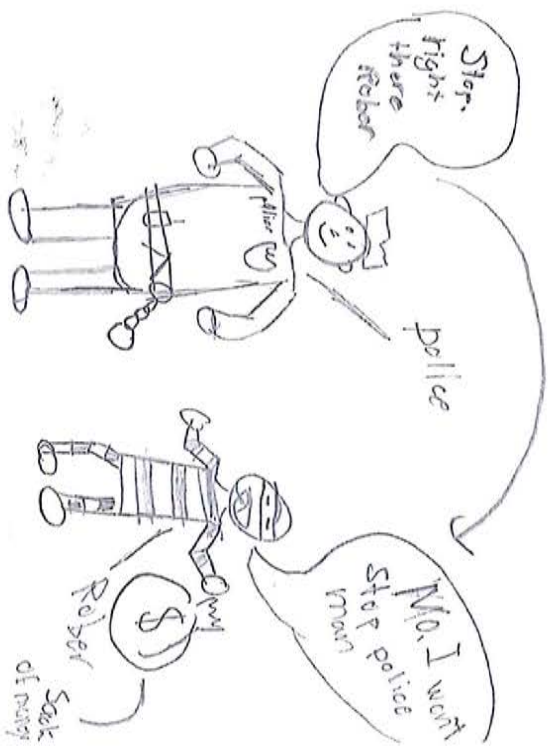
Police.  
~~Police~~ thank you  
Police.

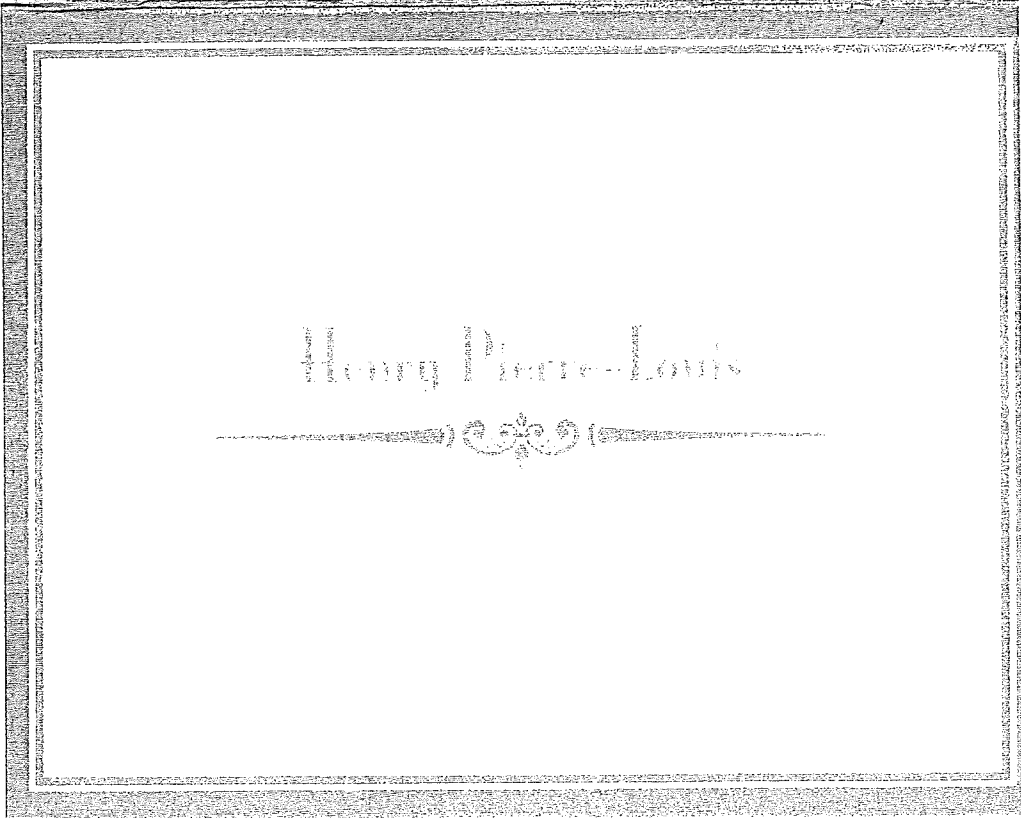




From Guinness Clark  
to the police

Before





Faint, illegible text or markings located above the decorative line within the frame.



Dear Superintendent Flanagan,

I am writing to thank you very much for allowing me to do a "ride around" last Tuesday. I traveled with officer Pat Jennings who was very enthusiastic about his work and encouraged me to pursue my desire to become a police officer. This semester I am working as an intern in the Philadelphia Police Department and hope to attend the Police Academy after my graduation from Rosemont College in June.

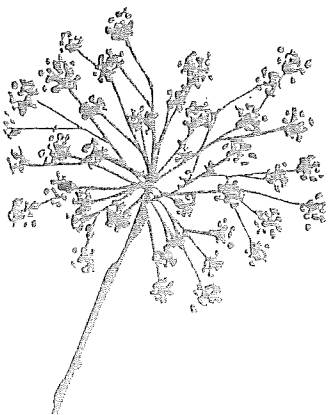
Thank you again.

Sincerely,

Henry Pierre-Louis

© All Rights Reserved  
GARNIER

1



{ THANK YOU }

DEAR RPD

THANK YOU FOR PROTECTING  
OUR COMMUNITY

THANK YOU FOR HAVING  
LUNCH WITH ME AT WEG

FROM E. M. MURPHY



Berdow Planning Group LLC

David F. Berdow, CFP® | Principal  
104.5 Forrest Avenue  
Suite 22-24  
Narberth, PA 19072  
O 610.896.1574  
C 484.994.7119

January 15, 2020

Radnor Police Department  
Attn: Superintendent Christopher Flanagan  
301 Iven Avenue  
Wayne, PA 19087

Dear Superintendent Flanagan,

Recently my daughter Samantha had the pleasure of interviewing Officer Dylan Royce, a member of your police department. Samantha approached Officer Royce at the local gym knowing he is a police officer and asked if she could interview him for her school newspaper. He welcomed the opportunity with a smile, and we scheduled a date.

Upon our arrival it was apparent the employees of Starbucks are comfortable PTL. Royce, as everyone greeted each other by first name and a smile. The interview went beyond expectation as he described patrol, working with the community and his day to day routine. I am sure you take pride in knowing you have such a welcoming Officer and my guess is he reflects the caliber of your department's other officers. If appropriate, I hope you will make this part of Officer Royce's file.

Although my family resides in Narberth Borough, I was raised in Villanova, attended Ithan Elementary, Radnor Middle and High Schools and have friends, family and clients who live in Radnor Township. When the situation warrants, I will be sure to communicate my interaction with Officer Royce and his professionalism.

Many thanks,

David Berdow  
104 Chestnut Avenue  
Narberth, PA 19072



[www.marplepolice.com](http://www.marplepolice.com)

# TOWNSHIP OF MARPLE POLICE DEPARTMENT

1001 Sussex Boulevard • Broomall, PA 19008

BRANDON M. GRAEFF  
Chief of Police



610-356-1500  
Fax: 610-359-9787

January 16, 2020

Christopher B. Flanagan  
Superintendent of Police  
Radnor Township Police Department  
301 Iven Ave  
Wayne, PA 19087

Superintendent Flanagan,

On behalf of every member of the Marple Township Police Department as well as the entire Murray family, I would like to express my deepest gratitude to you for your department's participation in the escort for Chief Thomas Murray on his last day of duty, Friday January 10, 2020. The professionalism and respect displayed by you and your fellow officers made for a perfect tribute to a dedicated officer and family man who retired after over 40 years of service and commitment to the residents of Marple Township.

I am proud of the strong, long-standing relationship between our departments and communities. You can rest assured that those relationships will only grow stronger in the years ahead. If the Marple Township Police Department can ever be of assistance to you, please do not hesitate to contact me.

Respectfully,

Brandon M. Graeff #050  
Chief of Police

Cc: Larry Gentile

Hi Mike,

Thank you for taking your time to come observe the traffic patterns as school let out yesterday afternoon. We appreciate very much the support the Radnor Police Department has given us as we have sought to address issues of traffic and general safety at our campus.

Your suggestions for improving traffic conditions will be reviewed and addressed as appropriate for faculty, facilities, and student and parent drivers. It is our hope that together we can provide the best conditions for traffic flow and safety.

At the same time, as we have major functions at the school and increased traffic, we will be free to let you know of assistance from one of your officers.

Many thanks. Happy New Year, too.

George



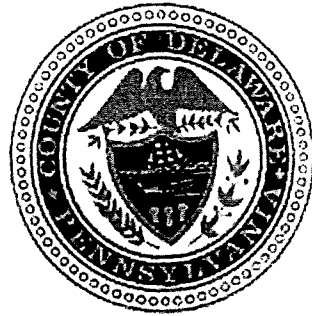
**George K. McFarland, Ph.D.**  
Director of Operations

**Delaware County Christian School**  
462 Malin Road, Newtown Square, PA 19073  
610-353-6522 x2202  
[www.dccs.org](http://www.dccs.org)



**RADNOR TOWNSHIP POLICE DEPARTMENT**  
**COMMUNITY EVENTS**

*Induction Ceremony  
Delaware County Council  
and  
District Attorney*



*The Honorable John V. Diggins  
Ceremonial Courtroom  
Delaware County Courthouse  
Media, Pennsylvania  
Monday, January 6, 2020  
10:00 a.m.*

*Advancement of Colors* . . . . . *Honor Guard  
Office of the Sheriff of Delaware County*

*Pledge of Allegiance* . . . . . *Martin Costello  
Commander, Wayne American Legion Post 418*

*National Anthem* . . . . . *Upper Darby High School Encore Singers*

*Invocation* . . . . . *Reverend Jerry L. Sanders, Jr.  
Associate Minister, Mt. Zion Baptist Church in Philadelphia*



*Certification of Filing  
of Bonds* . . . . . *Michael L. Maddren, Esquire  
County Solicitor*



*Induction of  
The Honorable Christine A. Reuther  
Delaware County Council*

*Introduction* . . . . . *John M. Loisel, M.D., Husband*

*Presentation of  
Certificate of Election* . . . . . *Deborah Lofton, Esquire*

*Administration of Oath  
of Office* . . . . . *The Honorable Ellen Ceisler  
Judge, Pennsylvania Commonwealth Court*

*Bible Held by* . . . . . *Patricia Dimling Reuther, Aunt*

*Induction of  
The Honorable Elaine Paul Schaefer  
Delaware County Council*

*Introduction* . . . . . *Isabel M. Schaefer, Daughter*

*Presentation of Certificate  
of Election* . . . . . *Matthew A. Schaefer, Son*

*Administration of Oath  
of Office* . . . . . *The Honorable Ellen Ceisler  
Judge, Pennsylvania Commonwealth Court*

*Bible Held by* . . . . . *J. Ellis Schaefer, Son*



*Induction of  
The Honorable Dr. Monica Taylor  
Delaware County Council*

*Introduction* . . . . . *Heather Boyd*

*Presentation of  
Certificate of Election* . . . . . *Jason Taylor, Husband*

*Administration of Oath  
of Office* . . . . . *The Honorable Ellen Ceisler  
Judge, Pennsylvania Commonwealth Court*

*Bible Held by* . . . . . *Maya and Zoey Taylor, Daughters*

*Induction of  
The Honorable Elaine Paul Schaefer  
Delaware County Council*

*Introduction. . . . . Isabel M. Schaefer, Daughter*

*Presentation of Certificate  
of Election. . . . . Matthew A. Schaefer, Son*

*Administration of Oath  
of Office . . . . . The Honorable Ellen Ceisler  
Judge, Pennsylvania Commonwealth Court*

*Bible Held by . . . . . J. Ellis Schaefer, Son*



*Induction of  
The Honorable Dr. Monica Taylor  
Delaware County Council*

*Introduction. . . . . Heather Boyd*

*Presentation of  
Certificate of Election. . . . . Jason Taylor, Husband*

*Administration of Oath  
of Office . . . . . The Honorable Ellen Ceisler  
Judge, Pennsylvania Commonwealth Court*

*Bible Held by . . . . . Maya and Zoey Taylor, Daughters*

Col Joseph P. Kirlin, III, Commander of the Philadelphia Chapter of the Military Order of the World Wars presented a Certificate of Appreciation to the Radnor Township Police Department at the MOWW Law & Order Luncheon at Trattoria Guiseppi on Thursday January 9, 2020 honor our local police departments for their service and dedication to the citizens of the communities.

## PROGRAM

1130 hours Thursday, 9 January 2020  
Luncheon Meeting of the Philadelphia Chapter  
Trattoria Giuseppe

### The Military Order of the World Wars Honoring Law & Order Officers



**1130 Hours**  
Registration & Hospitality

#### 1200 Hours

|                         |                   |                          |
|-------------------------|-------------------|--------------------------|
| Welcome & Call to Order | Chapter Commander | COL Joseph P Kirlin, III |
| Invocation              | Adjutant          | CPT Douglas Ditoro       |
| Pledge of Allegiance    | Past Commander    | LT Larry Spielvogel      |
| Preamble                | Treasurer         | LTC Susann Kirlin        |

#### LUNCH 1215 hours

|                                  |                            |
|----------------------------------|----------------------------|
| Introduction of Guest Speaker    | Chapter Commander          |
| Speaker-Police Chief Joseph Daly | Chief Springfield Township |
| Closing Remarks                  | Chapter Commander          |
| Benediction                      | Adjutant                   |
| Adjournment                      | Chapter Commander          |

*The Philadelphia Chapter of the Military Order of World Wars  
supports our Police and Sheriffs-Thank You!*



# The Military Order of the World Wars



## CERTIFICATE OF APPRECIATION

is Presented to



### *Radnor Township Police Department*

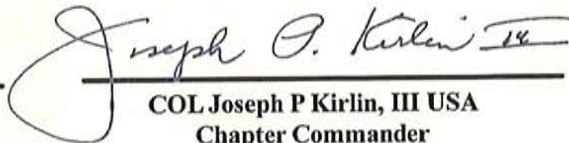
*With great appreciation and thanks for the many years of  
dedication and commitment  
by the officers and personnel of this organization  
in the service and protection of the citizens of their community.*

9 January 2020

Date

Philadelphia

Chapter



COL Joseph P Kirlin, III USA  
Chapter Commander

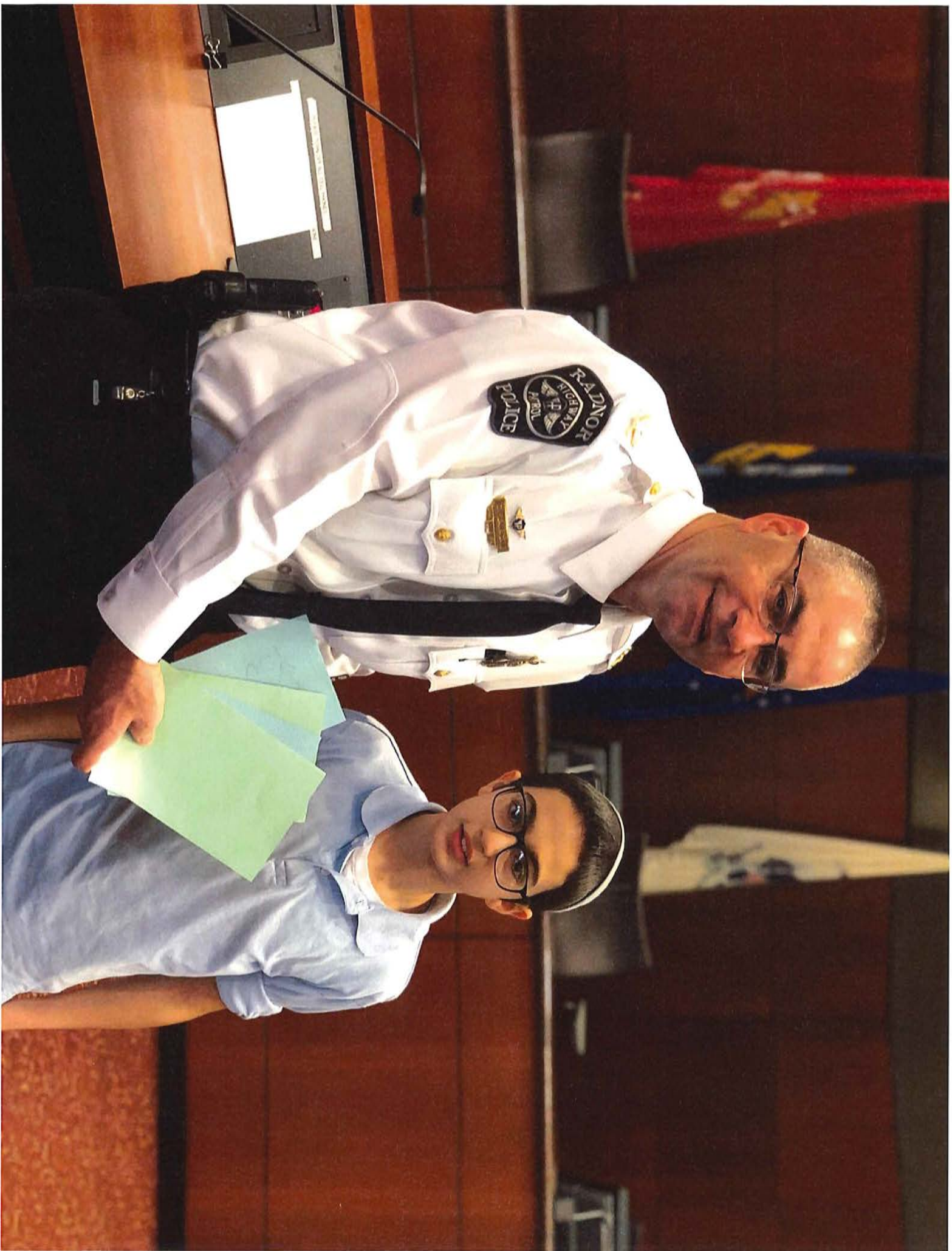


**CHANUKAH PRESENTATION TO RADNOR POLICE and TOWNSHIP STAFF**

**Rabbi Mendy Levin**

**Principal, Cheder Chabad of Philadelphia**

**December 23, 2019**





**RADNOR TOWNSHIP POLICE DEPARTMENT**

**301 Iven Avenue**

**Wayne, Pennsylvania 19087-5297**

**(610) 688-0503 □ Fax (610) 688-1238**

**Christopher B. Flanagan**

**Police Superintendent**

**TO:** Radnor Township Commissioners; Robert A. Zienkowski, Township Manager; William M. White, Director of Finance; Stephen F. Norcini, Township Engineer; Steve McNelis, Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Kevin W. Kochanski, Director of Community Development; Bill Cassidy, Field Leader; Lt. Shawn Dietrich; Lt. Joseph Pinto; Sgt. Mark Stiansen, Officer Alex Janoski; Officer Pat Lacey, Officer Ken Piree, Officer Ray Matus, Highway Patrol Unit; William Gallagher, Supervisor of Parking; Amy Kaminski, Traffic Engineer for Gilmore and Associates; Vera DiMaio, Executive Assistant

**FR:** Christopher B. Flanagan

**RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, JANUARY 15, 2020, 10:00 AM.**

**NEW BUSINESS**

1. Christopher Daly requests speed evaluation on Roberts Road between the Philadelphia Trolley and St. Edmonds Home for Children

Mr. Daly was not present at this meeting. Mr. Daly was interested in having speed humps placed at this location due to speed. Highway Patrol Officer Ray Matus will have the counter placed at this location to get accurate numbers. If the numbers meet with the requirements of speed humps, then the Petition process can begin.

2. Molly Stefanski of the Saturday Club requests the 2020 5K Shuffle to be held on Saturday April 18, 2020

Staff Traffic Committee approves the 2020 5K Shuffle to be held on Saturday, April 18, 2020.

## OLD BUSINESS

1. Update on school zone flashers for Radnor High School on Radnor Chester Rd.

Radnor School Board approved the installation of school zone flashes on Radnor Chester Road. The installer, Higgins Electric, placed the order for the equipment needed. King of Prussia Road will be evaluated after construction is completed for installation of school zone flashes.

2. Strathmore Avenue

Staff Traffic Committee reports the Petition was received. The counter will go up to get accurate numbers.

3. Willow/Plant Avenue

Township Engineer, Steve Norcini, states that police have given courtesy warnings to residents regarding parking. Residents wanted a free pass but was denied. Township Engineer, Steve Norcini, will meet with the builder, Mark Weiss, and Staff Traffic Committee to make a decision regarding parking for residents.

**See attached spreadsheet for pending issues**



**RADNOR TOWNSHIP POLICE DEPARTMENT**

301 Iven Ave., Wayne, PA 19087

**January 2020 Staff Traffic Status Report**

| Project Name                                                         | Project Information                                                                                                                       | Status Update                                                                                                       |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Radnor Fire Company                                                  | Radnor Fire Company requests evaluation of traffic and parking on South Wayne Avenue<br><br>Approved first quarter                        | Township is awaiting cost proposals to have work completed in first quarter of 2020.                                |
| County Line Corridor Study (from Lancaster Avenue to Conestoga Road) | The County Line Corridor Study has been posted online.                                                                                    | Capital Funding has been requested for projects noted in the study, some in conjunction with Lower Merion Township. |
| King of Prussia Rd & Eagle Rd intersection improvements              | Submit joint application for DCED MTF grant with Cabrini & Eastern for left turn lanes on King of Prussia Road at Eagle Road/Pine Tree Rd | Funding has been approved for this project. Permitting and design in 2020; construction in 2021.                    |
|                                                                      |                                                                                                                                           |                                                                                                                     |

**RESOLUTION NO. 2020-27**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE FIVE-YEAR CAPITAL LEASE AGREEMENT WITH TD EQUIPMENT FINANCE, INC. FOR THE FINANCING OF THE TWO PURCHASED SANITATION PACKERS WITH PLOW**

**WHEREAS**, the Five-Year Capital Plan, incorporated into the 2019 Budget, included appropriations for the replacement of two (2) Public Works Sanitation Packers with the two (2) purchased 2019 HV607 SBA 6x4 International Truck Chassis, Leach 25 Yard Refuse Body, and Good Roads Model 120M Snow Plow together the Public Works Sanitation Packers “Refuse Trucks with Plow”; and

**WHEREAS**, the Capital Plan projected financing the replacement equipment through a five-year capital lease at the conclusion of which, the ownership of the equipment will become the Township’s; and

**WHEREAS**, the Board of Commissioners authorized the purchase of the equipment referenced herein via Resolution 2019-09 dated February 25, 2019; and

**NOW, THEREFORE**, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby authorize the Township to enter into a five-year capital lease agreement with TD Equipment Finance, Inc. at an interest rate of 1.80% APY which results in an annual payment of approximately \$84,097.51, with the first lease payment due on or about August 31, 2020 and annually thereafter until the conclusion of the lease period, at which time the Township will own the equipment outright.

**SO RESOLVED** this 24<sup>h</sup> day of February, 2020.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Jack Larkin, Esq.  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Acting Township Manager / Secretary


# Radnor Township



## PROPOSED LEGISLATION

**DATE:** February 18, 2020

**TO:** Board of Commissioners

**FROM:** William M. White, Acting Township Manager 

**LEGISLATION:** Resolution No. 2020-27, authorizing the financing of two (2) Public Works vehicles:

- Two (2) Public Works Sanitation Packers (Refuse Trucks with Plow)

### LEGISLATIVE HISTORY:

- (1) The Board of Commissioners authorized the purchase of these vehicles on February 25, 2019, Resolution No. 2019-09.
- (2) The Five-Year Capital Program, incorporated into the 2019 Budget, included capital leases for two (2) Public Works vehicles ("Sanitation Packers"). The lease terms projected a five year payment period with a purchase option of \$1 at the end of the financing.

**PURPOSE AND EXPLANATION:** The purpose of this request is to allow the Administration to finance the two (2) replacement Public Works vehicles approved in 2019: Two (2) Public Works Sanitation Packers "Refuse Trucks with Plow" purchased under PA CoStars contracts with financing of a five year capital lease provided by TD Equipment Finance, Inc.

The two (2) Public Works vehicles will be purchased from the following vendors in accordance with a PA Costars contract and Resolution No. 2019-09:

| Two (2) Refuse Trucks with Plow                     |                              |                  |                            |
|-----------------------------------------------------|------------------------------|------------------|----------------------------|
| Description                                         | Vendor                       | Costars Contract | Price                      |
| 2019 HV607 SBA 6x4 International Truck Chassis      | G. L. Sayre, Inc.            | 25-017           | \$94,443.66                |
| Leach 25 Yard Refuse Body                           | GranTurk Equipment Co., Inc. | 25-046           | \$93,114.00                |
| Good Roads Model 120M Plow                          | H.A DeHart & Son             | 25-052           | \$13,370.00                |
| <b>Subtotal for One (1) Refuse Truck with Plow</b>  |                              |                  | <b>\$200,927.66</b>        |
| <b>Subtotal for Two (2) Refuse Trucks with Plow</b> |                              |                  | <b>\$401,855.32</b>        |
| <b>Grand Total</b>                                  |                              |                  | <b><u>\$401,855.32</u></b> |



On February 10, 2020, the Administration received the following proposals from three (3) firms for a five year lease term with a purchase option of \$1 at the end of the financing. Please note that figures below are for *TWO* (2) vehicles:

| Firm                       | 5 Year | Annual Payment | Total 5 Year |
|----------------------------|--------|----------------|--------------|
|                            |        | (5 Years)      |              |
| Bank Funding, LLC          | 2.060% | \$84,577.10    | \$422,885.50 |
| Clayton Holdings, LLC      | 2.376% | \$85,239.42    | \$426,197.10 |
| TD Equipment Finance, Inc. | 1.800% | \$84,097.51    | \$420,487.55 |

**IMPLEMENTATION SCHEDULE:** With the Boards authorization, Township Administration will accept TD Equipment Finance, Inc. five year lease proposal. The estimated delivery date of the two (2) vehicles is April/May 2020. The first lease payment will be due on August 31, 2020 and annually thereafter for five years.

**FISCAL IMPACT:** The fiscal impact will be an annual obligation of \$84,097.51 to be paid from the Township's Capital Fund (#05) for years 2020 - 2024. The interest expense during the financing period (five years) is \$18,632.23. At the conclusion of the lease term, five years, ownership of the vehicles will be the Township's. If at any point during the lease term, the Board of Commissioners does not appropriate for that particular year's lease payment obligation, the lease contract will be voided with the vehicles being forfeited to the financial institution (Non-appropriation Clause).

The Five Year Capital program estimated the aggregate payment for the two (2) vehicles to be \$90,000 per year over the five-year term. The actual payments will be \$84,097.51 per year over the five-year term.

Other financing options were considered during the analysis including:

| Alternatives    | Notes vs. Capital Lease                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------|
| Operating Lease | More expensive and no ownership at the end of the term                                        |
| Cash Purchase   | Less expensive, but would require more cash than the capital fund has allotted to it for 2019 |

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board authorize the Township to accept TD Equipment Finance, Inc. proposal to provide five-year capital lease financing for the purchase of the two (2) Public Works vehicles.

**RESOLUTION NO. 2020-28**

**A RESOLUTION OF RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING THE SUBMITTAL OF THE APPLICATIONS FOR  
TRAFFIC SIGNAL APPROVAL (TE-160) TO THE  
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION  
FOR THE INTERSECTION OF  
LANCASTER AVENUE (SR 0030) AND RADNOR-CHESTER ROAD (SR 1021)  
AND THE INTERSECTION OF  
RADNOR-CHESTER ROAD (SR 1021) AND KING OF PRUSSIA ROAD,  
BOTH INTERSECTIONS ASSOCIATED WITH THE RADNOR TAP TRAIL**

*WHEREAS*, Radnor Township wishes to construct pedestrian improvements along Radnor-Chester Road (SR 1021) at each of the intersections of Lancaster Avenue (SR 0030) and King of Prussia Road, both associated with the Radnor TAP Trail Project.

*WHEREAS*, these improvements include ADA accessible ramps at the intersections and signal upgrades required by the ADA modifications.

*WHEREAS*, the signals require an application for traffic signal approval (TE-160) and the subsequent maintenance agreement with PennDOT

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize and Direct the Submittal of the Applications for Traffic Signal Approval (TE-160) to the Pennsylvania Department of Transportation for the Intersection of Lancaster Avenue (SR 0030) and Radnor-Chester Road (SR 1021) and the Intersection of Radnor-Chester Road (SR 1021) and King of Prussia Road, both Intersections Associated with the Radnor TAP Trail

*SO RESOLVED* this 24th day of February, A.D., 2020.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: John Larkin  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Acting Manager/Secretary

# Radnor Township

## PROPOSED LEGISLATION

DATE: February 18, 2020

TO: Radnor Township Board of Commissioners

FROM: Dennis P. Capella, Engineering Project Manager

CC: William M. White, Acting Township Manager  
Stephen F. Norcini, P.E., Township Engineer

**LEGISLATION: Resolution #2020-28: Authorizing and Directing the Submittal of the Applications for Traffic Signal Approval (TE-160) to the Pennsylvania Department of Transportation for the Intersection of Lancaster Avenue (SR 0030) and Radnor-Chester Road (SR 1021) and the Intersection of Radnor-Chester Road (SR 1021) and King of Prussia Road, both Intersections Associated with the Radnor TAP Trail**

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**LEGISLATIVE HISTORY:** This request has not been before the Board of Commissioners previously.

**PURPOSE AND EXPLANATION:** Radnor Township wishes to construct pedestrian improvements along Radnor-Chester Road (SR 1021) at each of the intersections of Lancaster Avenue (SR 0030) and King of Prussia Road, both associated with the Radnor TAP Trail Project. These improvements include ADA accessible ramps at the intersections and signal upgrades required by the ADA modifications. The Township owns all traffic signals within its political boundaries, although the signals are within Pennsylvania Department of Transportation (PennDOT) right-of-way. The signals require an application for traffic signal approval (TE-160) and the subsequent maintenance agreement with PennDOT.

**IMPLEMENTATION SCHEDULE:** Upon approval by the Board of Commissioners, the TE-160s will be submitted to PennDOT.

**FISCAL IMPACT:** This project is to be funded by the General Obligation Bond.

**RECOMMENDED ACTION:** *Staff requests the Board of Commissioners of Radnor Township to Authorize and Direct the Submittal of the Applications for Traffic Signal Approval (TE-160) to the Pennsylvania Department of Transportation for the Intersection of Lancaster Avenue (SR 0030) and Radnor-Chester Road (SR 1021) and the Intersection of Radnor-Chester Road (SR 1021) and King of Prussia Road, both Intersections Associated with the Radnor TAP Trail*

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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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### Memorandum

To: Radnor Township Board of Commissioners  
From: Stephen F. Norcini, PE, Township Engineer  
CC: William M. White, Acting Township Manager/Secretary  
Date: February 19, 2020

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**Re: 147 Conestoga Road – Caucus – Minor Final Subdivision Plan**

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The applicant is proposing to subdivide 147 Conestoga Road into two lots. The existing home will be on Lot 1 and a new single-family home will be constructed on lot 2.

The detailed review letters and plans are attached.

This plan is for caucus; no decision is required by the Commissioners at this time.



# Gannett Fleming

*Excellence Delivered **As Promised***

**Date:** February 18, 2020

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 147 Conestoga Road– Minor Final Subdivision Plan  
Collin Whelan– Applicant

Date Accepted: January 7, 2020

90 Day Review: April 6, 2020

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Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plan for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the above parcel into two lots, the existing home will remain on Lot 1 and a single-family home will be constructed on Lot 2. This project is located in the R-5 district of the Township.

The applicant was before the Zoning Hearing Board on November 21, 2019. We have attached a copy of the Zoning Hearing Board decision. The Zoning Hearing Board order is as follows:

1. Variance relief from Zoning Code Section 280-35(A)(1) is hereby **GRANTED** to permit the subdivision and creation of a lot for the existing semi-detached single family dwelling (one side of a twin home) with the same lot area and lot width as the adjoined semi-detached dwelling known as 145 Conestoga Road, in the precise manner and specifications as shown in the Plans, exhibits, and testimony entered into and made part of the record;
2. Relief is granted only with respect to Zoning Code Section 280-35(A)(1); and
3. No relief is granted with respect to any other provisions of the Zoning Code.

147 Conestoga Road– Final Minor Subdivision Plan

Plans Prepared By: Wilkenson & Associates, Inc.

Dated: 01/20/2020, last revised 02/12/2020



The applicant has indicated that the following waivers are being requested:

1. §255-22-B.(1)(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
2. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards.

#### Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP. The applicant is in the process of completing the Planning Module.

#### Subdivision and Land Development

1. §255-22-B.(1)(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Conestoga Road is a Major Collector. The right-of-way requirement is 80 feet and the cartway is 48 feet. The applicant has labeled the 50-foot right of way on Conestoga Road. Doyle Road is a local Road. The right-of-way requirement is 60 feet and the cartway is 28 feet. The applicant has labeled the 22-foot right of way on Doyle Road. The applicant has requested a waiver from this requirement.
3. §255-32.A – No changes shall be made in the contour of the land and no grading excavation, removal or destruction of the topsoil, trees or other vegetation cover of the land shall be commended until such time a plan for minimizing erosion and sedimentation has been processed and reviewed by the Township Engineer and the DCCD. The Board of Commissioners may waive this requirement for minor subdivisions. The applicant has indicated that the area of disturbance will be under 5,000 SF at all times and an E&S plan is not required to be submitted to the DCCD. The area of disturbance for the entire project listed on the plans is 7,795 SF. The E&S plan must be submitted to the DCCD for review.

4. §255-38.B – Street trees 2 ½ inches dbh intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development must be planted. 9 new street trees are required. The applicant has provided 6 new street trees and indicated that the existing trees along Doyle Rd are being maintained to comply with this requirement. Additional trees must be provided, or a waiver requested.

Stormwater

1. Please provide a detail layout of the proposed storm basin showing the total number of stormtank modules in the system.
2. Please provide a specification for the Brentwood stormtank model being used in the system that shows the void space for the module.
3. Please show the 0.054 cfs infiltration rate as the exfiltration component under the Pond Report. This will then revise the discharge rate of the system to only reflect the rate of runoff overflowing through the orifice without including the amount that is infiltrated.
4. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

General

1. New deeds must be prepared and recorded at the Delaware County Court House at the time of plan recording.
2. The existing sanitary sewer lateral for Lot 1 must be shown on the plans. The plan shows a relocated lateral for Lot 1.

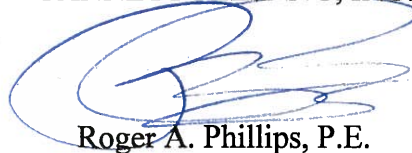
The applicant appeared before the Planning Commission on February 3, 2020. The Planning Commission recommended approval of the plan contingent upon addressing all staff comments.

S. Norcini  
147 Conestoga Road  
February 18, 2020

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.  
Senior Project Manager



**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3050**

**APPEAL OF EIP Partnership LLC**, premises located at 147 Conestoga Road and zoned R5 Residential (“R5”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. The Applicant seeks a variance from the Lot Area and Lot Width restrictions of Code Section 280-35(A)(1) in order to create a lot for the existing semi-detached single family dwelling (one side of a twin home) with the same lot area and lot width as the adjoining semi-detached dwelling known as 145 Conestoga Road.
2. The Applicant has withdrawn all of its other requests for relief that were originally part of this Appeal No. 3050.

**Findings of Fact**

1. This application involves the premises located at 147 Conestoga Road and zoned R5 Residential (“Premises”).
2. Testimony and evidence on this application was presented at the properly noticed hearing held on November 21, 2019.
3. The Applicant’s Exhibits A-1 through A-18 were entered into the record at the November 21, 2019 hearing. (November 21, 2019 Hearing Transcript, 47:17-20).
4. The location, specifications, and dimensions of the Applicants’ proposed lot subdivision are set forth on Applicant’s Exhibit A-8, the Proposed Site Plan dated 10/17/19, and Exhibit A-13, the Proposed Driveway Plan dated 11/18/2019, (collectively, the “Plans”).
5. The Applicant’s proposed subdivision will result in the creation of two lots with the widths of 30’ and 76.66’ respectively. (See the Plans).
6. The Radnor Township Planning Commission reviewed this request for Zoning Hearing Board relief and decided to remain neutral on this application. (H.T., 31:12-18).

**Conclusions of Law**

1. The granting of a variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties, nor be a detriment to the public welfare.

2. The granting of this variance represents the minimum relief that will afford the Applicant's request with the least modification of the Zoning Code.

3. Variance relief is necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

**Order**

Based on the testimony and exhibits entered into and made part of the record before the Board, and for the reasons set forth on the record, the Applicant's requested relief is hereby **GRANTED** and the Board hereby determines that:

1. Variance relief from Zoning Code Section 280-35(A)(1) is hereby **GRANTED** to permit the subdivision and creation of a lot for the existing semi-detached single family dwelling (one side of a twin home) with the same lot area and lot width as the adjoined semi-detached dwelling known as 145 Conestoga Road, in the precise manner and specifications as shown in the Plans, exhibits, and testimony entered into and made part of the record;
2. Relief is granted only with respect to Zoning Code Section 280-35(A)(1); and
3. No relief is granted with respect to any other provisions of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

/s/ **JOHN REILLY, CHAIRMAN**

/s/ **GEORGE F. NAGLE, VICE CHAIRMAN**

/s/ **BRADLEY DELIZIA**

/s/ **WILLIAM F. MARTIN**

/s/ **RICHARD J. WEITZMAN**

**Alternate Board Members Jamie Forman and Scott Simon were absent during this hearing.**

DATED: November 21, 2019

MAILED: December 24, 2019

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: December 24, 2019.



**MEMORANDUM**

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**Date:** February 17, 2020

**To:** Stephen F. Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**cc:** Superintendent Christopher Flanagan, Radnor Township Police Department  
Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.  
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** 147 Conestoga Road – Preliminary/Final Development Plan Review 1  
Minor Final Subdivision  
Radnor Township, Delaware County, PA  
G&A 19-12042

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Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration.

**A. DOCUMENTS REVIEWED**

1. Preliminary/Final Development Plan for 147 Conestoga Road, dated January 20, 2020, prepared for Collin Whelan, prepared by Wilkinson & Associates, Inc., consisting of 6 sheets.

**B. REVIEW COMMENTS**

1. §255-27.A.(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit (HOP) from the Pennsylvania Department of Transportation. The proposed driveway will require a HOP. The Applicant will be required to include the Township on all correspondence with PennDOT.
2. §255-27.C.(4) - Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Conestoga Road is classified as a Major Collector with a right-of-way width requirement of 80 feet and the cartway width of 48 feet. Doyle Road is a local Road with a right-of-way width requirement of 60 feet and the cartway width of 28 feet. The applicant indicates a 50-foot right-of-way on Conestoga Road and a 33-foot

- right-of-way on Doyle Road. The applicant is requesting a waiver from this requirement.
3. §255-27.H.(3) – In all districts, no structure, fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front, side or rear yard which is within the clear sight triangle. Revise the plans to eliminate the proposed tree from within the limits of the clear sight triangle at the Doyle Road driveway.
  4. §255-28.B. – Revise the plans to include the required and available sight distance at the proposed driveways.
  5. §255-37.A. – A grass buffer along Doyle Road is recommended to minimize pedestrian-vehicle conflict along Doyle Road. If the proposed sidewalk is to remain along the existing edge of pavement, the deteriorating curb line will need to be replaced in conjunction with the sidewalk installation.
  6. §255-37. C. – A sidewalk easement is required from the applicant for areas that the sidewalk extends outside the public right-of-way
  7. §255-3.F. – The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways.
    - a. The maximum sidewalk cross slope across the driveways shall be 2.00%. Refer to PennDOT Publication RC-67M for further guidance.
    - b. Revise the Doyle Road driveway apron to use the appropriate apron design in order to provide a compliant pedestrian path (i.e. Type 3, 3A or 4 Apron).
    - c. Provide driveway and sidewalk cross slopes at the Doyle Road driveway.
  8. Revise the driveway details to include the roadway slope, top and bottom of curb elevations, tie-in point elevations and dimensions.
  9. The proposed driveway grade at Conestoga Road is 8%. Provide the Conestoga Road cross slope at the driveway. The maximum allowable algebraic grade change between the driveway and roadway is 8%. Revise the driveway grade, if necessary.
  10. Revise the sidewalk detail to include a 6-inch subbase.
  11. The proposed ramp at the Conestoga Road/Doyle Road is to be designed to direct pedestrians to cross Doyle Road only. Revise the ramp design to lengthen the ramp flare directing the pedestrian to Doyle Road. A single detectable warning surface (DWS) for crossing Doyle Road is sufficient and a DWS for sidewalk coming down Doyle Road is not required. A constant slope over the DWS is recommended as not to warp the DWS. The ramps are within the PennDOT ROW and the final curb ramp design will be reviewed under the PennDOT HOP process.
  12. Dimension the cartway width for both Conestoga Road and Doyle Road.
  13. Add a general note that during construction that the Maintenance and Protection of Traffic will be done in accordance with PennDOT Publication 213. “Temporary Traffic Control Guidelines”.



# Gannett Fleming

*Excellence Delivered **As Promised***

**Date:** January 27, 2020

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 147 Conestoga Road– Minor Final Subdivision Plan  
Collin Whelan– Applicant

Date Accepted: January 7, 2020

90 Day Review: April 6, 2020

---

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plan for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the above parcel into two lots, the existing home will remain on Lot 1 and a single-family home will be constructed on Lot 2. This project is located in the R-5 district of the Township.

The applicant was before the Zoning Hearing Board on November 21, 2019. We have attached a copy of the Zoning Hearing Board decision. The Zoning Hearing Board order is as follows:

1. Variance relief from Zoning Code Section 280-35(A)(1) is hereby **GRANTED** to permit the subdivision and creation of a lot for the existing semi-detached single family dwelling (one side of a twin home) with the same lot area and lot width as the adjoined semi- detached dwelling known as 145 Conestoga Road, in the precise manner and specifications as shown in the Plans, exhibits, and testimony entered into and made part of the record;
2. Relief is granted only with respect to Zoning Code Section 280-35(A)(1); and
3. No relief is granted with respect to any other provisions of the Zoning Code.

147 Conestoga Road– Final Minor Subdivision Plan

Plans Prepared By: Wilkenson & Associates, Inc.

Dated: 01/20/2020



The applicant has indicated that the following waivers are being requested:

1. §255-22-B.(1)(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
2. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards.

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP. The applicant has indicated they have submitted the module mailer to the PA DEP for review.

Zoning

1. §280-105.F – No parking, loading or service areas shall be located within front yard setbacks except as permitted in the case of PI, PA, PB and PLO Districts or unless authorized as a special exception by the Zoning Hearing Board in a Commercial or Commercial-Office District, provided that the restriction against such use is clearly impracticable. In no case, however, shall the distance between the street right-if-way and the portion of a lot used for parking be less than 20 feet. The applicant wishes to continue the existing non-conformity for parking in the front yard setback for Lot 2.

Subdivision and Land Development

1. §255-22-B.(1)(j) – Boundaries of all adjoining properties with names and addressed of landowner must be shown on the site plans. The landowner on the easterly side of lot 2 must be shown on the plans.
2. §255-22-B.(1)(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.

3. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Conestoga Road is a Major Collector. The right-of-way requirement is 80 feet and the cartway is 48 feet. The applicant has labeled the 50-foot right of way on Conestoga Road. Doyle Road is a local Road. The right-of-way requirement is 60 feet and the cartway is 28 feet. The applicant has labeled the 22-foot right of way on Doyle Road. The applicant has requested a waiver from this requirement.
4. §255-32.A – No changes shall be made in the contour of the land and no grading excavation, removal or destruction of the topsoil, trees or other vegetation cover of the land shall be commended until such time a plan for minimizing erosion and sedimentation has been processed and reviewed by the Township Engineer and the DCCD. The Board of Commissioners may waive this requirement for minor subdivisions. The applicant has indicated that the area of disturbance will be under 5,000 SF at all times and an E&S plan is not required to be submitted to the DCCD. The applicant must provide the square footage for the area of disturbance.
5. §255-38.B – Street trees 2 ½ inches dbh intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development must be planted. 9 new street trees are required. The applicant has provided 3 new street trees and indicated that the existing trees along Doyle Rd are being maintained to comply with this requirement. Additional trees must be provided, or a waiver requested.

Stormwater

1. In Radnor Township credit is not given for impervious cover removed. Please revise the system to account for the total proposed impervious surfaces on Lots 1 & 2.
2. §245-22(A)(1)(c) - The infiltration facility shall be capable of completely infiltrating the retention (infiltration) volume ( $Re_v$ ) within four days (96 hours). Please provide calculations showing the stormwater system drains within 96 hours.
3. §245-23(D)(1) - The following calculation formula is to be used to determine the water quality storage volume (WQv) in acre-feet of storage required by this chapter:  
 $WQv = [(P)(Rv)(A)]/12$ , where:  
WQv = Water quality volume (acre-feet)  
P = 1 inch  
A = Area of the project contributing to the water quality BMP (acres)  
 $Rv = 0.05 + 0.009(I)$  where I is the percent of the area that is impervious surface  
[(impervious area/A)x100]

Calculations must be provided showing that the water quality storage volume is met.

4. §245-25(A)(1)(b) – Table 408.1 for Stormwater District A requires that the 2-year post-development storm runoff be reduced to the 1-year pre-development storm runoff and straight control for the 5- through 100-year storm events. Please provide pre-development and post-development hydrographs (captured/routed/bypass as necessary) for the 1-year, 2-year, 5-year, 10-year, 25-year, 50-year, and 100-year storm events.
5. §245-27(J) - Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). The stormwater system must be revised to only include the volume within the pipe.
6. Please show the overflow orifice in the basin detail.
7. Please provide infiltration testing results including a depth to the limiting zone.

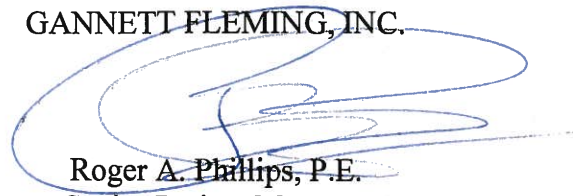
General

1. New deeds must be prepared and recorded at the Delaware County Court House at the time of plan recording.
2. The existing sanitary sewer lateral for Lot 1 must be shown on the plans. The plan shows a relocated lateral for Lot 1.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.  
Senior Project Manager



**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3050**

**APPEAL OF EIP Partnership LLC**, premises located at 147 Conestoga Road and zoned R5 Residential (“R5”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. The Applicant seeks a variance from the Lot Area and Lot Width restrictions of Code Section 280-35(A)(1) in order to create a lot for the existing semi-detached single family dwelling (one side of a twin home) with the same lot area and lot width as the adjoining semi-detached dwelling known as 145 Conestoga Road.
2. The Applicant has withdrawn all of its other requests for relief that were originally part of this Appeal No. 3050.

**Findings of Fact**

1. This application involves the premises located at 147 Conestoga Road and zoned R5 Residential (“Premises”).
2. Testimony and evidence on this application was presented at the properly noticed hearing held on November 21, 2019.
3. The Applicant’s Exhibits A-1 through A-18 were entered into the record at the November 21, 2019 hearing. (November 21, 2019 Hearing Transcript, 47:17-20).
4. The location, specifications, and dimensions of the Applicants’ proposed lot subdivision are set forth on Applicant’s Exhibit A-8, the Proposed Site Plan dated 10/17/19, and Exhibit A-13, the Proposed Driveway Plan dated 11/18/2019, (collectively, the “Plans”).
5. The Applicant’s proposed subdivision will result in the creation of two lots with the widths of 30’ and 76.66’ respectively. (See the Plans).
6. The Radnor Township Planning Commission reviewed this request for Zoning Hearing Board relief and decided to remain neutral on this application. (H.T., 31:12-18).

**Conclusions of Law**

1. The granting of a variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties, nor be a detriment to the public welfare.

2. The granting of this variance represents the minimum relief that will afford the Applicant's request with the least modification of the Zoning Code.

3. Variance relief is necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

**Order**

Based on the testimony and exhibits entered into and made part of the record before the Board, and for the reasons set forth on the record, the Applicant's requested relief is hereby **GRANTED** and the Board hereby determines that:

1. Variance relief from Zoning Code Section 280-35(A)(1) is hereby **GRANTED** to permit the subdivision and creation of a lot for the existing semi-detached single family dwelling (one side of a twin home) with the same lot area and lot width as the adjoined semi-detached dwelling known as 145 Conestoga Road, in the precise manner and specifications as shown in the Plans, exhibits, and testimony entered into and made part of the record;
2. Relief is granted only with respect to Zoning Code Section 280-35(A)(1); and
3. No relief is granted with respect to any other provisions of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

/s/ **JOHN REILLY, CHAIRMAN**

/s/ **GEORGE F. NAGLE, VICE CHAIRMAN**

/s/ **BRADLEY DELIZIA**

/s/ **WILLIAM F. MARTIN**

/s/ **RICHARD J. WEITZMAN**

**Alternate Board Members Jamie Forman and Scott Simon were absent during this hearing.**

DATED: November 21, 2019

MAILED: December 24, 2019

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: December 24, 2019.



## DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike

Media, PA 19063

Phone: (610) 891-5200

Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

### COUNCIL

JOHN P. McBLAIN  
CHAIRMAN

COLLEEN P. MORRONE  
VICE CHAIRMAN

MICHAEL F. CULP  
KEVIN M. MADDEN  
BRIAN P. ZIDEK

LINDA F. HILL  
DIRECTOR

January 17, 2020

Mr. Robert A. Zienkowski  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

RE: Name of Dev't: 147 Conestoga Road  
DCPD File No.: 34-7503-20  
Developer: Collin Whelan  
Location: Northwest intersection of Conestoga Road  
and Doyle Avenue  
Recv'd in DCPD: December 20, 2019

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on January 16, 2020, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

A handwritten signature in cursive script that reads "Linda F. Hill".

Linda F. Hill  
Director

cc: Collin Whelan  
Wilkinson & Associates Inc.



1055 E. Baltimore Pike  
Media, PA 19063  
Phone: (610) 891-5200  
Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: January 16, 2020  
File No.: 34-7503-20

PLAN TITLE: 147 Conestoga Road  
DATE OF PLAN: December 6, 2019  
OWNER OR AGENT: Collin Whelan  
LOCATION: Northwest intersection of Conestoga Road and Doyle Avenue  
MUNICIPALITY: Radnor Township  
TYPE OF REVIEW: Final subdivision  
ZONING DISTRICT: R-5  
SUBDIVISION ORDINANCE: Local  
PROPOSAL: Subdivide 0.37 acre into two lots  
UTILITIES: Public  
RECOMMENDATIONS: Approval  
STAFF REVIEW BY: Joshua Chast  
REMARKS:

### **CURRENT PROPOSAL**

The applicant proposes to subdivide their property of 0.37 acre into two lots. Lot 1 will retain the semidetached single-family dwelling known as 147 Conestoga Road. Lot 2 will contain the proposed 1,837 sq. ft. single-family detached dwelling.



Date: January 16, 2020  
File No.: 34-7503-20

REMARKS (continued):

**SITE CHARACTERISTICS**

The site's existing conditions include being used as a front yard for 147 Conestoga Road. Other than the dwelling, the only existing structure is the shed, which is to be demolished and replaced. There is significant vegetation following the perimeter of the lot. Directly south of the site is the West Wayne Preserve and the adjacent Radnor Trail. The site is surrounded on all other sides by residential dwellings but is within walking distance of the Lancaster Avenue commercial corridor.

**APPLICABLE ZONING**

The proposal is located within the R-5 district and is subject to applicable regulations set forth in the Municipal zoning code.

**NONCONFORMITIES**

The site's proposed lot size and lot width do not appear to comply with the R-5 regulations established in the Municipal zoning code. However, variances for both proposed nonconformities were granted on November 21, 2019 by the Radnor Township zoning hearing board.

**COMPLIANCE**

Upon the applicant obtaining the required zoning variance approvals for lot size and width, the proposal appears to comply with the R-5 district provisions.

**MONUMENTS AND PINS**

It is recommended that the four corners of each lot be marked with iron pins or concrete monuments.

Date: January 16, 2020  
File No.: 34-7503-20

REMARKS (continued):

**HIGHWAY OCCUPANCY PERMIT**

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the Township Engineer should confirm if the plan will need a highway occupancy permit(s) for access onto Conestoga Road (S.R. 1019).

**SEWAGE FACILITIES**

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

**STORMWATER MANAGEMENT**

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

**HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE**

There will be no effect on existing resources if the existing twin residential building is to be retained, as it appears to be. This portion of Conestoga Road has a variety of styles and ages of residential buildings. If the new design can keep the overall historic character and configuration of the stone twin home on the site, which has Colonial Revival features, that would be preferable.

Date: January 16, 2020  
File No.: 34-7503-20

REMARKS (continued):

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



January 20, 2020  
Collin Whelan  
147 Conestoga Rd

Response Letter to 147 Conestoga Road – Minor Final Subdivision Plan Review Letter

The review comments from the Gannett Fleming Minor Final Subdivision Plan Review Letter, dated December 30, 2019 are provided below. Responses to the review comments provided by Wilkinson & Associates, Inc. are provided in bold and italics below each comment.

#### Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP.

***Noted. We are currently awaiting DEP's response to the module mailer.***

#### Zoning

1. The required lot areas in the zoning table represent the lot areas for a single-family semidetached dwelling. Since this project proposes two different types of houses, both requirements must be shown in the zoning table.

***The zoning tables have been revised on the first sheet.***

2. §280-35-A.(1) — The minimum lot areas per family for the single family semi-detached dwelling is 5,445 square feet. The applicant is proposing a lot area of 4,500 square feet that will mimic the neighboring twin home. The ZHB transcript appears to have approved the variance for the minimum lot width but did not specifically approve a variance for lot area.

***Comment. No response necessary.***

3. §280-35-A.(8) — The maximum impervious surface allowed is 40%. A breakdown must be provided for how the impervious surfaces were calculated in the zoning table.

***A breakdown of the impervious areas for each have been provided on the first sheet.***

#### Subdivision and Land Development

1. §255-22-B.(1)(d)[5] — The site plan must show any variances or special exceptions granted.

***The variances granted by the ZHB have been provided on the first sheet.***

2. §255-22-B.(1)(d)171 — The site plan must show any steep slope areas if any.

***Steep slopes are not present on the site.***

3. §255-22-B.(1)(j) — Boundaries of all adjoining properties with names and address of landowner must be shown on the site plans.

***Adjoiners have been added to the plans.***



4. §255-22-B.(1)(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.

***An expanded existing conditions plan has been provided on Sheet 3. A waiver has been requested of this section to provide PASDA topography and an aerial image of this expanded area.***

5. §255-22-B.(1)(p) — Contour lines measures at vertical intervals of two feet must be located on the site plans.

***Existing and proposed contours have been provided on the plans.***

6. §255-22-B.(1)(q) — Datum to which contour lines refer should be listed on the site plans.

***The datum has been provided on the first sheet.***

7. §255-22-B.(1)(r) — Large trees over six inches is caliper must be shown on the site plans.

***Trees over six inches are caliper are noted on Sheet 2.***

8. §255-27.C(4) — Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Conestoga Road is a Major Collector. The right-of-way requirement is 80 feet and the cartway is 48 feet. The applicant has labeled the 50-foot right of way on Conestoga Road. Doyle Road is a local Road. The right-of-way requirement is 60 feet and the cartway is 28 feet. The applicant has labeled the 22-foot right of way on Doyle Road.

***A waiver of this section has been requested.***

9. §255-27.1(4) — Driveway grades shall not exceed 16%.

***The proposed driveways have been graded to not exceed 16%. See Sheet 4.***

10. §255-32.A — No changes shall be made in the contour of the land and no grading excavation, removal or destruction of the topsoil, trees or other vegetation cover of the land shall be commenced until such time a plan for minimizing erosion and sedimentation has been processed and reviewed by the Township Engineer and the DCCD. The Board of Commissioners may waive this requirement for minor subdivisions.

***The area of disturbance is anticipated to be under 5,000 SF at all times. Under these circumstances, an E&S Plan would not have to be submitted to DCCD for review.***

11. §255-38.B — Street trees 2<sup>1</sup>/<sub>2</sub> inches dbh intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development must be planted. A landscape plan must be provided.

***Street trees have been added, where possible. Additionally, the existing trees located along Doyle Rd are maintained to comply with this requirement.***

12. §255-56 — Wherever practical, sanitary sewers shall be installed and connected to an appropriate public sewer system. The proposed sanitary sewer lateral for Lot 2 must be shown on the plans.

***Sewer lateral have been added to Sheet 4.***



Stormwater

1. Stormwater calculations demonstrating that the requirements of the stormwater ordinance are being met must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

***A Drainage Plan Narrative has been prepared and provided for compliance with the Stormwater Management Ordinance.***

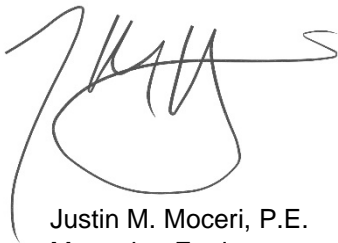
General

1. New deeds must be prepared and recorded at the Delaware County Court House at the time of plan recording.

***Noted. New deeds will be prepared and recorded.***

Should you have any questions or concerns during the course of your review, please do not hesitate to contact me at 610-415-1220 or at [jmocer@wilkinsonassoc.com](mailto:jmocer@wilkinsonassoc.com).

Sincerely,



Justin M. Mocer, P.E.  
Managing Engineer





January 20, 2020  
Collin Whelan  
147 Conestoga Rd  
Response Letter to 147 Conestoga Road – Lot Line Adjustment Review Letter

The review comments from the Gilmore & Associates, Inc. Lot Line Change/Subdivision Plan Review Letter, dated December 26, 2019 are provided below. Responses to the review comments provided by Wilkinson & Associates, Inc. are provided in bold and italics below each comment.

## **B. REVIEW COMMENTS**

The proposed lot line adjustments do not generate any transportation related comments. However, the applicant indicates roadway and driveway modifications with the redevelopment of the property. The following should be considered when the applicant applies for the other improvements including the proposed driveway and sidewalk as indicated on the plan:

1. §255-37.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit (HOP) from the Pennsylvania Department of Transportation. The proposed driveway will require a HOP. The Applicant will be required to include the Township on all correspondence with PennDOT.

***A PennDOT permit will be obtained for the construction of the proposed minimum use driveway and sewer lateral on Lot 1 and the proposed sidewalk and ADA ramp on Lot 2.***

2. §255-40.E(3) – All driveways shall be paved and constructed in accordance with Township standards. Driveway details will need to be provided.

***The driveway detail is provided on Sheet 5.***

3. §255-37.F – The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways. Sidewalk details will need to be provided.

***Sidewalks are continuous across driveways. The detail is provided on Sheet 5.***

4. An ADA compliant curb ramp should be constructed on the corner of Conestoga Road and Doyle Street where the proposed sidewalk connects to the existing sidewalk along Conestoga Road.

***An ADA compliant ramp has been provided at the corner of Conestoga and Doyle Roads. See Sheet 4 for ramp grading and Sheet 5 for the associated detail.***

Should you have any questions or concerns during the course of your review, please do not hesitate to contact me at 610-415-1220 or at [jmoceri@wilkinsonassoc.com](mailto:jmoceri@wilkinsonassoc.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Justin M. Moeri", is written over a large, stylized circular flourish or scribble.

Justin M. Moeri, P.E.  
Managing Engineer



# Gannett Fleming

*Excellence Delivered **As Promised***

**Date:** December 30, 2019

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 147 Conestoga Road– Minor Final Subdivision Plan  
Collin Whelan– Applicant

Date Accepted: January 7, 2020

90 Day Review: April 6, 2020

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Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plan for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the above parcel into two lots, the existing home will remain on one parcel and a single-family home will be constructed on the other parcel. This project is located in the R-5 district of the Township.

The applicant was before the Zoning Hearing Board on November 21, 2019. We have attached a copy of the transcript to this letter since the decision is not yet available.

147 Conestoga Road– Final Minor Subdivision Plan

Plans Prepared By: Wilkenson & Associates, Inc.

Dated: 12/06/2019

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP.

Zoning

1. The required lot areas in the zoning table represent the lot areas for a single-family semidetached dwelling. Since this project proposes two different types of houses, both requirements must be shown in the zoning table.



2. §280-35-A.(1) – The minimum lot areas per family for the single family semi detached dwelling is 5,445 square feet. The applicant is proposing a lot area of 4,500 square feet that will mimic the neighboring twin home. The ZHB transcript appears to have approved the variance for the minimum lot width but did not specifically approve a variance for lot area.
3. §280-35-A.(8) – The maximum impervious surface allowed is 40%. A breakdown must be provided for how the impervious surfaces were calculated in the zoning table.

Subdivision and Land Development

1. §255-22-B.(1)(d)[5] – The site plan must show any variances or special exceptions granted.
2. §255-22-B.(1)(d)[7] – The site plan must show any steep slope areas if any.
3. §255-22-B.(1)(j) – Boundaries of all adjoining properties with names and addressed of landowner must be shown on the site plans.
4. §255-22-B.(1)(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
5. §255-22-B.(1)(p) – Contour lines measures at vertical intervals of two feet must be located on the site plans.
6. §255-22-B.(1)(q) – Datum to which contour lines refer should be listed on the site plans.
7. §255-22-B.(1)(r) – Large trees over six inches is caliper must be shown on the site plans.
8. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Conestoga Road is a Major Collector. The right-of-way requirement is 80 feet and the cartway is 48 feet. The applicant has labeled the 50-foot right of way on Conestoga Road. Doyle Road is a local Road. The right-of-way requirement is 60 feet and the cartway is 28 feet. The applicant has labeled the 22-foot right of way on Doyle Road.
9. §255-27.I(4) – Driveway grades shall not exceed 16%.

10. §255-32.A – No changes shall be made in the contour of the land and no grading excavation, removal or destruction of the topsoil, trees or other vegetation cover of the land shall be commended until such time a plan for minimizing erosion and sedimentation has been processed and reviewed by the Township Engineer and the DCCD. The Board of Commissioners may waive this requirement for minor subdivisions.
11. §255-38.B – Street trees 2 ½ inches dbh intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development must be planted. A landscape plan must be provided.
12. §255-56 – Wherever practical, sanitary sewers shall be installed and connected to an appropriate public sewer system. The proposed sanitary sewer lateral for Lot 2 must be shown on the plans.

Stormwater

1. Stormwater calculations demonstrating that the requirements of the stormwater ordinance are being met must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

General

1. New deeds must be prepared and recorded at the Delaware County Court House at the time of plan recording.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.  
Senior Project Manager



**MEMORANDUM**

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**Date:** December 26, 2019

**To:** Stephen F. Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**cc:** Superintendent Christopher Flanagan, Radnor Township Police Department  
Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.  
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate  
Leslie Salisbury, P.E., Gilmore & Associates, Inc.

**Reference:** 147 Conestoga Road – Lot Line Adjustment  
Minor Final Subdivision – Lot Line Change/Subdivision Plan Review  
Radnor Township, Delaware County, PA  
G&A 19-12042

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Gilmore & Associates, Inc. (G&A) has completed a transportation review for the lot line change for the above referenced project.

**A. DOCUMENTS REVIEWED**

1. Subdivision and Land Development Application Form
2. Application for Act 147 Review
3. Lot Line Change/Subdivision Plan for 147 Conestoga Road, dated December 6, 2019, prepared for Collin Whelan, prepared by Wilkinson & Associates, Inc., consisting of 3 sheets.

**B. REVIEW COMMENTS**

The proposed lot line adjustments do not generate any transportation related comments. However, the applicant indicates roadway and driveway modifications with the redevelopment of the property. The following should be considered when the applicant applies for the other improvements including the proposed driveway and sidewalk as indicated on the plan:

1. §255-37.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit (HOP) from the Pennsylvania Department of Transportation. The proposed driveway will require a

HOP. The Applicant will be required to include the Township on all correspondence with PennDOT.

2. §255-40.E(3) – All driveways shall be paved and constructed in accordance with Township standards. Driveway details will need to be provided.
3. §255-37.F – The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways. Sidewalk details will need to be provided.
4. An ADA compliant curb ramp should be constructed on the corner of Conestoga Road and Doyle Street where the proposed sidewalk connects to the existing sidewalk along Conestoga Road.



**RADNOR TOWNSHIP**  
**301 IVEN AVE**  
**WAYNE PA 19087**  
**P) 610 688-5600**  
**F) 610 971-0450**  
WWW.RADNOR.COM

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property 147 Conestoga Road.

Zoning District R-5 Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$4,400 Ward No. \_\_\_\_\_ Is property in HARB District No

Applicant: (Choose one) Owner \_\_\_\_\_ Equitable Owner X

Name Collin Whelan

Address 211 Poplar Ave., Wayne, PA 19087

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Cell 610-290-6530

Email collinwhelan@yahoo.com

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name Wilkinson & Associates, Inc.; Attention: Justin M. Mocerri, P.E.

Address 1220 Valley Forge Road – Suite 22

Telephone 610-415-1220 Fax \_\_\_\_\_

Email jmocerri@wilkinsonassoc.com

Area of property 15,999 SF Area of disturbance 15,999 SF

Number of proposed buildings 1 Proposed use of property Residential (new single-family home)

Number of proposed lots 2

**(Applying for lot  
line change only)**

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final X Revised \_\_\_\_\_

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?  
Explain the reason for noncompliance.

**There are no known requirements that are not being adhered to.**

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Are there any infringements of Chapter 280 (Zoning), and if so what and why?

**The minimum lot width and lot area are not being provided on Lot 1. The width and lot area for Lot 1 are identical to the adjoining semi-detached home at 145 Conestoga Road, and are of similar dimension and area to other lots located along Conestoga Road. Without the infringement, a subdivision of the property is not feasible. It should be noted that the zoning hearing board approved the aforementioned infringement to allow the proposed 2-lot subdivision on November 21, 2019.**

Individual/Corporation/Partnership Name

**Collin Whelan**

---

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature \_\_\_\_\_

Print Name **Collin Whelan**

---

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

**DELAWARE COUNTY PLANNING COMMISSION**

**APPLICATION FOR ACT 247 REVIEW**

**Incomplete applications will be returned and will not be considered "received" until all required information is provided.**

Please type or print legibly

**DEVELOPER/APPLICANT**

Name Collin Whelan E-mail collinwhelan@yahoo.com

Address 211 Poplar Ave., Wayne, PA 19087 Phone 610-290-6530

Name of Development 147 Conestoga Road

Municipality Radnor Township

**ARCHITECT, ENGINEER, OR SURVEYOR**

Name of Firm Wilkinson & Associates, Inc. Phone 610-415-1220

Address 1220 Valley Forge Road - Suite 22, Phoenixville, PA 19460

Contact Justin M. Mocerri, P.E. E-mail jmocerri@wilkinsonassoc.com

| Type of Review                                       | Plan Status                                     | Utilities                                           |                                                     | Environmental Characteristics         |
|------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|---------------------------------------|
|                                                      |                                                 | Existing                                            | Proposed                                            |                                       |
| <input type="checkbox"/> Zoning Change               | <input type="checkbox"/> Sketch                 | <input checked="" type="checkbox"/> Public Sewerage | <input checked="" type="checkbox"/> Public Sewerage |                                       |
| <input checked="" type="checkbox"/> Land Development | <input checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Private Sewerage           | <input type="checkbox"/> Private Sewerage           | <input type="checkbox"/> Wetlands     |
| <input checked="" type="checkbox"/> Subdivision      | <input checked="" type="checkbox"/> Final       | <input checked="" type="checkbox"/> Public Water    | <input checked="" type="checkbox"/> Public Water    | <input type="checkbox"/> Floodplain   |
| <input type="checkbox"/> PRD                         | <input type="checkbox"/> Tentative              | <input type="checkbox"/> Private Water              | <input type="checkbox"/> Private Water              | <input type="checkbox"/> Steep Slopes |

Zoning District R-5

Tax Map # 36 / 12 / 272

Tax Folio #  / / / /

**STATEMENT OF INTENT**

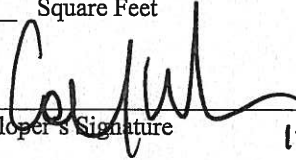
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The existing use of the site is a semi-detached home. The proposed use is to subdivide the site into two (2) parcels: one parcel will remain the existing semi-detached home and one new parcel will be created for the proposed single-family home.

Total Site Area 0.37 Acres  
Size of All Existing Buildings 1,142 Square Feet  
Size of All Proposed Buildings 2,125.5 Square Feet  
Size of Buildings to be Demolished 224 Square Feet

Collin Whelan  
Print Developer's Name

  
Developer's Signature 12/6/19

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting \_\_\_\_\_

Local Governing Body Regular Meeting \_\_\_\_\_

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title of Designated Municipal Official Phone Number

\_\_\_\_\_  
Official's Signature Date

**FOR DCPD USE ONLY**

Review Fee: Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date Received \_\_\_\_\_

**Applications with original signatures must be submitted to DCPD.**

 ORIGINAL 

Prepared By: Aronimink Abstract Corp.  
Return To: Aronimink Abstract Corp.  
12 St. Albans Circle  
Newtown Square, PA. 19073

T# 3145396

This Indenture Made this 21 day of June, 2010.

**Between**

Mary L. Donatoni, by her Attorney in Fact, Michael J. Santoleri, by Power of Attorney dated June 16, 2010 and being hereinwith recorded

(hereinafter called the Grantor)

AND

Marybeth Avioli

(hereinafter called the Grantee),

**Witnesseth** That the said Grantor for and in consideration of the sum of Two Hundred Fifty Thousand-----dollars (\$250,000.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns as

ALL THAT CERTAIN lot or piece of stone messuage on tenement thereon erected, situate at Wayne, in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania according to a recent plan and survey made by Milton R. Yerkes, C.E., on September 23rd, 1919 as follows, to wit:

BEGINNING at a point in the middle of the Conestoga Road, distant, 123.55 of a foot Southeastwardly from a stone at the intersection of the said middle line of Conestoga Road with the middle line of South Devon Avenue and also a corner of land about to be conveyed to Joseph H. McGregor thence extending North 36 degrees 30 minutes 15 seconds East, partly through the center of a party wall, 150 feet to a point in the line of ground now or late of said W. H. Doyle; thence extending South, 63 degrees 29 minutes 45 seconds East, along said ground, 106.66 of a foot to a point in the middle of a private right of way; thence extending along said middle line, South 26 degrees 30 minutes 15 seconds West, 150 feet to the middle line of said Conestoga Road and thence along the same, North 63 degrees 29 minutes 45 seconds West, 106.66 of a foot to the place of beginning.

Tax ID / Parcel No. 36-06-03387-00

RD BK04763-1286

DT-DEED

2010036062 06/29/2010 02:35:15 PM:2

RCD FEE: \$82.50 POL SUB TAX: \$3,750.00 ST TAX: \$2,500.00



DELAWARE  
COUNTY

36-RADNOR \$3,750.00

THOMAS J. JUDGE SR. ROD

Being the same premises which St. Davids Buildings and Loan Association by Deed dated February 1, 1944 and recorded February 11, 1944 in Delaware County in 1245 Page 100 conveyed unto Frank Donatoni and Matilda Donatoni, his wife, in fee.

And the said Franco Donatoni died on 7-11-73.

Also being the same premises which Mary L. Donatoni, individually and Administratrix, C.T.A., of the Estate of Franco Donatoni by Deed dated November 18, 1994 and recorded November 29, 1994 in Delaware County in Deed Book Volume 1318 Page 1432 conveyed unto Mary L. Donatoni, in fee.

**Together** with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor and Grantor's heirs, successors and assigns, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever as

**And** the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will WARRANT and forever DEFEND.

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US

*Michael J. Santoleri* ATTORNEY-IN-FACT  
for MARY L. DONATONI

---

Michael J. Santoleri, Attorney in  
Fact for Mary L. Donatoni



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF DELAWARE

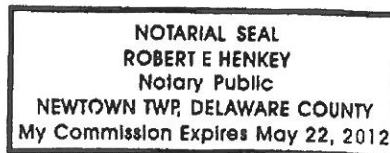
On this, the 21 day of June, 2010, before me, the undersigned officer, personally appeared Michael J. Santoleri, Attorney in Fact for Mary L. Donatoni, known by me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My commission expires:



# DEED

T# 3145396

## Grantor:

Mary L. Donatoni, by her Attorney in Fact, Michael J. Santoleri, by Power of Attorney dated June 16, 2010 and being hereinwith recorded

## TO

## Grantee:

Marybeth Avioli

## PREMISES

147 Conestoga Rd.  
Radnor Twp.  
Delaware County, Pennsylvania

The address of the above named Grantee is:

658 Marydell Lane  
West Chester, PA. 19380

Certified by: Joe H



**First American Title™**

# ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

## Schedule A

COMMITMENT NUMBER

**PANPA-0273**

### Transaction Identification Data for reference only:

Issuing Agent: PANDO ABSTRACT, LLC

Issuing Office: 1 W. Third Street, 2nd Floor, Media, PA 19063

ALTA @ Universal ID:

Loan ID No:

Commitment No:

Issuing Office File No: PANPA-0273

Property Address: 147 Conestoga Road, Wayne, PA 19087

Revision No.:

### SCHEDULE A

1. Commitment Date: at

2. Policy to be issued:

- (a)  ALTA® Owner's Policy of Title Insurance (6-17-06)
- ALTA Homeowner's Policy (Rev. 12-2-13) (EAGLE)
- Other

Proposed Insured: **EIP Partnership LLC and 147 Conestoga, LLC**

Proposed Policy Amount: \$

- (b)  ALTA® Loan Policy of Title Insurance (6-17-06)
- ALTA® Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)
- ALTA® Short Form Residential Loan – Current Violations (4-2-15)
- ALTA® Short Form Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)

Proposed Insured:

Proposed Policy Amount: \$

3. The estate or interest in the land described or referred to in this Commitment is fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

**Marybeth Avioli**

**And was acquired by: Deed from Mary L. Donatoni, by her Attorney in Fact, Michael J. Santoleri, dated June 21, 2010, and recorded June 29, 2010, in the office of Office of the Recorder of Deeds for the County of Delaware, in Volume 4763, at Page 1286.**

### FIRST AMERICAN TITLE INSURANCE COMPANY

PANDO ABSTRACT, LLC

By:  \_\_\_\_\_  
Authorized Signatory

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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*First American Title*™

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

## Schedule A (Cont.)

COMMITMENT NUMBER

**PANPA-0273**

Commitment No.: **PANPA-0273**


5. The Land is described as follows:

**See Exhibit A attached hereto and made a part hereof**

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|  <b>First American Title™</b> | <b>ALTA Commitment for Title Insurance</b>                 |
|                                                                                                                | ISSUED BY<br><b>First American Title Insurance Company</b> |
| <b>Schedule BI &amp; BII</b>                                                                                   | COMMITMENT NUMBER<br><b>PANPA-0273</b>                     |

Commitment No.: **PANPA-0273**

**SCHEDULE B, PART I  
Requirements**


All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. **Deed from Marybeth Avioli to EIP Partnership LLC and 147 Conestoga, LLC conveying the subject property set forth under Schedule A.**
5. Original photo identification for all parties to the transaction must be provided.
6. Proof to be furnished that as to each grantor/mortgagor who is an individual, if presently married, that he/she is neither separated from his/her spouse nor a party to any pending divorce proceeding in any jurisdiction, otherwise, the non-record spouse must join in the deed or mortgage contemplated hereunder.
7. Proof that there are no overdue support obligations of record with the Domestic Relations Section of the parties to this transaction, up through the date of recording of the instruments to be insured.
8. Town, County and School Taxes and Water and Sewer Rents for the prior three years. (Receipts to be produced and filed with the Company.) If certification of payment or amount due is obtained from the taxing and municipal authorities in lieu of such receipts, proof must be provided that the taxing and municipal authorities have not turned collection of any unpaid amounts over to a collection agency or law firm. Absent such proof, or if the taxing or municipal authorities have turned collection over to a collection agency or law firm, then additional certification of payment or amount due to be obtained from such collection agency or law firm.
9. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).  
PARCEL IDENTIFICATION NUMBER: 36060338700  
ASSESSMENT: .00
10. The Company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.
11. Mortgages: NONE
12. Judgments: NONE
13. SUPPORT ARREARAGE SEARCH RESULTS: NONE

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| <b>Schedule BI &amp; BII (Cont.)</b>                                                                             | COMMITMENT NUMBER<br><b>PANPA-0273</b>                     |


Commitment No.: **PANPA-0273**

14. Homeowners Association Dues, if any.
15. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).  
Tax Account Number: 36060338700 Assessment: \$144,050.00
16. As to EIP Partnership, LLC, the following must be furnished:
  - a. Certificate of Organization and all amendments thereto filed with the Department of State of the State of Pennsylvania.
  - b. Operating Agreement and all amendments thereto.
  - c. Proof that all the consents and requirements of the Operating Agreement have been met with respect to the authority of the members or managers to execute and deliver the title documents on behalf of EIP Partnership, LLC for this transaction.
  - d. Certificate of Good Standing (only if the limited liability company is a foreign entity, i.e. created in a state other than Pennsylvania).
17. As to 147 Conestoga, LLC, the following must be furnished:
  - a. Certificate of Organization and all amendments thereto filed with the Department of State of the State of Pennsylvania.
  - b. Operating Agreement and all amendments thereto.
  - c. Proof that all the consents and requirements of the Operating Agreement have been met with respect to the authority of the members or managers to execute and deliver the title documents on behalf of 147 Conestoga, LLC for this transaction.
  - d. Certificate of Good Standing (only if the limited liability company is a foreign entity, i.e. created in a state other than Pennsylvania).
18. Real estate taxes returned to the Tax Claim Bureau of Delaware County not certified. Proper certification to be obtained from said bureau.
19. FOR INFORMATION ONLY: Last Insured By: Aronimink Abstract Corp. in 2010; File Number: T 3145396.

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|                                                                                                                | ISSUED BY<br><b>First American Title Insurance Company</b> |
| <b>Schedule BI &amp; BII</b>                                                                                   | COMMITMENT NUMBER<br><b>PANPA-0273</b>                     |

Commitment No.: **PANPA-0273**

**SCHEDULE B, PART II**

**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.


The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
3. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Possible tax increase based on additional assessments.
7. Accuracy of area content not insured.
8. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
9. Subject to easements of party walls and the rights of adjoining owners therein.
10. Private right of way as set forth in Deed Book 1245, Page 100.

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|                                                                                                                   | ISSUED BY<br><b>First American Title Insurance Company</b> |
| <b>Exhibit A</b>                                                                                                  | COMMITMENT NUMBER<br><b>PANPA-0273</b>                     |

Commitment No.: **PANPA-0273**

The Land referred to herein below is situated in the **County of Delaware, Commonwealth of Pennsylvania**, and is described as follows:

ALL THAT CERTAIN lot or piece of stone messuage on tenement thereon erected, Situate at Wayne, in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania according to a recent plan and survey made by Milton R. Yerkes, C.E., on September 23rd, 1919 as follows, to wit:

BEGINNING at a point in the middle of the Conestoga Road, distant, 123.55 of a foot Southeastwardly from a stone at the intersection of the said middle line of Conestoga Road with the middle line of South Devon Avenue and also a corner of land about to be conveyed to Joseph H. McGregor thence extending North 26 degrees (erroneously stated as North 36 degrees in prior deed) 30 minutes 15 seconds East, partly through the center of a party wall, 150 feet to a point in the line of ground now or late of said W. H. Doyle; thence extending South, 63 degrees 29 minutes 45 seconds East, along said ground, 106.66 of a foot to a point in the middle of a private right of way; thence extending along said middle line, South 26 degrees 30 minutes 15 seconds West, 150 feet to the middle line of said Conestoga Road and thence along the same, North 63 degrees 29 minutes 45 seconds West, 106.66 of a foot to the place of BEGINNING.

FOLIO NO. 36060338700



# COLLIN WHELAN

December 19, 2019

Dear Neighbor,

**RE: Minor Final Subdivision Plan #2019-S-09  
147 Conestoga Road**

We have applied to Radnor Township for the approval of a Minor Final Subdivision Plan at the above location to subdivide the parcel into two lots, the existing home will remain on one parcel and a single-family home will be constructed on the other parcel.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at a scheduled meeting on **Tuesday January 7, 2020**.

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087.

Sincerely,



Collin Whelan



211 POPLAR AVENUE  
WAYNE, PA 19087



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Radnor Township  
Engineering

361 Ives Ave.  
Wayne PA 19087

USPS Tracking/Article Number

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

Complete Suburbs Inc.  
408 St. Yanks Rd.  
Wayne, PA 19087

Mr. & Mrs. Nagel  
445 Boxwood Rd.  
Rosemont, PA 19010

Mr. & Mrs. Geo. Detmire  
270 S. Penn Ave  
Wayne, PA 19087

Mr. & Mrs. Louis Gruber  
Revocable Trust  
340 Rockland Rd.  
Wayne, PA 19087

Mr. & Mrs. Hollman  
200 S. Penn Ave  
Wayne, PA 19087

Mr. & Mrs. Hassell  
129 Conestoga Rd.  
Wayne, PA 19087

3D Body Works Strong City LLC  
300 W. Boat Rd.  
West Chester, PA 19380

Mr. & Mrs. Penabaz  
121 Conestoga Rd.  
Wayne, PA 19087

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete in Ink

PS Form 3877, January 2017 (Page 1 of 2)  
PSN 7530-02-000-9098

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| Postage (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |
|-----------------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
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19087  
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Handling Charge - if Registered

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Name and Address of Sender

Rodnor Township  
Engineering  
301 Eden Avenue  
Wayne PA 19087  
USPS Tracking/Article Number

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

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| 1. | Staus-Rodnor c/o Equity<br>Rep. Brokers.<br>101 N. Elm St. #370<br>Conshohocken, PA 19380 |  |  |  |  |  |  |  |  |  |  |
| 2. | Walker Jan. by Hageris LLP<br>314 Chestnut Rd.<br>Wayne, PA 19087                         |  |  |  |  |  |  |  |  |  |  |
| 3. | Gorb. B. Paswood<br>Horseneville, NY 12747                                                |  |  |  |  |  |  |  |  |  |  |
| 4. | Mr. Michael Steffz<br>126 Conestoga Rd<br>Wayne, PA 19087                                 |  |  |  |  |  |  |  |  |  |  |
| 5. | Mr. Richardson<br>2108 S. Devon Ave<br>Wayne, PA 19087                                    |  |  |  |  |  |  |  |  |  |  |
| 6. | Mr. J. M. John Staffs<br>850 Spring Bank Lane<br>Wayne, PA 19087                          |  |  |  |  |  |  |  |  |  |  |
| 7. | Spranger Benedict<br>P.O. Box 428<br>Villanova, PA 19085                                  |  |  |  |  |  |  |  |  |  |  |
| 8. | Lol Gatta & Laura Dehoff<br>127 Conestoga Rd.<br>Wayne, PA 19087                          |  |  |  |  |  |  |  |  |  |  |

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

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Adnee Township  
Engineering  
301 Iren Ave  
Wayne PA 19087  
USPS Tracking Article Number

Name and Address of Sender

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

GPIC Real Estate LP  
119 Conestoga Rd.  
Wayne, PA 19087

Marianna Smaglack  
131 Conestoga Rd.  
Wayne, PA 19087

Grant + Mary Roman  
145 Galloway Rd.  
Wayne, PA 19087

Brianne Hedgcock  
200 S. Edison Rd.  
Wayne, PA 19087

Edward S. Sizzano Method  
200 S. Perry Ave  
Wayne, PA 19087

Anthony Bernill Sr.  
133 S. Sycamore Rd.  
Wayne, PA 19087

Robert L. Morris  
125 Conestoga Rd.  
Wayne, PA 19087

Francis Leonard  
8041 Martin Ave.  
Brynar Mawr, PA 19010

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Engineers  
301 Iron Ave  
Wayne PA 19087

Name and Address of Sender

Check type of mail or service

Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Insured Mail  
 Priority Mail

Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation Restricted Delivery

Addresssee (Name, Street, City, State, & ZIP Code™)

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|                             |                 |                            |               |                   |         |          |        |        |        |          |        |

USPS Tracking/Article Number

1. ARC CBWNET#001 LLC  
200 Snyder Rd #1100  
Dresher PA 19025

2. Three Sixty Five INC  
35 S. Radnor Chester Rd.  
Villanova PA 19083

3. Mr & Mrs. Gibbons  
13 Rowing Lane  
Rosenmont, PA 19010

4. Mr. & Mrs. Necken  
139 Conestoga Rd.  
Wayne, PA 19087

5. Nancy Beth Hill  
658 Mansfield Lane  
West Chester, PA 19380

6. Mr. & Mrs. McGinl  
8 Taylor Rd.  
Wayne, PA 19087

7. Mr. & Mrs. O'Neill  
378 W. Lancaster Ave  
Wayne PA 19087

8. 100 W. Parkross  
595 E. Lancaster Ave #303  
St. Davids, PA 19087

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Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee)

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DEC 19 2019  
AMOUNT  
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Name and Address of Sender

Raymond Township  
Engineering  
301 Eden Ave  
Wayne PA 19087

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

Mr. & Mrs. Bong Keat  
3533 Darby Rd.  
Haverford PA 19041

Mr. Paul Salvaggio  
9 Bayle Rd.  
Wayne, PA 19087

Janis S Stefanowicz  
11 Bayle Rd.  
Wayne, PA 19087

Wendy Monaghan  
13 Bayle Rd.  
Wayne, PA 19087

Mr. Robert Hiltbrand  
113 Lancaster Rd.  
Wayne, PA 19087

Debra Shocket  
1433 Lancaster Rd.  
Wayne, PA 19087

Mr. & Mrs. Waldman  
10 Bayle Rd  
Wayne, PA 19087

Mr. & Mrs. D'Amico  
500 E Lancaster Ave # 121A  
St. Pauds, PA 19087

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Total Number of Pieces Received at Post Office

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8

Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

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WAYNE, PA  
19087  
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Signature

Special Handling



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Radnor Township  
Engineering  
301 Twp Ave  
Wayne PA 19087

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- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

Joseph Eckardt Susan Connolly  
114 Mainstar Ct.  
Galloway, NJ 08205

Robert Wierman  
101 Sanger Rd.  
Wayne, PA 19087

Robert D'Amico  
183 Lampson Rd.  
Wayne, PA 19087

Embroid'ry Realty LLC  
406 Mont Piking Rd.  
Brick, NJ 08723

Mr & Mrs. Crayley  
40 Lovelle Ct #1  
Wayne, PA 19087

Mr & Mrs. DeJoseph  
145 Chestnut Rd  
Wayne, PA 19087

Mr. Mark Klein  
12 Pavle Road  
Wayne, PA 19087

Ms Megan Gummel  
4 Park Road  
Wayne, PA 19087

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- Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

Mr. J. Lukas  
89 Blackmore Road Cir  
West New York, NJ 07076

Bangkok Bng + Yul Kyung  
346 W. Lancaster Ave.  
Wayne, PA 19087

Ms. Melissa Neisberg  
7 Doyle Rd  
Wayne, PA 19087

Mr T. M. Amament  
109 Lambert Rd.  
Wayne, PA 19087

Mr. Gordon Tobias  
109 Lambert Rd.  
Wayne PA 19087

Mr + Mrs. M. Throck  
111 Lambert Rd.  
Wayne PA 19087

ETM Partners LLC  
157 Conestoga Rd  
Wayne, PA 19087

Mr. T. M. Elhanna F.  
159 Conestoga Rd  
Wayne, PA 19087

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8

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Radnor Township  
 Engineering  
 301 Iven Ave  
 Wayne PA 19087

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
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  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
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  - Signature Confirmation Restricted Delivery

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Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1. Mr. Mark P. Maib  
 8 Clayton Ave  
 Wilmington, DE 19809

2. Mr. Anthony F. Ford  
 237 Selby Ave  
 Wayne, PA 19087

3. Ms. Cheryl L. Lee  
 11011 E. Lancaster Rd Unit D  
 Wayne, PA 19087

4. Mr. Kelly  
 100 Lancaster Rd.  
 Wayne, PA 19087

5. Mr. Ms. Garcia  
 1044 Roman Rd - A5  
 Wayne PA 19087

6. Ms. Parvna Mangis  
 1044 Roman Rd - B3  
 Wayne PA 19087

7. Ms. Karen Hackett  
 1044 Roman Rd #3  
 Wayne PA 19087

8. Mr. Robert Holliger  
 3227 Saw Mill Rd.  
 New Park Square, PA 19073

Total Number of Pieces Listed by Sender: 8

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| Postage (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |
|-----------------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
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Radner Township  
Engineering  
301 Fern Ave  
Wayne PA 19087

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  - Priority Mail Express
  - Registered Mail
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  - Signature Confirmation Restricted Delivery

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Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1. Radner Township  
301 Fern Ave  
Wayne PA 19087

2. Jehovah Witness Church  
1203 Myrtlewood Ave  
Wayne PA 19087

3. Mr. + Mrs. Roberts  
243 Denver Ave  
Wayne, PA 19087

4. Ms. Kathleen Ward  
112 Rantown Rd Unit 2  
Wayne PA 19087

5. Mr. Turner  
1104 Rantown Rd.  
Wayne, PA 19087

6. Mr. McGontrick  
104 Rantown Rd.  
Wayne, PA 19087

7. Ms. Mueller  
1044 Rantown Rd  
Wayne, PA 19087

8. Mr + Mrs. B. Spiller Stiff  
1044 Rantown Rd.  
Wayne, PA 19087

Total Number of Pieces Listed by Sender

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Postmaster Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)

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PSN 7530-02-000-9098





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Handling Charge

Actual Value if Registered

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Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

Nature Township Linc.  
301 Egan Ave.  
Wayne PA 19077

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Addressee (Name, Street, City, State, & ZIP Code™)

Postmark with Date of Receipt.

Ms. Kelly Martin  
104th Lancaster Rd C1  
Wayne, PA 19087

Mr. + Mrs. Rogoria  
110 E Sandpaper Rd.  
Wayne, PA 19087

Mr. + Mrs. Shurt  
110 E Sandpaper Rd.  
Wayne, PA 19087

Jesse Papern  
241 Seward Ave.  
Wayne, PA 19087

Ms. Susan Holmes  
110 E Sandpaper Rd.  
Wayne PA 19087

Mr. Schymacher  
118 Sandpaper Rd.  
Wayne, PA 19087

Mr. + Mrs. Cacagna  
107 Seward Ave.  
Wayne, PA 19085

Ms. Linda Lee  
104th Lancaster Rd A1  
Wayne PA 19087

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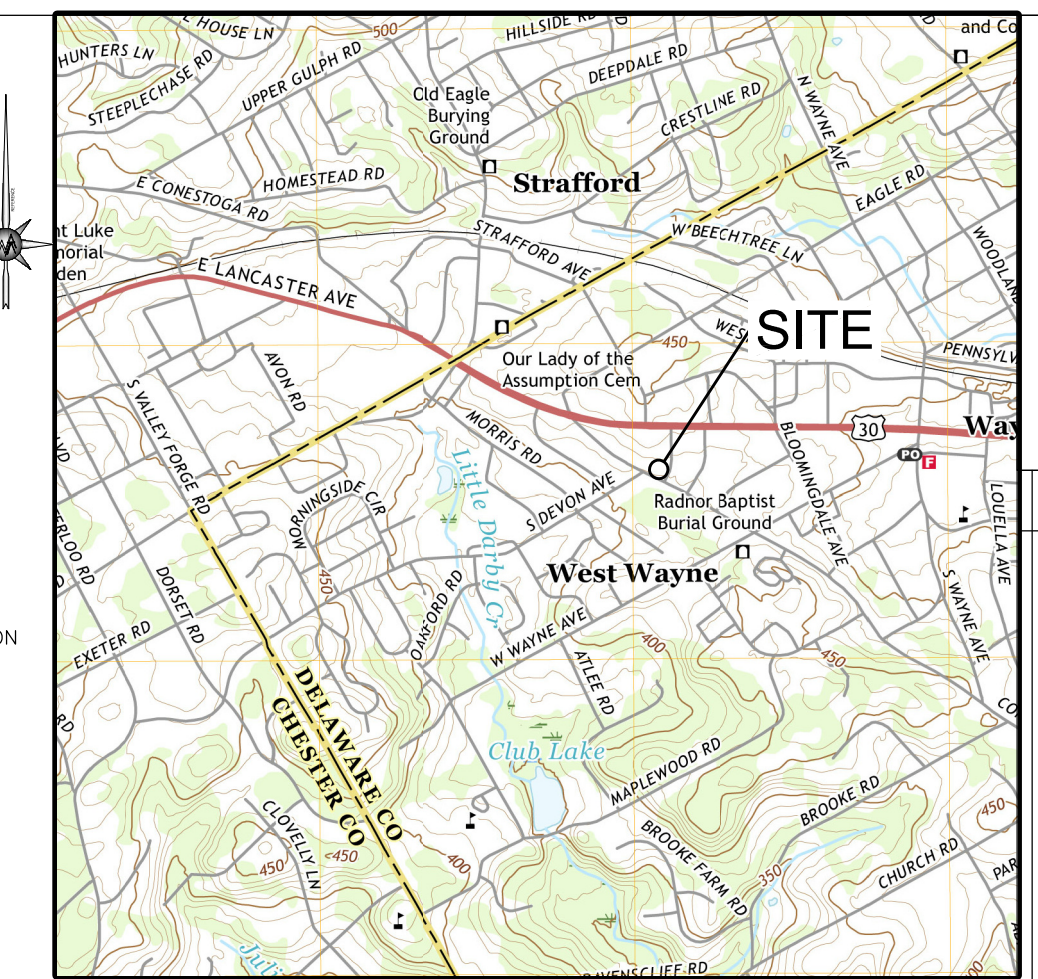
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WAYNE PA  
DEC 19 2019  
AMC/UNT  
\$3.28  
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| INDEX OF DRAWINGS |                                       |
|-------------------|---------------------------------------|
| SHEET NO.         | TITLE                                 |
| 01                | RECORD PLAN                           |
| 02                | EXISTING CONDITIONS & DEMOLITION PLAN |
| 03                | EXPANDED EXISTING CONDITIONS PLAN     |
| 04                | GRADING & UTILITY PLAN                |
| 05                | CONSTRUCTION DETAILS                  |
| 06                | CONSTRUCTION DETAILS                  |

**GENERAL NOTES:**

- THIS PLAN REFERENCE: A DRAWING ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY WILKINSON & ASSOCIATES, INC. PROJECT NO. 2020-258 DATED 01-15-2020
- EQUITABLE OWNER/APPLICANT: COLLIN WHELAN ADDRESS: 211 POPLAR AVE., WAYNE PA 19087 PHONE: 610-290-6530
- TAX MAP REFERENCES: THIS SITE IS KNOWN AS 147 CONESTOGA RD, RADNOR TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA. THE SITE IS ALSO KNOWN AS A.P.N. #36-06-0338700 AND RECORDED IN D.B. 4763, PG. 1286.
- (TBR) INDICATES ITEM TO BE REMOVED. ALL OTHER ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
- PROPOSED BUILDING AND DRIVEWAY SIZES & LOCATIONS ARE FOR GRAPHICAL REPRESENTATION ONLY. ACTUAL CONSTRUCTED LOCATIONS MAY VARY SLIGHTLY.
- ZONING DATA: ZONED: R-5 RESIDENCE DISTRICT EXISTING USE: SINGLE-FAMILY SEMI-DETACHED DWELLING (TO REMAIN) PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING
- THE APPLICANT IS REQUIRED TO MAINTAIN THE AREA OF THE CLEAR SIGHT TRIANGLE(S) AND THE TOWNSHIP HAS THE RIGHT TO ENTER AND PERFORM REQUIRED MAINTENANCE IN THE AREA IF DEEMED CRITICAL TO PUBLIC WELFARE.
- SURVEY DATUM IS NAD 1983 STATEPLANE PENNSYLVANIA SOUTH.



**SITE LOCATION MAP**  
SCALE 1" = 2000'

**EXISTING FEATURES LEGEND**  
NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

- TRACT (SITE) BOUNDARY
- ADJACENT BOUNDARY
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE

**PROPOSED FEATURES LEGEND**  
NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

- LOT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- PROPOSED PAVING
- PROPOSED SIDEWALK

**ZONING TABLE (R-5 RESIDENCE DISTRICT REQUIREMENTS)**  
PROPOSED USE: SINGLE-FAMILY SEMI-DETACHED

|                                 | REQUIRED         | LOT 1 (147 CONESTOGA RD) |
|---------------------------------|------------------|--------------------------|
| MIN. LOT AREA                   | 5,445 SF         | 4,500 SF*                |
| MIN. LOT WIDTH AT BUILDING LINE | 40'              | 30'*                     |
| MAX. BUILDING COVERAGE          | 35%              | 24.1%                    |
| MAX. IMPERVIOUS COVERAGE        | 40%              | 40%                      |
| FRONT YARD SETBACK              | 25'              | 25'                      |
| SIDE YARD SETBACK               | 10'              | 10'                      |
| REAR YARD SETBACK               | 20'              | 20'                      |
| MAX. BUILDING HEIGHT            | 3 STORIES OR 35' | WILL COMPLY              |

**ZONING TABLE (R-5 RESIDENCE DISTRICT REQUIREMENTS)**  
PROPOSED USE: SINGLE-FAMILY DETACHED

|                                 | REQUIRED                  | LOT 2       |
|---------------------------------|---------------------------|-------------|
| MIN. LOT AREA                   | 5,500 SF                  | 11,499 SF   |
| MIN. LOT WIDTH AT BUILDING LINE | 55'                       | 60.16'      |
| MAX. BUILDING COVERAGE          | 35%                       | 17.5%       |
| MAX. IMPERVIOUS COVERAGE        | 40%                       | 24.5%       |
| FRONT YARD SETBACK              | 25'                       | 25.0'       |
| SIDE YARD SETBACK               | 10'                       | 10.0'       |
| REAR YARD SETBACK               | 20'                       | 35.0'       |
| MAX. BUILDING HEIGHT            | 3 STORIES OR 35'          | WILL COMPLY |
| ACCESSORY BUILDING (GARAGE)     | 3' MIN. FROM SIDE OR REAR | 3.0'        |

**EXISTING IMPERVIOUS TABLE - LOT 1**

| AREA                            | SF    |
|---------------------------------|-------|
| BUILDING (INCLUDING PORCH)      | 1,086 |
| DRIVEWAY WITHIN LOT             | 0     |
| SIDEWALK WITHIN LOT             | 130   |
| DECK/PATIO                      | 50    |
| DRIVEWAY WITHIN R.O.W.          | 0     |
| SIDEWALK WITHIN R.O.W.          | 140   |
| TOTAL IMPERVIOUS WITHIN LOT     | 1,266 |
| TOTAL IMPERVIOUS WITHIN R.O.W.* | 140   |

**EXISTING IMPERVIOUS TABLE - LOT 2**

| AREA                            | SF  |
|---------------------------------|-----|
| BUILDING (INCLUDING PORCH)      | 278 |
| DRIVEWAY WITHIN LOT             | 313 |
| SIDEWALK WITHIN LOT             | 121 |
| DECK/PATIO                      | 0   |
| DRIVEWAY WITHIN R.O.W.          | 88  |
| SIDEWALK WITHIN R.O.W.          | 217 |
| TOTAL IMPERVIOUS WITHIN LOT     | 712 |
| TOTAL IMPERVIOUS WITHIN R.O.W.* | 305 |

**PROPOSED (AND EXISTING TO REMAIN) IMPERVIOUS TABLE - LOT 1**

| AREA                            | SF    |
|---------------------------------|-------|
| BUILDING (INCLUDING PORCH)      | 1,086 |
| DRIVEWAY WITHIN LOT             | 613   |
| SIDEWALK WITHIN LOT             | 54    |
| DECK/PATIO                      | 50    |
| DRIVEWAY WITHIN R.O.W.          | 71    |
| SIDEWALK WITHIN R.O.W.          | 74    |
| TOTAL IMPERVIOUS WITHIN LOT     | 1,803 |
| TOTAL IMPERVIOUS WITHIN R.O.W.* | 145   |

**PROPOSED (AND EXISTING TO REMAIN) IMPERVIOUS TABLE - LOT 2**

| AREA                            | SF    |
|---------------------------------|-------|
| BUILDING (INCLUDING PORCH)      | 1,901 |
| DRIVEWAY WITHIN LOT             | 659   |
| SIDEWALK WITHIN LOT             | 147   |
| DECK/PATIO                      | 115   |
| DRIVEWAY WITHIN R.O.W.          | 8     |
| SIDEWALK WITHIN R.O.W.          | 705   |
| TOTAL IMPERVIOUS WITHIN LOT     | 2,822 |
| TOTAL IMPERVIOUS WITHIN R.O.W.* | 713   |

**STORMWATER MANAGEMENT NOTES:**

- MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES:
  - THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE PERMANENT AND ARE NOT TO BE REMOVED. THE OWNER(S) OF LOT 2 SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES LOCATED ON THEIR LOT. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE SAID PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE INDIVIDUAL LOT OWNER(S) SHALL BEAR THE RESPONSIBILITY FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. A LIEN MAY BE FILED AGAINST THE PROPERTY FOR THE COSTS OF ALL CORRECTIONS INCLUDING APPLICABLE ENGINEERING AND/OR ATTORNEY'S FEES. THIS SHALL CONSTITUTE A BLANKET EASEMENT ON THE PROPERTY FOR THESE PURPOSES.
  - THE OWNER SHALL EXECUTE A STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT WITH RADNOR TOWNSHIP, WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN DELAWARE COUNTY, PA. THE AGREEMENT CONSTITUTES A COVENANT RUNNING WITH THE LAND.
  - NO CONSTRUCTION VEHICLES ARE PERMITTED TO TRAVERSE THE AREAS PROPOSED FOR INFILTRATION.
  - DURING SITE CONSTRUCTION, OVERLAND RUNOFF SHALL BE DIVERTED AROUND THE EXCAVATION AREA.
  - EXCAVATION FOR THE INFILTRATION FACILITIES SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE INFILTRATION BASIN.
  - THE BOTTOM OF THE BASIN SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF STONE.
  - A "BLANKET" DRAINAGE EASEMENT SHALL BE OFFERED TO RADNOR TOWNSHIP TO INSPECT THE STORMWATER MANAGEMENT FACILITIES (INFILTRATION BASINS, STORM SEWERS) WITHIN THESE LOTS.
  - AN "AS-BUILT" PLAN OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED UPON COMPLETION OF SAME.

**ENGINEERING CERTIFICATION OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE.

PROFESSIONAL RESPONSIBLE FOR THE PREPARATION OF THE SWM SITE PLAN:  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE

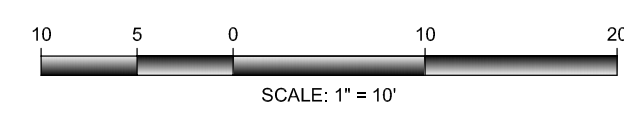
JUSTIN M. MOCERI, PROFESSIONAL ENGINEER  
(SEAL)

**VARIANCES GRANTED**  
THE FOLLOWING ZONING VARIANCE(S) WERE GRANTED BY THE ZONING HEARING BOARD ON 11/21/2019.

- SECTION 280-35(A)(1) TO PERMIT THE SUBDIVISION AND CREATION OF A LOT FOR THE EXISTING SEMI-DETACHED SINGLE FAMILY DWELLING WITH THE SAME LOT AREA AND LOT WIDTH AS THE ADJOINED SEMI-DETACHED DWELLING KNOWN AS 145 CONESTOGA RD.

**WAIVERS REQUESTED**  
THE FOLLOWING SALDO WAIVERS ARE REQUESTED FROM THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS

- SECTION 255-22-B.(1)(k) TO ALLOW AN EXPANDED EXISTING CONDITIONS PLAN WITH LIDAR TOPOGRAPHY AND AERIAL ORTHOIMAGERY TO REPLACE THE REQUIREMENT TO SHOW EXISTING BUILDINGS, DRIVEWAYS, SEWERS, EASEMENTS AND OTHER SIGNIFICANT MAN-MADE FEATURES WITHIN 500 FT OF THE SITE.
- SECTION 255-27.C(4) TO ALLOW THE EXISTING NON-CONFORMING RIGHTS-OF-WAY ALONG CONESTOGA ROAD (50' WIDE) AND DOYLE ROAD (33' WIDE) TO REMAIN.

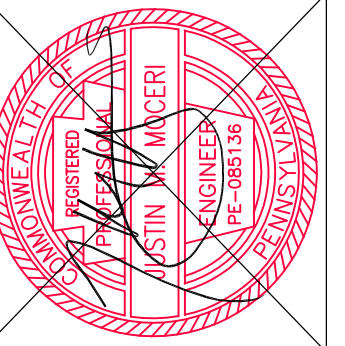


(1) SIGNATURE  
(2) SEAL

**WILKINSON & ASSOCIATES, INC.**  
1220 VALLEY FORGE ROAD  
THE COMMONS AT VALLEY FORGE  
SUITE 22  
PHOENIXVILLE, PA 19460  
PHONE (610) 415-1220  
FAX (610) 415-1224

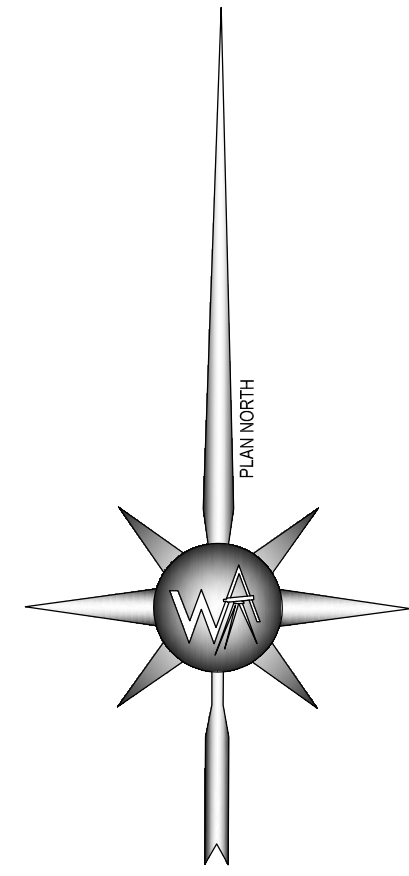
**COLLIN WHELAN**  
PROPOSED SUBDIVISION  
147 CONESTOGA ROAD  
RADNOR TOWNSHIP  
DELAWARE COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**  
**RECORD PLAN**



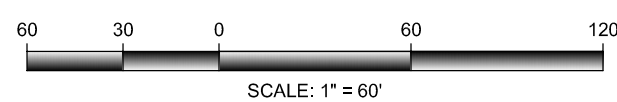
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| DATE:            | 01-20-2020 |
| PROJECT NO.:     | 2019238    |
| DRAWING NO.:     | 2019238R03 |
| REVISION:        | 00         |





**PLAN NOTES:**


1. TOPOGRAPHY SHOWN ON THIS PLAN TAKEN FROM:  
PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY  
PUBLICATION DATE: 20100705  
TITLE: PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2 FT INTERVAL) OF PENNSYLVANIA
2. BACKGROUND IMAGE FROM: QUANTUM SPATIAL, INC.  
PUBDATE: 20190809  
TITLE: PEMA 2018 0.5-FOOT ORTHOIMAGERY - DELAWARE COUNTY DELIVERY (US SURVEY FEET); ORTHOPHOTO GEOTIFF TILES; 27002620PAS



CALL BEFORE YOU DIG!  
PENNSYLVANIA NOTICE  
CONSTRUCTION PHASE AND TO  
WORKING PHASE STAGE -  
STOP CALL  
PA 1  
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1-800-242-1776

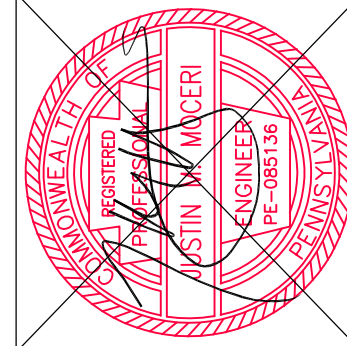
| REV | DATE      | DESCRIPTION                                      | BY |
|-----|-----------|--------------------------------------------------|----|
| 01  | 2/17/2020 | REVISED PER P.C. REVIEW LETTER 2 DATED 12/2/2020 |    |

PREPARED BY:  
**WILKINSON & ASSOCIATES, INC.**  
1220 VALLEY FORGE ROAD  
THE COMMONS AT VALLEY FORGE  
SUITE 27  
PHOENIXVILLE, PA 19460  
PHONE (610) 415-1220  
FAX (610) 415-1224



PREPARED FOR:  
**COLLIN WHELAN**  
PROPOSED SUBDIVISION  
147 CONESTOGA ROAD  
RADNOR TOWNSHIP  
DELAWARE COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**  
FILE TITLE:  
**EXPANDED EXISTING CONDITIONS PLAN**

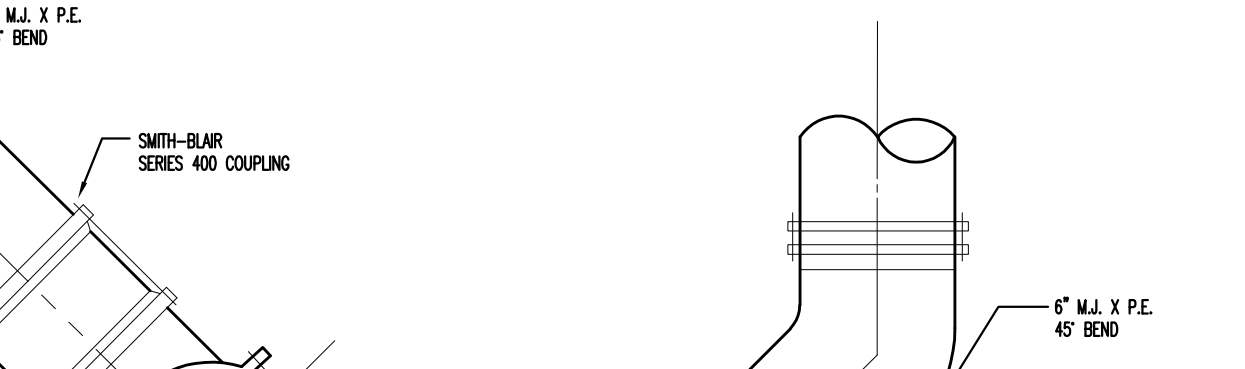
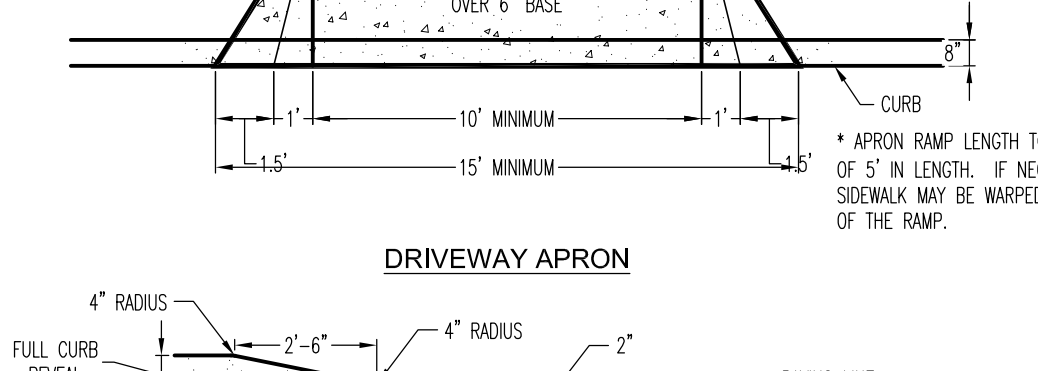
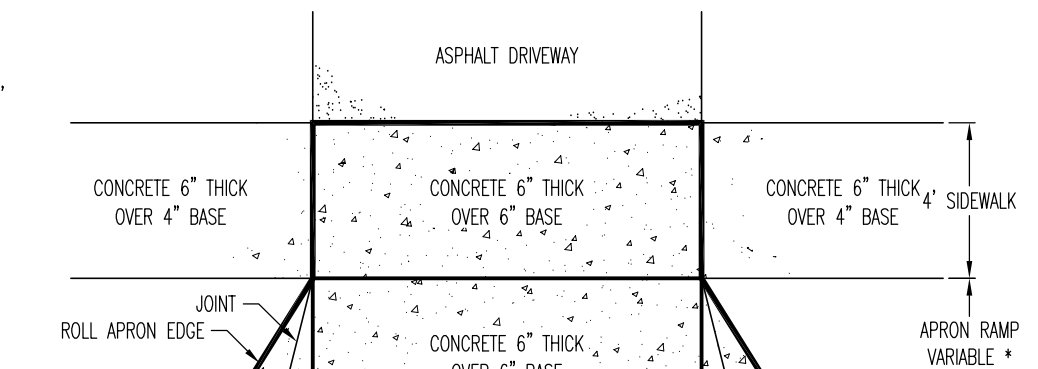
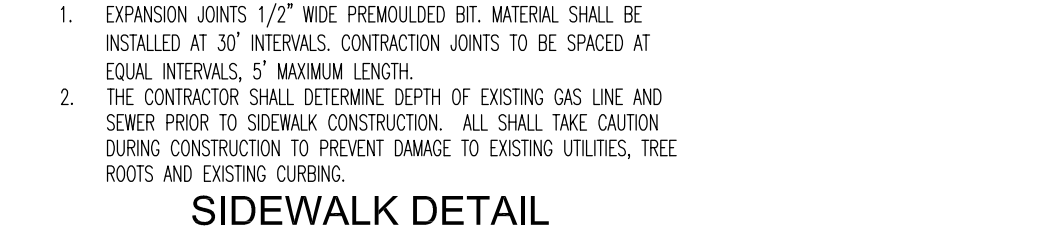
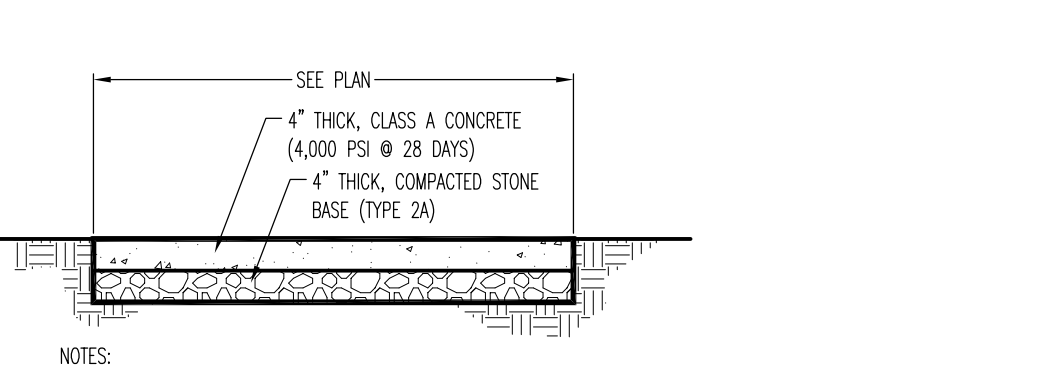
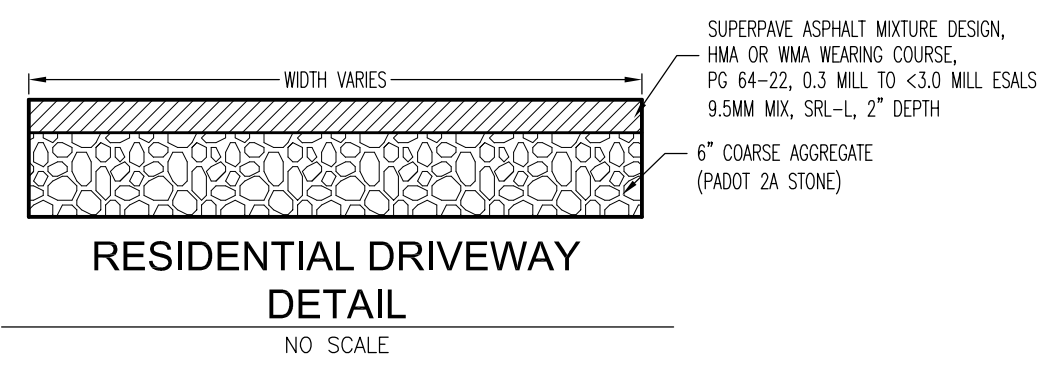
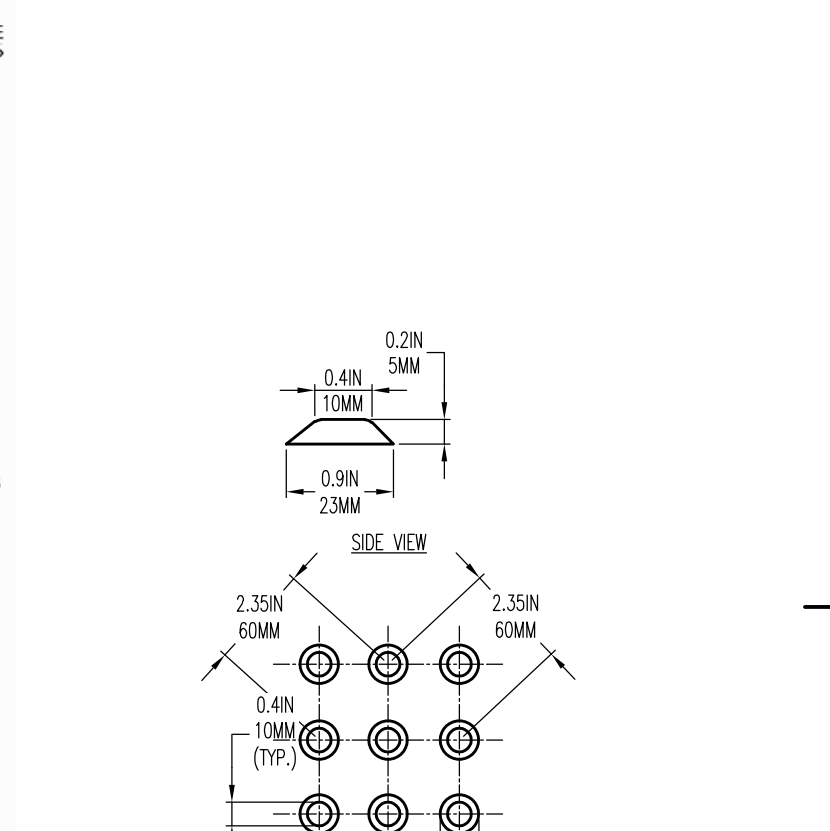
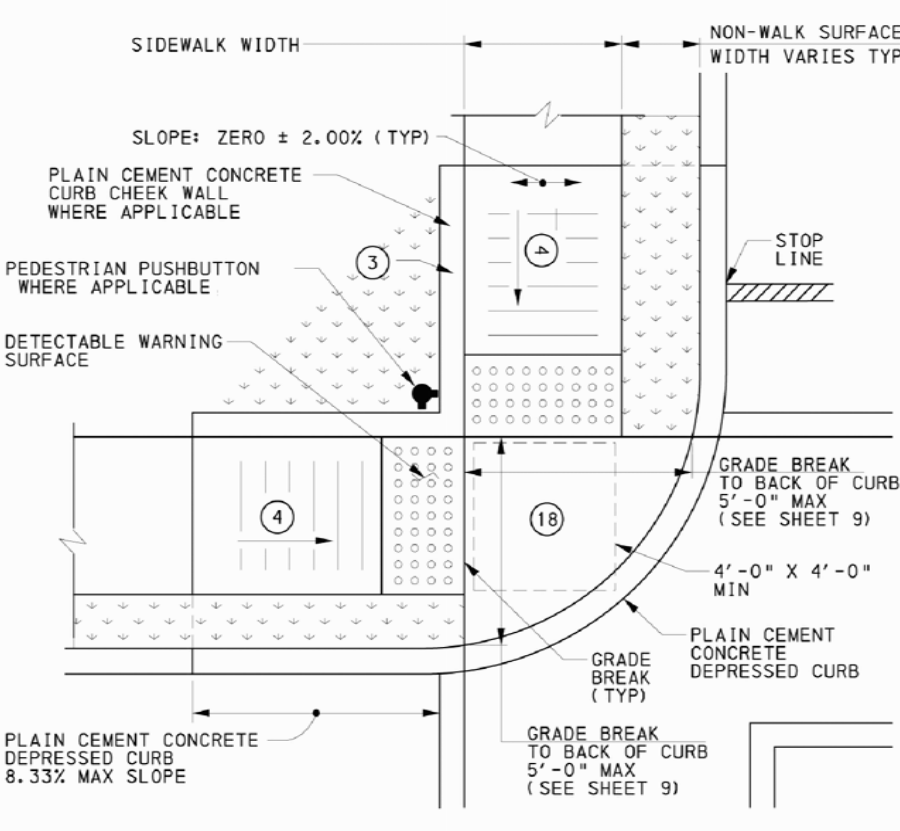


|                             |                           |                         |                    |                 |
|-----------------------------|---------------------------|-------------------------|--------------------|-----------------|
| PROJECT MANAGER:<br>JMM     | HORIZ. SCALE:<br>1" = 60' | VERT. SCALE:<br>1" = 6' | DRAFTED BY:<br>JMM | REVISION:<br>00 |
| DATE:<br>01-20-2020         |                           |                         |                    |                 |
| PROJECT NO.:<br>2019238     |                           |                         |                    |                 |
| DRAWING NO.:<br>2019238B100 |                           |                         |                    |                 |

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- 3) OPTIONAL CONCRETE ROLLED FLARE OR REGRADE SLOPE CAN BE USED TO MEET THE ADJACENT SURFACES IN LEVEL OF PLAIN CEMENT CONCRETE CURB CHEEK WALL. SEE SHEET 4.
- 4) 8.33% MAX RAMP SLOPE.
- 5) SLOPE± ZERO ± 2.00%.
- 6) CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

TRUNCATED DOME PATTERN FOR A.D.A. CONCRETE DETECTABLE WARNING SURFACES  
N.T.S.

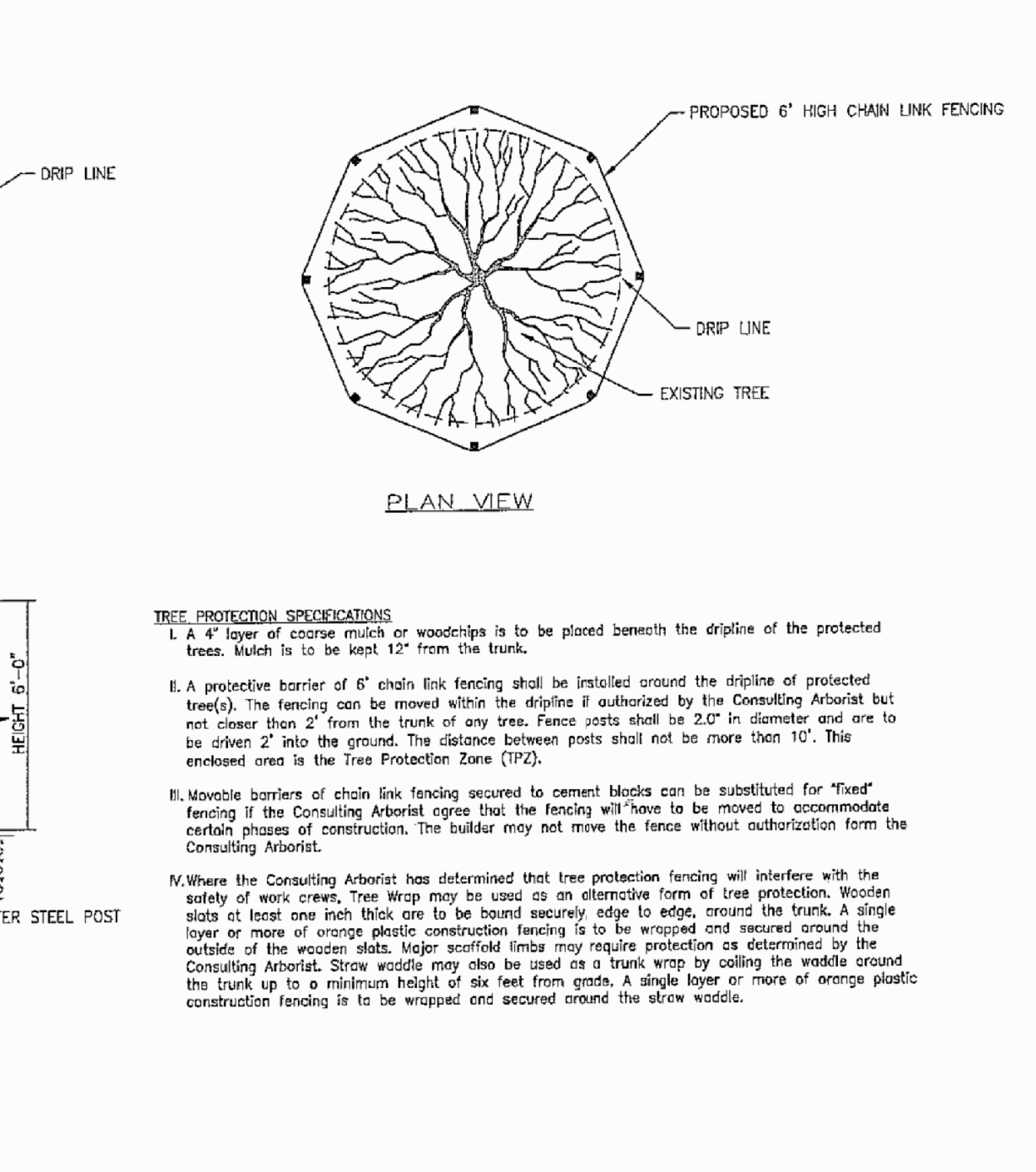
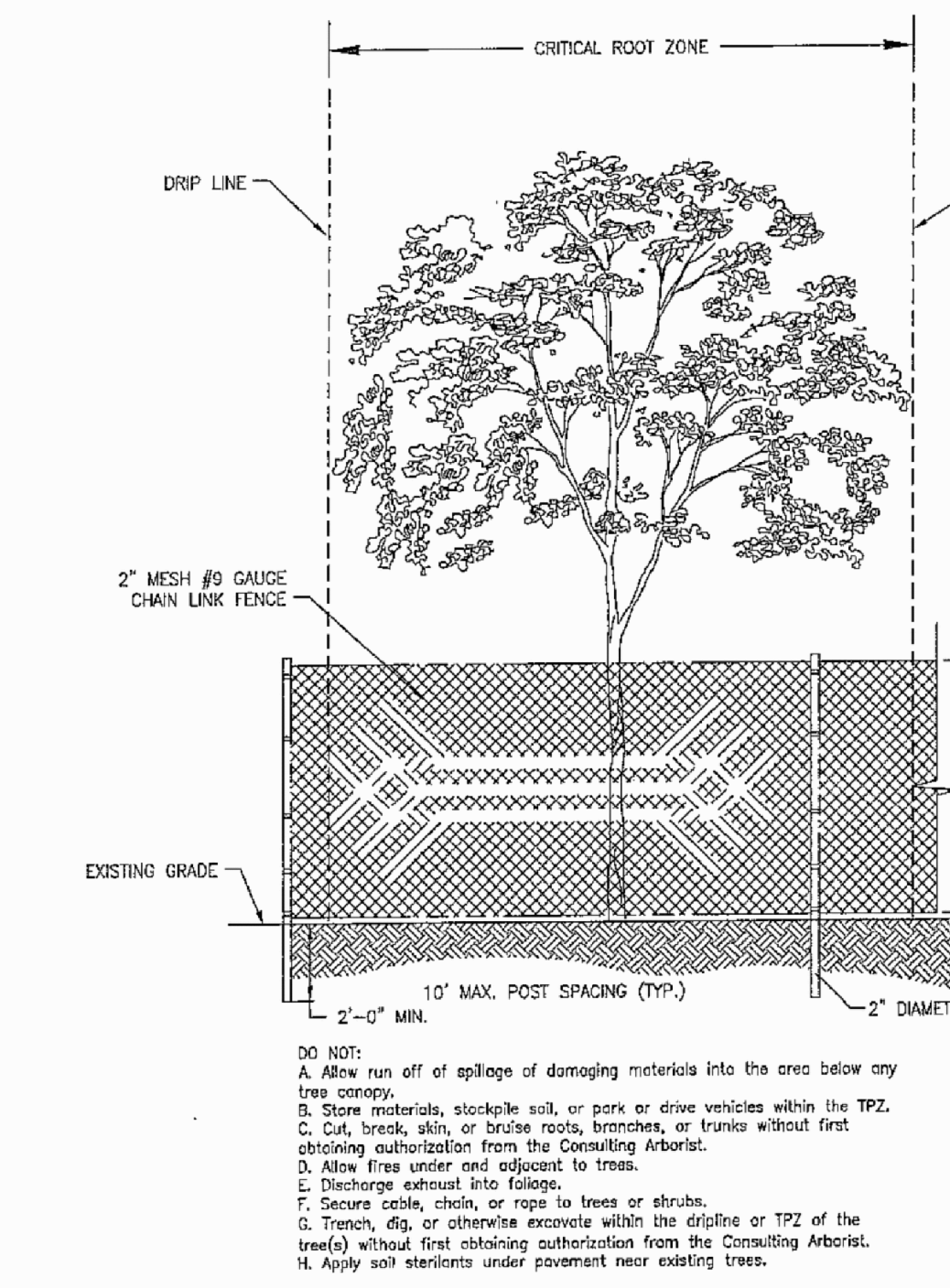
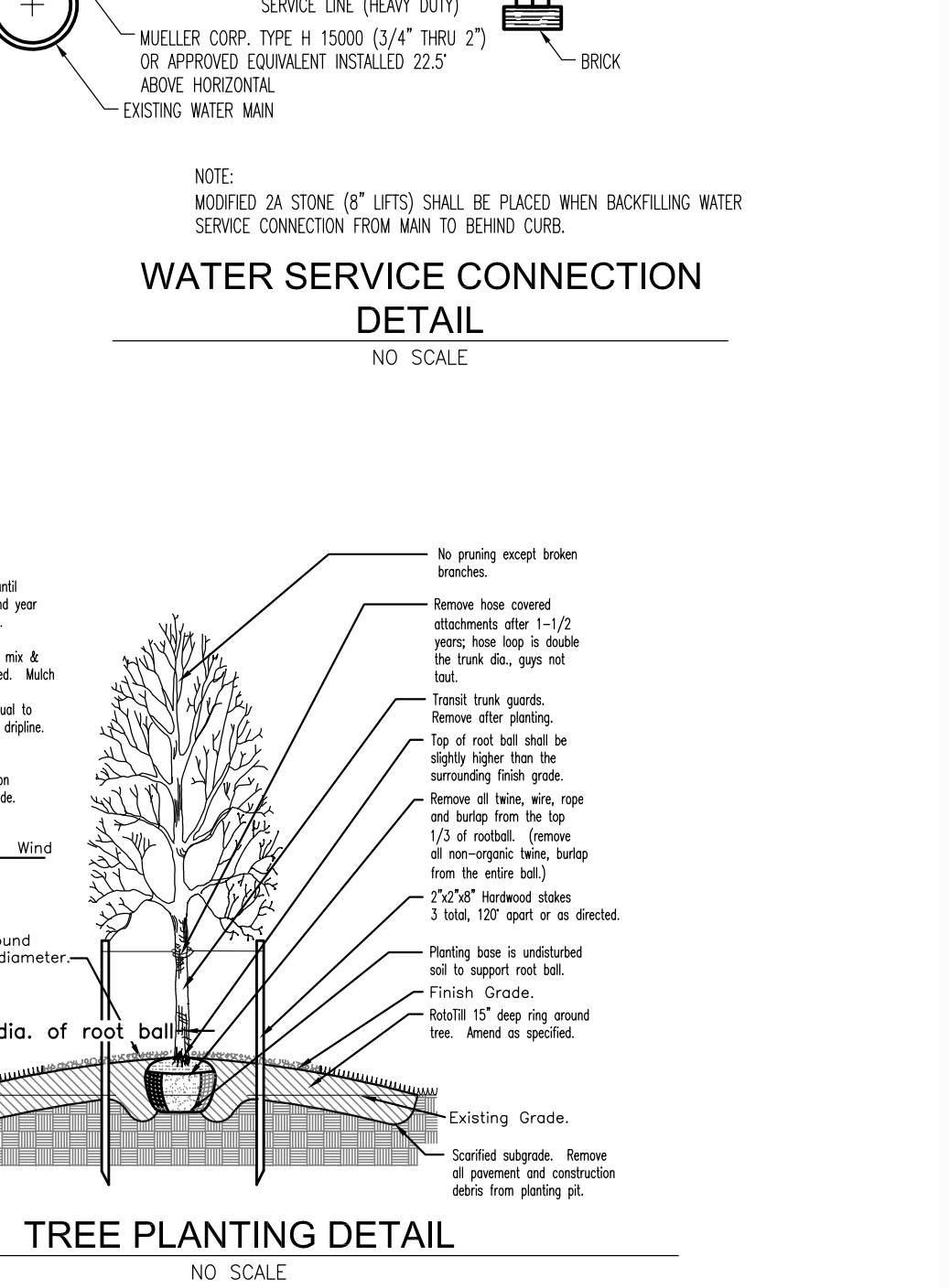
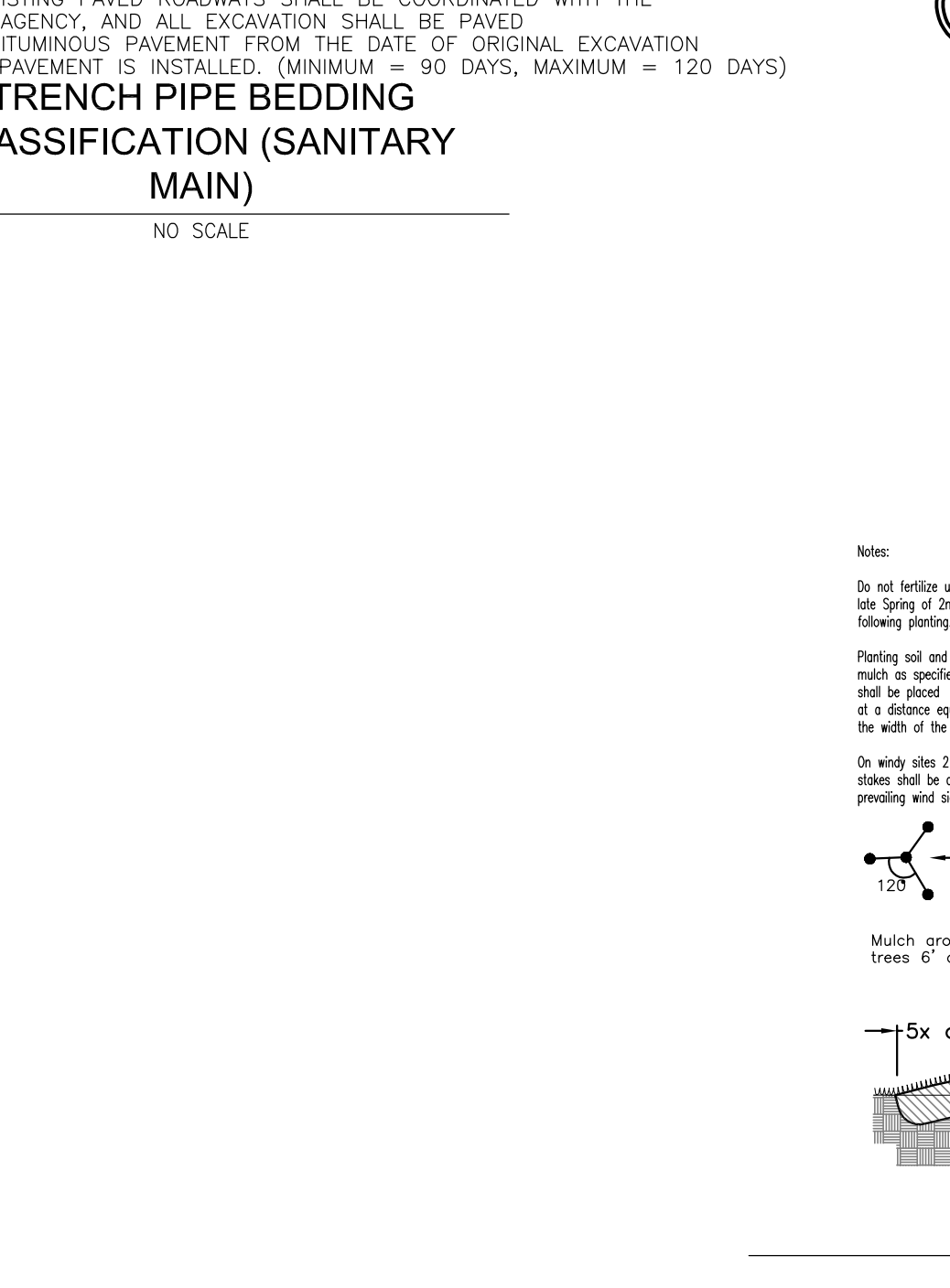
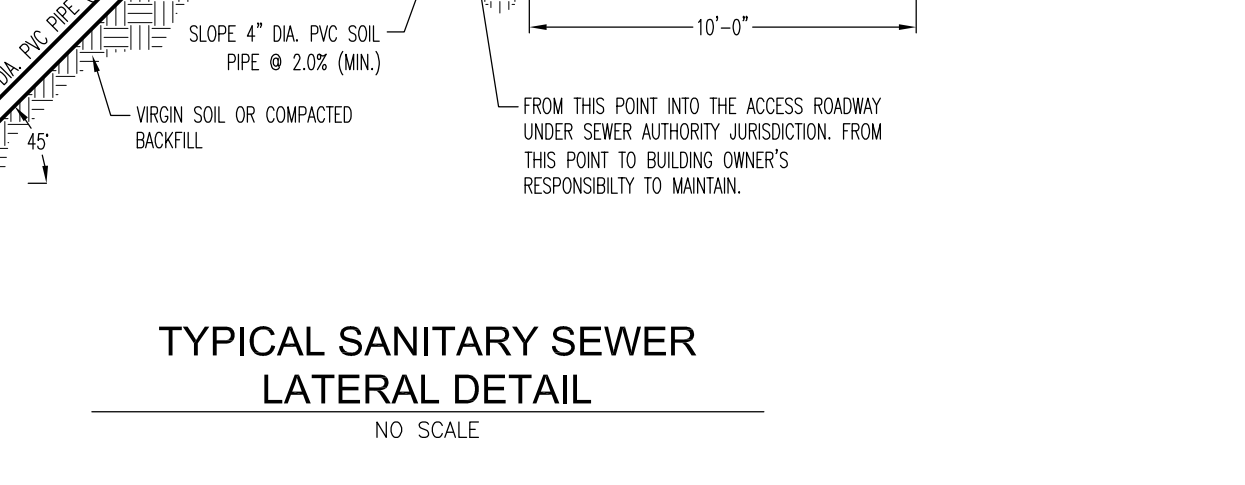
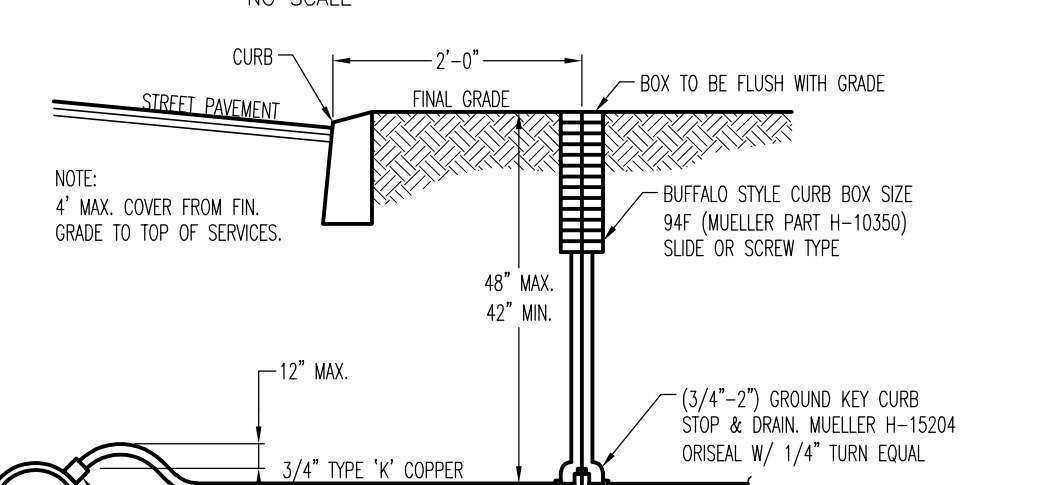
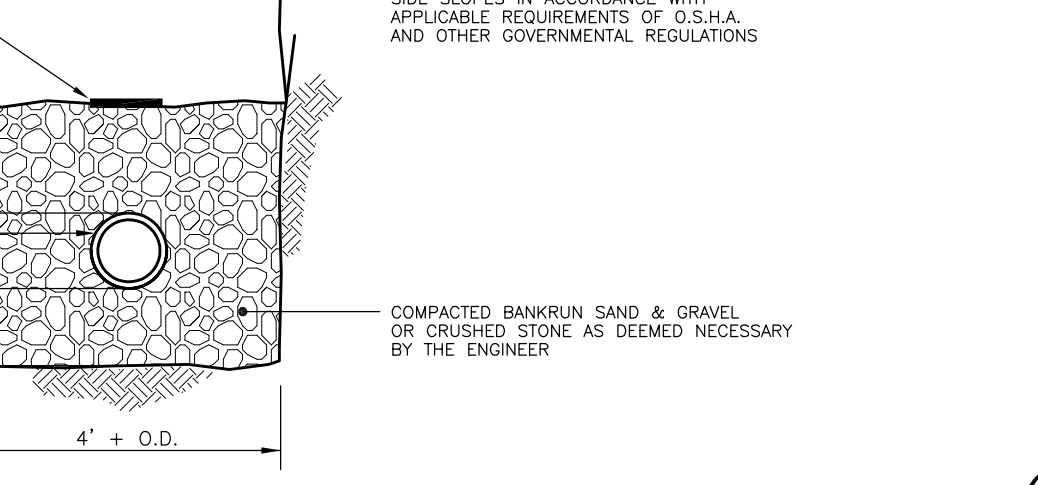
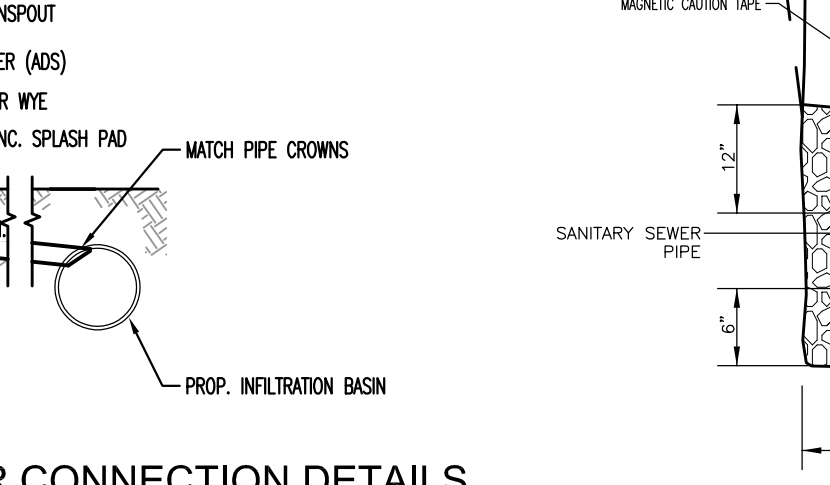
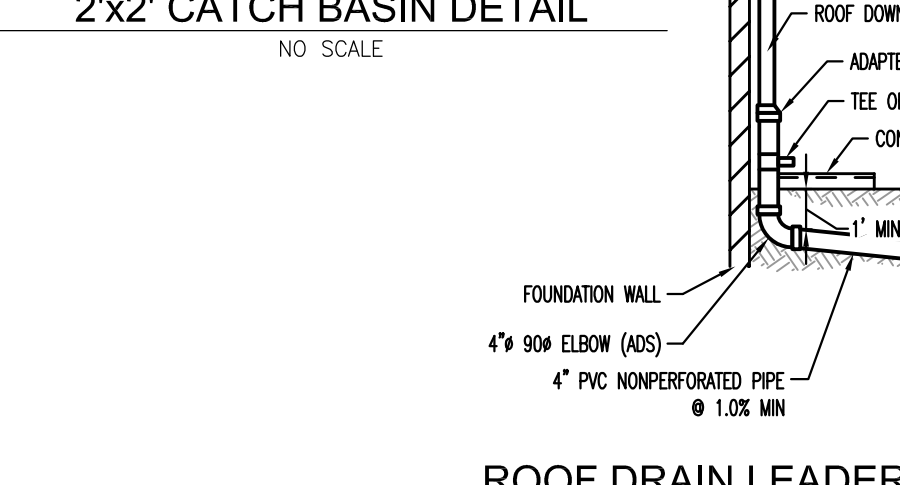
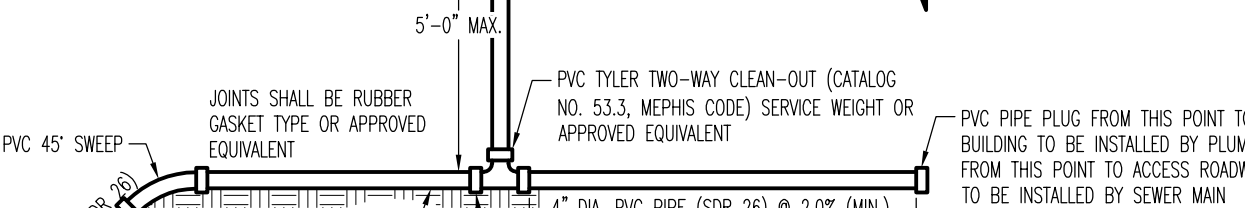
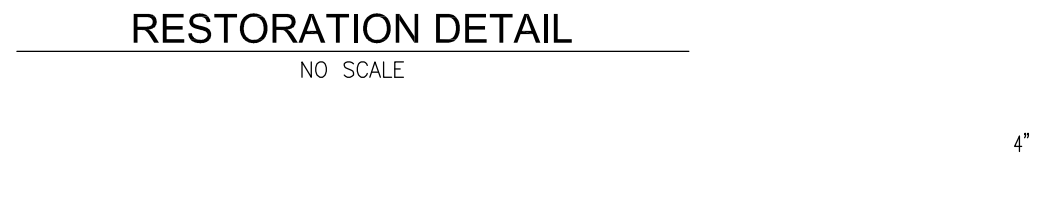
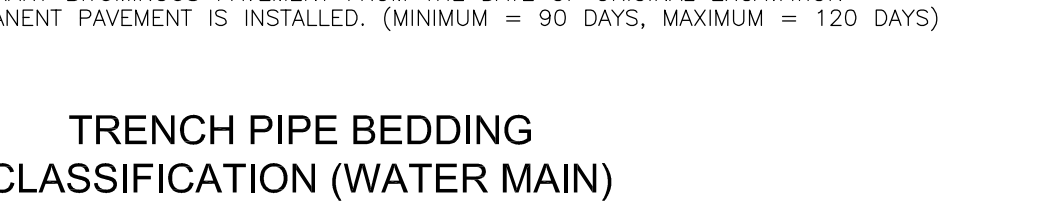
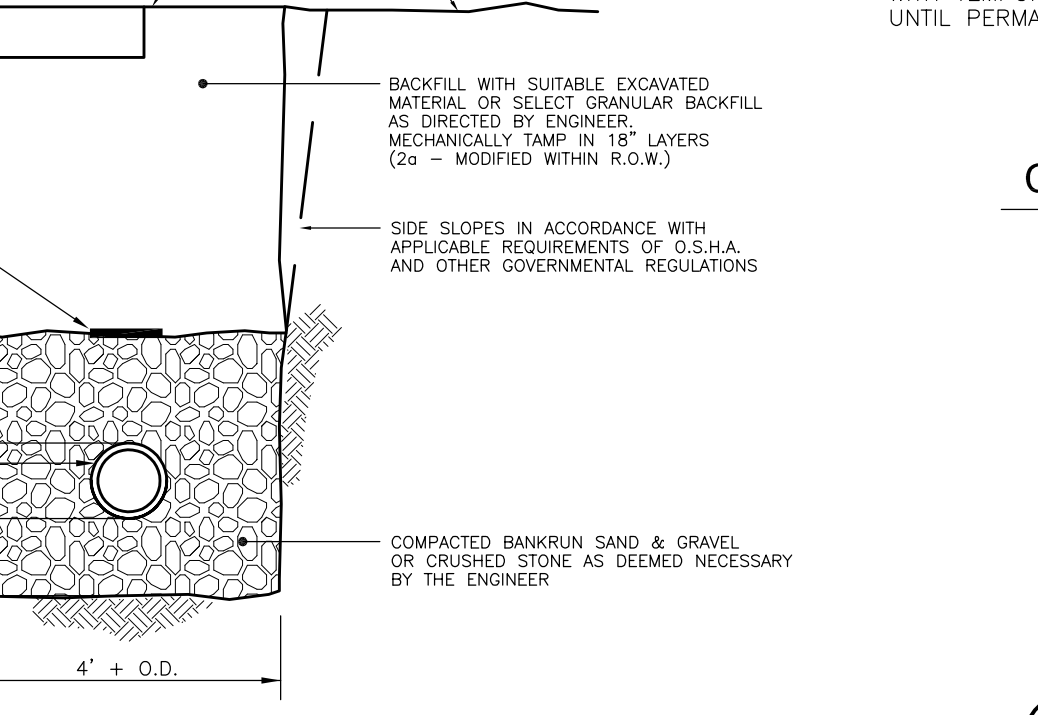
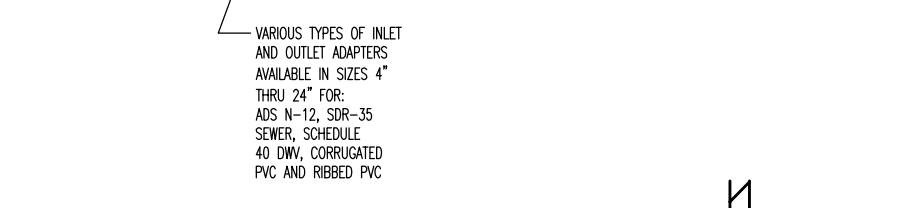
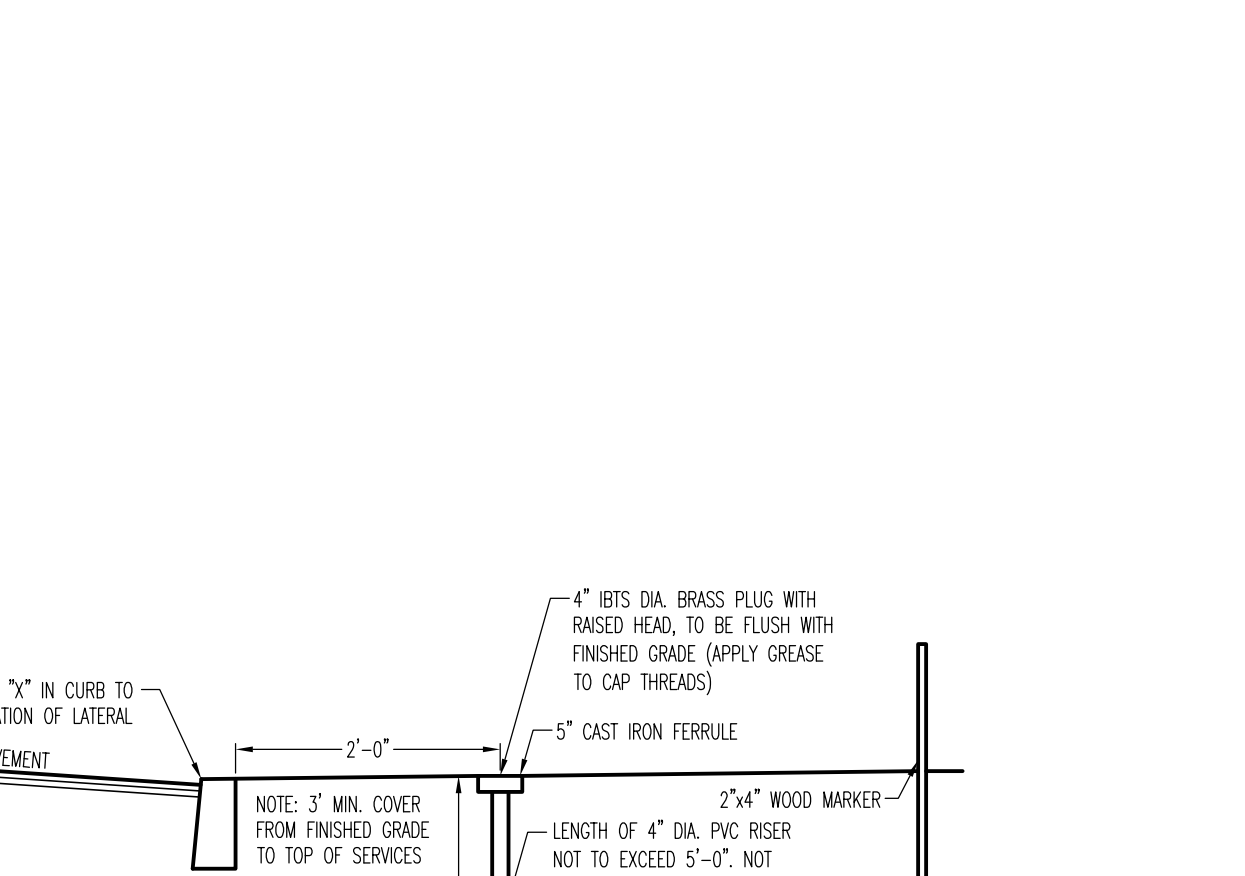
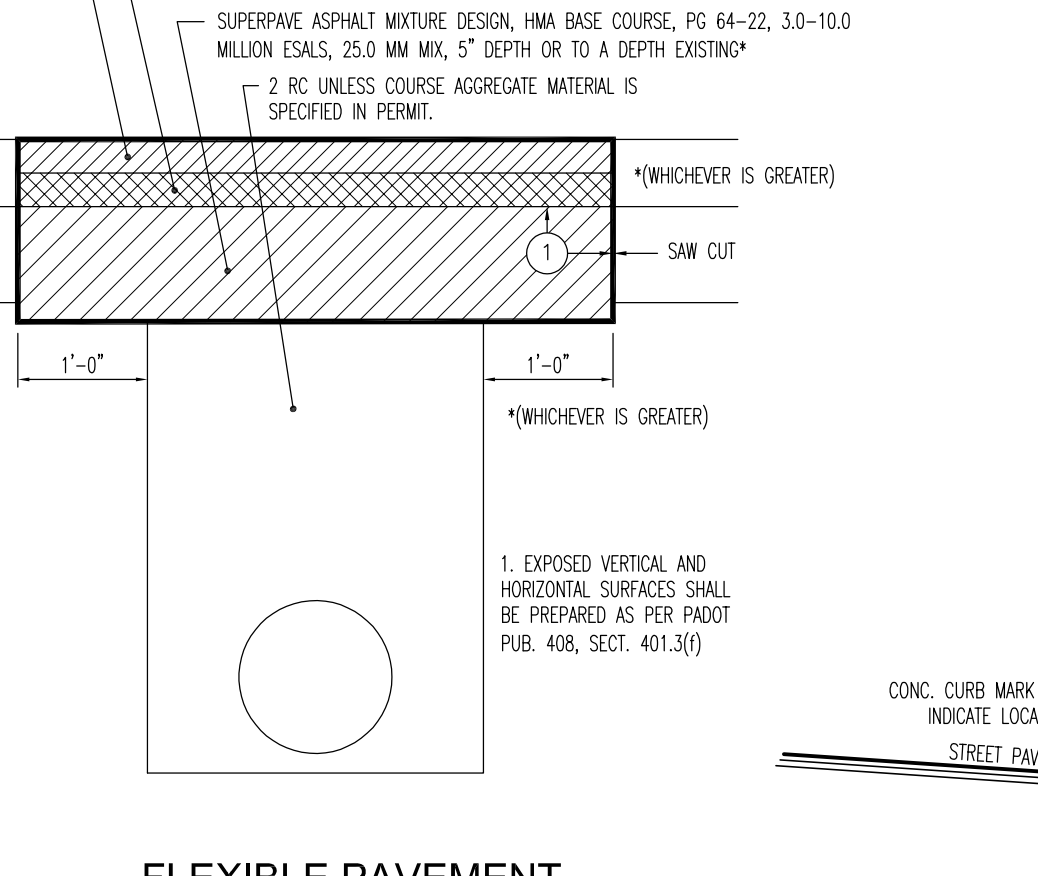
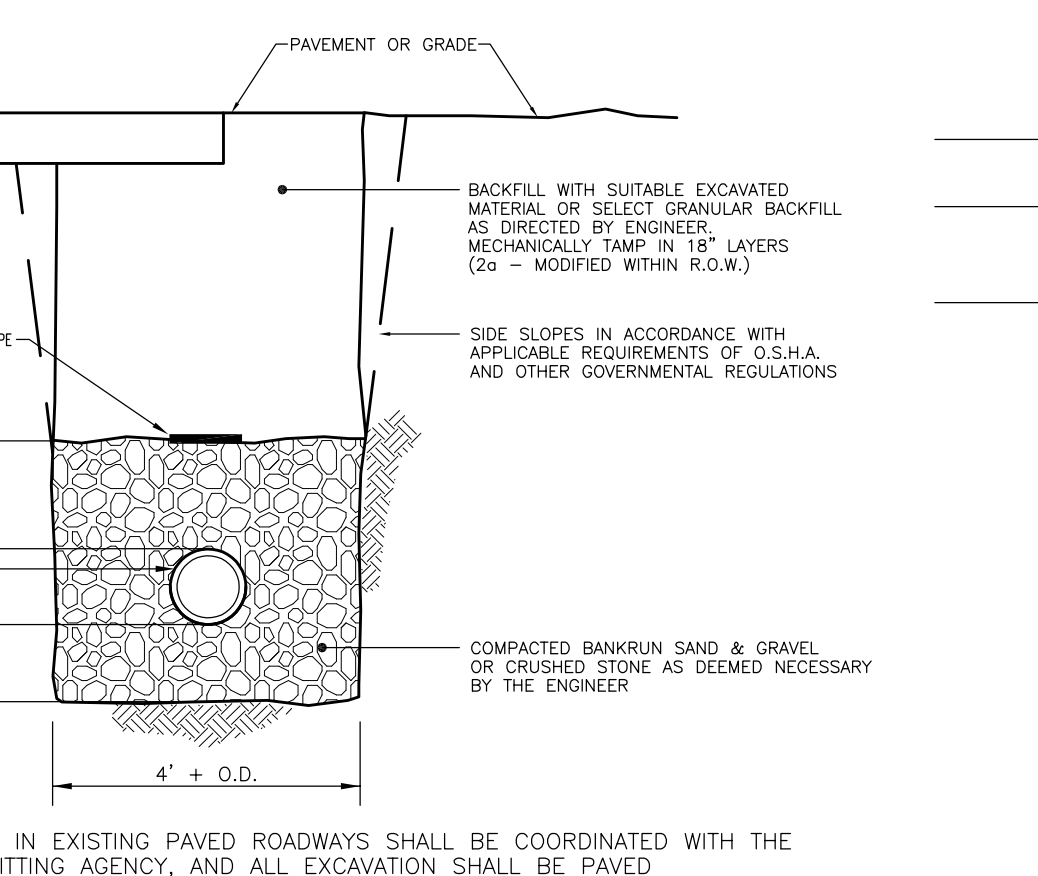
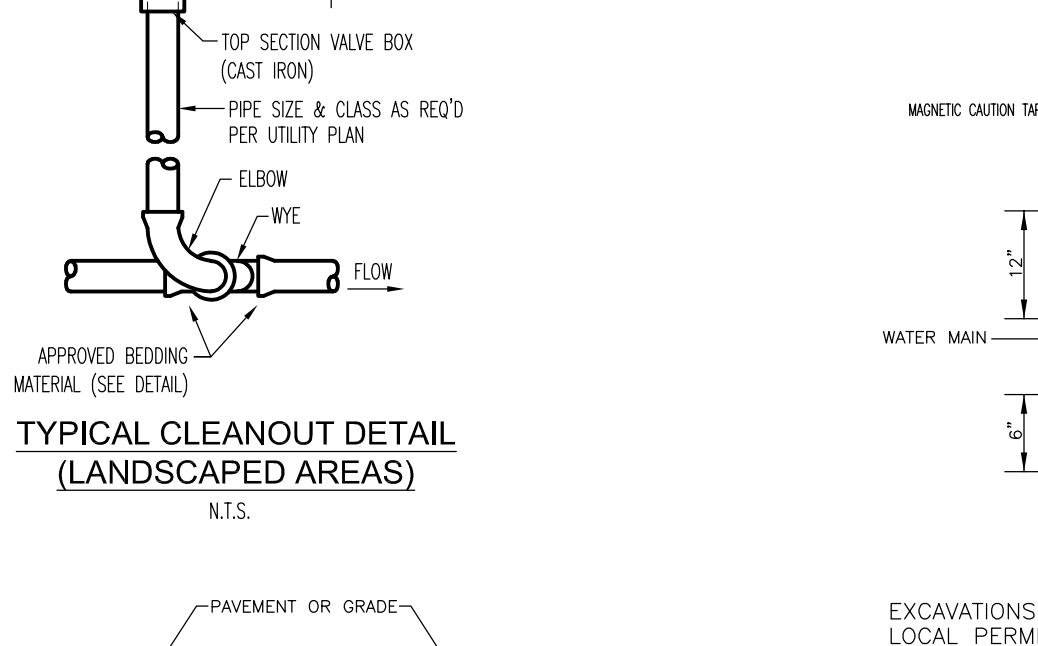
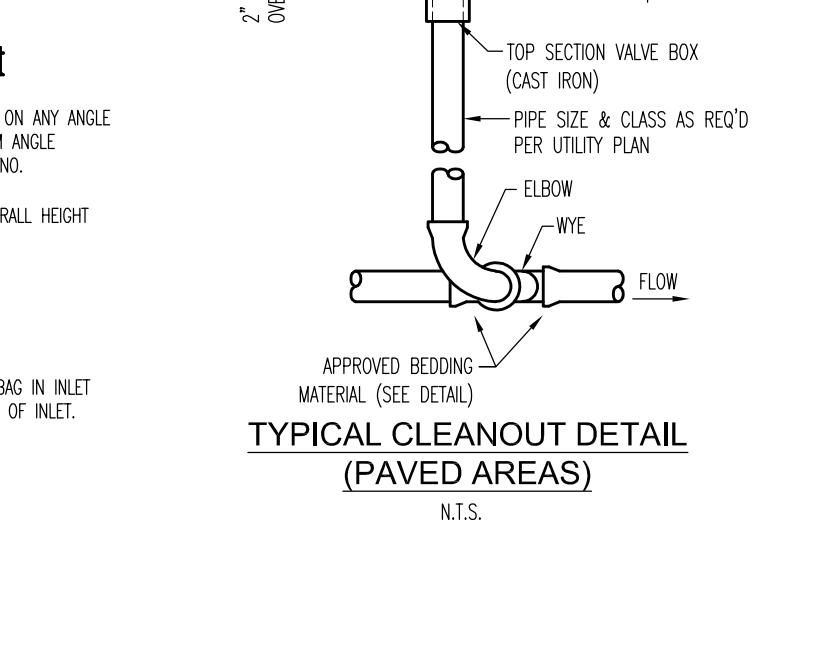
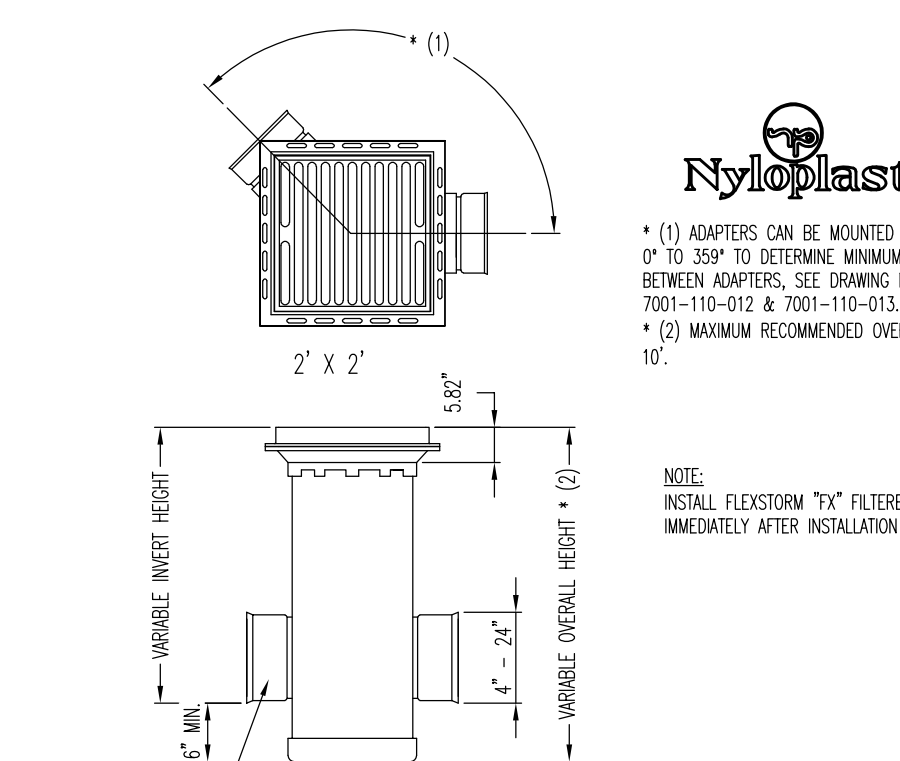
SIDEWALK DETAIL  
NO SCALE

CURB DEPRESSION  
NO SCALE

CONCRETE DRIVEWAY APRON DETAIL  
NO SCALE

SADDLE CONNECTION ON EXISTING SANITARY SEWER  
NO SCALE

TYPE 1A CURB RAMP  
NO SCALE



CALL BEFORE YOU DIG!  
PENNSYLVANIA UNIFORM  
CONSTRUCTION PHASE AND TO  
WORKING WITH THE MAIN STAGE -  
STOP CALL

|            |                                                 |             |
|------------|-------------------------------------------------|-------------|
| DATE       | REVISION                                        | DESCRIPTION |
| 01/27/2020 | REVISION PER P.C. REVIEW LETTER DATED 12/2/2020 |             |

WILKINSON & ASSOCIATES, INC.  
1220 VALLEY FORGE ROAD  
THE COMMONS AT VALLEY FORGE  
SUITE 22  
PHOENIXVILLE, PA 19460  
PHONE (610) 415-1220  
FAX (610) 415-1224

COLLIN WHELAN  
PROPOSED SUBDIVISION  
147 CONESTOGA ROAD  
RADNOR TOWNSHIP  
DELAWARE COUNTY  
COMMONWEALTH OF PENNSYLVANIA

PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN  
CONSTRUCTION  
DETAILS

PROJECT MANAGER:  
JMM  
DATE: 01-26-2020  
PROJECT NO.: 2019238  
DRAWING NO.: 2019238BTD0

AS NOTED  
UNLESS OTHERWISE NOTED  
VERT. SCALE: 1"=4'  
HORIZ. SCALE: 1"=40'  
DRAWN BY: JMM  
CHECKED BY: JMM  
DATE: 01-26-2020  
PROJECT NO.: 2019238  
DRAWING NO.: 2019238BTD0

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INC. ALL RIGHTS  
RESERVED



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# RADNOR TOWNSHIP

## ENGINEERING DEPARTMENT



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### Memorandum

To: Radnor Township Board of Commissioners  
From: Stephen F. Norcini, PE, Township Engineer  
CC: William M. White, Acting Township Manager/Secretary  
Date: February 19, 2020

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**Re: 812/822 Glenbrook Avenue – Caucus – Preliminary Final Land Development Plan**

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The applicant is proposing to re-build an existing mixed use building that contains two residential units and a day care facility into a new building with three residential units.

The detailed review letters and plans are attached.

This plan is for caucus; no decision is required by the Commissioners at this time.



# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** February 18, 2020

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 812-822 Glenbrook Avenue - Preliminary Land Development Plan  
Tim Rubin– Applicant

Date Accepted: February 3, 2020

90 Day Review: May 3, 2020

---

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plan for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to re-construct an existing mixed-use building with 2 residential units and a day care to a new building with 3 residential units. This project is located in the C-1 district of the Township.

The applicant was before the Zoning Hearing Board on October 17, 2019. We have attached a copy of the Zoning Hearing Board decision. The Zoning Hearing Board order is as follows:

1. This application involves the premises located at 812-814 Glenbrook Avenue and zoned C1 Commercial ("Premises").
2. Testimony and evidence on this application was presented at the properly noticed hearing held on October 17, 2019.
3. Applicant's Exhibits A-1 through A-12 were entered into the record at the October 17, 2019 hearing. (October 17, 2019 Hearing Transcript, 50:8-14).

## 812-822 Glenbrook Ave – Land Development Plan

Plans Prepared By: Momenee, Inc.

Dated: 01/06/2020, last revised 02/13/2020

### Zoning

1. The zoning information for the proposed project must be shown in the zoning table. The applicant has indicated that this will be added to the next plan submittal.
2. The square footage of the existing building to be demolished is 3,666 square feet. The square footage of the proposed building must be shown on the plans. The applicant has indicated that this will be added to the next plan submittal.



Subdivision and Land Development

1. §250-20.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has added part of the information to the vicinity plan. If all the information is not provided, a waiver must be requested from this requirement.
2. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards.

General

1. The applicant must provide a copy of the consolidated deed that was to be recorded with the lot consolidate plan in 2016. The applicant has indicated that they would re-record the consolidated deed.
2. Right-of-way information must be provided regarding the area along Glenbrook Avenue where the proposed driveway will be located. Please confirm the ownership of this portion of the project.

The applicant appeared before the Planning Commission on February 3, 2020. The Planning Commission recommended approval of the plan contingent upon addressing all staff comments and to change this submission to be preliminary/final.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.  
Senior Project Manager

**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3046**

APPEAL OF Glenbrook Avenue Investors, LLC, premises located at 812-814 Glenbrook Avenue and zoned C1 Commercial (“C1”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. Applicant seeks permission to add an additional apartment to its previously approved two-unit apartment building.
2. Applicant intends to raze the existing building and reconstruct it in its same location and dimensions.
3. Applicant requests a special exception under Section 280-101(A)(1) or 280-101(A)(2) of the Zoning Code to expand an existing nonconforming use, a modification of previously granted relief, or a variance pursuant to Section 280-47 of the Code.
4. Applicant also requests such other relief as required in accordance with the Plans and Exhibits presented to the Zoning Hearing Board.

**Findings of Fact**

1. This application involves the premises located at 812-814 Glenbrook Avenue and zoned C1 Commercial (“Premises”).
2. Testimony and evidence on this application was presented at the properly noticed hearing held on October 17, 2019.
3. Applicant’s Exhibits A-1 through A-12 were entered into the record at the October 17, 2019 hearing. (October 17, 2019 Hearing Transcript, 50:8-14).
4. The applicant’s testimony and exhibits establish that during the previous owners’ possession, the existing wood building was damaged by water infiltration and is now structurally unsound. (*Id.*, 12:13 – 13:15, and 14:16 – 15:14, Exh. A-9).
5. The Premises is located adjacent to public rail transportation. (*Id.*, 11:1 – 11:7).
6. The rental market at this location is more conducive to the existing building being used as a three-unit building as opposed to a two-unit building. (*Id.*, 13:16).
7. The granting of this application will further the public’s interest by providing more moderate-priced housing in the Township. (*Id.*, 51:21 – 52:5).

**Conclusions of Law**

1. The Premises is nonconforming in its front and side yard setbacks.
2. The granting of relief, subject to the conditions set forth below, will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties, nor be a detriment to the public welfare. This is evidenced by the lack of any public or Township objection to the requested relief, subject to the conditions set forth below.
3. The granting of relief, subject to the conditions set forth below, represents the minimum relief that will afford the Applicant's request.
4. The conditions set forth below to the Board's grant of a special exception are necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

**Order**

Based on the record before the Board, the applicant is hereby **GRANTED** the following special exception:

1. A special exception is **GRANTED**, pursuant to Code Sections 280-101(A)(1) and 280-101(A)(2), to permit the expansion of the nonconforming use of the existing building (Premises C depicted on Applicant's Exhibit "A-12") from a two-unit building to its use as a three-unit building, consistent with the testimony presented, with the following limitations:
  - a. The proposed new structure replacing the existing building shall be on the same footprint as the existing building; and
  - b. The square footage of the new building, including parking, shall be no greater than the existing building.
2. Relief is granted only with respect to Zoning Code Sections 280-101(A)(1) and 280-101(A)(2).
3. No relief is granted with respect to any other provisions of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

/s/ **JOHN REILLY, CHAIRMAN**

/s/ **WILLIAM F. MARTIN**

/s/ **SCOTT SIMON**

/s/ **RICHARD J. WEITZMAN**

**Vice Chairman George F. Nagle is opposed to this Decision.**

**Alternate Board Member Jamie Forman was present but did not vote on this Application. Board Member Bradley Delizia was absent during this hearing.**

DATED: October 17, 2019

MAILED: November 25, 2019

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: November 25, 2019.





**MEMORANDUM**

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**Date:** February 17, 2020

**To:** Steve Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** 812-822 Glenbrook Avenue  
Preliminary Land Development Plan Review 2  
Radnor Township, Delaware County, PA  
G&A 20-01170

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Gilmore and Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

**A. BACKGROUND**

The subject parcel located at 812-822 Glenbrook Avenue is situated in the C-1 Local Commercial Zoning District and takes access to Bryn Mawr Avenue (S.R. 1032), west of County Line Road (S.R. 1001) in Radnor Township, Delaware County. The applicant intends on redeveloping 812-822 Glenbrook Avenue in order to construct a residential apartment building with three (3) units and two (2) proposed parking spaces under the building.

**B. DOCUMENTS REVIEWED**

1. Preliminary Land Development Plans for 812-822 Glenbrook Avenue, prepared by Momenee, Inc., prepared for Tim Rubin, consisting of 4 sheets, dated January 6, 2020.

**C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

1. §255-20.B(1)(o)(6) – Show any existing or proposed easements including an access or parking easement for the shared access/parking area to Bryn Mawr Avenue.
2. Clearly identify the entrances to the proposed building. An ADA accessible path to the building must be provided. Based on the single entrance shown on the east side of the building, it appears that a set of stairs is on the path, thus this is not an ADA accessible path.
3. The maximum algebraic change in grade between the driveway and the roadway shall not exceed 8 percent. Revise the plans to indicate the longitudinal slope in front of the

proposed driveway access. In addition, provide the top and bottom of curb elevations along the driveway apron. Refer to PennDOT Publication RC-64M for the permitted curb reveal at driveways and Publication RC-67M for Type 1A driveway apron design.

If you have any questions regarding the above, please contact this office.

February 13, 2020

**Momenee Job #19-116**

Mr. Steve Norcini, P.E.  
Radnor Township Engineer  
Radnor Township  
301 Iven Avenue  
Radnor, PA 19087

**RE: 812-822 Glenbrook Avenue  
Preliminary/Final Land Development Plan  
Upper Providence Township, Montgomery County, PA**

Dear Mr. Norcini,

We are in receipt of the Gannett Fleming, Inc review letter from Roger Phillips, P.E. dated January 27, 2020 for the above-mentioned project. Please see below our responses to the comments in red.

**Zoning**

1. The zoning information for the proposed project must be shown in the zoning table.

*The information will be added to the plans next submittal.*

2. The square footage of the existing building to be demolished is 3,666 square feet. The square footage of the proposed building must be shown on the plans.

*The information will be added to the plans for the next submittal once the architectural design has been completed. To note, the proposed square footage will not exceed that of the existing building.*

**SUBDIVISION AND LAND DEVELOPMENT**

1. Section 250-20.B.(1)(1): Boundaries of all adjoining properties (with names and addressed of landowners in the case of unplatted land) must be shown on the plans.

*The information has been added to the plans.*

2. Section 250-20.B.(1)(n): Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.

*The information has been partially added to the plans. A vicinity image has been used along with linework to show the surrounding area within 500 feet of the property.*

3. Section 250-20.B.(2): Soil map information must be provided on the plans.

*The soil map information has been added to the plans (Sheet 3 of 4). The entire site is within the UugB soil type.*

4. Section 255-27.C.(4): Where a subdivision abut or contains an existing street of inadequate right-of- way width, the Board of Commissioners may require the reservation or dedication of rights- of-way to conform with the required standards.

Comment has been noted by the applicant.

### **General**

1. The applicant must provide a copy of the consolidated deed that was to be recorded with the lot consolidate plan in 2016.

The deed of consolidation is to be re-recorded with the Delaware County Recorder of Deeds due to the document not being on file with Delaware County.

2. Additional information must be provided regarding the area along Glenbrook Avenue where the proposed driveway will be located.

Additional information is still being sought with Radnor Township. The information that has already been obtained included right-of-way information which has been used to update the plans. The area of interest along Glenbrook does not seem to have a designated purpose, and is most likely the reminisce of the County Line Road, Bryn Mawr Avenue, and Glenbrook Avenue intersection change.

If there are any questions about this comment response letter, please contact me by phone at 610-527-3030 or email at [wdaggett@karinsengineering.com](mailto:wdaggett@karinsengineering.com).

Very truly yours,  
**MOMENEE, INC.**



William Daggett, E.I.T.  
Staff Engineer III  
WOD Enclosures 19116 Gannett Response Letter

cc: Damon Drummond, P.E., PTOE – Senior Transportation Engineer, Gilmore & Associates, Inc.  
Roger Phillips, P.E. – Senior Project Manager, Gannett Fleming, Inc  
Leslie Salsbury, P.E. – Senior Project Manager, Gannett Fleming, Inc  
Kevin W. Kochanski, RLA, CZO – Director of Community Development, Radnor  
Patricia Sherwin – Radnor Township Engineering Department

February 13, 2020

**Momenee Job #19-116**

Mr. Steve Norcini, P.E.  
Radnor Township Engineer  
Radnor Township  
301 Iven Avenue  
Radnor, PA 19087

**RE: 812-822 Glenbrook Avenue  
Preliminary/Final Land Development Plan Review 1  
Upper Providence Township, Montgomery County, PA  
G&A 20-01170**

Dear Mr. Norcini,

We are in receipt of the Gilmore & Associates, Inc review letter from Damon Drummond, P.E. dated January 24, 2020 for the above-mentioned project. Please see below our responses to the comments in red.

**SUBDIVISION AND LAND DEVELOPMENT**

1. Section 255-20.B.(1)(f): Provide the property owner information (name and address) of the adjoining properties.

*The information has been added to the plans.*

2. Section 255-20.B.(1)(m): The applicant shall revise the plans to dimension the right-of-way and cartway widths along all boundary streets shown on the plans.

*The information has been added to the plans.*

3. Section 154-12.D.(5): Show any existing or proposed easements including an access or parking easement for the shared access/parking area to Bryn Mawr Avenue.

*There are no existing or proposed easements. An easement can be provided if the Township deems necessary.*

4. Clearly identify the entrances to the proposed building. An ADA accessible path to the building must be provided.

*The building entrance has been added to the plans. The proposed building entrance is located in the area of one of the existing building entrances. The proposed entrance is ADA accessible from the rear yard parking handicap spot to the ADA ramp and following the path around the building to the entrance.*

5. The maximum algebraic change in grade between the driveway and the roadway shall not exceed 8 percent. Revise the plans to indicate the longitudinal slope in front of the proposed driveway access. The slope of the proposed apron appears to be 8.2% and may need to be reduced.

*The slope has been revised to meet the requirement.*

6. Install a No Right Turn (R3-1) sign (24" x 24") within the concrete walk area for drivers approaching Glenbrook Avenue.

The sign has been provided and added to the plans along with a sign detail.

If there are any questions about this comment response letter, please contact me by phone at 610-527-3030 or email at [wdaggett@karinsengineering.com](mailto:wdaggett@karinsengineering.com).

Very truly yours,  
**MOMENEE, INC.**



William Daggett, E.I.T.  
Staff Engineer III  
WOD Enclosures 19116 Gilmore Response Letter

cc: Damon Drummond, P.E., PTOE – Senior Transportation Engineer, Gilmore & Associates, Inc.  
Roger Phillips, P.E. – Senior Project Manager, Gannett Fleming, Inc  
Leslie Salisbury, P.E. – Senior Project Manager, Gannett Fleming, Inc



# Gannett Fleming

*Excellence Delivered **As Promised***

**Date:** January 27, 2020

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 812-822 Glenbrook Avenue - Preliminary Land Development Plan  
Tim Rubin– Applicant

Date Accepted: February 3, 2020

90 Day Review: May 3, 2020

---

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plan for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to re-construct an existing mixed-use building with 2 residential units and a day care to a new building with 3 residential units. This project is located in the C-1 district of the Township.

The applicant was before the Zoning Hearing Board on October 17, 2019. We have attached a copy of the Zoning Hearing Board decision. The Zoning Hearing Board order is as follows:

1. A special exception is **GRANTED**, pursuant to Code Sections 280-101(A)(1) and 280-101(A)(2), to permit the expansion of the nonconforming use of the existing building (Premises C depicted on Applicant's Exhibit "A-12") from a two-unit building to its use as a three-unit building, consistent with the testimony presented, with the following limitations:
  - a. The proposed new structure replacing the existing building shall be on the same footprint as the existing building; and
  - b. The square footage of the new building, including parking, shall be no greater than the existing building.
2. Relief is granted only with respect to Zoning Code Sections 280-101(A)(1) and 280-101(A)(2).
3. No relief is granted with respect to any other provisions of the Zoning Code.

**812-822 Glenbrook Ave – Land Development Plan**

Plans Prepared By: Momenee, Inc.

Dated: 01/06/2020



Zoning

1. The zoning information for the proposed project must be shown in the zoning table.
2. The square footage of the existing building to be demolished is 3,666 square feet. The square footage of the proposed building must be shown on the plans.

Subdivision and Land Development

1. §250-20.B(1)(l) – Boundaries of all adjoining properties (with names and addresses of landowners in the case of unplatted land) must be shown on the plans.
2. §250-20.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
3. §250-20.B(2) – Soil map information must be provided on the plans.
4. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards.

General

1. The applicant must provide a copy of the consolidated deed that was to be recorded with the lot consolidate plan in 2016.
2. Additional information must be provided regarding the area along Glenbrook Avenue where the proposed driveway will be located.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.  
Senior Project Manager



**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3046**

APPEAL OF Glenbrook Avenue Investors, LLC, premises located at 812-814 Glenbrook Avenue and zoned C1 Commercial (“C1”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. Applicant seeks permission to add an additional apartment to its previously approved two-unit apartment building.
2. Applicant intends to raze the existing building and reconstruct it in its same location and dimensions.
3. Applicant requests a special exception under Section 280-101(A)(1) or 280-101(A)(2) of the Zoning Code to expand an existing nonconforming use, a modification of previously granted relief, or a variance pursuant to Section 280-47 of the Code.
4. Applicant also requests such other relief as required in accordance with the Plans and Exhibits presented to the Zoning Hearing Board.

**Findings of Fact**

1. This application involves the premises located at 812-814 Glenbrook Avenue and zoned C1 Commercial (“Premises”).
2. Testimony and evidence on this application was presented at the properly noticed hearing held on October 17, 2019.
3. Applicant’s Exhibits A-1 through A-12 were entered into the record at the October 17, 2019 hearing. (October 17, 2019 Hearing Transcript, 50:8-14).
4. The applicant’s testimony and exhibits establish that during the previous owners’ possession, the existing wood building was damaged by water infiltration and is now structurally unsound. (*Id.*, 12:13 – 13:15, and 14:16 – 15:14, Exh. A-9).
5. The Premises is located adjacent to public rail transportation. (*Id.*, 11:1 – 11:7).
6. The rental market at this location is more conducive to the existing building being used as a three-unit building as opposed to a two-unit building. (*Id.*, 13:16).
7. The granting of this application will further the public’s interest by providing more moderate-priced housing in the Township. (*Id.*, 51:21 – 52:5).

**Conclusions of Law**

1. The Premises is nonconforming in its front and side yard setbacks.
2. The granting of relief, subject to the conditions set forth below, will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties, nor be a detriment to the public welfare. This is evidenced by the lack of any public or Township objection to the requested relief, subject to the conditions set forth below.
3. The granting of relief, subject to the conditions set forth below, represents the minimum relief that will afford the Applicant's request.
4. The conditions set forth below to the Board's grant of a special exception are necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

**Order**

Based on the record before the Board, the applicant is hereby **GRANTED** the following special exception:

1. A special exception is **GRANTED**, pursuant to Code Sections 280-101(A)(1) and 280-101(A)(2), to permit the expansion of the nonconforming use of the existing building (Premises C depicted on Applicant's Exhibit "A-12") from a two-unit building to its use as a three-unit building, consistent with the testimony presented, with the following limitations:
  - a. The proposed new structure replacing the existing building shall be on the same footprint as the existing building; and
  - b. The square footage of the new building, including parking, shall be no greater than the existing building.
2. Relief is granted only with respect to Zoning Code Sections 280-101(A)(1) and 280-101(A)(2).
3. No relief is granted with respect to any other provisions of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

/s/ **JOHN REILLY, CHAIRMAN**

/s/ **WILLIAM F. MARTIN**

/s/ **SCOTT SIMON**

/s/ **RICHARD J. WEITZMAN**

**Vice Chairman George F. Nagle is opposed to this Decision.**

**Alternate Board Member Jamie Forman was present but did not vote on this Application. Board Member Bradley Delizia was absent during this hearing.**

DATED: October 17, 2019

MAILED: November 25, 2019

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: November 25, 2019.



**MEMORANDUM**

---

**Date:** January 24, 2020

**To:** Steve Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** 812-822 Glenbrook Avenue  
Preliminary Land Development Plan Review 1  
Radnor Township, Delaware County, PA  
G&A 20-01170

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Gilmore and Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

**A. BACKGROUND**

The subject parcel located at 812-822 Glenbrook Avenue is situated in the C-1 Local Commercial Zoning District and takes access to Bryn Mawr Avenue (S.R. 1032), west of County Line Road (S.R. 1001) in Radnor Township, Delaware County. The applicant intends on redeveloping 812-822 Glenbrook Avenue in order to construct a residential apartment building with three (3) units and two (2) proposed parking spaces under the building.

**B. DOCUMENTS REVIEWED**

1. Preliminary Land Development Plans for 812-822 Glenbrook Avenue, prepared by Momenee, Inc., prepared for Tim Rubin, consisting of 4 sheets, dated January 20, 2020.
2. Submission letter prepared by Momenee, Inc., prepared for Radnor Township, dated January 8, 2020.
3. Subdivision and Land Development Application
4. Application for ACT 247 Review

**C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

1. §255-20.B(1)(f) – Provide the property owner information (name and address) of the adjoining properties.
2. §255-20.B(1)(m) – The applicant shall revise the plans to dimension the right-of-way and cartway widths along all boundary streets shown on the plans.
3. §255-20.B(1)(o)(6) – Show any existing or proposed easements including an access or parking easement for the shared access/parking area to Bryn Mawr Avenue.
4. Clearly identify the entrances to the proposed building. An ADA accessible path to the building must be provided.
5. The maximum algebraic change in grade between the driveway and the roadway shall not exceed 8 percent. Revise the plans to indicate the longitudinal slope in front of the proposed driveway access. The slope of the proposed apron appears to be 8.2% and may need to be reduced.
6. Install a No Right Turn (R3-1) sign (24" x 24") within the concrete walk area for drivers approaching Glenbrook Avenue.

If you have any questions regarding the above, please contact this office.

**RADNOR TOWNSHIP**  
301 IVEN AVE  
WAYNE PA 19087  
P) 610 688-5600  
F) 610 971-0450  
WWW.RADNOR.COM

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property 812 - 822 Glenbrook Avenue

Zoning District C-1 Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_ Ward No. 5 Is property in HARB District No

Applicant: (Choose one) Owner  Equitable Owner \_\_\_\_\_

Name Tim Rubin

Address 931 Haverford Road, Bryn Mawr, PA 19010

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email trubin1206@gmail.com

Designer: (Choose one) Engineer  Surveyor \_\_\_\_\_

Name William Daggett of Momence, Inc

Address 924 County Line Road, Bryn Mawr, PA 19010

Telephone (610) 527-3030 Fax \_\_\_\_\_

Email wdaggett@karinsengineering.com

Area of property 27,983 SF Area of disturbance Reconstruct in place

Number of proposed buildings 1 Proposed use of property Residential

Number of proposed lots 1

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary  Final \_\_\_\_\_ Revised \_\_\_\_\_  
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?  
Explain the reason for noncompliance.

Section 255-13 for a sketch plan. The project has been  
approved by the Zoning Hearing Board and is a reconstruction in place /  
footprint. The two other buildings were already rehabbed and completed  
without requiring the SALDO process. This project will be through the same construction  
method.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

The lot is an existing non-conforming lot per setback  
requirements. The project development will be constructed in place,  
therefore not requiring additional construction measures. The Zoning Hearing  
Board has approved this project under Appeal No. 3046 dated October 17, 2019.

Individual/Corporation/Partnership Name

Glenbrook Avenue Investors, LLC

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature William Daggett

Print Name William Daggett

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name Tim Rubin E-mail trubin1206@gmail.com

Address 931 Haverford Road, Bryn Mawr, PA 19010 Phone -

Name of Development 812-822 Glenbrook Avenue

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Momenae, Inc Phone (610) 527-3030

Address 924 County Line Road, Bryn Mawr, PA 19010

Contact William Daggett E-mail wdaggett@karimsengineering.com

Table with 5 columns: Type of Review, Plan Status, Existing Utilities, Proposed Utilities, Environmental Characteristics. Includes checkboxes for Zoning Change, Land Development, Subdivision, PRD, Sketch, Preliminary, Final, Tentative, Public/Private Sewerage/Water, Wetlands, Floodplain, Steep Slopes.

Zoning District C-1

Tax Map #36/41/202

Tax Folio #36/05/03033/00



**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The existing building is a mixed-use building which was last a day care on the first floor with two residential units on the second floor. The proposed building will be three (3) residential units.

|                                    |              |             |
|------------------------------------|--------------|-------------|
| Total Site Area                    | <u>0.642</u> | Acres       |
| Size of All Existing Buildings     | <u>5,564</u> | Square Feet |
| Size of All Proposed Buildings     | <u>5,564</u> | Square Feet |
| Size of Buildings to be Demolished | <u>1,771</u> | Square Feet |

Tim Rubin  
Print Developer's Name

\_\_\_\_\_  
Developer's Signature

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission      Regular Meeting \_\_\_\_\_

Local Governing Body            Regular Meeting \_\_\_\_\_

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title of Designated Municipal Official

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Official's Signature

\_\_\_\_\_  
Date

**FOR DCPD USE ONLY**

Review Fee:                      Check # \_\_\_\_\_      Amount \$ \_\_\_\_\_      Date Received \_\_\_\_\_

**Applications with original signatures must be submitted to DCPD.**



924 County Line Road • Bryn Mawr, PA 19010  
 Phone: (610) 527-3030 • Fax: (610) 527-9008

|       |                                                       |                                                      |                     |
|-------|-------------------------------------------------------|------------------------------------------------------|---------------------|
| From: | William Daggett<br>wdaggett@karinsengineering.com     | Date: 1/8/2020                                       | Job No: 19-116      |
| To:   | Radnor Township<br>301 Iven Avenue<br>Wayne, PA 19087 | Attention: Mr. Steve Norcini, P.E.                   | Phone: 610-688-5600 |
|       |                                                       | Re: 812-822 Glenbrook Avenue – Land Development Plan |                     |

We are sending you the attached:

- Plans       Computer Disk       Specifications       Calculations  
 Copy of Letter       Change Order       Shop Drawings       Other

| Copies | Date     | No. | Description                           |
|--------|----------|-----|---------------------------------------|
| 26     | 1/6/2020 | 4   | Land Development Plans                |
| 1      | 1/6/2020 | 1   | SALDO Application                     |
| 10     | 1/6/202  | USB | Thumb Drive with Electronic Submittal |
| 1      | 1/6/2020 | 1   | PSA Fee                               |
| 1      | 1/6/2020 | 1   | Application Fee                       |
| -      | -        | -   |                                       |
| -      | -        | -   |                                       |
|        |          |     |                                       |
|        |          |     |                                       |
|        |          |     |                                       |

These are transmitted as checked below:

- For Approval       Approved as Submitted       Resubmit \_\_\_\_\_ Copies for Approval  
 For Your Use       Approved as Noted       Submit \_\_\_\_\_ Copies for Distribution  
 As Requested       Returned for Corrections       Return \_\_\_\_\_ Corrected Prints  
 For Review and Comment: \_\_\_\_\_  
 For Bids Due:       Prints Returned After Loan to Us

Remarks:

Copy To: Patricia Sherwin

Signed: William Daggett, E.IT.



# Chicago Title Insurance Company

## COMMITMENT

File No. **BAC15-0091**

## SCHEDULE A

1. Commitment Date: **May 7, 2015**
2. Policy or Policies to be issued: Amount
  - (a) ALTA Owner's Policy (06-17-06), as modified by TIRBOP \$ **900,000.00**  
Proposed Insured:  
**TGR LLC, a Pennsylvania Limited Liability Company**
  - (b) \$  
Proposed Insured:
3. The estate or interest in the land described or referred to in this commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

**Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation formerly known as BMH Realty Corporation, a Pennsylvania Non-Profit Corporation**

### As to Premises A

**Being the same premises which The Bryn Mawr Hospital, a Pennsylvania non-profit corporation by Deed in Confirmation dated 1-18-1984 and recorded 8-7-1984 in Delaware County in Volume 177 Page 1253 conveyed unto BMH Realty Corporation, a Pennsylvania non-profit corporation, in fee.**

### As to Premises B, C and D

**Being the same premises which The Bryn Mawr Hospital, a Pennsylvania non-profit corporation by Deed in Confirmation dated 1-18-1984 and recorded 8-7-1984 in Delaware County in Volume 177 Page 1246 conveyed unto BMH Realty Corporation, a Pennsylvania non-profit corporation, in fee.**

**And the said BMH Realty Corporation, a Pennsylvania non-profit corporation, is now known as Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation.**

Countersigned:

**Brandywine Abstract Company, LP  
615 Old Lancaster Road  
Bryn Mawr, PA 19010**

By: *Maurice Kelly Weston*  
Authorized Signatory



**SCHEDULE A**  
*(continued)*

File No. **BAC15-0091**

4. The land referred to in this commitment is described as follows:

*For informational purposes only:*

**214 Bryn Mawr Avenue (A), 812-814 Glenbrook Avenue (B), 816-818 Glenbrook Avenue (C),  
820-822 Glenbrook Avenue (D), Bryn Mawr, PA 19010  
Radnor Township  
County of Delaware**

**SEE CONTINUATION OF SCHEDULE A FOR LEGAL DESCRIPTION**

**SCHEDULE A**  
(continued)

File No. **BAC15-0091**

LEGAL DESCRIPTION

PREMISES A: Parcel 1

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements there erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan thereof made by M.R. and J. B. Yerkes, made May 2, 1945 , as follows, to wit:

BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 feet North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees 16 minutes West from its intersection with the middle of Haverford Road; thence from the beginning point along the North side of Bryn Mawr Avenue, South 81 degrees, 16 minutes West 40.62 feet to a point ; thence partly crossing Bryn Mawr Avenue South 58 degrees, 31 minutes West 41.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Philadelphia and Western Railway the two following courses and distance, (1) North 31 degrees, 03 minutes West 182.76 feet to a point; (2) North 58 degrees, 2 minutes East 44.70 feet to a stone; thence along the Northeast side of a right of way 15.0 feet wide by other land of Anne Vauclain and others the four following courses and distances (1) South 37 degrees, 14 minutes East 115.10 feet to a stone (2) 52 degrees 45 minutes East 50.05 feet to a stone, (3) South 55 degrees, 02 minutes East 24.06 feet to a stone; (4) thence by land of Bryn Mawr Hospital, South 8 degrees 44 minutes East 17.23 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a right of way (15.0 feet wide) to be used by 214 Bryn Mawr Avenue, 816, 818, 820, 822 Glenbrook Avenue and described as follows, BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 feet North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle line of Haverford Road, thence from the beginning point along the North side of Bryn Mawr Avenue, South 81 degrees, 16 minutes West 15.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Anne Vauclain the four following courses and distances (1) North 8 degrees, 44 minutes West 10.82 feet to a point; (2) North 55 degrees, 02 minutes West 18.25 to a point; (3) North 52 degrees, 45 minutes West 52.69 feet to a point; (4) North 37 degrees, 14 minutes West 118.52 feet to a point in line of land of Philadelphia and Western Railway Company, thence by same North 58 degrees, 02 minutes East 15.06 feet to a point, thence by land of Anne Vauclain South 37 degrees, 14 minutes East 115.10 feet to a point; thence by land of others to whom no rights to said right of way have been granted, the three following courses and distances: (1) South 52 degrees, 45 minutes East 50.05 feet to a point; (2) South 55 degrees, 02 minutes East 24.06 feet to a point; (3) South 8 degrees 44 minutes Est 17.23 feet to the place of beginning.

BEING known as 214 Bryn Mawr Avenue.

Premises A: Parcel 2

ALL THAT CERTAIN Lot or piece of land with the tenement thereon erected, SITUATE in the Township of Radnor , County of Delaware and State of Pennsylvania, bounded and described according to a survey thereof made on June 6, 1899 by Samuel M. Garrigues, C.E., Bryn Mawr , Pennsylvania, as follows, to wit:

BEGINNING at a stake on the North side of Bryn Mawr Avenue in line of land now or late of Sophia Newlin; thence along the North side line of Bryn Mawr Avenue South eighty-one degrees, sixteen minutes West sixty-nine and ninety-two one-hundredths feet; thence by other land of which this was a part North eight degrees, forty-four minutes West six and three tenths feet; thence by land now or late of the Estate of J.T. McBride, North fifty-eight degrees, thirty-one minutes East seventy-five and eighty-nine one-hundredths feet; thence by land now or late of Sophia Newlin South eight degrees, forty-four minutes East thirty-six feet to the place of beginning.



**SCHEDULE A**

*(continued)*

File No. **BAC15-0091**

**PREMISES B:**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Milton R. Yerkes, Civil Engineer, as of July 8, 1925, as follows, to wit:

BEGINNING at a point in the middle of Glenbrook Avenue a corner of this and land now or late of Frank Pietropaola at the distance of one hundred eighty-seven and eight-tenths feet Northwestwardly from the middle line of Bryn Mawr Avenue; thence by land now or late of Frank Pietropaola, South thirty-four degrees, fifty-eight minutes West, one hundred thirty and forty-two one-hundredths feet; thence by land now or late of Philip Harrison, et al, North fifty-two degrees, forty-five minutes West, fifty feet and five one-hundredths of a foot; thence North thirty-four degrees, fifty-eight minutes East, one hundred twenty-nine and fifty-two one-hundredths feet to the middle of Glenbrook Avenue; thence along the middle line of said Avenue, South fifty-three degrees, forty-eight minutes East, fifty feet to the place of beginning.

BEING KNOWN as No. 812-814 Glenbrook Avenue.

**PREMISES C:**

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan hereof made by M. R. and J. B. Yerkes, made May 2, 1945 as follows, to wit:

BEGINNING at a point in the middle line of Glenbrook Avenue, now known as Railroad Avenue, said point is at the distance of 171.55 feet measured Northwesterly along the middle line of Glenbrook Avenue from its intersection with the middle line of Haverford Road, said point of intersection being at the distance of 66.25 feet measured North 29 degrees 48 minutes West from the middle line of Bryn Mawr Avenue, thence leaving Glenbrook Avenue by land of Joseph Meth South 34 degrees, 58 minutes 129.50 feet to a stone in line of other land of Anne Vauclain; thence by said other land of Anne Vauclain the two following courses and distances (1) North 37 degrees 14 minutes West along the Northeast side of a 15.0 feet wide right of way hereinafter more fully described 49.3 feet to a stone; (2) North 40 degrees no minutes East 115.80 feet to a point in the middle of Glenbrook Avenue thence along the middle line of Glenbrook Avenue the two following courses and distances, (1) South 52 degrees 28 minutes East 16.06 feet to a point , (2) South 53 degrees 48 minutes East 20.44 feet to the place of beginning.

BEING known as 816-18 Glenbrook Avenue.

**PREMISES D:**

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan hereof made by M.R. and J. B. Yerkes, made May 2, 1945, as follows, to wit:

BEGINNING at a point in the middle line of Glenbrook Avenue now known as Railroad, said point is at the distance of 208.05 feet measured Northwesterly along the middle line of Glenbrook Avenue, from its intersection with the middle line of Haverford Road, said point of intersection being at the distance of 66.25 feet measured North 29 degrees 48 minutes West from the middle line of Bryn Mawr Avenue, thence leaving Glenbrook Avenue by other land of Anne Vauclain the two following courses and distances, (1) South 40 degrees no minutes West 115.80 feet to a stone; (2) thence North 37 degrees 14 minutes West along the Northeast side of a 15.0 feet wide right of way hereinafter more fully described 65.8 feet to a stone in line of land of the Philadelphia and Western Railway Company; thence by same North 58 degrees 02 minutes East 105.10 feet to a point in the middle of



**SCHEDULE A**  
*(continued)*

File No. **BAC15-0091**

Glenbrook Avenue; thence along the same South 52 degrees 28 minutes East 31.79 feet to the place of beginning.

BEING Known as 820-22 Glenbrook Avenue.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a right-of way (15.0 feet wide) to be used by 214 Bryn Mawr Avenue, 816, 818, 820, 822 Glenbrook Avenue and described as follows, BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle line of Haverford Road, thence from the beginning point along the North side of Bryn Mawr Avenue South 81 degrees, 16 minutes West 15.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Anne Vauclain the four following courses and distances (1) North 8 degrees, 44 minutes West 10.82 feet to a point; (2) North 55 degrees, 02 minutes West 18.25 feet to a point; (3) North 52 degrees, 45 minutes 52.69 feet to a point; (4) North 37 degrees, 14 minutes West 118.52 feet to a point in line of land of Philadelphia and Western Railway Company, thence by same North 58 degrees, 02 minutes East 15.06 feet to a point, thence by land of Anne Vauclain South 37 degrees, 14 minutes East 115.10 feet to a point; thence by land of others to whom no rights to said right of way have been granted, the three following courses and distances, (1) South 52 degrees 45 minutes East 50.05 feet to a point; (2) South 55 degrees, 02 minutes East 24.06 feet to a point; (3) South 8 degrees, 44 minutes East 17.23 feet to the place of beginning.



## SCHEDULE B – SECTION 1

File No. **BAC15-0091**

The following are the requirements to be complied with:

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
  - A. DEED FROM: Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation formerly known as BMH Realty Corporation, a Pennsylvania non-profit corporation  
TO: TGR LLC, a Pennsylvania Limited Liability Company  
DATED: \_\_\_\_\_  
RECORDED: \_\_\_\_\_
  - B. MORTGAGE FROM: TGR LLC, a Pennsylvania Limited Liability Company  
TO:  
DATED: \_\_\_\_\_  
RECORDED: \_\_\_\_\_
2. Payment of full consideration to or for the account of the grantors or mortgagors.
3. Payment of the premiums, fees and charges for the policy.
4. Possible unfiled mechanics liens and municipal claims.
5. Terms of any unrecorded lease or rights of parties in possession.
6. Proof that all natural persons in this transaction are of full age and legally competent.
7. Proof of identity of parties as set forth in Recital.
8. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
9. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.
10. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
11. TAXES:  
Receipts for Township, County and School Taxes for the three prior years to be produced.  
Township, County and School Taxes for the current year 2015  
Assessment \$226,000.00 (A), \$230,270.00 (B), \$253,600.00 (C) and \$260,700.00 (D)  
Tax ID / Parcel No. 36-05-02856-00 (A), 36-05-03031-00 (B), 36-05-03032-00 (C) and 36-05-03033-00 (D)
12. WATER AND SEWER RENTS:  
Receipts for Water and Sewer Rents for the three prior years to be produced.  
Water and Sewer Rents for the current year 2015.

Valid only if Schedules A and B-II are attached.





**SCHEDULE B – SECTION 1**  
(continued)

File No. **BAC15-0091**

13. MECHANICS AND MUNICIPAL CLAIMS: NONE
14. MORTGAGES: NONE
15. JUDGMENTS: NONE
16. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
17. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
18. Proof that Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation is the successor to BMH Realty Corporation, a Pennsylvania non-profit corporation
19. Articles of Incorporation or Charter of grantor corporation.
20. Proof that the Charter of grantor corporation is still in full force and effect.
21. By-Laws of grantor corporation.
22. Consent of governing body to this transaction, if required by By-Laws.
23. Certified copy of resolution of Board of Directors showing the proper majority (depending upon the number of Directors -2/3's majority if less than 21 or simple majority if 21 or over). authorizing the execution of the instrument to be insured in accordance with articles and By-Laws of Grantor Corporation.
24. Proof that the present transaction does not constitute a disposal of all or substantially all of the assets of the Grantor Corporation, otherwise compliance with Section 5930 of the Pennsylvania Nonprofit Corporation Act of 1988 must be had and adequate proof thereof furnished.
25. Proof of compliance with all requirements set forth in the operating agreement of TGR LLC, a Pennsylvania Limited Liability Company regarding the capacity and authority of members or managers to execute and deliver Mortgage for this transaction.
26. Certificate of organization (as amended) of TGR LLC, a Pennsylvania Limited Liability Company as filed with Pennsylvania Department of State and operating agreement (as amended) to be produced for review.
27. Taxes settled by the Commonwealth of Pennsylvania against mortgagor corporation.
28. Last Insured Not Available.

**SCHEDULE B – SECTION 2**

File No. **BAC15-0091**

Schedule B of the policy or policies to be issued will contain the following exceptions unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
6. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Glenbrook Avenue and Bryn Mawr Avenue.
7. Title to portion of premises hereon within the right of way of Philadelphia and Western Rail Road is excepted.
8. Rights granted to Philadelphia Electric Company in Deed Books 1477 page 499 and 2351 page 65.

Valid only if Schedules A and B-I are attached.

Prepared by and Return to:

Brandywine Abstract Company, LP  
615 Old Lancaster Road  
Bryn Mawr, PA 19010  
610-519-9300

File No. BAC15-0091

FOLIO # 36-05-02856-00 (A), 36-05-03031-00 (B),  
36-05-03032-00 (C) and 36-05-03033-00 (D)

**This Indenture**, made the 18<sup>th</sup> day of April, 2015,

**Between**

**MAIN LINE REALTY CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION, FORMERLY KNOWN AS BMH REALTY CORPORATION**

(hereinafter called the Grantor), of the one part, and

**GLENBROOK AVENUE INVESTORS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Eight Hundred Thousand And 00/100 Dollars (\$800,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

PREMISES A: Parcel 1

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan thereof made by M.R. and J. B. Yerkes, made May 2, 1945 as follows, to wit:

BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 feet North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle of Haverford Road. Thence from the beginning point along the North side of Bryn Mawr Avenue, South 81 degrees, 16 minutes West 40.62 feet to a point; thence partly crossing Bryn Mawr Avenue South 58 degrees, 31 minutes West 41.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Philadelphia and Western Railway the two following courses and distance, (1) North 31 degrees, 03 minutes West 182.76 feet to a point; (2) North 58 degrees, 2 minutes East 44.70 feet to a stone; thence along the Northeast side of a right of way 15.0 feet wide by other land of Anne Vauclain and others the four following courses

and distances (1) South 37 degrees, 14 minutes East 115.10 feet to a stone (2) 52 degrees 45 minutes East 50.05 feet to a stone, (3) South 55 degrees, 02 minutes East 24.06 feet to a stone; (4) thence by land of Bryn Mawr Hospital, South 8 degrees 44 minutes East 17.23 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a right of way (15.0 feet wide) to be used by 214 Bryn Mawr Avenue, 816, 818, 820, 822 Glenbrook Avenue and described as follows, BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 feet North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle line of Haverford Road, thence from the beginning point along the North side of Bryn Mawr Avenue, South 81 degrees, 16 minutes West 15.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Anne Vauclain the four following courses and distances (1) North 8 degrees, 44 minutes West 10.82 feet to a point; (2) North 55 degrees, 02 minutes West 18.25 to a point; (3) North 52 degrees, 45 minutes West 52.69 feet to a point; (4) North 37 degrees, 14 minutes West 118.52 feet to a point in line of land of Philadelphia and Western Railway Company, thence by same North 58 degrees, 02 minutes East 15.06 feet to a point, thence by land of Anne Vauclain South 37 degrees, 14 minutes East 115.10 feet to a point; thence by land of others to whom no rights to said right of way have been granted, the three following courses and distances: (1) South 52 degrees, 45 minutes East 50.05 feet to a point; (2) South 55 degrees, 02 minutes East 24.06 feet to a point; (3) South 8 degrees 44 minutes East 17.23 feet to the place of beginning.

BEING known as 214 Bryn Mawr Avenue.

Premises A: Parcel 2

ALL THAT CERTAIN Lot or piece of land with the tenement thereon erected, SITUATE in the Township of Radnor , County of Delaware and State of Pennsylvania, bounded and described according to a survey thereof made on June 6, 1899 by Samuel M. Garrigues, C.E., Bryn Mawr , Pennsylvania, as follows, to wit:

BEGINNING at a stake on the North side of Bryn Mawr Avenue in line of land now or late of Sophia Newlin; thence along the North side line of Bryn Mawr Avenue South eighty-one degrees, sixteen minutes West sixty-nine and ninety-two one-hundredths feet; thence by other land of which this was a part North eight degrees, forty-four minutes West six and three tenths feet; thence by land now or late of the Estate of J.T. McBride, North fifty-eight degrees, thirty-one minutes East seventy-five and eighty-nine one-hundredths feet; thence by land now or late of Sophia Newlin South eight degrees, forty-four minutes East thirty-six feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Milton R. Yerkes, Civil Engineer, as of July 8, 1925, as follows, to wit:

BEGINNING at a point in the middle of Glenbrook Avenue, a corner of this and land now or late of Frank Pietropaola at the distance of one hundred eighty-seven and eight-tenths feet Northwestwardly from the middle line of Bryn Mawr Avenue; thence by land now or late of Frank Pietropaola, South thirty-four degrees, fifty-eight minutes West, one hundred thirty and forty-two one-hundredths feet; thence by land now or late of Philip Harrison, et al, North fifty-two degrees, forty-five minutes West, fifty feet and five one-hundredths of a foot; thence North thirty-four degrees, fifty-eight minutes East, one hundred twenty-nine and fifty-two one-hundredths feet to the middle of Glenbrook Avenue; thence along the middle line of said Avenue, South fifty-three degrees, forty-eight minutes East, fifty feet to the place of beginning.

BEING KNOWN as No. 812-814 Glenbrook Avenue.

PREMISES C:

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan hereof made by M. R. and J. B. Yerkes, made May 2, 1945 as follows, to wit:

BEGINNING at a point in the middle line of Glenbrook Avenue, now known as Railroad Avenue, said point is at the distance of 171.55 feet measured Northwesterly along the middle line of Glenbrook Avenue from its intersection with the middle line of Haverford Road, said point of intersection being at the distance of 66.25 feet measured North 29 degrees 48 minutes West from the middle line of Bryn Mawr Avenue, thence leaving Glenbrook Avenue by land of Joseph Meth South 34 degrees, 58 minutes 129.50 feet to a stone in line of other land of Anne Vauclain; thence by said other land of Anne Vauclain the two following courses and distances (1) North 37 degrees 14 minutes West along the Northeast side of a 15.0 feet wide right of way hereinafter more fully described 49.3 feet to a stone; (2) North 40 degrees no minutes East 115.80 feet to a point in the middle of Glenbrook Avenue thence along the middle line of Glenbrook Avenue the two following courses and distances, (1) South 52 degrees 28 minutes East 16.06 feet to a point , (2) South 53 degrees 48 minutes East 20.44 feet to the place of beginning.

BEING known as 816-18 Glenbrook Avenue.

PREMISES D:

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Radnor Township, Delaware County, Pennsylvania, described according to a survey and Plan hereof made by M.R. and J. B. Yerkes, made May 2, 1945, as follows, to wit:

BEGINNING at a point in the middle line of Glenbrook Avenue now known as Railroad, said point is at the distance of 208.05 feet measured Northwesterly along the middle line of Glenbrook Avenue, from its intersection with the middle line of Haverford Road, said point of intersection being at the distance of 66.25 feet measured North 29 degrees 48 minutes West from the middle line of Bryn Mawr Avenue, thence leaving Glenbrook Avenue by other land of Anne Vauclain the two following courses and distances, (1) South 40 degrees no minutes West 115.80 feet to a stone; (2) thence North 37 degrees 14 minutes West along the Northeast side of a 15.0 feet wide right of way hereinafter more

fully described 65.8 feet to a stone in line of land of the Philadelphia and Western Railway Company; thence by same North 58 degrees 02 minutes East 105.10 feet to a point in the middle of Glenbrook Avenue; thence along the same South 52 degrees 28 minutes East 31.79 feet to the place of beginning.

BEING Known as 820-22 Glenbrook Avenue.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of a right-of way (15.0 feet wide) to be used by 214 Bryn Mawr Avenue, 816, 818, 820, 822 Glenbrook Avenue and described as follows, BEGINNING at a point on the North side of Bryn Mawr Avenue (40.0 feet wide) at the distance of 20.0 North 8 degrees, 44 minutes West from a point in the middle of Bryn Mawr Avenue, said point is at the distance of 182.33 feet measured South 81 degrees, 16 minutes West from its intersection with the middle line of Haverford Road, thence from the beginning point along the North side of Bryn Mawr Avenue South 81 degrees, 16 minutes West 15.0 feet to a point; thence leaving Bryn Mawr Avenue by land of Anne Vauclain the four following courses and distances (1) North 8 degrees, 44 minutes West 10.82 feet to a point; (2) North 55 degrees, 02 minutes West 18.25 feet to a point; (3) North 52 degrees, 45 minutes 52.69 feet to a point; (4) North 37 degrees, 14 minutes West 118.52 feet to a point in line of land of Philadelphia and Western Railway Company, thence by same North 58 degrees, 02 minutes East 15.06 feet to a point, thence by land of Anne Vauclain South 37 degrees, 14 minutes East 115.10 feet to a point; thence by land of others to whom no rights to said right of way have been granted, the three following courses and distances, (1) South 52 degrees 45 minutes East 50.05 feet to a point; (2) South 55 degrees, 02 minutes East 24.06 feet to a point; (3) South 8 degrees, 44 minutes East 17.23 feet to the place of beginning.

As to Premises A

Being the same premises which The Bryn Mawr Hospital, a Pennsylvania non-profit corporation by Deed in Confirmation dated 1-18-1984 and recorded 8-7-1984 in Delaware County in Volume 177 Page 1253 conveyed unto BMH Realty Corporation, a Pennsylvania non-profit corporation, in fee.

As to Premises B, C and D

Being the same premises which The Bryn Mawr Hospital, a Pennsylvania non-profit corporation by Deed in Confirmation dated 1-18-1984 and recorded 8-7-1984 in Delaware County in Volume 177 Page 1246 conveyed unto BMH Realty Corporation, a Pennsylvania non-profit corporation, in fee.

And the said BMH Realty Corporation, a Pennsylvania non-profit corporation, is now known as Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation.

UNDER AND SUBJECT to all covenants, conditions, restrictions, easements, rights of way and reservations of record, to the effect valid, subsisting and enforceable,

FURTHER UNDER AND SUBJECT to the following restrictions, covenants, and conditions, which shall run with the land:

For so long as Main Line Hospitals, Inc. or any of its affiliates or any of their respective successors or assigns owns or operates any of the land or properties known as the Bryn Mawr Hospital and its surrounding and adjacent campus, including without limitation, the hospital buildings, the Gerhard building, the Founder's Building, 825 Old Lancaster Road, or the North Medical Office Building, neither all nor any portion of the premises conveyed pursuant to this Deed shall be owned, leased, licensed or otherwise used by or for any Competing Business. For purposes hereof, "Competing Business" means any person or entity which engages in any of the following uses: hospitals, medical clinics, medical offices (including physician practices, physician groups, osteopathic, and podiatric offices and services), ambulatory care services, ambulatory surgery services, in-patient or out-patient or clinical services, physical therapy, work hardening, occupational therapy services, rehabilitation services, home health services, diagnostic imaging and other diagnostic or therapeutic services, clinical/reference laboratory services, health and welfare services, and academic medical centers, or any other business or practice providing health care services.;

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**Under and Subject**, as aforesaid.

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set its hand and seal. Dated the day and year first above written.

MAIN LINE REALTY CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION, FORMERLY KNOWN AS BMH REALTY CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION

By: [Signature]  
Name: John J. Lynch  
Title: President

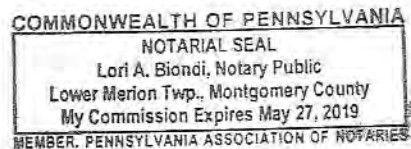
Commonwealth of Pennsylvania }  
County of ~~Delaware~~ Montgomery } ss

AND NOW, this 18 day of April, 2016 before me, the undersigned Notary Public, appeared John J. Lynch who acknowledged himself/herself to be the President (title) of Main Line Realty Corporation, a Pennsylvania Non-Profit Corporation formerly known as BMH Realty Corporation, and he/she, as such President (title) being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President (title).

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Lori A. Biondi  
Notary Public  
My commission expires May 27, 2019

The precise residence and the complete post office address of the above-named Grantee is:



\_\_\_\_\_  
On behalf of the Grantee



# Deed

FOLIO # 36-05-02856-00 (A),  
36-05-03031-00 (B), 36-05-03032-00 (C)  
and 36-05-03033-00 (D)

Main Line Realty Corporation, a  
Pennsylvania Non-Profit Corporation  
formerly known as BMH Realty  
Corporation,  
TO

Glenbrook Avenue Investors LLC, a  
Pennsylvania Limited Liability Company

## PREMISES:

214 Bryn Mawr Avenue (A), 812-814  
Glenbrook Ave. (B), 816-818 Glenbrook  
Ave. (C), 820-822 Glenbrook Ave. (D),  
Bryn Mawr, PA 19010

Brandywine Abstract Company, LP  
615 Old Lancaster Road  
Bryn Mawr, PA 19010  
Telephone: 610-519-9300 Fax: 610-519-9301

January 22, 2020

Dear Neighbor,

**RE: Land Development Application #2020-D-02  
812-822 Glenbrook Avenue – Preliminary Land Development Plan**

We have applied to Radnor Township for the approval of a Preliminary Land Development Plan at the above location to re-construct an existing mixed-use building with 2 residential units and a day care to a new-mixed use building with 3 residential units.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at a scheduled meeting on **Monday February 3, 2020**.

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087.

Sincerely,



William Daggett, EIT  
Staff Civil Engineer III

=====

BRYN MAWR  
16 N BRYN MAWR AVE  
BRYN MAWR, PA 19010-9998  
410992-0010  
(800)275-8777  
01/23/2020 12:59 PM

=====

| Product                | Qty | Unit Price | Price   |
|------------------------|-----|------------|---------|
| CTOM - Firm - Domestic | 49  | \$0.41     | \$20.09 |
| CTOM - Firm - Domestic | 38  | \$0.41     | \$15.58 |
| CTOM - Firm - Domestic | 49  | \$0.41     | \$20.09 |
| Total:                 |     |            | \$55.76 |

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Debit Card Remit'd \$55.76  
(Card Name:VISA)  
(Account #:XXXXXXXXXX0043)  
(Approval #)  
(Transaction #:173)  
(Receipt #:013306)  
(Debit Card Purchase:\$55.76)  
(Cash Back:\$0.00)  
(AID:A0000000980840 Chip)  
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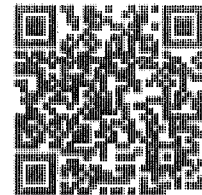
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| USPS Tracking/Article Number | Addressee (Name, Street, City, State, & ZIP Code™)                                                | Postage | (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |
|------------------------------|---------------------------------------------------------------------------------------------------|---------|---------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| 1.                           | 819 GLENBROOK AVE LLC<br>2301 PHEASANT HILL LA<br>MALVERN, PA 19355                               |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                           | 864 COUNTY LINE RD<br>P O BOX 1<br>BRYN MAWR, PA 19010                                            |         | 0000                |                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                           | 934 COUNTY LINE ROAD ASSOCIATES LLC<br>934 COUNTY LINE RD<br>BRYN MAWR, PA 19010                  |         | 0000                |                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                           | ALVARE GAYNOR PROPERTIES<br>890 COUNTY LINE RD                                                    |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                           | U.S. POSTAGE PAID<br>BRYN MAWR, PA<br>19010<br>JAN 23, 20<br>AMOUNT<br>\$20.09<br>R2305H127929-09 |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                           | 0000                                                                                              |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                           | BARIKOE FAMILY TRUST<br>P O BOX 484<br>BRYN MAWR, PA 19010                                        |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                           | BENTZ PAMELA H<br>849 GLENBROOK AVE<br>BRYN MAWR, PA 19010                                        |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |

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JAN 23, 20  
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| 1.                                                                                                  | Addressee (Name, Street, City, State, & ZIP Code™)<br>THE BIRTH CENTER<br>918 COUNTY LINE RD<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                                                                                                  | BONO KATHARINE<br>857 GLENBROOK AVE<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                                                                                                  | BOWMAN VALERIE B & SMITH KRISTINE B<br>716 AUBREY AVE<br>ARDMORE, PA 19003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                                                                                                  | BOWMAN VALERIE<br>138 MONTROSE AVE #47<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                                                                                                  | BROWER RICHARD O JR<br>241 BRYN MAWR AVE<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                                                                                                  | BRUNNER KEITH E & LISA SCARDECCHIO<br>891 GLENBROOK AVE<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                             |                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                                                                                                  | BRYN MAWR HOSPITAL REALTY CORP<br>BRYN MAWR AVE<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                             |                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                                                                                                  | BRYN MAWR HOSPITAL REALTY CORP<br>C/O HALFPENNY MGMT CO<br>PO BOX 739<br>ARDMORE, PA 19003<br>Postmaster, Per (Name of receiving employee)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |                 |                            |               |                   |         |          |        |        |        |          |        |
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 AMOUNT  
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 R2305H127929-09



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**924 COUNTY LINE ROAD**  
**BRYN MAWR, PA 19010**

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**Postmark with Date of Receipt.**

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  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
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|------------------------------|----------------------------------------------------------------------|---------|---------------------|---------------------------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|--------|
| 1.                           | BUCHANAN PROPERTIES LLC<br>890 COUNTY LINE RD<br>BRYN MAWR, PA 19010 |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 2.                           | CAMDEN PROPERTIES INC<br>132 BALA AVE<br>BALA CYNWYD, PA 19004       |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 3.                           | CAMPANALE JOSEPH F<br>236 LANDOVER RD<br>BRYN MAWR, PA 19010         |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 4.                           | CANTY CAMISHA<br>9 COURTNEY CIR<br>BRYN MAWR, PA 19010               |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 5.                           | CANZATER JOAN C<br>723 BROOK ST<br>BRYN MAWR, PA 19010               |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 6.                           | CARTLIDGE WILLIAM M<br>326 E MANOA RD<br>HAVERTOWN, PA 19083         |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 7.                           | CARTER JANET B<br>232 LANDOVER RD<br>BRYN MAWR, PA 19010             |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 8.                           | CARROLL EDNA & STEPHANIE L<br>721 BROOK ST<br>BRYN MAWR, PA 19010    |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |



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PS Form 3877, January 2017 (Page 1 of 2)

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**Firm Mailing Book For Accountable Mail**

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**MOMENE, INC**  
**924 COUNTY LINE ROAD**  
**BRYN MAWR, PA 19010**

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|-----------------------------------------|-----------------------------------------------------------------------------|---------|---------------------|------------------------------------------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|--|
| 1.                                      | CARVALHO LUCEMARE SANTOS<br>200 LANDOVER RD<br>BRYN MAWR, PA 19010          |         |                     |                                                |                            |               |                   |         |          |        |        |        |          |        |  |
| 2.                                      | CHANDLER DANIEL J & AMANDA LYNN<br>13 BEATRICE DRIVE<br>BRYN MAWR, PA 19010 |         |                     |                                                |                            |               |                   |         |          |        |        |        |          |        |  |
| 3.                                      | COFFEY JOHN L & GEORGEANN M<br>1717 TOWNE DR<br>WEST CHESTER, PA 19380      |         |                     |                                                |                            |               |                   |         |          |        |        |        |          |        |  |
| 4.                                      | DAVIS CHRISTOPHER S<br>155 PENNSYLVANIA AVE<br>BRYN MAWR, PA 19010          |         |                     |                                                |                            |               |                   |         |          |        |        |        |          |        |  |
| 5.                                      | DAVIS HUNTER B & KATHERYNE W<br>719 MILLER ST<br>BRYN MAWR, PA 19010        |         |                     |                                                |                            |               |                   |         |          |        |        |        |          |        |  |
| 6.                                      | DDG DEVELOPMENT<br>2045 HOLLIS RD<br>LANSDALE, PA 19446                     |         |                     |                                                |                            |               |                   |         |          |        |        |        |          |        |  |
| 7.                                      | DEAN WILLIAM T<br>731 MOORE AVE<br>BRYN MAWR, PA 19010                      |         |                     |                                                |                            |               |                   |         |          |        |        |        |          |        |  |
| 8.                                      | DECESARE COLLEEN & JENNIFER<br>710 MOORE AVE<br>BRYN MAWR, PA 19010         |         |                     |                                                |                            |               |                   |         |          |        |        |        |          |        |  |
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|-----------------------------------------|------------------------------------------------------------------------------|----------------------------------------------|---------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| 1.                                      | DIMARTINO YOLANDA<br>157 PENNSYLVANIA AVE<br>BRYN MAWR, PA 19010             |                                              |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                                      | DRAGUS LINDA L & WOLF KEVIN D<br>727 MOORE AVE<br>BRYN MAWR, PA 19010        |                                              |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                                      | GRAVES SHIRLEY P<br>718 BROOK ST<br>BRYN MAWR, PA 19010                      |                                              |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                                      | E HAVERFORD ASSOCIATES LLC<br>756-758 HAVERFORD ROAD<br>BRYN MAWR, PA 19010  |                                              |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                                      | E HAVERFORD ASSOCIATES LLC<br>958 COUNTY LINE RD #201<br>BRYN MAWR, PA 19010 |                                              |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                                      | EXECUTIVE PROPERTY MANAGEMENT<br>PO BOX 174<br>VILLANOVA, PA 19085           |                                              |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                                      | FALCONE CHARLES P<br>86 WEST EAGLE RD<br>HAVERTOWN, PA 19083                 |                                              |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                                      | FERREIRA VANDELICE<br>202 LANDOVER RD<br>BRYN MAWR, PA 19010                 |                                              |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
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| <b>MOMENE, INC</b><br><b>924 COUNTY LINE ROAD</b><br><b>BRYN MAWR, PA 19010</b> |  | <input type="checkbox"/> Adult Signature Required<br><input type="checkbox"/> Adult Signature Restricted Delivery<br><input type="checkbox"/> Certified Mail<br><input type="checkbox"/> Certified Mail Restricted Delivery<br><input type="checkbox"/> Collect on Delivery (COD)<br><input type="checkbox"/> Insured Mail<br><input type="checkbox"/> Priority Mail |  | <input type="checkbox"/> Priority Mail Express<br><input type="checkbox"/> Registered Mail<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Signature Confirmation<br><input type="checkbox"/> Signature Confirmation Restricted Delivery |  | Postage | (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |
|                                                                                 |  | USPS Tracking/Article Number<br>1.                                                                                                                                                                                                                                                                                                                                   |  | Addressee (Name, Street, City, State, & ZIP Code™)<br>FIORILLO JOSEPH A & ELYSE J<br>& DAVIS MICHAELA<br>PO BOX 174<br>VILLANOVA, PA 19085                                                                                                                                      |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                                                                              |  | FOSTER ROSE<br>711 MOORE AVE<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                 |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                                                                              |  | FRANDSEN SIGRID M<br>212 LANDOVER RD<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                 |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                                                                              |  | GARDNER FOX<br>919 GLENBROOK AVE<br>BRYN MAWR, PA 19010<br>GARDNER FOX PENNINGTON<br>REAL ESTATE PRTSH<br>917 GLENBROOK AVE<br>BRYN MAWR, PA 19010<br>GARDNER FOX & PENNINGTON<br>REAL ESTATE PARTNERSHIP<br>925 GLENBROOK AVE<br>BRYN MAWR, PA 19010                                                                                                                |  |                                                                                                                                                                                                                                                                                 |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                                                                              |  | GLENBROOK AVENUE INVESTORS LLC<br>931 HAVERFORD ROAD<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                 |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                                                                              |  | GLENCOUNTY LTD<br>1100 RED ROSE LANE<br>VILLANOVA, PA 19085                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                 |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                 |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                 |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
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|-----------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------|---------------------|---------------------------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|--------|
| 1.                                      | GOOD LIVING INVESTMENTS INC<br>510 DEER POINTE ROAD<br>WEST CHESTER, PA 19382 |                                                |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 2.                                      | GOTTFRIED MARC<br>722 MOORE AVE<br>BRYN MAWR, PA 19010                        |                                                |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 3.                                      | GRAVES JERRY L & MARY E<br>717 MILLER ST<br>BRYN MAWR, PA 19010               |                                                |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 4.                                      | GROSS KENNETH S & KRISTINE L<br>P O BOX 490<br>CONCORDVILLE, PA 19331         |                                                |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 5.                                      | GROSSMAN ANNE B<br>8 BEATRICE DR<br>BRYN MAWR, PA 19010                       |                                                |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 6.                                      | GUILLEN SINDY L<br>719 BROOK ST<br>BRYN MAWR, PA 19010                        |                                                |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 7.                                      | HAHN TAE Y<br>2878 EASTBURN RD<br>BROOMALL, PA 19008                          |                                                |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| 8.                                      | HALBERT BRANDON P<br>252 KENT RD<br>WYNNWOOD, PA 19096                        |                                                |                     |                                 |                            |               |                   |         |          |        |        |        |        |
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(Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1.

HALL CURTIS & ZELEZNY SERENA  
 9 BEATRICE DR  
 BRYN MAWR, PA 19010

2.

HARDY BENJAMIN & ELIZABETH  
 1270 S LEOPARD RD  
 BERWYN, PA 19312

3.

HARRIS ALEXANDER L  
 & SCHWEITZER JOHANNA C  
 216 LANDOVER RD  
 BRYN MAWR, PA 19010

4.

HARSOULAS TINA & TSIHLAS HELEN H  
 883 MISSION WAY  
 SACRAMENTO, CA 95819

5.

HEMCHER LISA M  
 261 WILLIAMS RD  
 ROSEMONT, PA 19010

6.

HEMCHER JOHN J  
 317 ROCKINGHAM RD  
 ROSEMONT, PA 19010

7.

HOPKO JOSEPH & NANCY C SHARTS  
 11 BEATRICE DR  
 BRYN MAWR, PA 19010

8.

HYDROCEPHALUS EQUALITY ADVOCAC  
 1121 GREENTREE LA  
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| <b>UNITED STATES POSTAL SERVICE®</b><br><br><b>MOMENEE, INC</b><br><b>924 COUNTY LINE ROAD</b><br><b>BRYN MAWR, PA 19010</b> |                                                                                          | <input type="checkbox"/> Adult Signature Required<br><input type="checkbox"/> Adult Signature Restricted Delivery<br><input type="checkbox"/> Certified Mail<br><input type="checkbox"/> Certified Mail Restricted Delivery<br><input type="checkbox"/> Collect on Delivery (COD)<br><input type="checkbox"/> Insured Mail<br><input type="checkbox"/> Priority Mail<br><input type="checkbox"/> Priority Mail Express<br><input type="checkbox"/> Registered Mail<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Signature Confirmation<br><input type="checkbox"/> Signature Confirmation Restricted Delivery |  | Postage                                                                                        | (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |  |
|                                                                                                                              |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | Addressee (Name, Street, City, State, & ZIP Code™)                                             |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
| 1.                                                                                                                           | INTERNATIONAL MATERIALS INC<br>936 COUNTY LINE RD<br>BRYN MAWR, PA 19010                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
| 2.                                                                                                                           | IRON KEY PROPERTIES LLC<br>728 MOORE AVE<br>BRYN MAWR, PA 19010                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
| 3.                                                                                                                           | JEFFIRES VIRGINIA W<br>713 MOORE AVE<br>BRYN MAWR, PA 19010                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
| 4.                                                                                                                           | JEWISH FEDERATION OF GREATER PHILADELPHIA<br>272 BRYN MAWR AVE<br>BRYN MAWR, PA 19010    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
| 5.                                                                                                                           | JEWISH FEDERATION OF GREATER PHILADELPHIA<br>2100 ARCH ST #700<br>PHILADELPHIA, PA 19103 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
| 6.                                                                                                                           | JGVS LP<br>936 COUNTY LINE RD<br>BRYN MAWR, PA 19010                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
| 7.                                                                                                                           | JOY B MCGOWAN TRUST<br>P O BOX 1180<br>BRYN MAWR, PA 19010                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
| 8.                                                                                                                           | KEELEY SCOTT<br>205 ROLLING RD<br>BROOMALL, PA 19008                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |  |
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| 1.                           | KERSTING ERASMUS KRITSOFFER & MAUREEN PATRICIA<br>2 BEATRICE DR<br>BRYN MAWR, PA 19010 |                     |                                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                           | KULKARNI MONISH<br>1011 CHESTNUT ST #504E<br>PHILADELPHIA, PA 19107                    |                     |                                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                           | LARK PROPERTIES LLC<br>122 PIQUA CIRCLE<br>BERWYN, PA 19312                            |                     |                                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                           | LEE HOWARD & TRAN NGOC<br>911 GLENBROOK AVE<br>BRYN MAWR, PA 19010                     |                     |                                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                           | LI SCOTT & VOONG SARAH<br>719 MOORE AVE<br>BRYN MAWR, PA 19010                         |                     |                                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                           | LIND ROGER<br>344 S DEVON AVE<br>WAYNE, PA 19087                                       |                     |                                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                           | LIU H EDWARD & NORA K<br>844 COUNTY LINE RD<br>BRYN MAWR, PA 19010                     |                     |                                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                           | LUETTGEN GARRETT & HENRICHSEN JENNIFER<br>939 GLENBROOK AVE<br>BRYN MAWR, PA 19010     |                     |                                 |                            |               |                   |         |          |        |        |        |          |        |



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Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office



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|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------|---------|---------------------|---------------------------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|--------|
| <b>MOMENEY, INC</b><br>924 COUNTY LINE ROAD<br>BRYN MAWR, PA 19010 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.                           | LUYAAS BRENT & CURTAZ JESSICA<br>725 MILLER ST<br>BRYN MAWR, PA 19010         |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2.                           | MAD REAL ESTATE 360 LLC<br>5142 BOND AVE<br>DREXEL HILL, PA 19026             |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3.                           | MALLON TERESA<br>848 COUNTY LINE RD<br>BRYN MAWR, PA 19010                    |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4.                           | MARENCO PEDRO J & KATHERINE N<br>7 BEATRICE DR<br>BRYN MAWR, PA 19010         |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5.                           | MARCHESANI ANTHONY & ROBIN<br>1714 RIDGEWAY RD<br>HAVERTOWN, PA 19083         |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 6.                           | MASTRANGELO SALVATORE M<br>219 EXCALIBUR DRIVE<br>NEWTOWN SQUARE, PA 19073    |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7.                           | MCCOWN DONALD A JR & GAIL B<br>909 GLENBROOK AVE<br>BRYN MAWR, PA 19010       |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 8.                           | MCGOWAN BRIAN J JR<br>& BRENDAN M<br>937 GLENBROOK AVE<br>BRYN MAWR, PA 19010 |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |
| Total Number of Pieces Listed by Sender: <b>8</b>                  | Total Number of Pieces Received at Post Office: <b>8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              | Postmaster, Per (Name of receiving employee)                                  |         |                     |                                 |                            |               |                   |         |          |        |        |        |        |

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- Priority Mail Express
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- Signature Confirmation Restricted Delivery

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|------------------------------|------------------------------------------------------------------------------|---------|---------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| 1.                           | MILLER MERLINE<br>727 BROOK ST<br>BRYN MAWR, PA 19010                        |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                           | MOFFA ANTHONY & LORI<br>214 LANDOVER RD<br>BRYN MAWR, PA 19010               |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                           | MUNGO DAVID C<br>223 BROOK ST<br>BRYN MAWR, PA 19010                         |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                           | NORTON LAWRENCE J TRUST<br>734 MOORE AVE<br>BRYN MAWR, PA 19010              |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                           | PAONE ANTHONY<br>3330 MILL ROAD<br>COLLEGEVILLE, PA 19426                    |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                           | PECO ENERGY COMPANY<br>2301 MARKET ST<br>PHILADELPHIA, PA 19101              |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                           | PHIBBS EMMA L & STELL BRYAN<br>144 PARK AVE - APT #1<br>SWARTHMORE, PA 19081 |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                           | PICCHIONI CHARLES A<br>534 OLIVIA WAY<br>LAFAYETTE HILL, PA 19444            |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |



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PS Form 3877, January 2017 (Page 1 of 2)

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|-----------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| 1.                                      | PIETROPAOLO JOSPEHINA<br>2712 S KENT RD<br>BROOMALL, PA 19008                                          |                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                                      | POPOV ANATOLIY VELTEROVICH &<br>ANIKEYEVA NADEZHDA NIKOLAYEVNA<br>6 BEATRICE DR<br>BRYN MAWR, PA 19010 |                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                                      | PORTER DANIEL R<br>717 MOORE AVE<br>BRYN MAWR, PA 19010                                                |                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                                      | QUINN JAMES C & ANDREA S<br>727 MILLER ST<br>BRYN MAWR, PA 19010                                       |                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                                      | RADWYN APARTMENTS LP<br>18TH & WALNUT STS<br>PHILA, PA 19103                                           |                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                                      | RAMUS DANA MANON<br>846 COUNTYLINE RD<br>BRYN MAWR, PA 19010                                           |                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                                      | RAYCHAUDHURI SUBHASHIS<br>& MAO WEN<br>5 BEATRICE DR<br>BRYN MAWR, PA 19010                            |                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                                      | ROBINSON JOHN F<br>& YOUNG MARGARET O<br>206 LANDOVER RD<br>BRYN MAWR, PA 19010                        |                                                |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
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Signature Confirmation Restricted Delivery  
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Certified Mail Restricted Delivery
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Priority Mail
Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

Table with 12 columns: USPS Tracking/Article Number, Addressee (Name, Street, City, State, & ZIP Code), Postage (Extra Service) Fee, Handling Charge, Actual Value if Registered, Insured Value, Due Sender if COD, ASR Fee, ASRD Fee, RD Fee, RR Fee, SC Fee, SCRD Fee, SH Fee. Contains 8 rows of recipient data.

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| USPS Tracking/Article Number            | Addressee (Name, Street, City, State, & ZIP Code™)                                 | Postage                                      | (Extra Service) Fee | Handling Charge - If Registered and Insured Value | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |
|-----------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------|---------------------|---------------------------------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| 1.                                      | SHEA JOHN M<br>1 STONEHENGE LN<br>MALVERN, PA 19355                                |                                              |                     |                                                   |               |                   |         |          |        |        |        |          |        |
| 2.                                      | SHEWALE SWAPNIL V<br>& SONAWANE POONAM S<br>234 LANDOVER RD<br>BRYN MAWR, PA 19010 |                                              |                     |                                                   |               |                   |         |          |        |        |        |          |        |
| 3.                                      | SHI HENG<br>1 BEATRICE DR<br>BRYN MAWR, PA 19010                                   |                                              |                     |                                                   |               |                   |         |          |        |        |        |          |        |
| 4.                                      | SISTERS TO SONS LLC<br>881 GLENBROOK AVE<br>BRYN MAWR, PA 19010                    |                                              |                     |                                                   |               |                   |         |          |        |        |        |          |        |
| 5.                                      | SOUTH BRYN MAWR AVE ASSOC LLC<br>245 BRYN MAWR AVENUE<br>BRYN MAWR, PA 19010       |                                              |                     |                                                   |               |                   |         |          |        |        |        |          |        |
| 6.                                      | SMITH JEFFREY & PAUL<br>432 PENN VALLEY RD<br>NARBERTH, PA 19072                   |                                              |                     |                                                   |               |                   |         |          |        |        |        |          |        |
| 7.                                      | STRAIN ROBERT BRIAN<br>900 GLENBROOK AVE<br>BRYN MAWR, PA 19010                    |                                              |                     |                                                   |               |                   |         |          |        |        |        |          |        |
| 8.                                      | STRAYER SUZETT<br>410 ROSLYN LA<br>WYNNWOOD, PA 19096                              |                                              |                     |                                                   |               |                   |         |          |        |        |        |          |        |
| Total Number of Pieces Listed by Sender |                                                                                    | Postmaster, Per (Name of receiving employee) |                     |                                                   |               |                   |         |          |        |        |        |          |        |
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| MOMENE, INC<br>924 COUNTY LINE ROAD<br>BRYN MAWR, PA 19010 |  | <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express<br><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail<br><input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation<br><input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery<br><input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery<br><input type="checkbox"/> Priority Mail |  |                                                    |  |  |  |                                              |  |  |  | Postage<br>(Extra Service) Fee<br>Handling Charge<br>Actual Value if Registered<br>Insured Value<br>Due Sender if COD<br>ASR Fee<br>ASRD Fee<br>RD Fee<br>RR Fee<br>SC Fee<br>SCRD Fee<br>SH Fee |  |  |  |  |  |  |  |  |  |
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| 1.                                                         |  | WATTLES JR RICHARD G & KAREN E<br>593 UPPER GULPH ROAD<br>WAYNE, PA 19087                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                    |  |  |  |                                              |  |  |  |                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| 2.                                                         |  | WAWA INC<br>260 BALTIMORE PIKE<br>WAWA, PA 19063                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                    |  |  |  |                                              |  |  |  |                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| 3.                                                         |  | THE WDE GROUP LLC<br>676 GLENMARY RD<br>WAYNE, PA 19087                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                    |  |  |  |                                              |  |  |  |                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| 4.                                                         |  | WOLF KEVIN D & JENNIFER T<br>725 MOORE AVE<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                    |  |  |  |                                              |  |  |  |                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| 5.                                                         |  | WOOTTEN NATHAN VAN<br>905 DELMONT DR<br>WYNNWOOD, PA 19096                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                    |  |  |  |                                              |  |  |  |                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| 6.                                                         |  | WORK AT COLAB LLC<br>450 WARICK RD<br>WYNNWOOD, PA 19096                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                    |  |  |  |                                              |  |  |  |                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| 7.                                                         |  | WRIGHT ALAN & KLINE PAULA<br>714 MOORE AVE<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                    |  |  |  |                                              |  |  |  |                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| 8.                                                         |  | ZEALOR MARGARET A<br>723 MOORE AVE<br>BRYN MAWR, PA 19010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                    |  |  |  |                                              |  |  |  |                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
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|-----------------------------------------|------------------------------------------------------------------------|----------------------------------------------|-----------------|----------------------------|---------------|---------------|---------|----------|--------|----|----|------|--------|
| 1.                                      | SWAHN JOHN F<br>730 MOORE AVE<br>BRYN MAWR, PA 19010                   |                                              |                 |                            |               |               |         |          |        |    |    |      |        |
| 2.                                      | TGR LLC<br>744 PROVIDENCE RD<br>MALVERN, PA 19355                      |                                              |                 |                            |               |               |         |          |        |    |    |      |        |
| 3.                                      | TOGNINI GINA<br>212 WASHINGTON AVE<br>NEWTOWN, PA 18940                |                                              |                 |                            |               |               |         |          |        |    |    |      |        |
| 4.                                      | TUCKER BERNICE<br>204 LANDOVER RD<br>BRYN MAWR, PA 19010               |                                              |                 |                            |               |               |         |          |        |    |    |      |        |
| 5.                                      | VENUTO JOSEPH C & CAROL M<br>114 SYCAMORE DR<br>LANGHORNE, PA 19053    |                                              |                 |                            |               |               |         |          |        |    |    |      |        |
| 6.                                      | VILLANOVA INVESTMENT LLC<br>1576 MCDANIEL DR<br>WEST CHESTER, PA 19380 |                                              |                 |                            |               |               |         |          |        |    |    |      |        |
| 7.                                      | WAN Y SHIH & WEI-HENG SHIH<br>641 HEATHER LA<br>BRYN MAWR, PA 19010    |                                              |                 |                            |               |               |         |          |        |    |    |      |        |
| 8.                                      | WALTERS MELETA<br>208 LANDOVER RD<br>BRYN MAWR, PA 19010               |                                              |                 |                            |               |               |         |          |        |    |    |      |        |
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Handling Charge - if Registered and over \$4

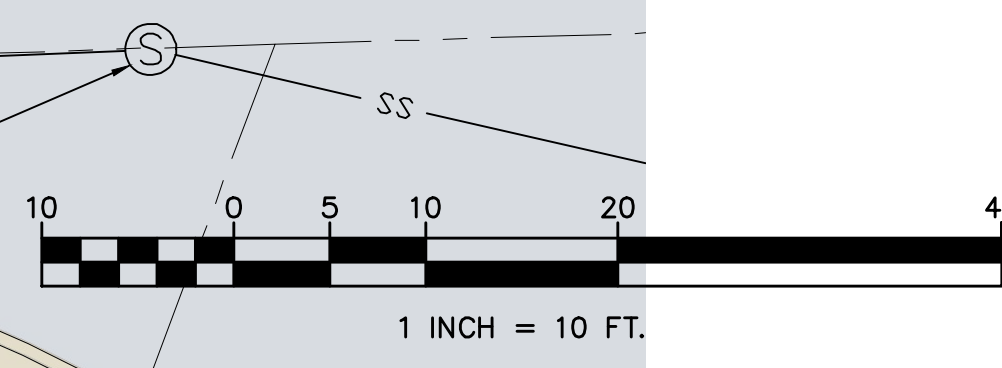
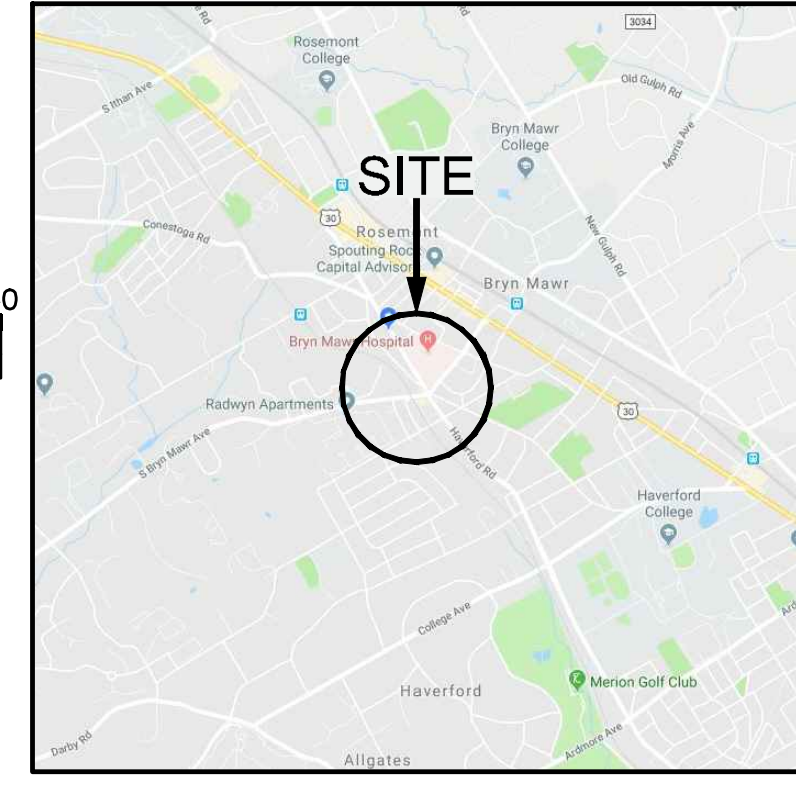
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OWNER/APPLICANT:  
 GLENBROOK AVENUE INVESTORS, LLC  
 C/O TIMOTHY R. RUBIN  
 931 HAVERFORD ROAD  
 BRYN MAWR, PA 19010

LOCATION MAP  
 SCALE: 1" = 2,000'

- PLAN NOTES:**
1. THE INTENTION OF THIS PLAN IS TO SHOW THE PROPOSED DEMOLITION OF THE EXISTING BUILDING NOT IN USE. THE LOT WAS APPROVED FOR A THREE BUILDING RENOVATION/REHAB WHICH INCLUDED A TOTAL OF 14 APARTMENT UNITS. TWO OF THE THREE BUILDINGS HAVE BEEN RENOVATED AND ARE CURRENTLY IN USE. THE LAST BUILDING HAS BEEN DEEMED UNSUITABLE FOR RENOVATION BY A STRUCTURAL ENGINEER.
  2. THE EXISTING BUILDING TO BE DEMOLISHED WAS PREVIOUSLY A MIXED-USE BUILDING CONSISTING OF TWO RESIDENTIAL UNITS ON THE SECOND FLOOR AND A COMMERCIAL UNIT ON THE FIRST FLOOR.
  3. THE RADNOR TOWNSHIP ZONING HEARING BOARD GRANTED APPROVAL FOR CONSTRUCTION OF A THREE-UNIT RESIDENTIAL BUILDING UNDER APPEAL NO. 3046 DATED OCTOBER 17, 2019 PER THE FOLLOWING TWO (2) LIMITATIONS:
    - 3.1. THE PROPOSED NEW STRUCTURE REPLACING THE EXISTING BUILDING SHALL BE ON THE SAME FOOTPRINT AS THE EXISTING BUILDING.
    - 3.2. THE SQUARE FOOTAGE OF THE NEW BUILDING, INCLUDING PARKING, SHALL BE NO GREATER THAN THE EXISTING BUILDING.
  4. AN INTERIOR SQUARE-FOOTAGE SURVEY OF THE EXISTING BUILDING TO BE DEMOLISHED WAS COMPLETED BY MOMENEE, INC ON AUGUST 25, 2019.
    - 4.1. EXISTING BUILDING SQUARE FOOTAGE = 3,666 SF

**ZONING DISTRICT C-1: (LOCAL COMMERCIAL DISTRICT)**

|                       |                  |
|-----------------------|------------------|
| LOT SIZE              | 15,000 SF MIN    |
| WIDTH                 | 100' MIN         |
| BUILDING AREA**       | 25% MAX          |
| FRONT YARD**          | 20' MIN          |
| SIDE YARD**           | 20' MIN          |
| REAR YARD**           | 35% OF LOT DEPTH |
| BUILDING HEIGHT       | 35' MAX          |
| IMPERVIOUS COVERAGE** | 60% MAX          |

\*\*LOT IS EXISTING NONCONFORMING TO TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR APARTMENT UNITS AS LISTED ON THE PLANS PER PARKING REQUIREMENTS WERE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

- REFERENCE PLANS:**
1. THIS PLAN IS REFERENCED FROM THE RADNOR TOWNSHIP APPROVED "GRADING PERMIT PLANS FOR GLENBROOK AVENUE INVESTMENTS, LLC 812-822 GLENBROOK AVENUE" DATED 04/28/16 LAST REVISED 9/12/16.

**EXISTING IMPERVIOUS COVERAGE:**

|            |                    |
|------------|--------------------|
| HOUSE      | 5,871 SF (23.47%)  |
| HARD SCAPE | 12,190 SF          |
| TOTAL      | 18,061 SF (72.50%) |

\*\*IMPERVIOUS COVERAGE WILL NOT CHANGE WITH PROPOSED BUILDING

**EXISTING PARKING CALCULATION:**

|                                                   |                            |
|---------------------------------------------------|----------------------------|
| PER TOWNSHIP PARKING CODE §280-103.B(1)-DWELLINGS | 2 SPACES PER DWELLING UNIT |
| 14 DWELLING UNITS =                               | 28 SPACES REQUIRED         |
| TOTAL PARKING PROVIDED =                          | 29 SPACES                  |
| *INCLUDING 2 HANDICAP SPACES                      |                            |

**TAX PARCEL NUMBER:**  
 PREMISE A: 214 BRYN MAWR AVENUE, PARCEL ID #36-05-02856-00  
 PREMISE B: 812-814 GLENBROOK AVENUE, PARCEL ID #36-05-03031-00  
 PREMISE C: 816-818 GLENBROOK AVENUE, PARCEL ID #36-05-03032-00  
 PREMISE D: 820-822 GLENBROOK AVENUE, PARCEL ID #36-05-03033-00  
 \*LOTS WERE PREVIOUSLY CONSOLIDATED PER REQUEST OF RADNOR TOWNSHIP

**SOURCE OF DEED:**  
 FILE NO. BAC15-0091

**TOTAL AREA: (TO THE TITLE LINE)**  
 27,983 S.F.

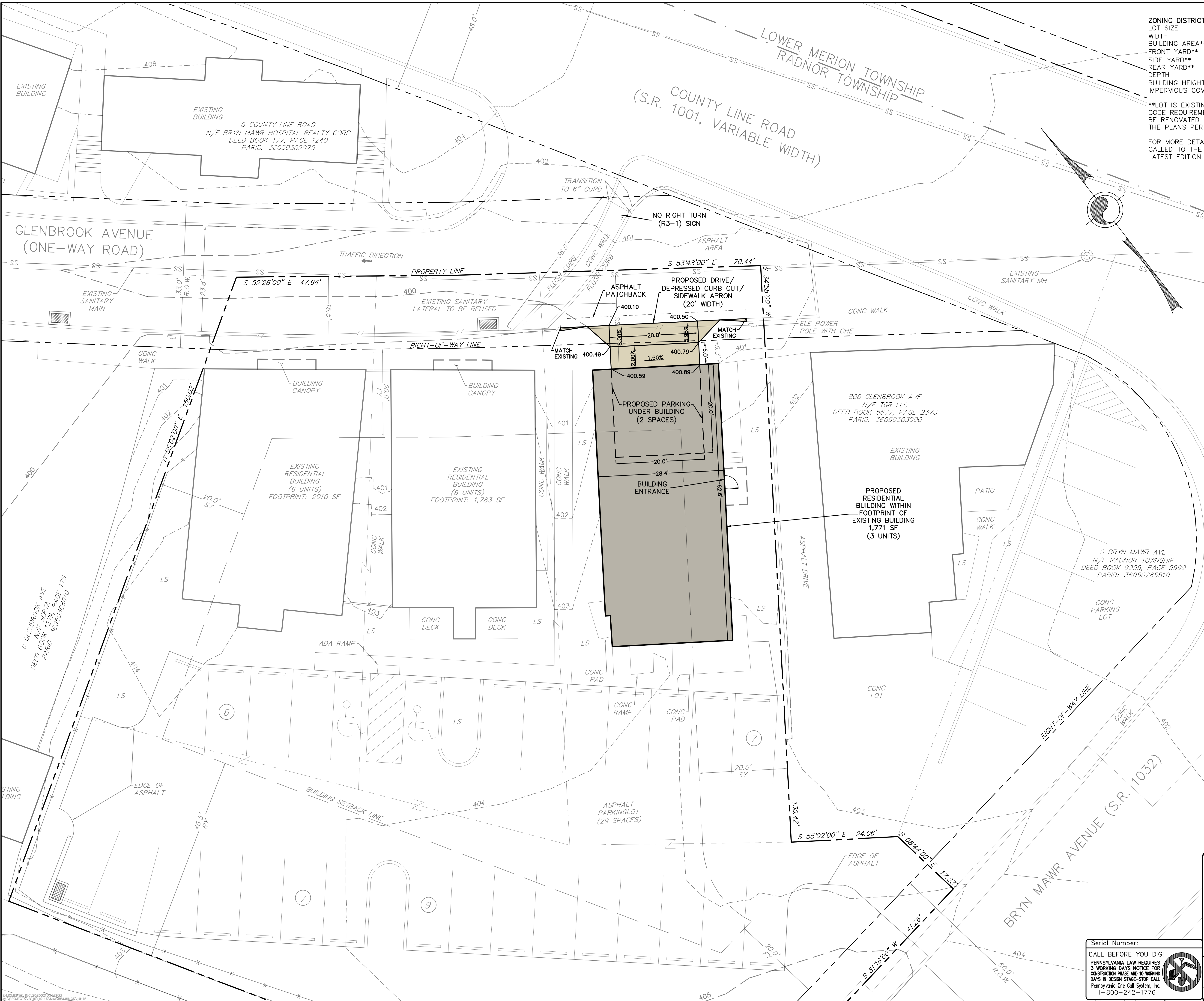
**NET AREA: (TO THE ROAD R/W)**  
 24,912 S.F. (0.572 ACRES)

**LINE/TYPE LEGEND**

|                       |                                 |
|-----------------------|---------------------------------|
| (Solid line)          | EXISTING PROPERTY LINE          |
| (Dashed line)         | EXISTING RIGHT OF WAY           |
| (Dotted line)         | EXISTING BUILDING SETBACK       |
| (Line with 'x' marks) | EXISTING FENCE                  |
| (Line with 'x' marks) | EXISTING EASEMENT               |
| (Line with 'x' marks) | EXISTING EDGE OF CONCRETE       |
| (Line with 'x' marks) | EXISTING ADJOINER PROPERTY LINE |
| (Line with 'x' marks) | EXISTING TOWNSHIP LINE          |
| (Line with 'x' marks) | CONSOLIDATED PROPERTY LINE      |
| (Line with 'x' marks) | EXISTING 2' CONTOUR             |
| (Line with 'x' marks) | EXISTING 10' CONTOUR            |
| (Line with 'x' marks) | EXISTING STORM PIPES            |
| (Hatched area)        | TO BE REMOVED                   |
| (Solid grey area)     | EXISTING BUILDING               |
| (Solid tan area)      | EXISTING CONCRETE               |
| (Solid blue area)     | EXISTING ASPHALT                |
| (Solid green area)    | EXISTING LANDSCAPE              |

|                                                                                                                 |             |                       |                     |
|-----------------------------------------------------------------------------------------------------------------|-------------|-----------------------|---------------------|
| EXISTING CONDITIONS/DEMOLITION                                                                                  |             | FILE NO.:             | 19-116              |
| <p>ENGINEERING   PLANNING   SURVEYING</p> <p>924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030</p> |             |                       |                     |
|                                                                                                                 |             |                       |                     |
| <b>812-822 GLENBROOK AVE</b>                                                                                    |             |                       |                     |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA                                                                |             |                       |                     |
| ONE-CALL:                                                                                                       | 20160630801 | OWNER/APPLICANT:      | TIM RUBIN           |
| DRAWN BY:                                                                                                       | WOD         | 931 HAVERFORD ROAD    | BRYN MAWR, PA 19010 |
| CHECKED BY:                                                                                                     | DRF         |                       |                     |
| REVISIONS PER TOWNSHIP REVIEW                                                                                   | DATE        | COMMENTS              |                     |
| SHEET <b>1</b> OF 4                                                                                             |             | DATE: JANUARY 6, 2020 |                     |
|                                                                                                                 |             | SCALE: 1" = 10'       |                     |

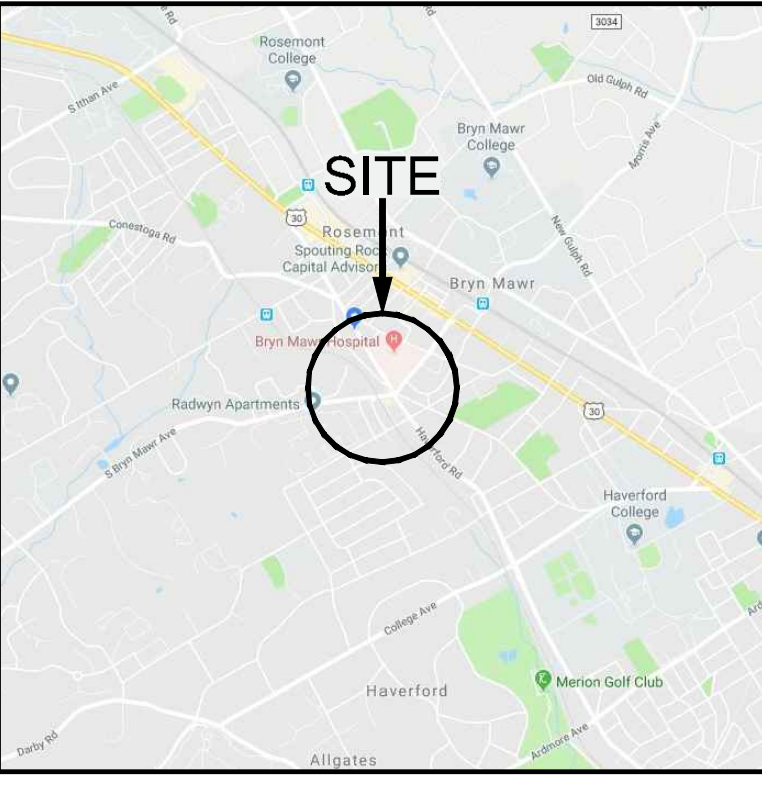
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 MOMENEE, INC. 2020



**ZONING DISTRICT C-1: (LOCAL COMMERCIAL DISTRICT)**  
 LOT SIZE 15,000 SF MIN  
 WIDTH 100' MIN  
 BUILDING AREA\*\* 25% MAX  
 FRONT YARD\*\* 20' MIN  
 SIDE YARD\*\* 20' MIN  
 REAR YARD\*\* 35% OF LOT  
 DEPTH 35' MAX  
 BUILDING HEIGHT 60% MAX  
 IMPERVIOUS COVERAGE\*\*

\*\*LOT IS EXISTING NONCONFORMING PER TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR RESIDENTIAL UNITS AS NOTED ON THE PLANS PER PARKING REQUIREMENTS ARE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.



**PLAN NOTES:**

- THE INTENTION OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF THE THREE-UNIT RESIDENTIAL BUILDING. THE PROPOSED BUILDING WILL INCLUDE TWO (2) PARKING SPACES ON THE FIRST FLOOR ALONG WITH RESIDENTIAL AREA/ACCESS. THE SECOND FLOOR WILL CONSIST OF RESIDENTIAL UNITS NOT TO EXCEED THE APPROVED THREE-UNIT MAXIMUM.
- THE PROPOSED BUILDING PARKING ACCESS WILL BE FROM GLENBROOK AVENUE.
- THE EXISTING SIDEWALK AND CURB ALONG THE FRONTAGE OF THE PROPOSED BUILDING WILL BE RECONSTRUCTED IN PLACE TO ACCOMMODATE FOR ACCESS TO THE PROPOSED PARKING WITHIN THE BUILDING.
- THE PROPOSED BUILDING HEIGHT WAS DISCUSSED WITH THE ZONING HEARING BOARD AND CONCLUDED NOT TO EXCEED THE ADJACENT RESIDENTIAL BUILDING HEIGHTS ALONG WITH MEETING ALL OTHER ZONING REQUIREMENTS.
- THE RADNOR TOWNSHIP ZONING HEARING BOARD GRANTED APPROVAL FOR CONSTRUCTION OF A THREE-UNIT RESIDENTIAL BUILDING UNDER APPEAL NO. 3046 DATED OCTOBER 17, 2019 PER THE FOLLOWING TWO (2) LIMITATIONS:
  - THE PROPOSED NEW STRUCTURE REPLACING THE EXISTING BUILDING SHALL BE ON THE SAME FOOTPRINT AS THE EXISTING BUILDING.
  - THE SQUARE FOOTAGE OF THE NEW BUILDING, INCLUDING PARKING, SHALL BE NO GREATER THAN THE EXISTING BUILDING.

**UTILITY NOTES:**

- THE PROPOSED BUILDING WILL REUSE THE EXISTING BUILDING UTILITY CONNECTIONS IN THE SAME MANNER AND LOCATION.

**REFERENCE PLANS:**

- THIS PLAN IS REFERENCED FROM THE APPROVED "GRADING PERMIT PLANS FOR GLENBROOK AVENUE INVESTMENTS, LLC 812-822 GLENBROOK AVENUE" DATED 04/28/16 LAST REVISED 9/12/16.

**TOTAL AREA: (TO THE TITLE LINE)**

27,983 SF

**NET AREA: (TO THE ROAD R/W)**

24,912 SF

**EXISTING IMPERVIOUS COVERAGE:**

HOUSE 5,871 SF (23.47%)  
 HARD SCAPE 12,190 SF  
 TOTAL 18,061 SF (72.50%)

**PROPOSED IMPERVIOUS COVERAGE:**

HOUSE 5,871 SF (23.47%)  
 HARD SCAPE 12,190 SF  
 TOTAL 18,061 SF (72.50%)

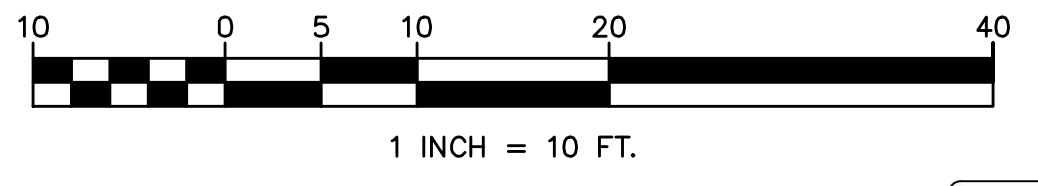
\*\*IMPERVIOUS COVERAGE WILL NOT CHANGE WITH PROPOSED BUILDING/CONSTRUCTION

**PROPOSED PARKING CALCULATION:**

\*PER TOWNSHIP PARKING CODE §280-103.B(1)-DWELLINGS  
 2 SPACES PER DWELLING UNIT  
 15 DWELLING UNITS = 30 SPACES REQUIRED  
 TOTAL PARKING PROVIDED = 31 SPACES  
 \*INCLUDING 2 HANDICAP SPACES

**LINE TYPE LEGEND**

|  |                                |
|--|--------------------------------|
|  | EXISTING ADJONER PROPERTY LINE |
|  | EXISTING PROPERTY LINE         |
|  | EXISTING RIGHT OF WAY          |
|  | EXISTING BUILDING SETBACK      |
|  | EXISTING FENCE                 |
|  | EXISTING EASEMENT              |
|  | EXISTING EDGE OF CONCRETE      |
|  | EXISTING SOILS                 |
|  | EXISTING TOWNSHIP LINE         |
|  | EXISTING TREE LINE             |
|  | EXISTING 2' CONTOUR            |
|  | EXISTING 10' CONTOUR           |
|  | EXISTING STORM PIPES           |
|  | IMPERVIOUS TO BE REMOVED       |
|  | PROPOSED CONCRETE              |
|  | PROPOSED BUILDING              |
|  | EXISTING BUILDING              |
|  | SPOT ELEVATION                 |



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Serial Number:  
 CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE-STOP CALL  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776

|                                                                                                                                                |                            |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------|
| PROPOSED SITE PLAN                                                                                                                             |                            | FILE NO.: 19-116      |
| <br><b>MOMENEE, INC.</b><br>a Karins Company<br>ENGINEERING   PLANNING   SURVEYING<br>924 COUNTY LINE ROAD - BRYN MAWR - PA 19010 610-527-3030 |                            |                       |
| LAND DEVELOPMENT PLAN                                                                                                                          |                            |                       |
| <b>812-822 GLENBROOK AVE</b>                                                                                                                   |                            |                       |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA                                                                                               |                            |                       |
| ONE-CALL: 20160630801                                                                                                                          | OWNER/APPLICANT: TIM RUBIN | SHEET <b>2</b> OF 4   |
| DRAWN BY: WOD                                                                                                                                  | 931 HAVERFORD ROAD         |                       |
| CHECKED BY: DRF                                                                                                                                | BRYN MAWR, PA 19010        | DATE: JANUARY 6, 2020 |
|                                                                                                                                                |                            | SCALE: 1" = 10'       |

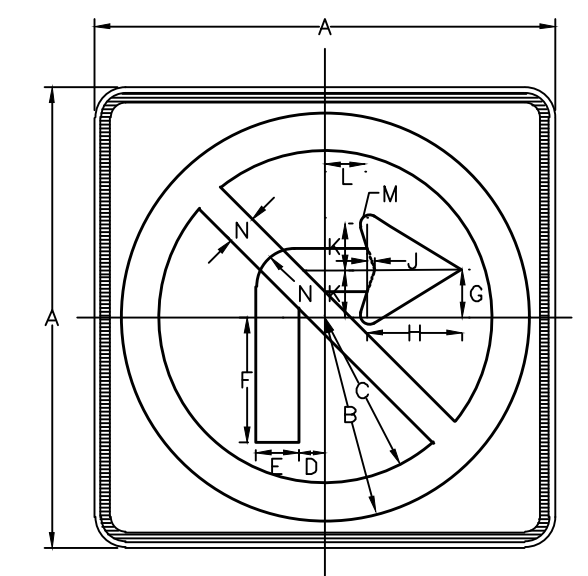


LOCATION MAP  
SCALE: 1" = 2,000'

**LINETYPE LEGEND**

|  |                           |
|--|---------------------------|
|  | EXISTING PROPERTY LINE    |
|  | EXISTING RIGHT OF WAY     |
|  | EXISTING BUILDING SETBACK |
|  | EXISTING FENCE            |
|  | EXISTING EASEMENT         |
|  | EXISTING EDGE OF CONCRETE |
|  | EXISTING SOILS            |
|  | EXISTING TOWNSHIP LINE    |
|  | EXISTING TREE LINE        |
|  | EXISTING 2' CONTOUR       |
|  | EXISTING 10' CONTOUR      |
|  | EXISTING STORM PIPES      |
|  | PROPOSED CONCRETE         |
|  | PROPOSED BUILDING         |
|  | EXISTING BUILDING         |
|  | EXISTING CONCRETE         |
|  | EXISTING ASPHALT          |
|  | EXISTING LANDSCAPE        |

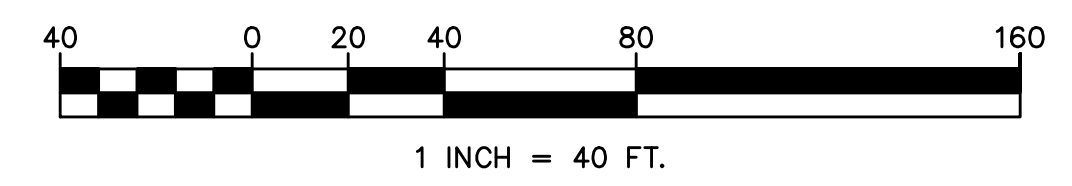
**NO RIGHT TURN SIGN (R3-1)**



COLOR : ARROW AND BORDER BLACK (NON-REFLECTORIZED)  
CIRCLE AND DIAGONAL RED (REFLECTORIZED)  
BACKGROUND WHITE (REFLECTORIZED)

| SIGN SIZE | DIMENSIONS |      |     |     |     |     |      |        |       |       |        |      |   |
|-----------|------------|------|-----|-----|-----|-----|------|--------|-------|-------|--------|------|---|
|           | A          | B    | C   | D   | E   | F   | G    | H      | J     | K     | L      | M    | N |
| 24x24     | 24         | 10.5 | 8.5 | 1.5 | 2.5 | 6.5 | 2.75 | 5.0625 | 0.375 | 2.875 | 2.4375 | 0.50 | 2 |

| SIGN SIZE | MAR-GIN | BDR-DER | BLANK-STD |
|-----------|---------|---------|-----------|
| 24x24     | 0.375   | 0.625   | B3-24     |



**ZONING DISTRICT C-1: (LOCAL COMMERCIAL DISTRICT)**  
 LOT SIZE 15,000 SF MIN  
 WIDTH 100' MIN  
 BUILDING AREA\*\* 25% MAX  
 FRONT YARD\*\* 20' MIN  
 SIDE YARD\*\* 20' MIN  
 REAR YARD\*\* 35% OF LOT  
 DEPTH 35' MAX  
 BUILDING HEIGHT 60' MAX  
 IMPERVIOUS COVERAGE\*\* 60% MAX

\*\*LOT IS EXISTING NONCONFORMING TO TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR APARTMENT UNITS AS LISTED ON THE PLANS PER PARKING REQUIREMENTS WERE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**PLAN NOTES:**  
 THE INTENTION OF THIS PLAN IS TO SHOW THE LOCATION OF EXISTING AND PROPOSED BUILDINGS/IMPERVIOUS COVER WITHIN THE SURROUNDING VICINITY.

**TOTAL AREA: (TO THE TITLE LINE)**  
27,983 SF  
**NET AREA: (TO THE ROAD R/W)**  
24,912 SF

**SOILS INFORMATION**

| SYMBOL | NAME                       | %SLOPE                | HYDROLOGIC GROUP | DRAINAGE     | DEPTH TO WATER TABLE | DEPTH TO BEDROCK |
|--------|----------------------------|-----------------------|------------------|--------------|----------------------|------------------|
| Uu9B   | URBAN LAND-GLENELG COMPLEX | 0 TO 8 PERCENT SLOPES | C                | WELL DRAINED | ≥ 5.0'               | 2-6 FT           |

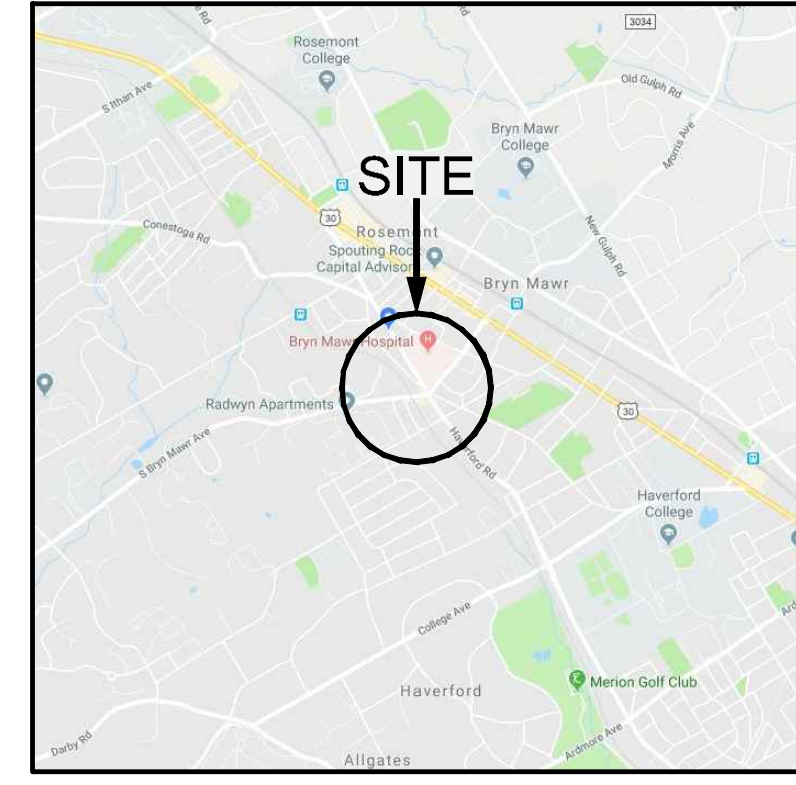
\*\*ENTIRE SITE IS WITHIN AND SURROUNDED BY URBAN LAND-UDORTHERTS (Uu9B) SOILS.

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Serial Number:

CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

|                                                   |                                                                                                           |                            |                                                                 |                                                |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------|------------------------------------------------|
| 1 02/13/20 REVISIONS PER TOWNSHIP REVIEW COMMENTS | VICINITY MAP                                                                                              |                            | FILE NO.: 19-116                                                |                                                |
|                                                   | <br>ENGINEERING   PLANNING   SURVEYING<br>924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030      |                            |                                                                 | <br>DAVID R. FIORELLO<br>ENGINEER<br>PE027479E |
|                                                   | LAND DEVELOPMENT PLAN<br><b>812-822 GLENBROOK AVE</b><br>RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA |                            |                                                                 |                                                |
|                                                   | ONE-CALL: 20160630801                                                                                     | OWNER/APPLICANT: TIM RUBIN |                                                                 |                                                |
| DRAWN BY: WOD                                     | 931 HAVERFORD ROAD<br>BRYN MAWR, PA 19010                                                                 |                            |                                                                 |                                                |
| CHECKED BY: DRF                                   |                                                                                                           |                            | SHEET <b>3</b> OF 4<br>DATE: JANUARY 6, 2020<br>SCALE: 1" = 40' |                                                |

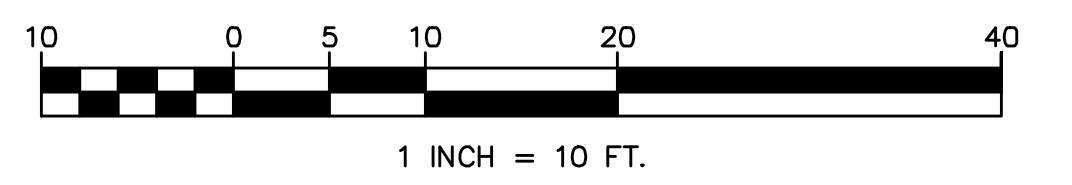


OWNER/APPLICANT:  
 GLENBROOK AVENUE INVESTORS, LLC  
 C/O TIMOTHY R. RUBIN  
 931 HAVERFORD ROAD  
 BRYN MAWR, PA 19010

PLAN NOTES:  
 THE INTENTION OF THIS PLAN IS TO SHOW THE EROSION & SEDIMENT CONTROL MEASURES USED DURING THE RECONSTRUCTION IN PLACE OF THE PROPOSED PROJECT.

- LINETYPE LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - EXISTING BUILDING SETBACK
  - - - EXISTING FENCE
  - - - EXISTING EASEMENT
  - - - EXISTING EDGE OF CONCRETE
  - - - EXISTING ADJOINER PROPERTY LINE
  - - - EXISTING TOWNSHIP LINE
  - - - CONSOLIDATED PROPERTY LINE
  - - - EXISTING 2' CONTOUR
  - - - EXISTING 10' CONTOUR
  - - - EXISTING STORM PIPES
- PROPOSED CONCRETE** (hatched pattern)
- PROPOSED BUILDING** (solid grey)
- EXISTING BUILDING** (solid brown)
- EXISTING CONCRETE** (solid tan)
- EXISTING ASPHALT** (solid blue)
- EXISTING LANDSCAPE** (solid green)
- SPOT ELEVATION** (e.g., 400.95)

- E&S LEGEND**
- SILT FENCE OR SILT SOCK (hatched pattern)
  - INLET PROTECTION (sun symbol)



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|                                                                                                                                                  |             |                    |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|-----------------------|
| EROSION AND SEDIMENT CONTROL PLAN                                                                                                                |             | FILE NO.:          | 19-116                |
| <br><b>MOMENEE, INC.</b><br>a Karins Company<br>ENGINEERING   PLANNING   SURVEYING<br>924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030 |             |                    |                       |
| LAND DEVELOPMENT PLAN                                                                                                                            |             |                    |                       |
| <b>812-822 GLENBROOK AVE</b>                                                                                                                     |             |                    |                       |
| RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA                                                                                                 |             |                    |                       |
| ONE-CALL:                                                                                                                                        | 20160630801 | OWNER/APPLICANT:   | TIM RUBIN             |
| DRAWN BY:                                                                                                                                        | WOD         | 931 HAVERFORD ROAD | BRYN MAWR, PA 19010   |
| CHECKED BY:                                                                                                                                      | DRF         |                    |                       |
| REVISIONS PER TOWNSHIP REVIEW                                                                                                                    | DATE        | COMMENTS           |                       |
| 1                                                                                                                                                | 02/13/20    |                    |                       |
| SHEET <b>4</b> OF 4                                                                                                                              |             |                    | DATE: JANUARY 6, 2020 |
|                                                                                                                                                  |             |                    | SCALE: 1" = 10'       |



**RADNOR TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2020-08**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, AMENDING THE ZONING MAP OF  
RADNOR TOWNSHIP BY REZONING DELAWARE COUNTY TAX  
PARCEL NO. 36-05-03203-00 FROM R-1 RESIDENCE DISTRICT TO  
PI PLANNED INSTITUTIONAL DISTRICT**

**The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to the Zoning Map of Radnor Township as follows:**

**SECTION 1.** Section 280-6 (entitled “Zoning Map”) and the Zoning Map of Radnor Township, which is adopted as part of the Radnor Township Zoning Ordinance, is hereby revised to zone Delaware County Tax Parcel No. 36-05-03203-00, currently zoned R-1 Residence District, to PI Planned Institutional District.

**SECTION 2.** Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**SECTION 3.** Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**SECTION 4.** Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

**ENACTED and ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

BOARD OF COMMISSIONERS,  
RADNOR TOWNSHIP

\_\_\_\_\_  
Robert A. Zienkowski, Secretary

BY: \_\_\_\_\_  
Name:  
Title: President

**ORDINANCE NO. 2019-15**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE TO ALLOW TOWNHOUSE DEVELOPMENTS IN CERTAIN AREAS OF THE C-3 SERVICE COMMERCIAL DISTRICT AND TO PROVIDE REGULATIONS THEREFORE**

**IT IS HEREBY ORDAINED AND ENACTED** by the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania as follows:

**Section 1.**

Chapter 280. Zoning

Article I. §280-4 B. Definitions

The definition of Dwelling in §280-4 B. is hereby amended to add a definition of Townhouse which shall read as follows:

**(4) TOWNHOUSE**

*A dwelling on a lot designed and occupied exclusively as a residence for one (1) family, having independent outside access and attached to but separated from adjoining dwellings by not more than two party walls.*

Article X111. C-3 Service Commercial District

§280-54. Purpose and objectives; application of regulations.

A. C-3 Service Commercial Districts make appropriate provision for a wide range of highway-oriented retail, automotive and heavier service-type business activities which ordinarily require main-highway locations and cater to transient as well as to local customers, **and for an appropriate mix of residential and nonresidential uses.** Among the objectives of C-3 Service Commercial Districts are:

**(4) To buffer adjacent existing and proposed residential uses from commercial uses where there is not access to an Arterial highway.**

§280-55. Use regulations.

A detached **nonresidential** building may be erected or used and a lot may be used or occupied for any one of the following **nonresidential** purposes, provided that the use and conversion of any existing dwelling **to a non-residential use** shall comply with the provisions of **§280-45.**

*Townhouse dwelling units are permitted subject to compliance with the requirements below.*

*I. A townhouse development, provided the site area is located in excess of 450 feet from an arterial street, as defined in §255-6D of the Subdivision and Land Development Ordinance, and is adjacent to or across the street from a Residence District listed in §280-5. Townhouses shall meet the requirements of §280-93.*

J. Accessory uses, as permitted in §280-47J.

§280-56. Area and height regulations.

A. Lot area and width. Every lot shall have a lot area of not less than 30,000 square feet, and such lot shall be not less than 150 feet in width at the building line.

*(1) Lot area and width exception for townhouses. Each townhouse dwelling unit shall meet the lot and area requirements below, provided that a townhouse development may be located on a single lot provided that the development complies with §280-36 (Special regulations for multiple-dwelling groups) and either the Pennsylvania Planned Community Act or the Pennsylvania Condominium Act, and further provided that each townhouse unit demonstrates compliance with the lot area and width requirements below. Except where exceptions are provided below, townhouses shall comply with the requirements of §280-56.*

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*Minimum lot area per dwelling unit 3,250 square feet*

*Minimum lot width for each group of townhouses (3 dwelling units or more)*

*100 feet at building setback line*

*Minimum lot width for each townhouse*

*20 feet*

*Minimum yards:*

*Front-(from curb line)*

*25 feet*

*Side (between buildings)*

*25 feet aggregate, 10 feet minimum (between buildings), 10 feet from property line for end units*

*Rear*

*25 feet*

*Lot Coverage*

*60% maximum impervious surface*

*\*Key- Bold and Italics = Proposed Additions to Code*

2.19.20

**Section 2.** Repealer. All ordinances or parts of ordinances which are directly inconsistent herewith are hereby repealed.

**Section 3.** Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**Section 4.** Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

**ENACTED** and **ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Name: Jack Larkin, Esquire  
Title: President

ATTEST: \_\_\_\_\_  
Secretary

**RESOLUTION NO. 2020-24**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AUTHORIZING THE REPAIRS TO THE COW SHED/BARN  
ON THE WHEELER FIELD AT ARDROSSAN**

*WHEREAS*, the Township owns the Wheeler Field at Ardrossan as well as the Cow Shed/Barn which is located on the premises

*WHEREAS*, the Township has an obligation to the farmer to provide for a shelter and hay storage area for the cows kept on the property

*WHEREAS*, on Thursday, October 31, 2019, highwinds caused damage to the Cow Shed/Barn on the Township owned Wheeler Field at Ardrossan

*WHEREAS*, an insurance claim was filed on behalf of the Township, and a check received for the damage

*WHEREAS*, an estimate was received from Esch Timber Framing, LLC to repair the damage in the amount of \$23,524.00 with a deposit due of \$8,000.00

*NOW, THEREFORE*, be it **RESOLVED** the Board of Commissioners of Radnor Township does hereby authorize the repairs to the cow barn on the Wheeler Field at Ardrossan in the amount of \$23,524.00.

**SO RESOLVED** this 24th day of February, A.D., 2020

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jack Larkin  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Acting Township Manager

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 13, 2020

TO: Radnor Township Board of Commissioners

CC: William M. White, Acting Township Manager/Finance Director

FROM: Stephen McNelis, Director of Public Works

LEGISLATION: Resolution 2020-24: Authorizing repairs to the Cow Shed/Barn on the Wheeler Field

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LEGISLATIVE HISTORY: This item has not previously been before the Board of Commissioners.

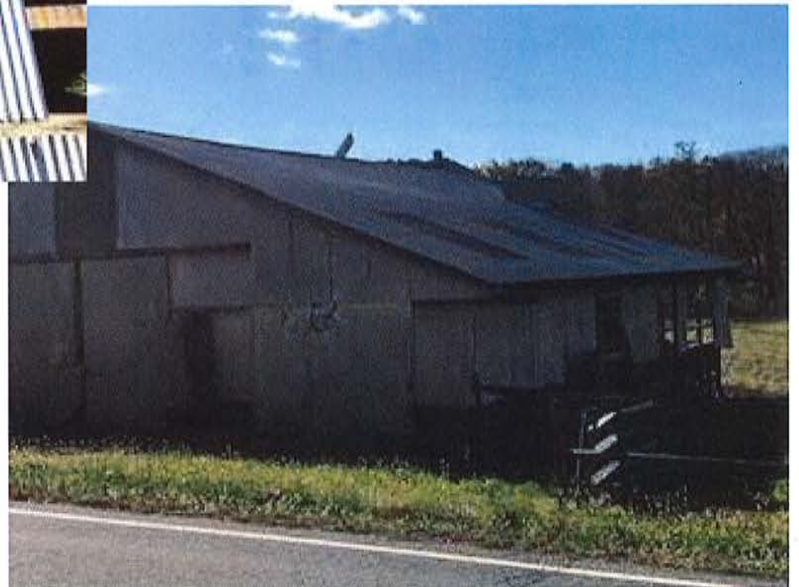
PURPOSE AND EXPLANATION: On October 31, 2019 high winds damaged the Cow Barn/Shed on the Wheeler field at Ardrossan. An insurance claim was filed on behalf of the Township, and an estimate for repairs was received in the amount of \$23,524.00.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners' approval, the contractor will be issued a deposit check of \$8,000 and given authorization to complete the repairs.

FISCAL IMPACT: Funding for this repair will be taken from account 01403000-44310.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize the repair to the Cow Shed/Barn at the Wheeler Field/Ardrossan by Esch Timber Framing, LLC.

MOVEMENT OF LEGISLATION: It is being requested that the Board of Commissioners approve this legislation for this payment.





## McLarens

---

601 S Henderson Road Ste 255  
King of Prussia, PA 19406 USA  
610-482-4212 Office  
610-768-4508 Fax

Insured: Township of Radnor  
Property: Darby Paoli Road  
Villanova, PA 19085

Claim Rep.: Steve Stewart  
Company: McLarens International  
Business: 601 S Henderson Ste 255  
King of Prussia, PA 19406

Business: (610) 209-0515

Estimator: Steve Stewart  
Company: McLarens International  
Business: 601 S Henderson Ste 255  
King of Prussia, PA 19406

Business: (610) 209-0515

**Claim Number:** 009196-001120-RB-01    **Policy Number:**

**Type of Loss:** <NONE>

Date Contacted: 11/1/2019 12:00 AM  
Date of Loss: 10/31/2019 12:00 AM  
Date Inspected: 11/2/2019 12:00 AM

Date Received: 11/1/2019 12:00 AM  
Date Entered: 11/5/2019 2:45 PM

Price List: PAWC8X\_FEB18  
Restoration/Service/Remodel  
Estimate: RADNOR\_TOWNSHIP

This estimate is based on the site inspection performed by McLarens. This estimate does not include the following:

- Code or ADA upgrades
- Content maintenance or replacement
- Lead / ACM abatement or testing of same
- Unforeseen damage or pre-existing structural conditions

This document is for discussion purposes only, upon receipt and review of obtained information McLarens will adjust accordingly.

Prices are based on local material and labor rates. If your contractor estimates is higher than ours, please contact your carrier or your claim representative before authorizing work to begin. This estimate is subject to review and approval by your insurance company.

This is not an authorization for repairs. McLarens Young International does not endorse or recommend any contractors. Any and all contracts for repairs are solely the responsibility of the property owner and contractor.





**McLarens**

601 S Henderson Road Ste 255  
King of Prussia, PA 19406 USA  
610-482-4212 Office  
610-768-4508 Fax

**RADNOR\_TOWNSHIP**

**RADNOR\_TOWNSHIP**

| DESCRIPTION                                                     | QTY         | REMOVE | REPLACE | TAX           | O&P             | TOTAL            |
|-----------------------------------------------------------------|-------------|--------|---------|---------------|-----------------|------------------|
| 1. R&R Tarp - all-purpose poly - per sq ft (labor and material) | 400.00 SF   | 0.07   | 0.83    | 4.32          | 72.86           | 437.18           |
| 2. Dumpster load - Approx. 20 yards, 4 tons of debris           | 1.00 EA     | 578.00 | 0.00    | 0.00          | 115.60          | 693.60           |
| 3. R&R Aluminum corrugated sheet roofing - .034                 | 2,400.00 SF | 0.42   | 6.57    | 391.68        | 3,433.54        | 20,601.22        |
| 4. R&R Siding - aluminum (.024 thickness)                       | 1,280.00 SF | 0.38   | 6.75    | 293.38        | 1,883.96        | 11,303.74        |
| Total: RADNOR_TOWNSHIP                                          |             |        |         | 689.38        | 5,505.96        | 33,035.74        |
| <b>Line Item Totals: RADNOR_TOWNSHIP</b>                        |             |        |         | <b>689.38</b> | <b>5,505.96</b> | <b>33,035.74</b> |



**McLarens**

601 S Henderson Road Ste 255  
King of Prussia, PA 19406 USA  
610-482-4212 Office  
610-768-4508 Fax

**Summary for Dwelling**

|                                               |                    |
|-----------------------------------------------|--------------------|
| Line Item Total                               | 26,840.40          |
| Material Sales Tax                            | 689.38             |
| Subtotal                                      | 27,529.78          |
| Overhead                                      | 2,752.98           |
| Profit                                        | 2,752.98           |
| <b>Replacement Cost Value</b>                 | <b>\$33,035.74</b> |
| Less Depreciation                             | (7,527.93)         |
| <b>Actual Cash Value</b>                      | <b>\$25,507.81</b> |
| <b>Net Claim</b>                              | <b>\$25,507.81</b> |
| Total Recoverable Depreciation                | 7,527.93           |
| <b>Net Claim if Depreciation is Recovered</b> | <b>\$33,035.74</b> |

\_\_\_\_\_  
Steve Stewart

**ESCH TIMBER FRAMING LLC**  
 48 Woods Drive  
 New Providence Pa 17560  
 (717) 786-4855

|                                    |      |                                                             |               |
|------------------------------------|------|-------------------------------------------------------------|---------------|
| SUBMITTED TO:<br><u>Radnor Twp</u> |      | JOB NAME                                                    | JOB#          |
| ADDRESS<br><u>301 Even Ave</u>     |      | JOB LOCATION<br><u>671 Darby - Paoli Rd Villanova 19085</u> |               |
| <u>Wayne PA. 19087</u>             |      | DATE<br><u>1/22/2020</u>                                    | DATE OF PLANS |
| PHONE#<br><u>610-688-5600</u>      | FAX# | ARCHITECT                                                   |               |

We hereby submit specifications and estimates for: Heifer/Hay Barn Renovations

Remove + dispose all existing metal roofing + siding  
Replace roofing + siding purlins as needed. replace 2x10  
skirting boards as needed. (some missing and/or broken  
on the West side)

Install 28ga. metal roofing over double bubble insulation  
+ 28ga. metal siding, + Sliding door on the North end.  
approximately 14' wide x 12' high.  
New fascia bds + fascia on the sides + soffit on the  
gables.

We propose hereby to furnish material and labor, complete in accordance with the above specifications for the sum of;  
 \$ 23,524.00 Dollars, with Payments made as follows. \$8,000.00 down, + balance when  
completed.

Any alterations or deviations from above specifications  
 involving extra costs will be executed only upon written order,  
 and will become an extra charge over and above the estimate.  
 All agreements contingent upon strikes, accidents, or delays  
 beyond our control.

Respectfully Submitted Ben T. Esch

Note: This proposal may be withdrawn by us if not accepted within 30 days

**Acceptance of Proposal**

The above prices, specifications and conditions  
 are satisfactory and are hereby accepted. You are  
 hereby authorized to do the work as specified.  
 Payments will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance     /     /    

Signature \_\_\_\_\_

# Commonwealth of Pennsylvania

Office of Attorney General

THIS IS TO CERTIFY THAT



ESCH TIMBER FRAMING  
48 WOODS DRIVE  
NEW PROVIDENCE PA 17560

HAS REGISTERED IN PENNSYLVANIA AS A HOME IMPROVEMENT CONTRACTOR

PA056269  
REGISTRATION NUMBER

12/26/2021  
VALID UNTIL

*Bonnie Li Galt*  
SIGNATURE OF REGISTRATION CERTIFICATE HOLDER

*JSH*  
JOSH SHAPIRO, PENNSYLVANIA ATTORNEY GENERAL

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

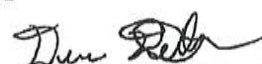
|                                                                                                       |  |                                                                                                                                                                                         |                                      |
|-------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>PRODUCER</b><br>Robertson Insurance & Risk Management<br>3399 Jetstar Drive<br><br>Lititz PA 17543 |  | <b>CONTACT NAME:</b> Certificate Department<br><b>PHONE (A/C, No, Ext):</b> (717) 625-3770<br><b>E-MAIL ADDRESS:</b> certs@robertson.insure                                             | <b>FAX (A/C, No):</b> (717) 625-3777 |
| <b>INSURED</b><br>Esch Timber Framing<br>48 Woods Drive<br><br>New Providence PA 17560                |  | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> Mutual Benefit Group<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |                                      |
|                                                                                                       |  | <b>NAIC #</b><br>14664                                                                                                                                                                  |                                      |

COVERAGES CERTIFICATE NUMBER: 2019-2020 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                  | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                    |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: |           |          | AC00931401    | 12/31/2019              | 12/31/2020              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 3,000,000<br>PRODUCTS - COMP/OP AGG \$ 3,000,000 |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY                                                                 |           |          | BA00931401    | 12/31/2019              | 12/31/2020              | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$                                                                                 |
|          | <input type="checkbox"/> UMBRELLA LIAB<br><input type="checkbox"/> EXCESS LIAB<br>OCCUR CLAIMS-MADE<br>DED RETENTION \$                                                                                                                                                                                            |           |          |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$                                                                                                                                                                                                        |
| A        | <input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br><input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                           |           | N/A      | WC20931401    | 12/31/2019              | 12/31/2020              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT \$ 100,000<br>E.L. DISEASE - EA EMPLOYEE \$ 100,000<br>E.L. DISEASE - POLICY LIMIT \$ 500,000                                        |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

|                                                                                           |                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CERTIFICATE HOLDER</b><br><br>Radnor Township<br>301 Iven Avenue<br><br>Wayne PA 19087 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Radnor Township

## PROPOSED LEGISLATION

**DATE:** February 24, 2020  
**TO:** Board of Commissioners  
**FROM:** Superintendent Christopher B. Flanagan

**LEGISLATION:** Resolution 2020-25 accepting the bid for the Radnor Township Police Department, two (2) 2020 Harley-Davidson Road King Police Motorcycles.

**LEGISLATIVE HISTORY:** The Radnor Township Police Department received bids for the purchase of two (2) 2020 Harley-Davidson Road King Police Motorcycles. This was reviewed by the Board of Commissioners in January 2020 and bid authorization was received. This bid is two (2) 2020 Harley-Davidson Road King Police Motorcycles.

**PURPOSE AND EXPLANATION:** The Radnor Township Police Department requests to purchase two (2) 2020 Harley-Davidson Road King Police Motorcycles. The Board of Commissioners authorized bidding for the motorcycles at the January 27, 2020 Board of Commissioner's meeting. The specifications were advertised and one (1) bid was received. The recommendation is to purchase from Brian's Harley Davidson, the lowest responsive and responsible bidder. Two (2) 2013 Harley-Davidson Road King Police Motorcycles currently in service with the Police Department will be traded in at current market value.

**IMPLEMENTATION SCHEDULE:** The Radnor Township Police Department will order the new motorcycles with an expected delivery within 60 – 90 days.

**FISCAL IMPACT:** Funding for this project is provided in the Radnor Township Police Department account of 05410000-48206 under the Police Department Capitol Fund area of the Township Budget.

**RECOMMENDED ACTION:** I respectfully request that the Board of Commissioners authorize the Award of Bid to the Radnor Township Police Department for the purchase of two (2) 2020 Harley-Davidson Road King Police Motorcycles at the February 24, 2020, Board of Commissioners Meeting.

**RESOLUTION NO. 2020-25**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA,  
APPROVING THE PURCHASE OF TWO NEW MOTORCYCLES FOR USE BY THE  
RADNOR TOWNSHIP POLICE DEPARTMENT**

*WHEREAS*, the Radnor Township Police Department is seeking to purchase two (2) motorcycles currently to be utilized by its Patrol and Highway/Traffic Divisions; and

*WHEREAS*, after receiving bids, the new motorcycles will be purchased from Brian's Harley Davidson for \$37,500.00; and

*WHEREAS*, Two (2) 2013 Harley-Davidson Road King Police Motorcycles currently in service with the Police Department will be traded in, and;

*WHEREAS*, the new motorcycles consist of two (2) 2020 Harley-Davidson Road King Police Motorcycles. and;

*WHEREAS*, the new motorcycles will be purchased under the 2020 Police Capitol Fund for \$37,500.00.

*NOW, THEREFORE*, be it *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the purchase of two (2) new motorcycles for use by the Radnor Township Police Department in an amount not to exceed \$37,500.00.

*SO RESOLVED*, this 24<sup>th</sup> day of February, 2020.

RADNOR TOWNSHIP

By: \_\_\_\_\_

Name: Jack Larkin

Title: President

ATTEST: \_\_\_\_\_

William M. White, Acting Township Manager/Secretary

**RESOLUTION NO. 2020-26**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PURCHASE OF EIGHTEEN NEW RIFLES FOR USE BY THE RADNOR TOWNSHIP POLICE DEPARTMENT**

**WHEREAS**, the Radnor Township Police Department is seeking to purchase eighteen (18) new Sig Sauer Semi-Automatic Rifles currently to be utilized by its Patrol and Highway/Traffic Divisions; and

**WHEREAS**, after advertising for bids, the new rifles will be purchased from Atlantic Tactical for \$36,257.00; and

**WHEREAS**, The Bushmaster semi-automatic rifles currently in service with the Police Department will be traded in at current market value, and;

**WHEREAS**, the new rifles consist of eighteen (18) new Sig Sauer Semi-Automatic Rifles; and

**WHEREAS**, the new rifles will be purchased under the 2019 (\$5,000.00) and the 2020 (\$31257.00) Police Capitol Fund for \$36,257.00.

**NOW, THEREFORE**, be it **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the purchase of eighteen (18) new rifles for use by the Radnor Township Police Department in an amount not to exceed \$36,257.00.

**SO RESOLVED**, this 24<sup>th</sup> day of February, 2020.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Jack Larkin  
Title: President

ATTEST: \_\_\_\_\_  
William M. White, Acting Township Manager/Secretary



**RESOLUTION NO. 2020-29**

**A RESOLUTION OF RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING THE PRESIDENT OF THE BOARD OF COMMISSIONERS OR THE  
ACTING TOWNSHIP MANAGER & FINANCE DIRECTOR  
TO EXECUTE ALL DOCUMENTS AND AGREEMENTS RELATED TO THE  
MULTIMODAL TRANSPORTATION FUND GRANT FOR THE  
CONSTRUCTION OF INTERSECTION IMPROVEMENTS  
AT KING OF PRUSSIA, EAGLE AND PINE TREE ROADS**

*Be it RESOLVED*, Radnor Township in Delaware County hereby requests a Multimodal Transportation Fund grant of \$1,302,979 from the Pennsylvania Department of Transportation to be used for roadway, signal and pedestrian safety improvements to the intersection of King of Prussia, Eagle and Pine Tree Roads.

*Be it FURTHER RESOLVED*, that the Applicant does hereby designate John Larkin, President, Board of Commissioners, or William M. White, Acting Township Manager & Finance Director, as the officials to execute all documents and agreements between Radnor Township and the Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested grant.

I, William M. White, duly qualified Acting Secretary of Radnor Township in Delaware County, PA, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held February 24, 2020 and said Resolution has been recorded in the Minutes of Radnor Township and remains in effect as of this date.

*IN WITNESS THEREOF*, I affix my hand and attach the seal of Radnor Township, this 24th day of February, A.D., 2020.

RADNOR TOWNSHIP  
DELAWARE COUNTY

BY: \_\_\_\_\_

Name: John Larkin  
Title: President

ATTEST: \_\_\_\_\_

Name: William M. White  
Title: Acting Secretary

# Radnor Township

## PROPOSED LEGISLATION

DATE: February 18, 2020

TO: Radnor Township Board of Commissioners

FROM: Dennis P. Capella, Engineering Project Manager

CC: William M. White, Acting Township Manager  
Stephen F. Norcini, P.E., Township Engineer

**LEGISLATION: Resolution #2020-29: Authorizing the President of the Board of Commissioners or the Acting Township Manager & Finance Director to execute all documents and agreements related to the Multimodal Transportation Fund grant for the Construction of Intersection Improvements at King of Prussia, Eagle and Pine Tree Roads**

---

**LEGISLATIVE HISTORY:** The Commissioners approved Resolution No. 2018-09 authorizing the application of a Multimodal Transportation Fund (MTF) grant for the construction of intersection improvements at King of Prussia, Eagle and Pine Tree Roads. Staff has been contacted by the Pennsylvania Department of Transportation (PennDOT) that the resolution needs to be revised in order to proceed with the grant funding. A resolution was brought before the Commissioners at the February 4, 2020 meeting but failed to pass due to a lack of a majority approval.

**PURPOSE AND EXPLANATION:** This intersection improvements project is being designed in coordination with Cabrini and Eastern Universities and will improve safety concerns at this intersection. The MTF grant application was signed in October 2019 by the Township Manager, specifically Robert Zienkowski. Staff was notified in January 2020 that, as the earlier resolution was written, the President of the Board of Commissioners, specifically Lisa Borowski, also had to sign the application. Since the individuals in those positions have changed, the application may not be simply re-signed under the earlier resolution. Instead, a new resolution is required, including the names and titles of those currently in the positions. The new resolution may also provide that either of those individuals may sign the application.

**IMPLEMENTATION SCHEDULE:** Upon approval by the Board of Commissioners, the resolution will be forwarded to PennDOT and the application will be re-signed.

**FISCAL IMPACT:** The MTF grant application is for \$1,302,979. The Township's share is included in the General Obligation Bond fund.

**RECOMMENDED ACTION:** *Staff requests the Board of Commissioners of Radnor Township to authorize the President of the Board of Commissioners, John Larkin, or the Acting Township Manager & Finance Director, William M. White, to execute all documents and agreements related to the Multimodal Transportation Fund grant for the Construction of Intersection Improvements at King of Prussia, Eagle and Pine Tree Roads.*

**RESOLUTION NO. 2020-30**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, AUTHORIZING THE AWARD OF THE CONTRACT FOR THE DESIGN, PLANS, BID DOCUMENTS, AND PERMITTING FOR EROSION AND SEDIMENTATION CONTROL FOR THE SR 476/SR 030 INTERCHANGE ISLAND, TO MELIORA DESIGN, IN THE AMOUNT OF \$10,247**

*WHEREAS*, Radnor Township wishes to install erosion and sedimentation control on the island bound by SR 476 (Blue Route) and SR 030 (Lancaster Avenue)

*WHEREAS*, Meliora Design has submitted a cost proposal to provide the design, plans, and biding documents for said erosion and sedimentation work

*NOW, THEREFORE*, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby Award of the Contract for the Design, Plans, Bid Documents, and Permitting for Erosion and Sedimentation Control for the SR 476/SR 030 Interchange Island, to Meliora Design, in the Amount of \$10,247

**SO RESOLVED** this 24<sup>th</sup> day of February, A.D., 2020

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
John Larkin  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Acting Manager/Secretary

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 19, 2020  
TO: Radnor Township Board of Commissioners  
FROM: Stephen F. Norcini, P.E., Township Engineer *SFN*  
CC William M. White, Acting Township Manager/Secretary

**LEGISLATION:** Resolution #2020-30 - Authorizing the Award of the Contract for the Design, Plans, Bid Documents, and Permitting for Erosion and Sedimentation Control for the SR 476/SR 030 Interchange Island, to Meliora Design, in the Amount of \$10,247

**LEGISLATIVE HISTORY:** This item has not been before the Board of Commissioners previously.

**PURPOSE AND EXPLANATION:** The attached cost proposal (please see attached) from Meliora Design is to provide design, plans, and bidding documents for the erosion and sedimentation (E&S) control for the island at SR 476 (Blue Route). The design will be done in conjunction with Penn DOT and the Delaware County Conservation District input. This plan will be solely for E&S purposes to stabilize the site and does not include replanting of the area.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, a requisition will be entered into the financial system, with work to begin immediately following the receipt of a purchase order. The design will take 1-2 weeks, meeting with the outside agencies may take several weeks. Upon final approved design, we will be requesting authorization to receive sealed bids for the E&S work.

**FISCAL IMPACT:** The cost of the design and bidding documents is \$10,247.

**RECOMMENDED ACTION:** *I respectfully request the Board of Commissioners of Radnor Township Award the Contract for the Design, Plans, Bid Documents, and Permitting for Erosion and Sedimentation Control for the SR 476/SR 030 Interchange Island, to Meliora Design, in the Amount of \$10,247*

Enclosure: Meliora Design Proposal

February 12, 2020

Mr. Stephen F. Norcini  
Township Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

RE: I-476 and Route 30 Intersection Stabilization and Restoration Plans

Dear Mr. Norcini:

Meliora Design is pleased to submit this proposal to provide Professional Design and Consulting Services for the evaluation of a potential surface erosion problem, and preparation of bid documents for improvements to address site stabilization and restoration with desirable vegetation.

### Project Understanding and Work Tasks

It is our understanding that vegetation was removed from an area most likely managed by PennDOT as it is bounded by I-476, an I-476 on-ramp, and also State Route 30. The potential for unstable site conditions and accelerated surface erosion was a concern voiced by Township Staff and an approach consistent with PA DEP E&S Manual design recommendations was desired to mitigate for potential issues. Meliora Design was asked to review the site conditions, recommend approaches for stabilization consistent with this PA DEP guidance, and recommend approaches that will enable the reestablishment of beneficial vegetation as a part of this scope of work.

Because the work being documented is likely within PennDOT rights-of-way, PennDOT coordination will be required for any future work to be conducted on site. Coordination with the local Delaware County Conservation District and potentially PA DEP is anticipated as the area is over 5 acres total. Even though the site technically did not experience earth disturbance from grading or earth moving, coordination with these agencies moving forward to ensure a plan is implemented in a way that prevents accelerated erosion will be necessary due to the seasonal timing and extent of vegetation removal.

We have divided this work into two tasks:

**Task 1 Site Evaluation:** In this first task we will review the site information, available parcel information, and conduct a site visit with Radnor Township staff. We will develop a list of recommendations, permit agencies that require coordination, and plans for stabilization and restoration. We will review the draft plan and approach with the Township.

*Tangible Work Products:*

- Review available plans and conduct site walk
- Memo with approach overview and permit agency coordination highlighted.
- Draft Site Plan illustrating recommended approaches for Township coordination and Planning
- One (1) Township engineering meeting to review plan

**Task 2 Plan Preparation:** In this task we will document an approved Draft Design from Task 1 to Construction Documents, including specifications designed to PADEP E&S Manual standards.

*Tangible Work Products:*

- Construction Documents
  - E&S Plan, Notes, and Details
  - Submission to DCCD/PADEP for coordination and associated response to comments
- Review with Township Engineering Staff
- Engineer's Estimate of Probable Cost

**Task 3 Project Meetings and Coordination:** In this task we will assume a limited number of meetings to coordinate with site owner, permitting agencies, and Radnor Township staff. Additional meetings can be provided at the written request of Radnor Township to be billed on a time and materials basis as necessary.

*Tangible Work Products:*

- One meeting with PennDOT
- One Meeting with DCCD or PADEP
- One Meeting with Radnor Township Staff

**Task 4 Bidding and Construction Administration Support:** In this task we will assume a limited amount of bidding and construction related services support required for Radnor Township to successfully solicit for bids and to implement work documented in Task 2.

*Tangible Work Products:*

- Attend Pre-Bid Meeting
- Review and respond to RFIs and Questions from Bidders
- Review submittals for products follow bid award

All work products will be provided in hard copy and digital format.

We have divided this work into multiple tasks because it is unclear how much coordination will be required or if the project will require bidding from a Radnor Township procurement standpoint. We look forward to supporting Radnor Township and appreciate the opportunity to support this project. If you have any questions or concerns, we can be reached at 610-933-0123, or MicheleA@Melioradesign.com and March@Melioradesign.com.

Sincerely yours,



Michele C. Adams, PE, LEED AP  
Principal



Marc B. Henderson, PE  
Project Manager



| Meliora Design - Fee Estimate - Detailed                         |                 |                  |                    |             |                                                                   |
|------------------------------------------------------------------|-----------------|------------------|--------------------|-------------|-------------------------------------------------------------------|
| Title                                                            | Project Manager | Civil Engineer V | Civil Designer III | Total Hours | Total Fee                                                         |
| <b>Employee</b>                                                  |                 |                  |                    |             |                                                                   |
| Billing Rate                                                     | \$126.00        | \$126.00         | \$94.50            |             |                                                                   |
| <b>1 Site Evaluation</b>                                         |                 |                  |                    |             |                                                                   |
| Review available plans and conduct site walk                     |                 | 4                | 4                  | 8           | \$ 882                                                            |
| Memo with approach overview and permit agency coordination       |                 | 4                |                    | 4           | \$ 504                                                            |
| Draft Site Plan illustrating recommended approaches for Township |                 |                  | 12                 | 12          | \$ 1,134                                                          |
| One (1) Township engineering meeting to review plan              |                 | 2                |                    | 2           | \$ 252                                                            |
| <b>Site Evaluation Hours</b>                                     | <b>0</b>        | <b>10</b>        | <b>16</b>          | <b>26</b>   |                                                                   |
| <b>Site Evaluation Total</b>                                     | <b>\$ -</b>     | <b>\$ 1,260</b>  | <b>\$ 1,512</b>    |             | <b>\$ 2,772</b>                                                   |
| <b>2 Plan Preparation</b>                                        |                 |                  |                    |             |                                                                   |
| Construction Documents                                           |                 |                  |                    | 0           | \$ -                                                              |
| - E&S Plan, Notes, and Details                                   |                 | 4                | 8                  | 12          | \$ 1,260                                                          |
| - Submission to DCCD/PADEP and Response to Comments              |                 | 4                | 16                 | 20          | \$ 2,016                                                          |
| Review with Township Engineering Staff                           |                 | 2                |                    | 2           | \$ 252                                                            |
| Engineer's Estimate of Probable Cost                             |                 | 2                | 4                  | 6           | \$ 630                                                            |
| <b>Plan Preparation Hours</b>                                    | <b>0</b>        | <b>12</b>        | <b>28</b>          | <b>40</b>   |                                                                   |
| <b>Plan Preparation Total</b>                                    | <b>\$ -</b>     | <b>\$ 1,512</b>  | <b>\$ 2,646</b>    |             | <b>\$ 4,158</b>                                                   |
| <b>3 Project Meetings and Coordination</b>                       |                 |                  |                    |             |                                                                   |
| One meeting with PennDOT                                         |                 | 4                |                    | 4           | \$ 504                                                            |
| One Meeting with DCCD or PADEP                                   |                 | 4                |                    | 4           | \$ 504                                                            |
| One Meeting with Radnor Township Staff                           |                 | 4                |                    | 4           | \$ 504                                                            |
| <b>Project Meetings and Coordination Hours</b>                   | <b>0</b>        | <b>12</b>        | <b>0</b>           | <b>12</b>   |                                                                   |
| <b>Project Meetings and Coordination Total</b>                   | <b>\$ -</b>     | <b>\$ 1,512</b>  | <b>\$ -</b>        |             | <b>\$ 1,512</b>                                                   |
| <b>4 Bidding and Construction Administration Support</b>         |                 |                  |                    |             |                                                                   |
| Attend Pre-Bid Meeting                                           |                 | 3                |                    | 3           | \$ 378                                                            |
| Review and respond to RFIs and Questions from Bidders            |                 | 6                |                    | 6           | \$ 756                                                            |
| Review submittals for products follow bid award                  |                 | 2                | 2                  | 4           | \$ 441                                                            |
| <b>Bidding and Construction Administration Support Hours</b>     | <b>0</b>        | <b>11</b>        | <b>2</b>           | <b>13</b>   |                                                                   |
| <b>Bidding and Construction Administration Support Total</b>     | <b>\$ -</b>     | <b>\$ 1,386</b>  | <b>\$ 189</b>      |             | <b>\$ 1,575</b>                                                   |
| <b>Project Hours Total</b>                                       | <b>0</b>        | <b>45</b>        | <b>46</b>          | <b>91</b>   |                                                                   |
| <b>Project Labor Total</b>                                       | <b>\$ -</b>     | <b>\$ 5,670</b>  | <b>\$ 4,347</b>    |             | <b>\$ 10,017</b>                                                  |
| <b>Reimbursables</b>                                             |                 |                  |                    |             |                                                                   |
|                                                                  |                 |                  |                    |             | Expense Estimated at 2% of fee (includes mileage, printing, etc.) |
|                                                                  |                 |                  |                    |             | \$ 230                                                            |
|                                                                  |                 |                  |                    |             | <b>Total Fee</b>                                                  |
|                                                                  |                 |                  |                    |             | <b>\$ 10,247</b>                                                  |

✓

**IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

WAYNE PROPERTY ACQUISITION, INC.  
Appellant

vs.

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF RADNOR  
Appellee

and

BRADLEY MORTENSEN, SUSAN STERN,  
WARREN AYRES and SUSAN AYERS  
Intervenors

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: NO. CV-2019-005772  
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: Land Use Appeal  
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Nicholas J. Caniglia, Esquire  
John B. Rice, Esquire  
James J. Greenfield, Esquire

**ORDER SUSTAINING THE LAND USE APPEAL**

AND NOW, this 30 day of January, 2020, upon consideration of the Land Use Appeal filed by Appellant, Wayne Property Acquisition, Inc., and any replies thereto, as well as Findings of Fact and Conclusions of Law filed by all parties, and the briefs thereto and the arguments of counsel at a Hearing on October 1, 2019, **NOW,**

**THEREFORE,** this Court finds as follows:

1. The parties stipulated to incorporate into this record the transcript of the June 10, 2019 hearing before the Board of Commissioners and all exhibits presented, and no additional testimony was requested to supplement the record; and
2. Appellant, Wayne Property Acquisition, Inc., ("Wayne Property") proposes the merger of two parcels of land totaling 1.71 acres located in Radnor Township (the "Township"), known as 302 and 306 E. Lancaster Avenue, into one site for the construction of a retail convenience store with the retail sale of gasoline. The premises is zoned C-2 Commercial which permits retail uses (Zoning Code



§280-51). Currently both sites are non-conforming in regard to its use. The business located at 302 E. Lancaster Avenue is currently operated as an automobile repair shop with the sale of gasoline. The business located at 306 E. Lancaster Avenue is currently operated as a car-wash together with the sale of gasoline. The Radnor Zoning Code, §280-55(H), only permits an automobile repair shop and car-wash as a special exception in the C-3 Zoning District. The current site has a number of other existing non-conformities, namely:

- a. Minimum Side Yard Setback, §280-52(D), (Existing 9.9', Required 20');
- b. Minimum Rear Yard Setback, §280-52(E), (Existing 18.7', Required 84.7');
- c. Minimum Buffer to Residential, §280-49(C), (Existing 0.0', Required 15');
- d. Minimum Parking Setback to Right-of-Way, §280-105(F), (Existing 4.9', Required 20');
- e. No storm water management system is provided on the site as required in the Subdivision and Land Development Ordinance (SALDO);
- f. Maximum number of driveways (curb cuts), §280-105, (Existing 3, Required 2).

All of the existing use and dimensional non-conformities are to be eliminated and brought into conformity with the Appellant's submitted revised land development plans. Additionally, the proposed use reduces the number of curb cuts from 6 to 2, the number of fueling dispensers from 12 to 6, and the number of fueling pumps from 21 to 12. All storm water management, landscaping, and lighting requirements will be met;

3. This Court hereby incorporates and accepts herein, the Appellant, Wayne Property Acquisitions, Inc.'s Findings of Fact and Conclusions of Law, Brief and Reply in support of its Land Use Appeal;
4. By written request dated April 16, 2018, Wayne Property requested that the Zoning Officer issue a zoning determination letter (T-1). By letter dated April 27, 2018 the Township's Zoning Officer issued his determination that the proposed Plan complied with the zoning requirements of the Township Zoning Code (T-2). As a result of the determination, Wayne Property commenced with the engagement of various engineering professionals to prepare the required plans. The Appellant participated in several public meetings with neighbors and township staff and commissioners, and prepared full land development plans. On August 31, 2018 Wayne Property filed the Land Development Plans with the Township, and public hearings followed;

5. By Review Letter dated October 18, 2018 (T-3) the Delaware County Planning Commission also determined that the Plan complied with the Township's C-2 District's zoning provisions. At its November 5, 2018 public meeting, the Planning Commission indicated that the Plan was by-right;
6. On February 28, 2019, Wayne Property submitted revised Land Development Plans which met all zoning requirements and eliminated any substantive Waiver requests from the Township's Subdivision and Land Development Ordinance(s). The Township's Review Letters (T-20 & T-21) dated March 20, 2019 and March 22, 2019, respectively, never indicated that the proposed use was non-compliant with the Zoning Code. On Friday, March 29, 2019, counsel for Wayne Property received a Memo from the Township Solicitor's Office opining that the Township's Zoning Officer was incorrect in determining that the proposed Plan complied with the Township's Zoning Code (T-33). On June 10, 2019 a hearing was held before the Board of Commissioners and the Plan was denied.

**NOW, THEREFORE**, it is hereby **ORDERED AND DECREED** that the Land Use Appeal is **SUSTAINED**. The request to reverse the decision of the Board of Commissioners of the Township of Radnor denying the Preliminary Land Development Plan of the Appellant is **SUSTAINED**. Appellant's Preliminary Land Development Plan is hereby approved. Appellant shall submit the appropriate Final Land Development Plans to the Township which shall approve such Final Land Development Plan subject to compliance with the Township's Subdivision and Land Development Ordinance regulating Final Plans.

BY THE COURT:

  
\_\_\_\_\_  
BARRY C. DOZOR, J.

**RESOLUTION No. 2020-31**  
**A RESOLUTION OF RADNOR TOWNSHIP**  
**DELAWARE COUNTY, PENNSYLVANIA,**  
**AUTHORIZING DISTRIBUTION OF FUNDS FOR TRAFFIC IMPROVEMENTS**

*WHEREAS*, the traffic control and signalization on County Line Corridor is the shared responsibility of both Radnor Township and Lower Merion Township; and

*WHEREAS*, Radnor Township collaborated with Lower Merion Township to commission the County Line Road (S.R. 1001) Corridor Analysis presented by engineering consulting firm Gilmore & Associates; and

*WHEREAS*, Gilmore & Associates performed a transportation evaluation of traffic and pedestrian improvements along the County Line Corridor from Lancaster Avenue (S.R. 0030) to Haverford Road (S.R. 1001) & County Line Road/Landover Road (S.R. 1009), presented in March 2019; and

*WHEREAS*, the recommended first phase of the Corridor improvement project is the installation of a traffic signal at the intersection of County Line Road and Montrose Avenue;

*WHEREAS*, Lower Merion Township has budgeted fifty-percent of the estimated costs to improve the traffic signalization at the intersection of County Line Road and Montrose Avenue;

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township that it is the intention of the Township to allocate funds in the 2021 budget for the purpose of paying fifty-percent of the estimated costs to improve the traffic and pedestrian improvements along the County Line Road corridor from Lancaster Avenue to Haverford Road and County Line Road/Landover Road; and that the Township shall allocate fifty-percent of the estimated costs to undertake the engineering and design of the traffic signalization project at the intersection of County Line Road and Montrose Avenue, not to exceed \$50,000, from its general fund for payment in 2020.

*SO RESOLVED* this \_\_\_\_ day of February, A.D. 2020.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Jack Larkin  
President

Attest: \_\_\_\_\_  
William White  
Manager/Secretary

# Reports of Standing Committees of the Board

New Business

# Old Business

Discussion and Update of Security Cameras

*(Requested by Commissioner Abel)*

Discussion of Towing Ordinance

*(Requested by Commissioner Abel)*

# Public Participation

Adjournment