

BOARD OF COMMISSIONERS
AGENDA
Monday, June 25, 2018 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session on preceding the Board of Commissioners meeting of June 25, 2018

- 1. Consent Agenda
 - a) Disbursement Review & Approval
 - b) Approval of minutes of the Board of Commissioner meeting on June 11, 2018
 - c) HARB-2018-04 – 200 Poplar Avenue - One (1) story rear additions of mud room, porch, kitchen expansion and deck
 - d) Acceptance of Department Monthly Reports

2. Public Participation - *Individual comment shall be limited to not more than five (5) minutes per Board policy*

3. Committee Reports

FINANCE & AUDIT

- A. Presentation of the 2017 Independent Audit
- B. Resolution #2018-49 - Board Acceptance of the 2017 Comprehensive Annual Financial Report (CAFR) and Independent Audit Report

PUBLIC WORKS & ENGINEERING

- C. Resolution #2018-54 - **Final** – Ardrossan - Preliminary/Final Lot Line Plan

COMMUNITY DEVELOPMENT

- D. Motion to Authorize County Court Action to Remove Building Located at 220 Sproul Road

PERSONNEL & ADMINISTRATION

PUBLIC SAFETY

PARKS & RECREATION

LIBRARY

PUBLIC HEALTH

New Business

Old Business

Public Participation

Adjournment

***RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
June 25, 2018***

The table below summarizes the amount of disbursements made since the last public meeting held on June 11, 2018. 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.

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

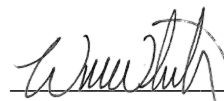
Fund (Fund Number)	2018-6B June 8, 2018	2018-6C June 15, 2018	Total
General Fund (01)	\$165,031.36	\$113,039.25	\$278,070.61
Sewer Fund (02)	4,814.51	1,728.09	6,542.60
Storm Sewer Management (04)	2,539.16	73.00	2,612.16
Capital Improvement Fund (05)	34,377.73	18,635.80	53,013.53
Police Pension Fund (07)	9,975.16	0.00	9,975.16
OPEB Fund (08)	1,585.17	0.00	1,585.17
Civilian Pension Fund (11)	8,228.44	0.00	8,228.44
Investigation Fund (12)	251.10	0.00	251.10
\$8 Million Settlement Fund (18)	0.00	5,460.28	5,460.28
The Willows Fund (23)	64.18	0.00	64.18
Library Improvement Fund (500)	28,778.88	1,104.87	29,883.75
Park & Trail Improvement Fund (501)	3,652.70	830.00	4,482.70
<i>Total Accounts Payable Disbursements</i>	\$259,298.39	\$140,871.29	\$400,169.68
<i>Electronic Disbursements</i>	n/a	n/a	\$2,914,915.58
<i>Grand Total</i>	\$259,298.39	\$140,871.29	\$3,315,085.26

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 of 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 on a daily basis 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 July 16, 2018

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	7/10/2018	6/18 Credit Card Revenue Processing Fees	\$5,000.00 *
Debt Payment	Various Funds	7/15/2018	US Bank GOB Series A 2013	\$1,195,240.58
Debt Payment	Various Funds	7/15/2018	US Bank GOB Series B 2013	\$259,675.00
Payroll [Pension] Transaction - Estimated	07-492-4980	7/1/2018	7/18 Police Pension Payments	\$218,500.00
Payroll [Pension] Transaction - Estimated	11-495-4980	7/1/2018	7/18 Civilian Pension Payments	\$150,500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	6/28/2018	Salaries and Payroll Taxes - General Fund	\$485,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	6/28/2018	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	7/12/2018	Salaries and Payroll Taxes - General Fund	\$515,500.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	7/12/2018	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [CBA Special] Transaction - Estimated	01-various	7/1/2018	CDL Bonus Payment - General Fund	\$45,000.00
Payroll [CBA Special] Transaction - Estimated	02-various	7/1/2018	CDL Bonus Payment - Sewer Fund	\$5,000.00
Period Total				\$2,914,915.58

* Credit card fees are charged to the Township's accounts on the tenth of the month

<u>Original Estimate</u>			<u>Actual Amount</u>
\$485,500.00	6/14/2018	Salaries and Payroll Taxes - General Fund	\$464,356.67
\$17,500.00	6/14/2018	Salaries and Payroll Taxes - Sewer Fund	\$16,197.97
\$503,000.00			\$480,554.64

TOWNSHIP OF RADNOR
Minutes of the Meeting of June 11, 2018

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

<i>Lisa Borowski, President</i>	<i>Luke Clark, Vice-President</i>	<i>Jake Abel</i>	<i>Richard Booker</i>
<i>Sean Farhy</i>	<i>Jack Larkin</i>	<i>John Nagle</i>	

Also Present: *Robert A. Zienkowski, Township Manager; Kathryn Gartland, Township Treasurer; Joseph Rudolf, Solicitor; Christopher B. Flanagan, Superintendent of Police; Stephen Norcini, P.E., Township Engineer; Steve McNelis, Public Works Director; Dammon Drummond, Traffic Engineer; and Jennifer DeStefano, Executive Assistant to the Township Manager.*

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

Notice of Executive Session on May 29, 2018 and preceding the Board of Commissioners meeting of June 11, 2018

There was an Executive Session on May 29, 2018 where matters of township staff reorganization and solicitor engagement were discussed. All Commissioners were present except for Commissioner Clark joined by phone.

The Executive Session scheduled for this evening was cancelled.

Commissioner Farhy thanked Mr. Zienkowski, Tammy Cohen, Steve McNelis as well as all staff involved for the great Emlen Tunnell dedication ceremony which was held on June 2, 2018.

1. *Oath of Office - Ward 1 Commissioner Elect John Larkin*

Commissioner Borowski administered the Oath of Office to Commissioner Elect Jack Larkin.

2. *Oath of Office - Ward 7 Commissioner Elect Sean Farhy*

Commissioner Borowski administered the Oath of Office to Commissioner Elect Sean Farhy. He was joined by his wife and children.

3. *Consent Agenda*

~~a) *Disbursement Review & Approval: 2018-05B, 2018-05C, 2018-05D*~~

b) *Approval of minutes of the Board of Commissioner meeting on May 14, 2018 & May 21, 2018*

c) *Acceptance of Staff Traffic Committee Meeting Minutes of May 16, 2018*

d) *Motion Authorizing the Public Works Department to Receive Sealed Bids for the 2018 Superpave Resurfacing Program*

e) *Resolution #2018-38 - Authorizing an Electronic Recycling and Shredding Event to be Hosted by Radnor Township*

f) *Resolution #2018-41 – Cabrini University Sewage Facility Planning Module*

g) Resolution #2018-42 – Authorizing Meliora Design, Incorporated to Provide Survey, Permitting, Design, and Bidding Documents for the Replacement of the Malin Road Culvert

Commissioner Nagle requested for item a - disbursement list to be removed from the consent agenda. Commissioner Clark made a motion to approve items b to g, seconded by Commissioner Abel. Motion passed 7-0.

3a - Disbursement Review & Approval: 2018-05B, 2018-05C, 2018-05D, 2018-06A

Commissioner Nagle made a motion to approve the disbursement list including item 6a, seconded by Commissioner Clark. Motion passed 7-0.

4. Motion for Confirmation of the Appointment of Stephen McNelis as Director of Public Works

Mr. Zienkowski asked for the Board to confirm the appointment of Stephen McNelis as Director of Public Works.

Commissioner Nagle made a motion to confirm the appointment of Stephen McNelis as Director of Public Works, seconded by Commissioner Clark.

A few of the Commissioners reinforced their confirmation of Mr. McNelis as Public Works Director.

Commissioner Borowski called the vote, motion passed 7-0.

5. Recognition of Commissioner Matthew Marshall

Mr. Zienkowski presented Commissioner Marshall with a plaque in recognition of his service as a Commissioner. The Commissioners made a few brief comments.

6. Motion to Censure Commissioner Sean Farhy

Commissioner Clark briefly discussed the above agenda item to censure Commissioner Farhy for a letter that was shared publicly regarding the newly appointed Township Solicitor.

Commissioner Clark made a motion to censure Commissioner Farhy, seconded by Commissioner Booker.

There was a discussion amongst the Commissioners on the above item.

Public Comment

Dan Sherry, Wayne – He commented in support of the motion.

Susan Stern, Wayne – She commented not in support of the motion.

Kelly Martin, Ward 7 – She commented in support of the motion.

Toni Bailey, Ward 7 – She commented in support of the motion.

Annie Webb – She commented in support of the motion.

Commissioner Borowski called the vote, motion failed 2-4 with Commissioners Farhy, Borowski, Larkin and Nagle opposed and Commissioner Booker absent.

7. Public Participation - Individual comment shall be limited to not more than five (5) minutes per Board policy

Kenneth Frolick, Radnor Resident – He commented regarding orphaned cases that the last Township Solicitor was working on and the transition to a new Township Solicitor.

Dan Sherry, Wayne – He commented regarding the Township Solicitor as well as Mr. McCone attending the meeting and exhibit 6.

Jane Galli, Ward 7 – She commented regarding a clean-up day at the Willows which will be hosted by the Willows Park Preserve on June 30th.

Doug McCone – He thanked the newly sworn Commissioners as well as commented regarding the need to redo the RFP process for Township Solicitor.

Commissioner Borowski called for a brief recess

Kelly Martin, Ward 7 – She commented regarding comments made to her by Doug McCone during the recess as well as commented regarding “exhibit 6” and timeliness it has taken and still not know how Mr. McCone obtained the document.

Grace Smith, Ward 1 – She spoke in support of ordinance 2018-10 which is at end of agenda. The handicap parking spot is for herself.

Susan Stern, Wayne – She commented that there are far more important items in the Township that need to be addressed and have not been. She urged the board to work with a board dynamic consultant to work through issues which will allow them to improve their interactions and decision making.

Commissioner Booker made a motion to discuss the items that Mr. McCone discussed during Public Comment. Motion failed for lack of a second.

8. Committee Reports

PERSONNEL & ADMINISTRATION

A. Approval of Engagement Letter and Rates for New Township Solicitor

Commissioner Booker made a motion for the approval of the revised rate for the new Township Solicitor, seconded by Commissioner Abel.

There was an in-depth discussion amongst the Commissioners regarding the motion above.

Kathryn Garland, Township Treasurer and Mr. Zienkowski, Township Manager briefly commented on the above agenda item regarding their confusion.

Public Comment

Kelly Martin, Ward 7 – She commented in support of the approval of the engagement however agreed with the confusion.

Sara Pilling, Garrett Avenue – She commented generally in favor of the Board's efforts to reduce its legal costs.

Dan Sherry, Wayne – He commented regarding his frustration of the engagement letter not being executed by Ms. Borowski prior to this meeting and leaving the Township without legal representation.

Susan Stern, Wayne – She commented regarding good process as well as commented regarding an email which was sent to the President of the Board by four Commissioners was a violation of the Sunshine Act.

Alex Yannopolous – He commented that more time and consideration needs to be spent on the performance of the Solicitor rather than fully on hourly rate.

Toni Bailey, Ward 7 – She spoke that it is more about the money and is in support of the engagement letter.

Commissioner Borowski called the vote, motion failed 3-4 with Commissioners Farhy, Borowski, Larkin and Nagle opposed.

Commissioner Clark made a motion for the approval of the engagement letter rates of the new Township Solicitor. Motion failed for lack of a second.

B. Motion and Possible Vote on an Interim Solicitor, If Necessary

Commissioner Larkin made a motion to appoint an interim solicitor as Grim, Biehn & Thatcher, John Rice at his preexisting terms, seconded by Commissioner Farhy.

There was a discussion amongst the Commissioners regarding the motion above.

Commissioner Borowski called for a recess

There was further discussion amongst the Commissioners and Mr. Rudolf.

Public Comment

Dan Sherry, Wayne – He commented regarding his disagreement of the motion for an interim solicitor.

Kelly Martin, Ward 7 – She spoke regarding her confusion to appointing an interim solicitor when one was already appointed at the May 21st meeting.

Helen Gleason, Ward 1 – She suggested Gus Economides as interim solicitor.

Susan Stern, Wayne – She commented regarding her understanding of the current solicitor and her concern that the vote for solicitor wasn't done with a transition plan.

Commissioner Booker made a motion to amend original motion to name Jim Byrne as interim solicitor, seconded by Commissioner Abel.

Public Comment

Gus Economides – He inquired for clarity of the motions.

Dan Sherry, Wayne – He commented that it would make sense to have one solicitor and not two.

Kelly Martin, Ward 7 – She spoke that there was a clear vote that Jim Byrne was appointed as Solicitor and the not signing the paperwork is unprofessional.

Commissioner Borowski called the vote on the amended motion; motion failed 3-4 with Commissioners Farhy, Borowski, Larkin and Nagle opposed.

Commissioner Borowski called the vote on the original motion; motion passed 4-3 with Commissioners Booker, Clark and Abel opposed.

C. Ordinance #2018-08 - (Adoption) - Amending Chapter 39, Code of Ethics by Repealing Sections 39-7, Ethics Board and 39-8

Commissioner Clark made a motion to adopt, seconded by Commissioner Booker.

Public Comment

Michael Smith, Ward 1 – He commented in opposition of the ordinance.

Dan Sherry, Wayne – He commented in support of the ordinance and reviewed past ethics complaints in Radnor.

Alex Yannopoulos- He commented in support of the ordinance.

Commissioner Borowski called the vote, motion passed 7-0.

PUBLIC WORKS & ENGINEERING

D. Ordinance #2018-06 – (Adoption) - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Chapter 263, Trees, Section 263-9, Revising and Updating Appendix “A” for the Recommended Tree list for Radnor Township

Commissioner Clark made a motion to adopt, seconded by Commissioner Abel.

There was a brief discussion regarding the list of trees included in the ordinance. It was explained that the ordinance will allow the tree list to be amended by resolution going forward.

Public Comment

Sara Pilling, Garrett Avenue – She spoke regarding a tree in question during discussions with the Commissioners.

Commissioner Borowski called the vote, motion passed 7-0.

G. Ordinance #2018-10 - (Introduction) - ~~246~~ 250 North Aberdeen Avenue - New Handicapped Parking Space

Commissioner Larkin made a motion to introduce the above ordinance, seconded by Commissioner Farhy.

Public Comment

Michael Smith, Ward 1 – He inquired if the space can be painted and marked now for his wife. Superintendent of Police, Chris Flanagan stated that it would be out of policy to do so but will make it a priority once approved.
Commissioner Borowski called the vote, motion passed 7-0.

E. 409, 411, 413 East Lancaster Avenue – Emerson – Caucus - Final Land Development

Representatives of 409, 411 & 413 East Lancaster Avenue and their team presented the final. The project is located directly across from Veterans Park. The applicant is proposing to combine the parcels into one parcel. They then propose to raze the structure on #411, and connect the two remaining structures on #409 and #413 with an addition. There was a discussion amongst the Commissioners and the applicant regarding the project.

Public Comment

Helen Gleason – She spoke regarding a few questions with the applicant on height of buildings and how close the current plan is to the one that she reviewed last year.
Jane Galli, Barcladen – Inquired the placement of trash dumpsters.

PUBLIC SAFETY

F. Ordinance #2018-09 - (Introduction) - 741-747 Moore Avenue - No Parking between Signs

Commissioner Clark made a motion to introduce, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Farhy out of the room.

COMMUNITY DEVELOPMENT

None

PARKS & RECREATION

None

FINANCE & AUDIT

None

LIBRARY

Commissioner Borowski commented that the Library is planning to reopen on July 2nd.

PUBLIC HEALTH

Commissioner Nagle commented that at the last Board of Health meeting they had an excellent presentation and discussion on Vaping. The presentation is on the Township website.

New Business

Mr. Zienkowski commented that he will be reaching out to PennDot again to try to work with them on road repairs, catch basins, tree cleanup, etc.

Commissioner Booker spoke regarding a letter that Mr. McCone gave the Commissioners regarding the Solicitor appointment and that he should have been questioned about exhibit 6 which was included in his ethics complaint. There was a discussion amongst the Commissioners.

Commissioner Clark made a motion to extend the meeting to 11:15 PM, seconded by Commissioner Booker. Motion passed 4-3 with Commissioners Borowski, Nagle and Larkin opposed.

Old Business

Commissioner Abel inquired when the Commissioners can expect to hear from the Citizens Communication Council. Mr. Zienkowski responded that he will get the details back to him on when they will discuss.

Public Participation

Kelly Martin, Wayne – She commented that the Township is responsible to find the leak of exhibit 6 as well as commented about Mr. McCone comments earlier in the evening.

Dan Sherry, Wayne – He spoke regarding the appointment of Solicitor as well as comments made by Mr. McCone earlier in the meeting.

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

*Respectfully submitted,
Jennifer DeStefano*

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: FLUCK THEODORE W & KAREN LYN
OWNER ADDRESS: 200 POPLAR AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 200 POPLAR AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2018-04

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

One (1) story rear additions of mud room, porch, kitchen expansion and deck.

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

Application approved with condition - the keyhole to be preserved.

ISSUED: Monday, June 25, 2018

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: MAY MONTHLY REPORT
DATE: JUNE 18, 2018
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of May 2018. Please note the following highlights:

- Building Permit Fee Revenue totaled \$102,828.00 with 89 permits issued
 - Electric Permit Fee Revenue totaled \$19,249.00 with 63 permits issued
 - Mechanical Permit Fee Revenue totaled \$14,897.50 with 25 permits issued
 - Plumbing Permit Fee Revenue totaled \$4,977.00 with 42 permits issued
 - Zoning Permit Fee Revenue totaled \$975.00 with 13 permits issued
 - Design Review Board Application Fee Revenue totaled \$900.00 with 5 applications received
-
- Permit and application revenue for May 2018: \$ 143,826.50
 - Permit and application revenue year to date: \$ 1,157,247.80
-
- Permits and applications for May 2018: 237
 - Permits and applications year to date: 992
-
- Inspections conducted for May 2018: 511
 - Inspections conducted year to date: 2,555

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: APRIL MONTHLY REPORT
DATE: MAY 9, 2018
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of April 2018. Please note the following highlights:

- Building Permit Fee Revenue totaled \$49,376 with 111 permits issued
 - Electric Permit Fee Revenue totaled \$8,284.00 with 56 permits issued
 - Mechanical Permit Fee Revenue totaled \$5,484.00 with 26 permits issued
 - Plumbing Permit Fee Revenue totaled \$6,664.00 with 55 permits issued
 - Zoning Permit Fee Revenue totaled \$975.00 with 13 permits issued
 - Banner Permit Fee Revenue totaled \$100.00 with 2 permits issued
 - Design Review Board Application Fee Revenue totaled \$1,400.00 with 5 applications received
 - Historic and Architectural Review Board Revenue totaled \$50.00 with 1 application received
 - Zoning Hearing Board Application Fee Revenue totaled \$550.00 with 1 applications received
-
- Permit and application revenue for April 2018: \$ 72,883.00
 - Permit and application revenue year to date: \$ 1,013,421.30
-
- Permits and applications for April 2018: 270
 - Permits and applications year to date: 755
-
- Inspections conducted for April 2018: 526
 - Inspections conducted year to date: 2,044



RECREATION & COMMUNITY PROGRAMMING DEPARTMENT APRIL 2018 REPORT

Programs/Excursions/Community Events

Programs/Excursions

- Men's Pickup Basketball (21 participants)
- Pickleball at Radnor Activity Center (61 participants)
- Radnor Steps Community Walking Program along the Trail – (participation varies each week)
- Junior Tennis with Pam Rende at Warren Filipone Park (2 sessions/16 participants)
- NEW – Hoops Clinic with Jump Start Sports at Radnor Activity Center (7 participants)
- Spring Little Hoop Stars with Jump Start Sports at Radnor Activity Center (14 participants)
- T-ball Programming with Jump Start Sports at Bo Connor (2 sessions/93 participants)
- NEW - Champions Soccer at Radnor Elementary School (12 participants)
- After School Chess Club at Ithan Elementary School (44 participants)
- After School Science Club ("Advanced Science") at Ithan Elementary School (15 participants)
- Junior Soccer with World Cup Sports Academy at Warren Filipone Park (2 sessions/55 participants)
- Junior Soccer with Soccer Shots at Clem Macrone Park (6 sessions/118 participants)
- Spring Break Sports Camp with Jump Start Sports at Radnor Activity Center (31 participants)
- Spring Break Soccer Camp with World Cup Sports Academy at Radnor Memorial Park (41 participants)
- NEW – Junior Nature Program with World Cup Sports Academy at the Willows (7 participants)
- NEW – After School Nature Program with World Cup Sports Academy at the Willows (5 participants)
- NEW - Multi-Sport Program with Young Sports at Cowan Park (10 participants)
- Radnor Day Camp at Radnor Elementary School (170 participants registered to date)

PRPS Discount Ticket Program

- Regal Movie Discount Ticket Program (131 sold to date 2018)
- Ski Destination Tickets (44 sold to date 2018)

Community Events:

- 21st Annual Youth Trout Derby was held on Saturday, April 21 and Sunday, April 22 at Saw Mill Park (200 registered/Sold Out)
- Spring Eggstravaganza Event was on Sunday, April 22 at Villanova University, event was postponed due to weather from April 8 (approximately 1,000 in attendance)
- Arbor Day Celebration/Tree City USA Award Ceremony and DCNR (PA Department of Conservation & Economic Resources) Presentation of Green Park Award for Clem Macrone Park was held on Friday, April 27 at Clem Macrone Park (approximately 50 were in attendance)
- Wheels of Wayne Event was held on Sunday, April 29 in Downtown Wayne (over 3,000 in attendance; 84 vehicle registrants; 15 participating Township/County/Sponsor vehicles)

Additional Programming Activity:

- Prepared season-end financial reporting and evaluation of programming, discount ticket program, community events, and projects.
- Met with spring/summer programming and event vendors/instructors, developed program details, contractual agreements, coordinated facility schedules, program logistics, participant communications, and emergency/safety procedures.
- Revised Operational Guidelines for Contractual Programming Policies.
- Coordinated inclement weather re-scheduling for various programming and events.
- Continued comprehensive planning for Radnor Day Camp and summer camps – met with Radnor Elementary School Principal/Maintenance to plan building usage/logistics; met with Ithan Elementary School Social Worker to discuss scholarship program/special needs support.

- Finalized development of Summer 2018 Recreation Activities Brochure; developed ongoing information for new Township Magazine, Radnor Life & Style.
- Continued working with our professional organization, the PA Recreation and Parks Society (PRPS), regarding the child care licensing requirements for preschool-age programming participants under the Pennsylvania Department of Human Services; a structured, operating protocol was developed and submitted to the DHS under which public recreation providers would operate – consideration and waiver request by the DHS has been denied; the PRPS group has continued to lobby for legislative support on this topic.
- Coordinated with Recreation/Public Works/Police/Fire Departments to prepare and plan for spring and summer events including Spring Eggstravaganza, Wheels of Wayne, Arbor Day, and Emlen Tunnell Statue Dedication; discussed logistics and set up, activities and entertainment, staffing, registration, promotions, and supplies relative events.
- Continued sponsorship development by working with local businesses and organizations for current events and programs; conducted meetings with potential and current sponsors; continued soliciting sponsorship proceeds for 2018 events and programs.
- Continued event and programming collaboration development with various businesses and organizations within the community – met with Radnor Conservancy, Sports Legends of Delaware County, Villanova University, Insane Impact LED Screen company, Whole Foods Devon, David Auto.

Administrative

- Processed daily phone and email communications in order to provide information on community sports, recreational activities, and events; coordinated registrations for programs; prepared purchase orders/invoices, deposited income; prepared program financial reports that include participation reconciliation, instructor payments, and performance analyses; distributed program evaluations to participants; coordinated locations and logistics for programming, scheduled facility reservations/submitted applications, maintained Outlook event calendars, met with instructors and vendors to develop program agreements and process background checks; continued utilization of PEN (Programmer's Exchange Network) listserv to obtain and share information to evaluate operations; updated all Department areas of the Township website and social media page and distributed seasonal e-newsletters; filmed monthly segment for the *Radnor 411* television show and prepared slides for the Radnor Cable Channel; coordinated marketing efforts; managed inventories and distributed supplies to programs; worked with Township solicitor on various Department items.
- Monitored Department budgetary line items and developed year-to-date performance analyses for program and service areas; closed out year-end payments for 2017.
- Continued to work with Program Supervisor and Program Coordinator on daily planning, programming, events, operations, and Department projects for 2018.
- Finalized hiring process for part-time Recreation Assistant position – Genevieve Dixon and Lizette Subach will serve in the role.
- Continued working at the direction of the Finance Department on the implementation of Tyler Munis Enterprise Resource Planning Project – worked through implementation and took part in several ongoing training sessions for the recreational programming modules for online registration – go-live date is May 1st and online registration will officially launch for residents for all recreational programming.
- Attended weekly staff meetings with the Township Manager and Department Heads.
- Attended monthly Board of Commissioners Meetings; attended and prepared reports for monthly Parks Board Meeting.
- Met with Township Parks & Recreation Board Members.
- Met/filmed with Radnor Studio 21 various segments.
- Attended monthly Staff Safety Committee Meeting.
- Attended monthly Radnor Committee for Special Education Meeting.
- Attended monthly Sports Legends of Delaware County Museum Board Meeting.
- Attended monthly Wayne Senior Center Board Meeting.

Parks & Facilities Usage

- **Athletic Fields:** Coordinated field scheduling and light schedules for spring season.
- **Park Areas/Picnic Rentals:** Coordinated reservations for the 2018 season to date:
 - Clem Macrone Park (8 rentals)
 - Cowan Park (1 rental)
 - Dittmar Park (1 rental)
 - Fenimore Woods (16 rentals)
 - Odorisio Park (1 rental)
 - Warren Filipone Park (1 rental)
 - Willows Park (5 rentals)
 - Veterans Park (1 rental)
- **Radnor Activity Center:** 12 rentals took place in April – most were for multiple days; usage included the Department’s seasonal programming including youth basketball and Champions Program; Radnor Soccer Club; Radnor Wayne Little League; Men’s Basketball and Soccer; worked with CleanNet to implement custodial services; coordinated roof analysis due to ongoing leaks.

Parks & Facilities Meetings/Projects

- **Eagle Scout Projects:**
 - Bike repair station along the Radnor Trail – discussed prospective project.
 - Radnor Trail overpass median painting – discussed prospective project.
- **Incredible Edible Radnor Community Gardens** – met with organization members and established projects along the Radnor Trail and Wayne Senior Center; worked with Township solicitor to develop operating agreements.
- **Park Signage Replacement:**
 - Saw Mill Park sign has been put on hold as we evaluate the park traffic flow and logistics.
 - Radnor Memorial Park, Ithan Valley Park, Bo Connor Park, Emlen Tunnell Park, and Fenimore Woods sign development is underway.
 - Radnor Skatepark informational signage development is underway.
- **Park and Trail Improvements** – a bond ordinance was voted at the October 26, 2015 Board of Commissioners Meeting for the following parks and trails (\$5.75M - \$4.3M Parks/\$1.45M Trails); met with staff and continued working towards completion of the various park projects outlined – see update to the Parks & Recreation in May.

Bo Connor Park (underway)
Cappelli Golf Range (underway)
Clem Macrone Park (complete)
Emlen Tunnel Park (underway)
Encke Park (complete)
Fenimore Woods (underway)
Ithan Valley Park (underway)
Petrie Park (complete)
Radnor Trail (underway)
Skunk Hollow Park (underway)
Warren Filipone Park (underway)
Ardrossan Trail
West Wayne Segment (8A-E, 1C, 1D)
Marth Brown Segment
Villanova – Chew Segment (16A, 9C, ½) - omitted
Radnor Station to Harford Park (9F)

- **Bo Connor Park Improvements:** Coordinated engineering site survey and scope of work development for site improvements/continued working with Gannett Fleming to finalize bid documentation.
- **Emlen Tunnell Park:** drafted comfort station scope of supply and services with Romtec; coordinated site layout and engineering with Gannett Fleming; building purchase was tabled by the BOC in April in anticipation of further public review process.
- **Encke Park:** Worked with Radnor Wayne Little League on a project to improve the batting cages at the park.
- **Ithan Valley Park Improvements:** coordinated with Friends of Ithan Valley Park evaluation of anticipated park improvements.
- **Fenimore Woods Rehabilitation Project:** Comprehensive park renovation project planning underway; park outbound site and topographical surveys have been prepared; preliminary/ conceptual park improvement plan #2 was reviewed with the Parks Board in March, preliminary review of this plan occurred with Township traffic engineer; working to further identify the improvement details and corresponding project budget; coordinated pond study; worked on comfort station and pavilion design options with various vendors.
- **Radnor Skatepark Improvements:** coordinated completion of open project from 2015/2016 (where surfacing delamination occurred) to complete the layout of the skatepark structures.
- **Radnor Trail - Brookside Parking Lot Restroom:** worked on restroom design options with various vendors; coordinated site layout with Gannett Fleming to prepare bid documentation.
- **Veterans Park Planning:** (formerly St. Davids Community Park) – a planning project is underway to honor Veterans, educate visitors, and improve various features of the site with the conceptual plan prepared by Simone Collins Landscape Architecture; fundraising is underway by the Township Manager for the project.
- **Warren Filipone Park Improvement:** Coordinated engineering site survey and scope of work development for site improvements/continued working with Gannett Fleming to finalize bid documentation.
- **The Willows:** There is continued evaluation by the Board of Commissioners to find a viable use for the Mansion that will allow for its continued public use, public usage of the park with minimal impacts, building improvements to ensure code compliance consistent with intended use, and building updates – the BOC has budgeted for the building renovations that have been presented by the Willows Park Preserve; there is continued evaluation of the operability of the Mansion/corresponding lease agreement with the Willows Park Preserve – the Parks and Recreation Board will review the lease agreement in May.

Respectfully Submitted,



Tammy S. Cohen
Director of Recreation & Community Programming



RECREATION & COMMUNITY PROGRAMMING DEPARTMENT MAY 2018 REPORT

Programs/Excursions/Community Events

Programs/Excursions

- Men's Pickup Basketball (21 participants)
- Pickleball at Radnor Activity Center (66 participants)
- Radnor Steps Community Walking Program along the Trail – (participation varies each week)
- Junior Tennis with Pam Rende at Warren Filipone Park (2 sessions/16 participants)
- NEW – Hoops Clinic with Jump Start Sports at Radnor Activity Center (7 participants)
- Spring Little Hoop Stars with Jump Start Sports at Radnor Activity Center (14 participants)
- T-ball Programming with Jump Start Sports at Bo Connor (2 sessions/93 participants)
- NEW - Champions Soccer at Radnor Elementary School (12 participants)
- After School Chess Club at Ithan Elementary School (44 participants)
- After School Science Club ("Advanced Science") at Ithan Elementary School (15 participants)
- Junior Soccer with World Cup Sports Academy at Warren Filipone Park (2 sessions/57 participants)
- Junior Soccer with Soccer Shots at Clem Macrone Park (6 sessions/118 participants)
- NEW – Junior Nature Program with World Cup Sports Academy at the Willows (8 participants)
- NEW – After School Nature Program with World Cup Sports Academy at the Willows (6 participants)
- NEW - Multi-Sport Program with Young Sports at Cowan Park (10 participants)
- Radnor Day Camp at Radnor Elementary School (185 participants registered to date)

PRPS Discount Ticket Program

- Regal Movie Discount Ticket Program (141 sold to date 2018)
- Amusement Park Discount Tickets (19 sold to date 2018)

Community Events:

- No Department Community Events/May

Additional Programming Activity:

- Prepared season-end financial reporting and evaluation of programming, discount ticket program, community events, and projects.
- Met with summer programming and event vendors/instructors, developed program details, contractual agreements, coordinated facility schedules, program logistics, participant communications, and emergency/safety procedures.
- Continued comprehensive planning for Radnor Day Camp and summer camps – met with Radnor Township School District personnel to plan building usage/logistics for Radnor Elementary School, Radnor High School Pool, and Radnor Middle School along with the scholarship application process; coordinated Radnor Day Camp website updates, daily structure and activities, trips and special events, continued hiring staff for multiple positions, staff training, and payroll; held weekly meetings with staff to discuss all components of the camp.
 - 2018 Summer Staff Member Information:
 - Returning staff: 21 New staff: 18 Total: 39 (down from 45 in 2017)
 - Radnor High School alumni staff: 14 Current RHS students on staff: 9
 - Total Radnor Township residents on staff: 27
 - Certified Teachers: 4 Pursuing degree in education/related field: 8
 - Support Aides/Paraprofessionals currently working in schools: 3
 - Designated special needs support staff for one-on-one/extra support: 11
- Distributed Summer 2018 Recreation Activities Brochure.

- Continued working with our professional organization, the PA Recreation and Parks Society (PRPS), regarding the child care licensing requirements for preschool-age programming participants under the Pennsylvania Department of Human Services; a structured, operating protocol was developed and submitted to the DHS under which public recreation providers would operate – consideration and waiver request by the DHS has been denied; I've continued along with the PRPS group to work through this topic.
- Coordinated with Recreation/Public Works/Police/Fire Departments to prepare and plan for upcoming events including the Emlen Tunnell Statue Dedication, Great American Backyard Campout, Summer Concert at Clem Macrone Park, and Night at the Ball Park; discussed event logistics, set up, activities and entertainment, staffing, registration, promotions, and supplies.
- Continued sponsorship development by working with local businesses and organizations for current events and programs; conducted meetings with potential and current sponsors; continued soliciting sponsorship proceeds for 2018 events and programs.
- Continued event and programming collaboration development with various businesses and organizations within the community.

Administrative

- Processed daily phone and email communications in order to provide information on community sports, recreational activities, and events; coordinated registrations for programs; prepared purchase orders/invoices, deposited income; prepared program financial reports that include participation reconciliation, instructor payments, and performance analyses; distributed program evaluations to participants; coordinated locations and logistics for programming, scheduled facility reservations/submitted applications, maintained Outlook event calendars, met with instructors and vendors to develop program agreements and process background checks; continued utilization of PEN (Programmer's Exchange Network) listserv to obtain and share information to evaluate operations; updated all Department areas of the Township website and social media page and distributed seasonal e-newsletters; filmed monthly segment for the *Radnor 411* television show and prepared slides for the Radnor Cable Channel; coordinated marketing efforts; managed inventories and distributed supplies to programs; worked with Township solicitor on various Department items.
- Monitored Department budgetary line items and developed year-to-date performance analyses for program and service areas.
- Continued to work with Program Supervisor and Program Coordinator on daily planning, programming, events, operations, and Department projects for 2018.
- Continued working with the Finance Department on the implementation of Tyler Munis Enterprise Resource Planning Project (financial software) and through implementation of go-live for the Recreation Department's new online registration system for residents.
- Attended weekly staff meetings with the Township Manager and Department Heads.
- Attended monthly Board of Commissioners Meetings; attended and prepared reports for monthly Parks Board Meeting.
- Met with Commissioner-Elect to the Board of Commissioners.
- Met with Township Parks & Recreation Board Members.
- Met/filmed with Radnor Studio 21.
- Attended monthly Staff Safety Committee Meeting.
- Attended monthly Radnor Committee for Special Education Meeting.
- Attended monthly Sports Legends of Delaware County Museum Board Meeting.
- Attended monthly Wayne Senior Center Board Meeting.

Parks & Facilities Usage

- **Athletic Fields:** Coordinated field scheduling and light schedules for spring and summer.
- **Park Areas/Picnic Rentals:** Coordinated reservations for the 2018 season to date:
 - Clem Macrone Park (13 rentals)
 - Cowan Park (1 rental)
 - Dittmar Park (1 rental)
 - Fenimore Woods (22 rentals)
 - Odorisio Park (1 rental)
 - Warren Filipone Park (1 rental)
 - Willows Park (7 rentals)
 - Veterans Park (1 rental)
- **Radnor Activity Center:** 4 rentals took place in May – most were for multiple days; usage included the Department’s seasonal programming including youth basketball and Champions program, Men’s Basketball, Pickleball, and the Wayne Wildcats Tumbling; worked with CleanNet to implement custodial services; coordinated roof analysis due to ongoing leaks.

Parks & Facilities Meetings/Projects

- **AEDs:** Continued evaluating a project that entails adding AED units at various Township parks and recreation facilities as part of the 2019 budget.
- **Eagle Scout Projects:**
 - Bike repair station along the Radnor Trail – discussed and planned prospective project.
 - Radnor Trail overpass median painting – discussed and planned prospective project.
 - Kiosks at the Willows Park & Skunk Hollow – worked with scouts to finalize projects.
- **Incredible Edible Radnor Community Gardens** – coordinated operating agreement with members and established projects along the Radnor Trail and Wayne Senior Center.
- **Park Signage Replacement:**
 - Saw Mill Park sign has been put on hold as we evaluate the park traffic flow and logistics.
 - Radnor Memorial Park, Ithan Valley Park, Bo Connor Park, Emlen Tunnell Park, and Fenimore Woods sign development is underway as part of comprehensive park project.
 - Radnor Skatepark informational signage finalized.
- **Park and Trail Improvements** – a bond ordinance was voted at the October 26, 2015 Board of Commissioners Meeting for the following parks and trails (\$5.75M - \$4.3M Parks/\$1.45M Trails); met with staff and continued working towards completion of the various park projects outlined – see update to the Parks & Recreation in May.

Bo Connor Park (underway)
Cappelli Golf Range (underway)
Clem Macrone Park (complete)
Emlen Tunnel Park (underway)
Encke Park (complete)
Fenimore Woods (underway)
Ithan Valley Park (underway)
Petrie Park (complete)
Radnor Trail (underway)
Skunk Hollow Park (underway)
Warren Filipone Park (underway)
Ardrossan Trail
West Wayne Segment (8A-E, 1C, 1D)
Marth Brown Segment
Villanova – Chew Segment (16A, 9C, ½) - omitted
Radnor Station to Harford Park (9F)

- **Bo Connor Park Improvements:** Coordinated engineering site survey and scope of work development for site improvements/continued working with Gannett Fleming to finalize bid documentation; anticipate public review with the Parks Board in July.
- **Emlen Tunnell Park:** met with residents, Commissioner, and Parks Board Members at the park, discussed site locations and building amenities; coordinated site survey of prospective areas.
- **Encke Park:** Radnor Wayne Little League improvement project to batting cages completed.
- **Ithan Valley Park Improvements:** coordinated with Friends of Ithan Valley Park evaluation of anticipated park improvements.
- **Fenimore Woods Rehabilitation Project:** Comprehensive park renovation project planning underway; park outbound site and topographical surveys have been prepared; anticipate updated preliminary plan review with the Parks Board and subsequent environmental and traffic review along with project development of improvement details and corresponding budget
- **Radnor Trail - Brookside Parking Lot Restroom:** worked on restroom design options with various vendors; coordinated site layout with Gannett Fleming to prepare bid documentation.
- **Veterans Park Planning:** (formerly St. Davids Community Park) – a planning project is underway to honor Veterans, educate visitors, and improve various features of the site with the conceptual plan prepared by Simone Collins Landscape Architecture; fundraising is underway by the Township Manager for the project.
- **Warren Filipone Park Improvement:** Coordinated engineering site survey and scope of work development for site improvements/continued working with Gannett Fleming to finalize bid documentation; anticipate public review with the Parks Board in July.
- **The Willows:** The Board of Commissioners approved a lease agreement to the Willows Park Preserve (WPP) nonprofit organization for their operation, preservation, and maintenance of the Willows Mansion - this agreement will allow for the Mansion's continued public use and public usage of the park with minimal impacts; met with members of the WPP and assigned architect on the project details and planning.

Respectfully Submitted,



Tammy S. Cohen
Director of Recreation & Community Programming

Public Participation

Presentation of the 2017
Independent Audit

RESOLUTION NO. 2018-49

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, FORMALLY ACCEPTING THE INDEPENDENT AUDITORS' REPORT AND 2017 AUDITED FINANCIAL STATEMENTS OF RADNOR TOWNSHIP TO BE INCLUDED IN THE 2017 COMPREHENSIVE ANNUAL FINANCIAL REPORT

WHEREAS, The Township engaged Zelenkofske Axelrod LLC (the "Auditors") to perform the annual financial audit pursuant to the Township's Home Rule Charter §7.13 for the year ending December 31, 2017; and

WHEREAS, Township Management bears the sole responsibility for the completeness and accuracy of the 2017 Financial Statements; and

WHEREAS, Zelenkofske Axelrod LLC, in its capacity as the Township's independent CPA, is responsible for expressing an opinion on the financial statements as prepared by Management and is responsible for issuing an opinion based upon the results of their audit of the Township as summarized in the Independent Auditors' Report; and

WHEREAS, The Citizens' Audit Review & Financial Advisory Committee ("CARFAC"), made up of one volunteer resident as appointed by the Board of Commissioners, was involved in the audit process by overseeing project schedules and timelines, discussing internal control deficiency resolutions from prior years' audit results with management and the auditors, and by meeting independently with representatives of the Auditors to review possible audit findings, including but not limited to those specifically addressed in the SAS 115 Letter to Management prepared by the Auditors; and

WHEREAS, CARFAC accepts no responsibility and takes no position on the completeness or accuracy of either the Independent Auditors' Report or the Audited Financial Statements; and

WHEREAS, exclusively based on the foregoing, CARFAC has recommended that the Board of Commissioners adopt a resolution during a public meeting accepting the Independent Auditors' Report and management's 2017 Audited Financial Statements.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners formally accept the Independent Auditors' Report as prepared by Zelenkofske Axelrod LLC and the 2017 Audited Financial Statements as prepared by Management, both of which are to be included in the Township's 2017 Comprehensive Annual Financial Report (CAFR).

SO RESOLVED, this 25th day of June, A.D., 2018

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____
Name: Robert A. Zienkowski,
Title: Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: June 19, 2018

TO: Board of Commissioners

FROM: William White, Director of Finance

LEGISLATION: Resolution 2018-49 Accepting the 2017 Audited Financial Statements and Independent Auditors' Report.

LEGISLATIVE HISTORY: The Township engaged Zelenkofske Axelrod, LLC as Independent Auditors for the 2017 audit period, which has now been completed. The Township's 2017 Comprehensive Annual Financial Report (CAFR) will be completed and filed by June 30th and will be available on the Township's web site.

PURPOSE AND EXPLANATION: This Resolution formally concludes the 2017 audit period by publically and transparently *accepting* the 2017 Audited Financial Statements and Independent Auditors' Report. It is imperative to note:

- Management is solely responsible for the content and accuracy of the 2017 Audited Financial Statements
- Zelenkofske Axelrod is solely responsible for expressing an opinion on the 2017 Audited Financial Statements as detailed in their Auditor's Report (to be included on page 1 of the Comprehensive Annual Financial Report)
- CARFAC only has one member currently, but that one member was part of the audit process through its entirety and will be reporting to the Board independent from Administration
- By accepting this document, the Board of Commissioners is not accepting responsibility for the content or accuracy of the Audited Statements or the Independent Auditors' Report

FISCAL IMPACT: There is no fiscal impact associated with this Resolution.

RECOMMENDED ACTION: In the interest of adding transparency and to conclude the 2017 audit process, the Administration and CARFAC both respectfully recommend that the Board adopt Resolution 2018-49.

**RESOLUTION NO. 2018-54
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE FOR
PHASE 4 OF THE ARDROSSAN FARMS SUBDIVISION LOCATED
ALONG NEWTOWN ROAD**

WHEREAS, the Board of Commissioners approved final plans of subdivision prepared by Momenee & Associates, Inc., September 5, 2014 pursuant to Resolution No. 2014-104 on November 10, 2014 (“Plan”); and

WHEREAS, the foregoing approved Plan proposed development of the Ardrossan Farm in Phases; and

WHEREAS, the Board previously approved a lot line change for Phase 4 pursuant to Resolution No. 2017-27; and

WHEREAS, E.S. III, LP, (“Applicant”) has submitted a new revised lot line plan for Phase 4 which has been reviewed by both the Township Planning Commission and the Delaware County Planning Commission.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the Phase 4 lot line change plan for the Ardrossan Farm as shown on a set of plans prepared by Momenee & Associates, Inc., dated March 1, 2018, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated March 26, 2018, a copy of which is attached hereto as *Exhibit “A”*.
2. Applicant shall clean-up the trees in the woods, limbs over the driveway on Camp Woods and dead trees in conservation areas.
3. Compliance with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.
4. Compliance with the final plan approval Resolution No. 2014-104 as modified by this Resolution.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2018.

RADNOR TOWNSHIP

By: _____
Name: Lisa Borowski
Title: President

ATTEST: _____



*Excellence Delivered **As Promised***

Date: May 2, 2018

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department
Andy Pancoast – Radnor Township Codes Official

RE: Subdivision/ Lot Line Change Ardrossan Farms
Edgar Scott, III – Applicant

Date Accepted: March 5, 2018

90 Day Review: June 3, 2018

Gannett Fleming, Inc. has completed a review of the Ardrossan Farms Phase 4 Lot Line Change Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to reconfigure the previously approved lots in phase 2, 3, & 4 to adjust the lot areas and create 2 new residential lots (one in phase 2 and one in phase 3) to offset 2 other lots that were previously merged. There is no increase in the overall number of lots that were approved as part of the subdivision and conditional use approval.

The applicant has indicated in the Subdivision and Land Development Application that the variances granted as part of the original subdivision will continue with the proposed lot line revisions.

The applicant is requesting a waiver from the applicable sections of §255-20 and §255-21 to not provide information regarding soils, water resources and existing features within 500 feet of the site, in addition to development information for this submission. This information was presented on the prior subdivision and land development plans for this site and is still applicable to this portion of the site.

Plans Prepared By: Momenee, Inc.

Dated: 03/01/2018



General

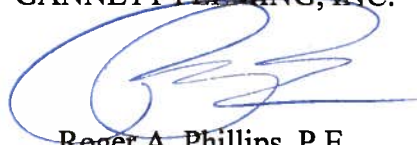
1. The applicant must submit a table the clearly identifies the amount of open space before and after the proposed lot reconfiguration.
2. There is an existing open space 10 shown on the overall previously approved Land Development Plans. The new open space parcel must be labeled open space 11.
3. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.

The applicant appeared before the Planning Commission on April 2, 2018. The Planning Commission recommended approval of the proposed lot line changes.

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



Gannett Fleming

*Excellence Delivered **As Promised***

Date: March 26, 2018

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department
Ray Daly – Radnor Township Codes Official

RE: Subdivision/ Lot Line Change Ardrossan Farms
Edgar Scott, III – Applicant

Date Accepted: March 5, 2018

90 Day Review: June 3, 2018

Gannett Fleming, Inc. has completed a review of the Ardrossan Farms Phase 4 Lot Line Change Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to reconfigure the previously approved lots in phase 2, 3, & 4 to adjust the lot areas and create 2 new residential lots (one in phase 2 and one in phase 3) to offset 2 other lots that were previously merged. There is no increase in the overall number of lots that were approved as part of the subdivision and conditional use approval.

The applicant has indicated in the Subdivision and Land Development Application that the variances granted as part of the original subdivision will continue with the proposed lot line revisions.

The applicant is requesting a waiver from the applicable sections of §255-20 and §255-21 to not provide information regarding soils, water resources and existing features within 500 feet of the site, in addition to development information for this submission. This information was presented on the prior subdivision and land development plans for this site and is still applicable to this portion of the site.

Plans Prepared By: Momenee, Inc.

Dated: 03/01/2018



General

1. The applicant must submit a table that clearly identifies the amount of open space before and after the proposed lot reconfiguration.
2. There is an existing open space 10 shown on the overall previously approved Land Development Plans. The new open space parcel must be labeled open space 11.
3. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

Very truly yours,

GANNETT FLEMING, INC.



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

March 2, 2018

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

**RE: Lot Line Change/Subdivision Plans
Ardrossan Farms – Various Lots
Radnor Township, Delaware County**

Our File # 06-012

Dear Steve:

On behalf of ESIII L.P., we are submitting an application for a change of lot lines for the Phase 3 portion of Ardrossan Farm and for some other lots in the other phases. In addition, we are creating two additional lots, one in phase 2 and one in phase 3. The additional lots offset others that have been merged, so there is no increase in the overall number of lots that were approved as part of the subdivision and conditional use approval. In addition, the North American Land Trust (NALT) owns ten (10) lots in Phase 4 and has permanently restricted them against development and required them to be governed by the Open Space Management Plan of Ardrossan Farms Association. That restriction effectively reduced the number of residential lots in Ardrossan by 10. A summary of the changes is as follows:

Phase 3: All lots have been increased in size to have a minimum area of at least 50,000 each. NRA-15 and 16 have been eliminated and a new lot 3-11 has been added. The increase in lot areas for the lots resulted in a reduction of the sizes of Open Space 8-A and 8-C. The required open space area is being made up by subdividing portions of NRA-24 in Phase 3 and NRA-7 in Phase 2 and creating new open space in those areas. The net increase in Open Space is 0.11 acres.

Phase 4: It is proposed to re-arrange the lot lines for Lots 4-1, 4-2, 4-3 and NRA -18 to change them back to the configuration originally approved before the Phase 4 lot line change. It is also proposed to reconfigure the line between lot 4-8 and NRA-20 to convey area from NRA-20 to Lot 4-8. The changes are a separate recordable sheet and will only be recorded if lots 4-1, 4-2 and 4-3 are sold in the old configuration instead of the one approved in 2017.

Phase 2: It is proposed to create a separate lot for the cottage on Lot 2-10. The original subdivision plan had the existing Murray House and Ivy Cottage on one single lot. Lot 2-20

is being created so that Ivy Cottage is on its own lot. A lot line change with Lot 2-11 is incorporated in order to meet setback requirements for the new lot.

The attached plans include the lot line changes. The changes involve lot reconfiguration only. There are no changes to roadways, sanitary or storm sewers and no changes from the original approved land development plans or stormwater management systems. You will recall that Lots 1-9 and 1-10 were merged into one lot with a single dwelling as was Lots 1-14 and 1-15. The creation of Lots 2-20 and 3-11 as part of this application, does not change the number buildable lots approved as part of the original subdivision. As noted above, NALT has also permanently restricted ten lots in Phase 4 against development.

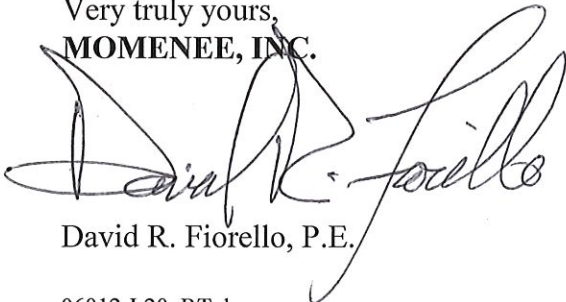
Enclosed for review are the following:

- Signed Township Application
- Township Application fee of \$2,500 based on the requirements for a subdivision greater than 5 lots.
- Professional escrow replenishment in the amount of \$15,000.00.
- Act 247 Review Form
- Act 247 Review Fee of \$340.00
- 19 full size copies of the lot line change plans (8 signed & notarized).
- 7 11x17 copies of the lot line change plans
- 10 USB Thumb Drives containing the following
 - Copy of this letter in PDF Format
 - Plans in PDF format
 - Copies of signed applications in PDF format

Please note that copies of the title report and deed were previously submitted as part of the original application for this project.

I trust that this information will be sufficient in order to be placed on the April Planning Commission schedule for review. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE, INC.



David R. Fiorello, P.E.

06012-L20_RT.doc

cc: Edgar Scott III
John C. Snyder Esq.

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property: Ardrossan Farm Lot Line Changes

Zoning District AC (DENSITY MODIFICATION) Application No. _____
(Twp. Use)

Fee \$2,500 Ward No. 3 Is property in HARB District NO

Applicant: (Choose one) Owner _____ Equitable Owner X

Name ESIII L.P.

Address 107 TWADDELL MILL ROAD, WILMINGTON, DE 19807

Telephone 610-246-6666 Fax _____ Cell _____

Email CCRSCOTT@HOTMAIL.COM

Designer: (Choose one) Engineer X Surveyor _____

Name DAVID R. FIORELLO, P.E. MOMENEE INC.

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610-527-3030 Fax 610-527-9008

Email DFIORELLO@MOMENEE.COM

Area of property 64.4 ACRES Area of disturbance N/A

Number of proposed buildings N/A Proposed use of property: RESIDENTIAL

Number of proposed lots 2 ADDITIONAL

Plan Status: Sketch Plan _____ Preliminary _____ Final X Revised _____

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


.Variances granted as part of the original subdivision will continue with the proposed lot revisions.

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

CONDITIONAL USE APPROVAL WAS GRANTED ON JANUARY 6, 2014 TO PERMIT DEVELOPMENT OF THE PARCEL UNDER THE DENSITY MODIFICATION PROVISIONS OF THE TOWNSHIP ZONING CODE

Individual/Corporation/Partnership Name ESIII LP

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 EDGAR SCOTT III

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 Land) 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 ESIII LP ATTN: MR. EDGAR SCOTT III E-mail CCRSCOTT@HOTMAIL.COM

Address 107 TWADELL MILL ROAD, WILMINGTON, DE Phone 610-246-6666

Name of Development ARDROSSAN FARM

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm MOMENEE INC Phone 610-527-3030

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Contact DAVID R. FIORELLO, P.E. E-mail DFIORELLO@MOMENEE.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 type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input checked="" 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 checked="" type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input checked="" type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input checked="" type="checkbox"/> Steep Slopes

Zoning District AC

Tax Map # 36 / 36 / 008

Tax Folio # 36 / 04 / 02464 / 00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

RECONFIGURE THE PREVIOUSLY APPROVED LOTS IN THE PHASE 2, 3 & 4 SECTIONS OF THE ARDROSSAN FARM SUBDIVISION TO ADJUST LOT AREAS

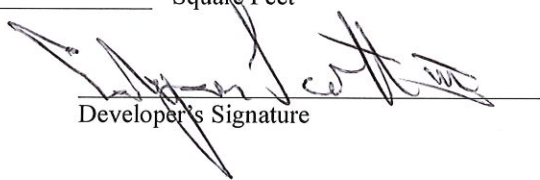
AND CREATE 2 NEW RESIDENTIALLY APPROVED LOTS TO OFFSET 2 OTHER LOTS THATT WERE PREVIOUSLY MERGED. EXISTING RESIDENTIAL

STRUCTURES ARE TO BE MAINTAINED AS PART OF THE LOTS. NEW HOMES WILL BE BUILT ON THE RESIDENTIALLY APPROVED LOTS.

Total Site Area	64.4	Acres
Size of All Existing Buildings	9,785+/-	Square Feet
Size of All Proposed Buildings	150,000 +/-	Square Feet
Size of Buildings to be Demolished	0+/-	Square Feet

EDGAR SCOTT III
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 _____

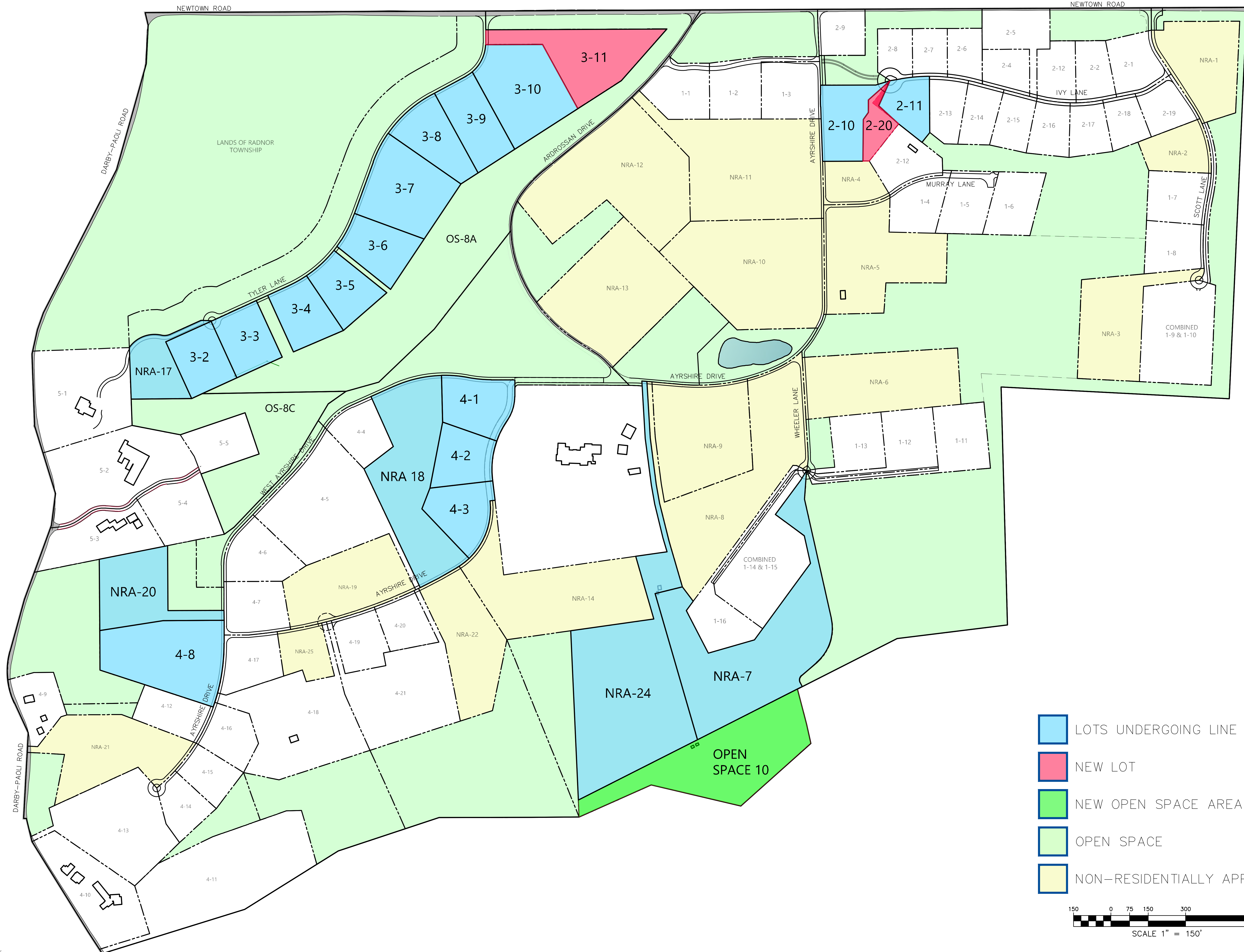
Applications with original signatures must be submitted to DCPD.

SUBDIVISION / LOT LINE CHANGE PLAN

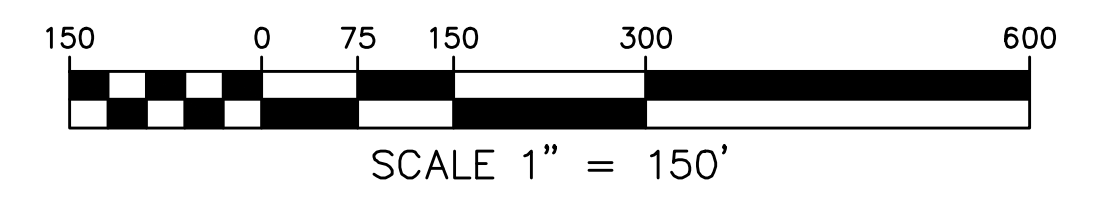
LOTS 2-10 & 2-11 | LOTS 4-1, 4-2, 4-3 & NRA-18 | PHASE 3 | NRA 24 & NRA 7

THE ARDROSSAN FARM

RADNOR TOWNSHIP * DELAWARE COUNTY



- LOTS UNDERGOING LINE CHANGES
- NEW LOT
- NEW OPEN SPACE AREA
- OPEN SPACE
- NON-RESIDENTIALLY APPROVED LOT



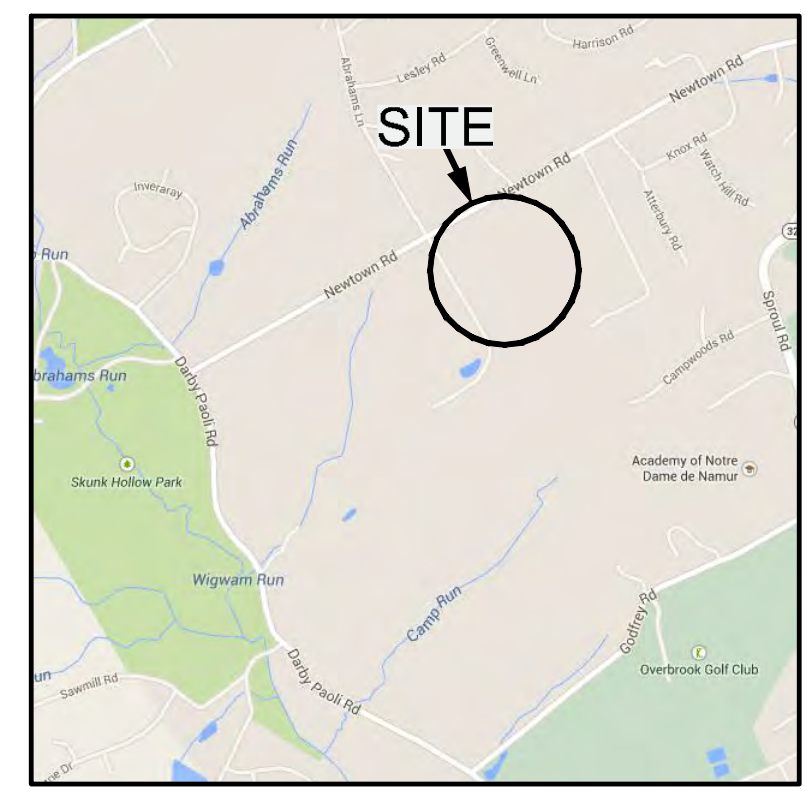
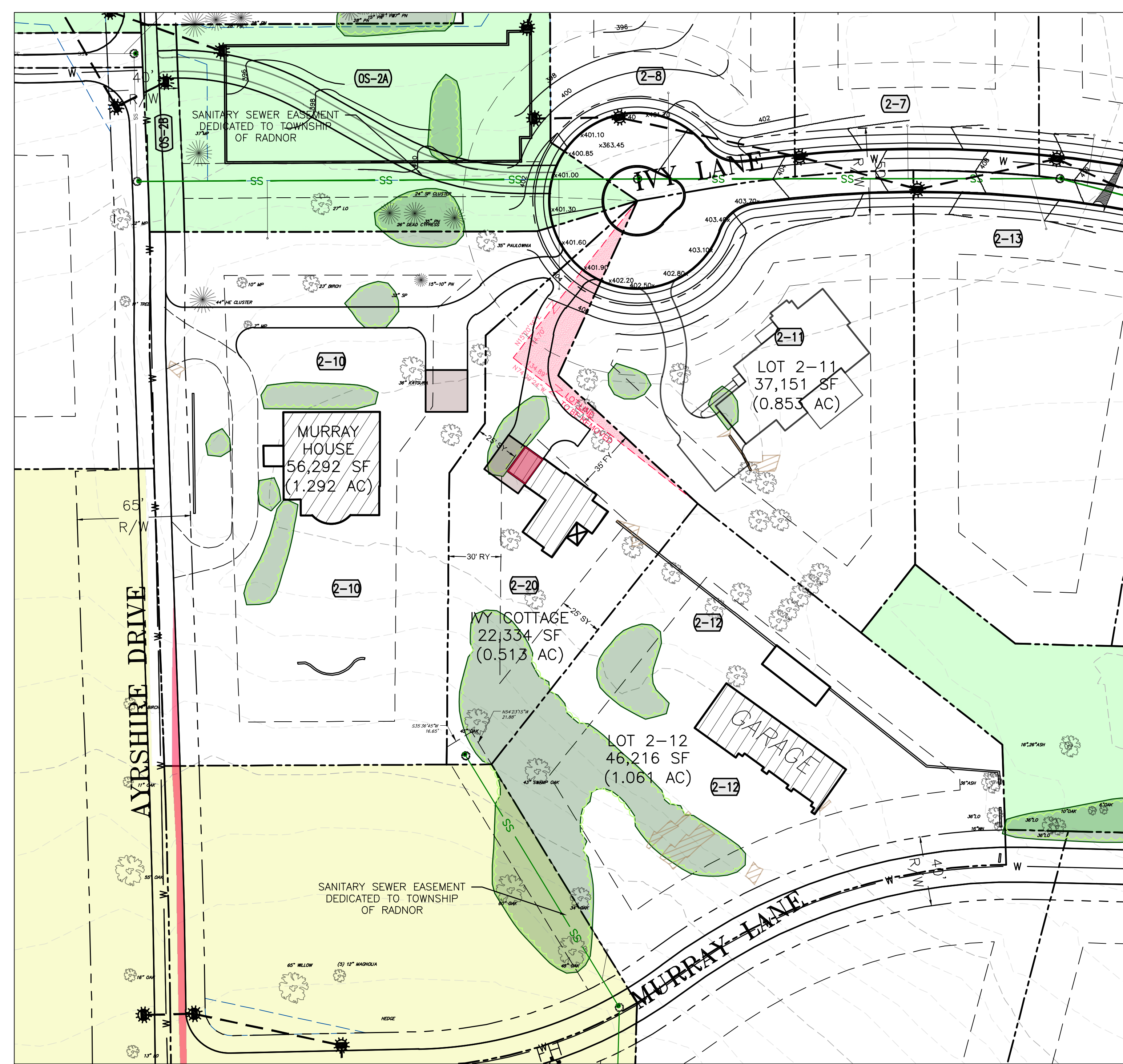
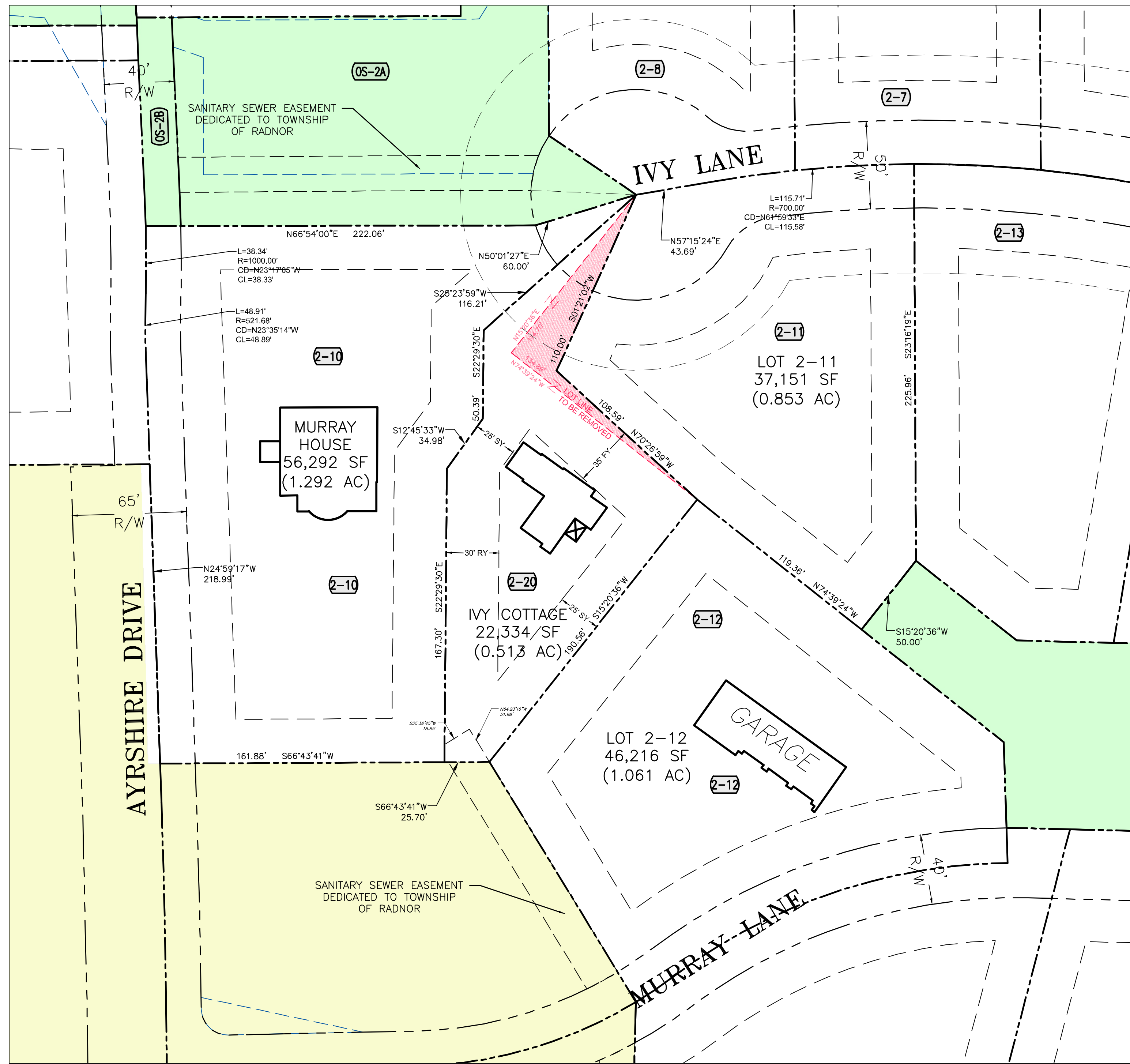
Spring Number: 2017-203-0820
 CALL BEFORE YOU DIG
 PENNSYLVANIA LAW ENFORCES
 3 WORKING DAYS NOTICE FOR
 ANY UNDESIRED UTILITY LOCATIONS
 DATE IN RED IS THE STOP DATE
 Pennsylvania One Call System, Inc.
 1-800-242-1776

MOMENEY, INC.
 a Karmis Company
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

ILLUSTRATIVE PLAN
 SUBDIVISION / LOT LINE CHANGE PLAN
THE ARDROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 ONE-CALL: 203-0820 APPLICANT: ESH LLP
 DRAWN BY: TED CHECKED BY: DRF 107 TWADDELL MILL ROAD
 WILMINGTON, DE 19807

REV	DATE	COMMENTS

FILE NO.: 06-012
 SHEET **1** of 8
 DATE: MARCH 1, 2018
 SCALE: 1" = 150'



LOCATION MAP
SCALE: 1" = 2,000'

SUBDIVISION/LOT LINE CHANGE

LOTS 2-10 & 2-11

ZONING DISTRICT AC RESIDENTIAL DISTRICT
 NOTE: THIS SITE WAS APPROVED FOR DEVELOPMENT UNDER DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.

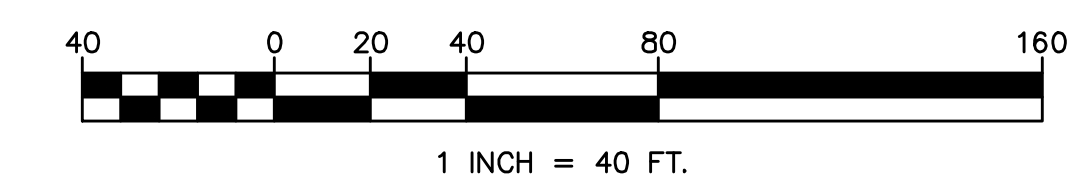
MINIMUM TRACT AREA: 20 AC
 PERIMETER BUILDING SETBACK: 75 FT FROM RIGHT OF WAY
 50 FT FROM ADJACENT PROPERTY
 FRONT YARD: 35 FT FROM OUTSIDE EDGE OF CURB
 SIDE YARD: 25 FT
 REAR YARD: 30 FT

LOT	EXISTING AREA	PROPOSED AREA
2-10 9 AYRSHIRE DRIVE	76,564 SF (1.758 AC)	56,292 SF (1.292 AC)
2-11 29 IVY LANE	39,214 SF (0.900 AC)	37,151 SF (0.853 AC)
2-20 33 IVY LANE	N/A	22,334 SF (0.513 AC)

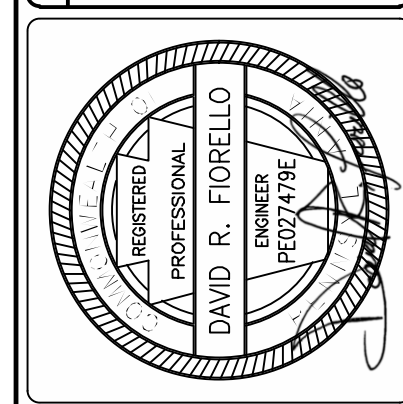
OPEN SPACE
 NON-RESIDENTIALLY APPROVED LOT

- IFF IRON PIN FOUND
- CCMF CONCRETE MONUMENT FOUND
- MCMF MARBLE MONUMENT FOUND
- EAC EXISTING AIR CONDITIONER
- G.V. EXISTING GAS VALVE
- G.M. EXISTING GAS METER
- E.M. EXISTING ELECTRIC METER
- C.O. EXISTING CLEANOUT
- R.O. ROOF OVERHANG
- EXISTING TREE
- U.P. EXISTING UTILITY POLE
- × 100.00 EXISTING SPOT ELEVATION
- × 05 100.00 EXISTING DOOR SILL ELEVATION
- S.P. SOIL PERC TEST LOCATION
- P.P. PROPOSED TEST PIT LOCATION
- P.L. PROPOSED LOT
- P.O.S.L. PROPOSED OPEN SPACE LOT
- P.N.R.A.L. PROPOSED NON-RESIDENTIALLY APPROVED LOT

- LINE TYPE LEGEND**
- EXISTING TRACT BOUNDARY
 - - - EXISTING RIGHT OF WAY
 - · - · - EXISTING FENCE
 - · - · - EXISTING PROPERTY LINE
 - · - · - PROPOSED RIGHT OF WAY
 - · - · - PROPOSED BUILDING SETBACK
 - · - · - SANITARY EASEMENT
 - · - · - STORM EASEMENT
 - · - · - PROPOSED CENTERLINE
 - · - · - EXISTING LOT LINE TO BE REMOVED



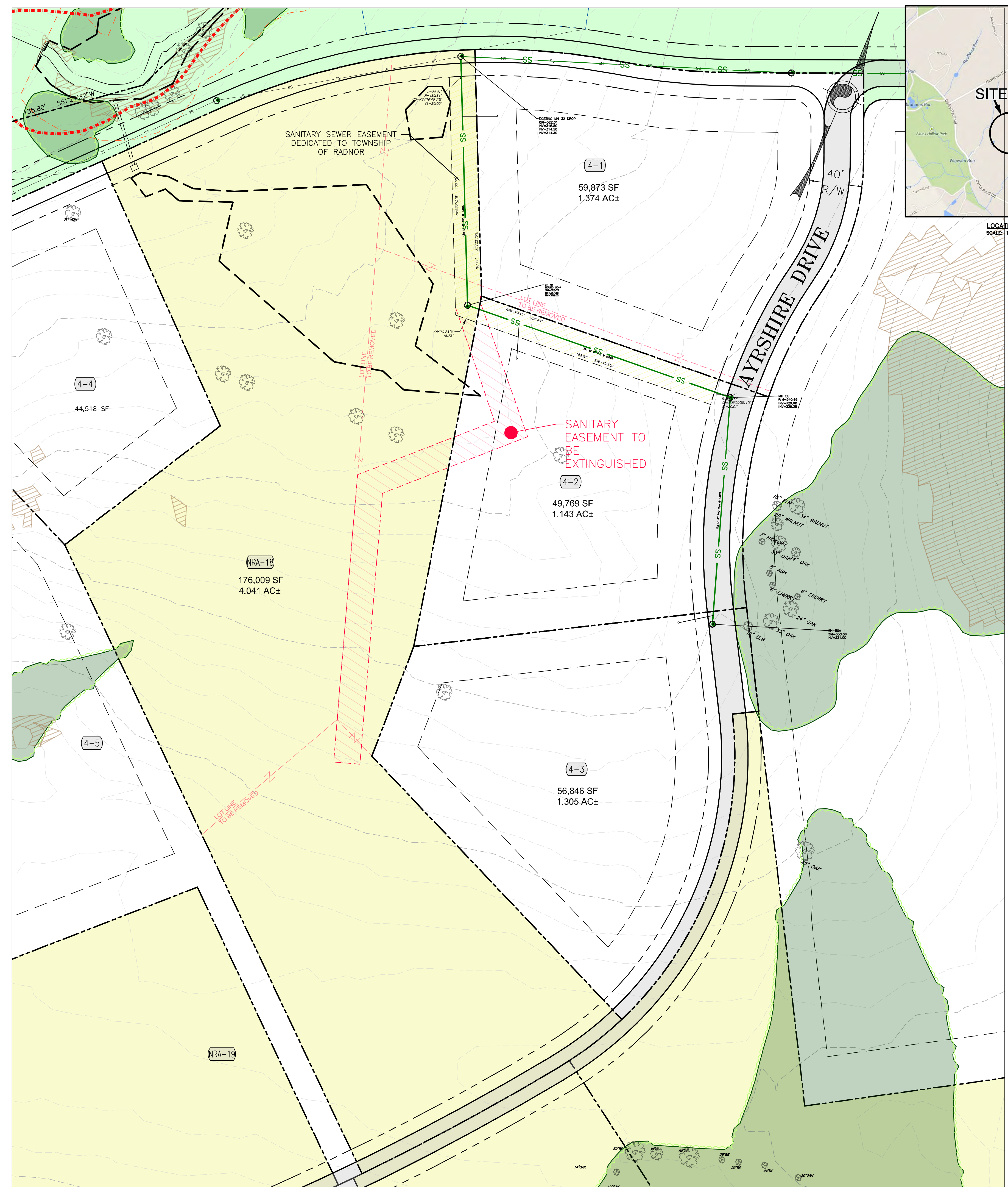
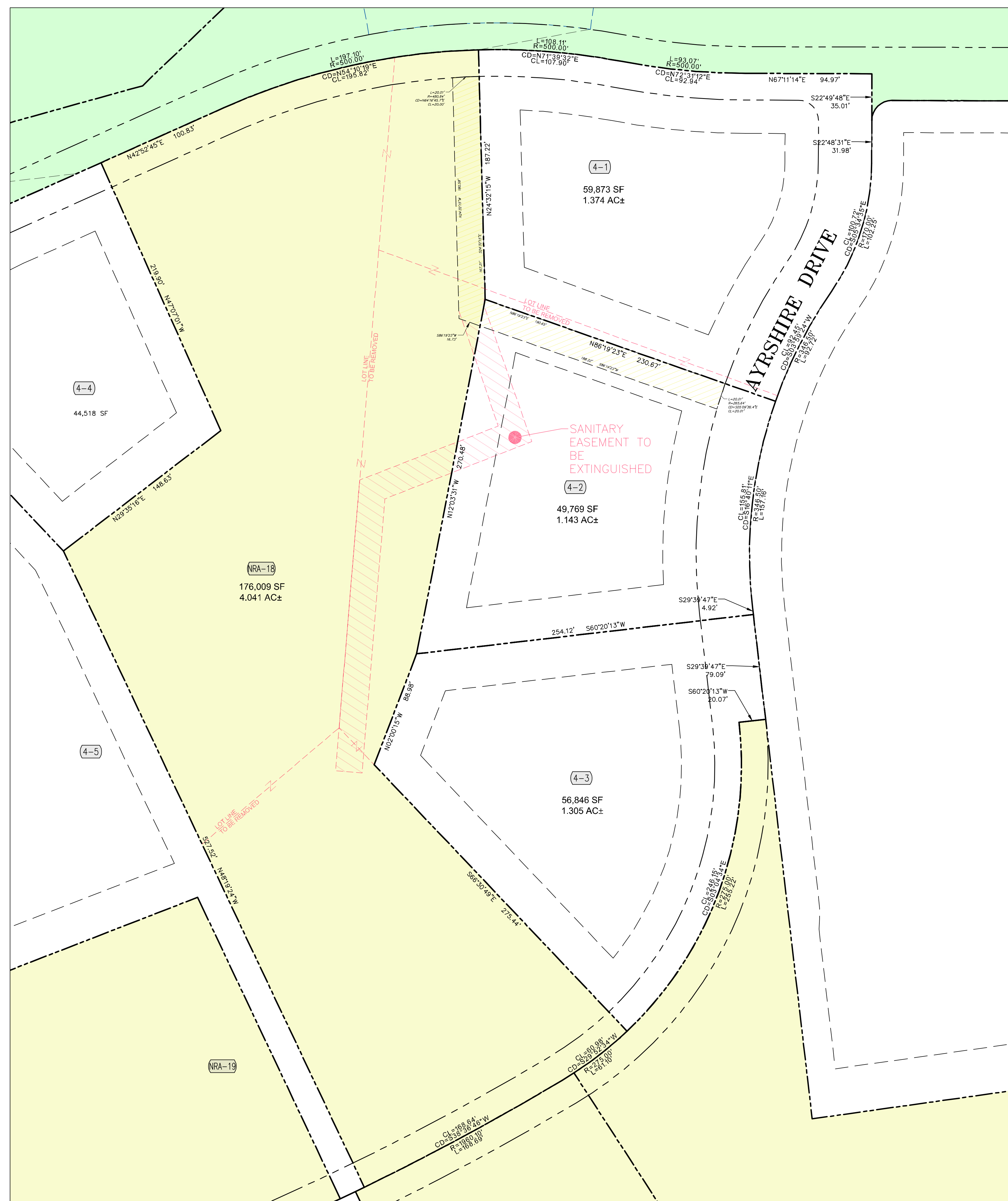
Spring Number: 2018-203-0820
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY EXISTING UTILITIES TO BE
 DAMAGED OR REMOVED.
 Pennsylvania One Call System, Inc.
 1-800-242-1776



MIMOMENEE, INC.
 a Karmis Company
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: LOTS 2-10, 2-11 & 2-20
 SUBDIVISION / LOT LINE CHANGE PLAN
THE ARROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 ONE-CALL: 203-0820
 DRAWN BY: TED
 CHECKED BY: DRF

FILE NO.: 06-012
 SHEET **3** of 8
 DATE: MARCH 1, 2018
 SCALE: 1" = 40'



ZONING DISTRICT AC RESIDENTIAL DISTRICT
 NOTE: THIS SITE WAS APPROVED FOR DEVELOPMENT UNDER DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.

MINIMUM TRACT AREA:	20 AC
PERIMETER BUILDING SETBACK:	75 FT FROM RIGHT OF WAY 50 FT FROM ADJACENT PROPERTY 35 FT FROM OUTSIDE EDGE OF CURB
FRONT YARD:	25 FT
SIDE YARD:	25 FT
REAR YARD:	30 FT

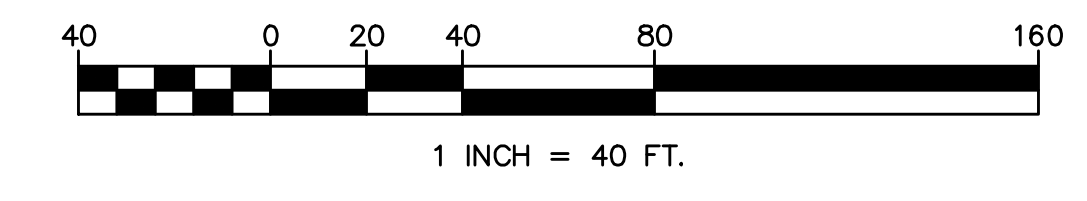
LOT LINE CHANGE LOTS 4-1, 4-2, 4-3 & NRA-18

LOT	EXISTING AREA	PROPOSED AREA
4-1 122 AYRSHIRE DRIVE	70,076 SF (1.609 AC)	59,873 SF (1.374 AC)
4-2 126 AYRSHIRE DRIVE	130,988 SF (3.007 AC)	49,769 SF (1.143 AC)
4-3 130 AYRSHIRE DRIVE	54,600 SF (1.253 AC)	56,846 SF (1.305 AC)
NRA-18	86,832 SF (1.993 AC)	176,009 SF (4.041 AC)

OPEN SPACE

NON-RESIDENTIALLY APPROVED LOT

- SYMBOLS**
- /● IRON PIN FOUND
 - /■ CONCRETE MONUMENT FOUND
 - ◇/◆ MARBLE MONUMENT FOUND
 - /■ EXISTING AIR CONDITIONER
 - /● EXISTING GAS VALVE
 - /● EXISTING GAS METER
 - /● EXISTING ELECTRIC METER
 - /● EXISTING CLEANOUT
 - /● ROOF OVERHANG
 - /● EXISTING TREE
 - /● EXISTING UTILITY POLE
 - /● EXISTING SPOT ELEVATION
 - /● EXISTING DOOR SILL ELEVATION
 - /● SOIL PERC TEST LOCATION
 - /● PROPOSED TEST PIT LOCATION
 - /● PROPOSED TYPE "W" INLET
 - /● PROPOSED LOT
 - /● PROPOSED OPEN SPACE LOT
 - /● PROPOSED NON-RESIDENTIALLY APPROVED LOT
- LINE TYPE LEGEND**
- EXISTING TRACT BOUNDARY
 - - - EXISTING RIGHT OF WAY
 - - - EXISTING FENCE
 - - - EXISTING PROPERTY LINE
 - - - PROPOSED RIGHT OF WAY
 - - - PROPOSED BUILDING SETBACK
 - - - PROPOSED EASEMENT
 - - - PROPOSED CENTERLINE
 - - - EXISTING LOT LINE TO BE REMOVED



Spring Number: 2017-203-0820

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY EXCAVATION WORK
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-442-1776

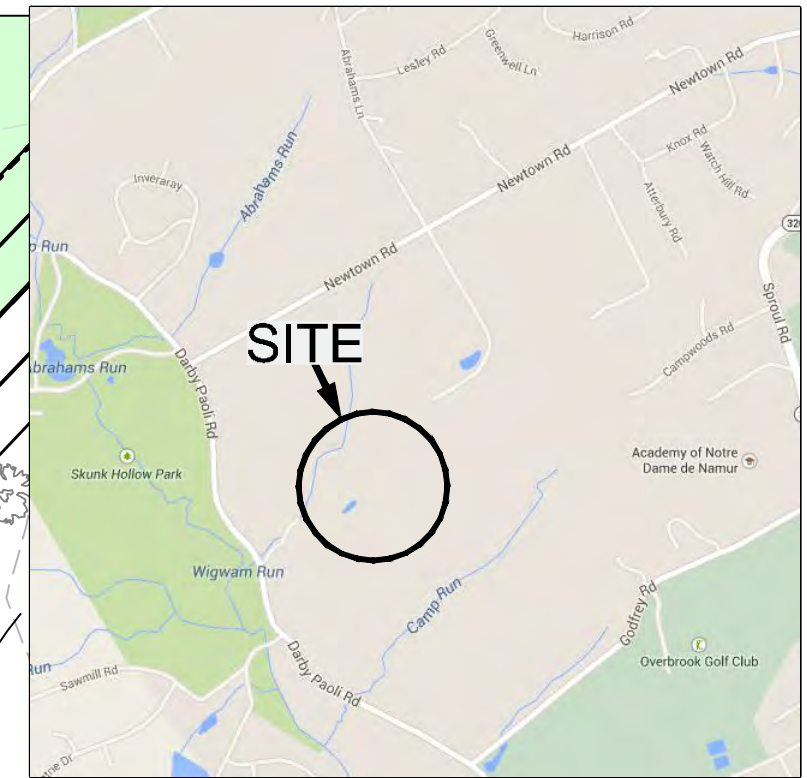
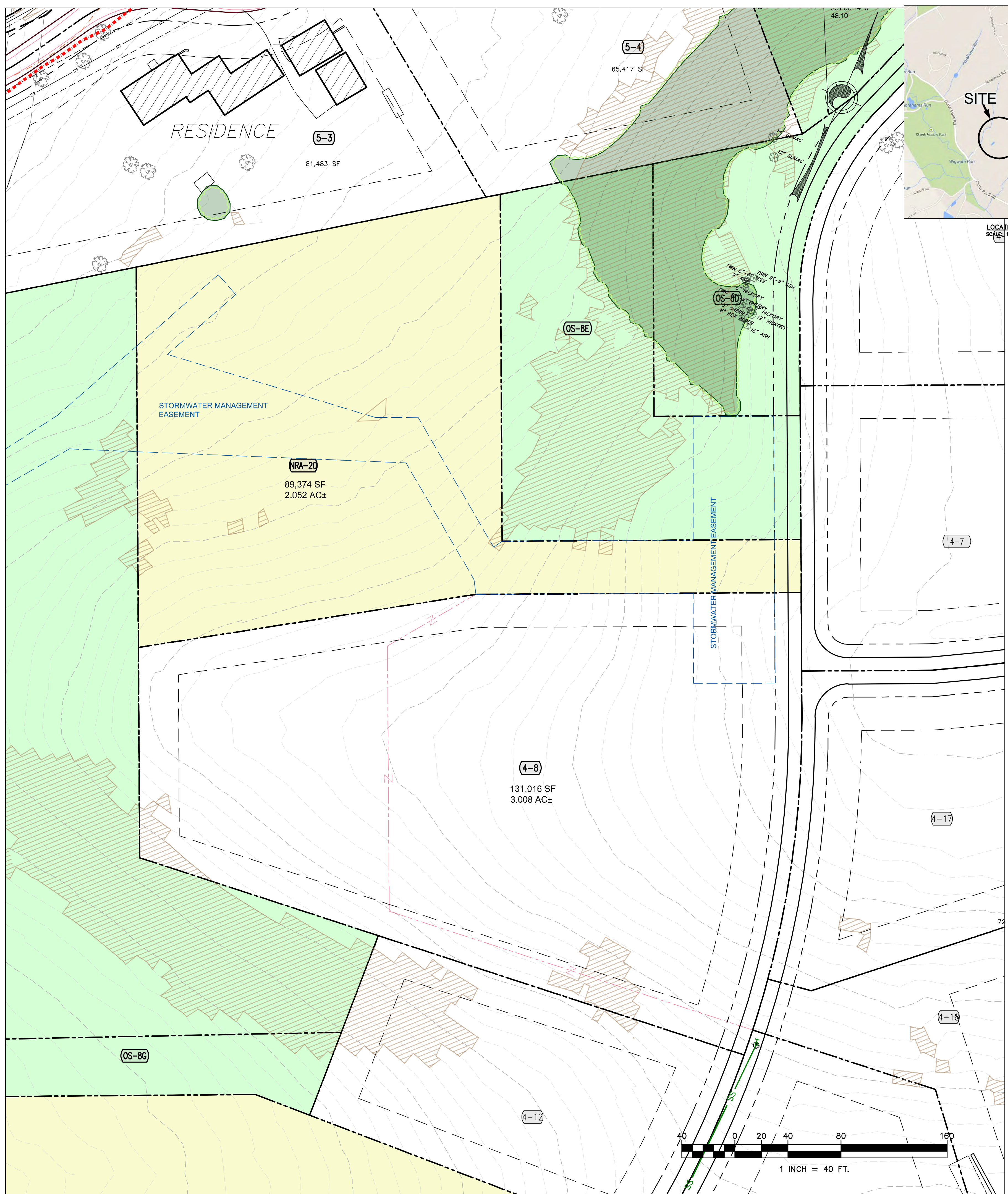
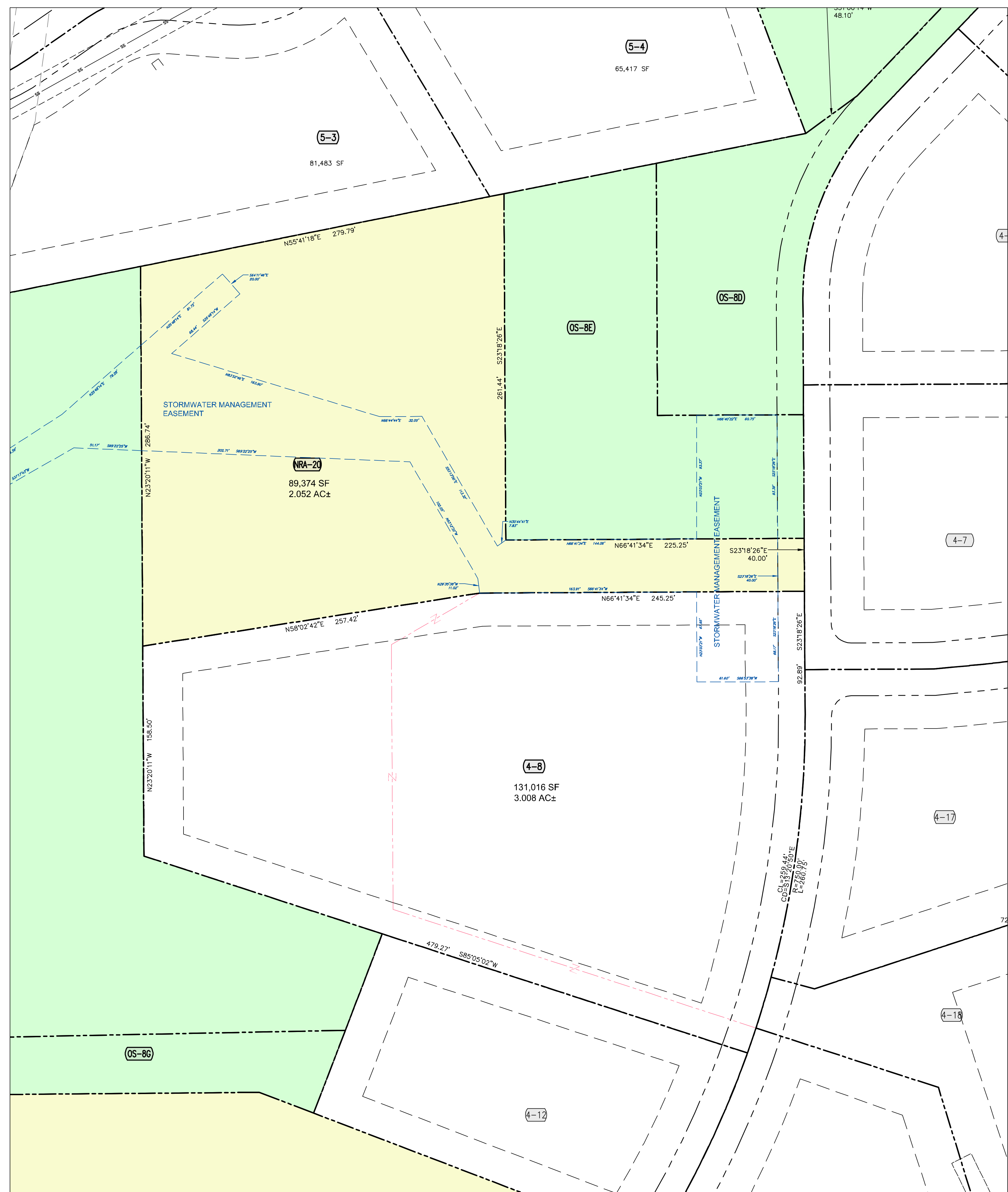
DAVID S. FORELLO
 LICENSED PROFESSIONAL SURVEYOR
 NO. 102749

MOMENEY, INC.
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 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

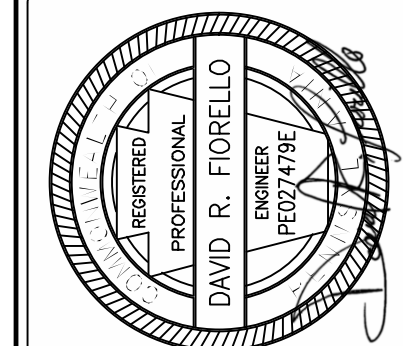
RECORD PLAN: LOTS 4-1, 4-2, 4-3 & NRA-18
 SUBDIVISION / LOT LINE CHANGE PLAN
THE ARROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 ONE-CALL: 203-0820
 DRAWN BY: TED
 CHECKED BY: DRF

APPLICANT
 ESH LP
 107 TWADDELL MILL ROAD
 WILMINGTON, DE 19807

FILE NO.: 06-012
 SHEET **4** of 8
 DATE: MARCH 1, 2018
 SCALE: 1" = 40'



SPRING NUMBER: 2017-203-0820
 CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN THE
 STATE SPOT CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



MIMOMENEE, INC.
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 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: LOTS 4-8 & NRA-20
 SUBDIVISION / LOT LINE CHANGE PLAN
THE ARROSSAN FARM
 RECORD TOWNSHIP: DELAWARE COUNTY - PENNSYLVANIA
 APPLICANT: ESHIL UP
 ONE-CALL: 203-0820
 DRAWN BY: TED
 CHECKED BY: DRF

FILE NO.: 06-012
 SHEET **5** of 8
 DATE: MARCH 1, 2018
 SCALE: 1" = 40'

ZONING DISTRICT AC RESIDENTIAL DISTRICT
 NOTE: THIS SITE WAS APPROVED FOR DEVELOPMENT UNDER DENSITY MODIFICATION
 REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.

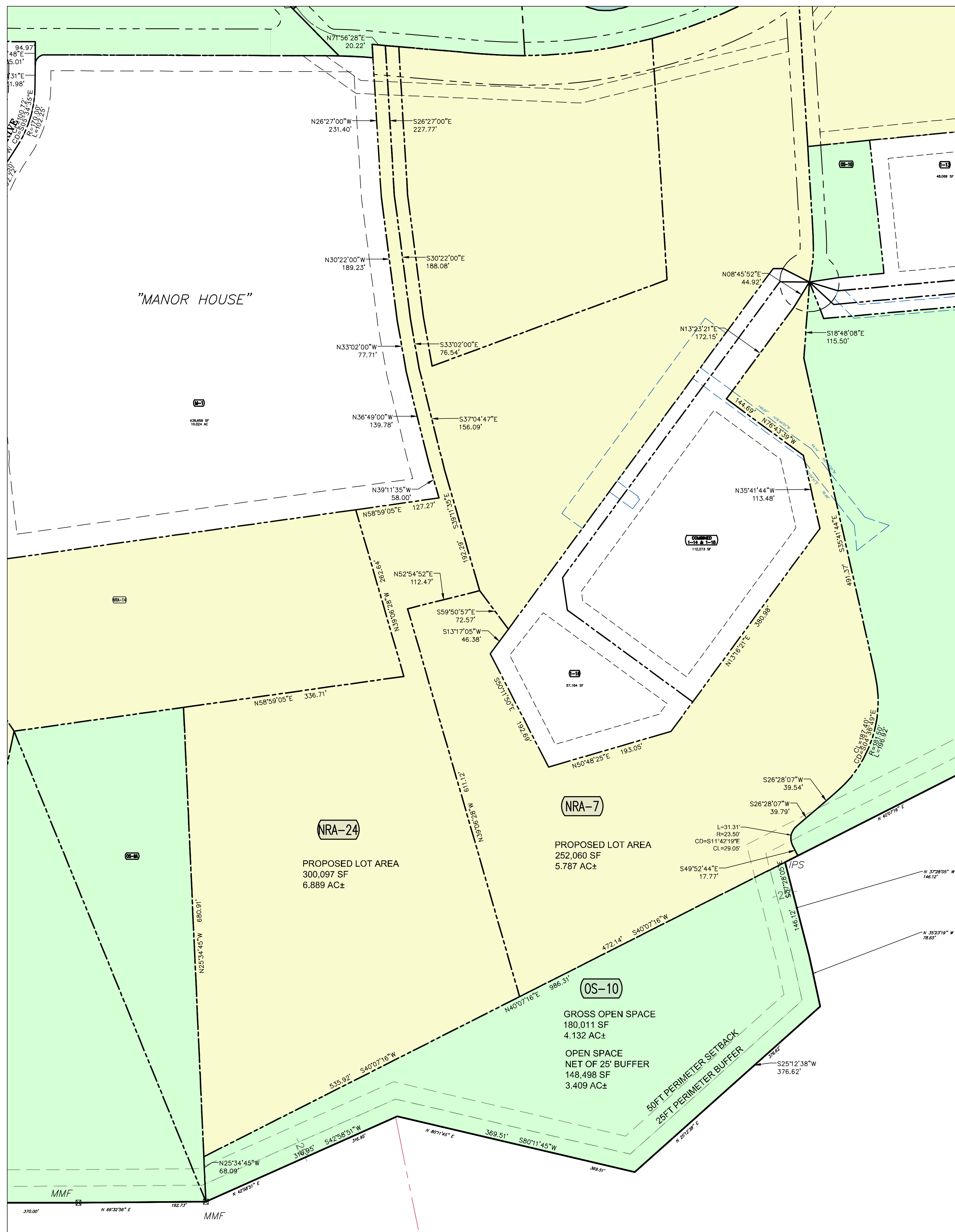
MINIMUM TRACT AREA: 20 AC
 75 FT FROM RIGHT OF WAY
 PERIMETER BUILDING SETBACK: 50 FT FROM ADJACENT PROPERTY
 FRONT YARD: 35 FT FROM OUTSIDE EDGE OF CURB
 SIDE YARD: 25 FT
 REAR YARD: 30 FT

LOT	EXISTING AREA	PROPOSED AREA
4-8	86,069 SF (1.976 AC)	131,016 SF (3.008 AC)
197 AYRSHIRE DRIVE		
NRA-18	134,321 SF (3.084 AC)	89,374 SF (2.052 AC)

LOT LINE CHANGE LOTS 4-8 & NRA-20

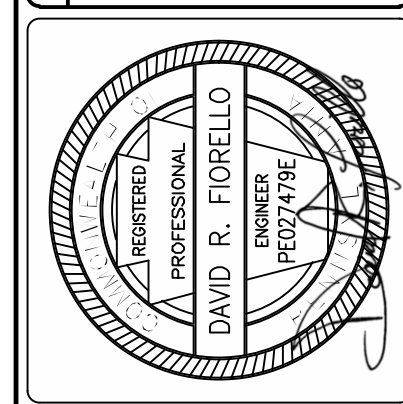
- OPEN SPACE
- NON-RESIDENTIALLY APPROVED LOT

- o/PF IRON PIN FOUND
 - o/CMF CONCRETE MONUMENT FOUND
 - o/MBF MARBLE MONUMENT FOUND
 - o/EAC EXISTING AIR CONDITIONER
 - o/GV EXISTING GAS VALVE
 - o/GM EXISTING GAS METER
 - o/EM EXISTING ELECTRIC METER
 - o/CO EXISTING CLEANOUT
 - o/ROF ROOF OVERHANG
 - o/ET EXISTING TREE
 - o/UP EXISTING UTILITY POLE
 - x 100.00 EXISTING SPOT ELEVATION
 - x 25 100.00 EXISTING DOOR SILL ELEVATION
 - o SOIL PERC TEST LOCATION
 - o PROPOSED TEST PIT LOCATION
 - o PROPOSED TYPE "M" INLET
 - o PROPOSED LOT
 - o PROPOSED OPEN SPACE LOT
 - o PROPOSED NON-RESIDENTIALLY APPROVED LOT
- LINE TYPE LEGEND**
- EXISTING TRACT BOUNDARY
 - EXISTING RIGHT OF WAY
 - EXISTING FENCE
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED BUILDING SETBACK
 - PROPOSED EASEMENT
 - PROPOSED CENTERLINE
 - EXISTING LOT LINE TO BE REMOVED



LOCATION MAP
SCALE: 1" = 2,000'

Spring Number: 2017-203-0820
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
UTILITY LOCATIONS TO BE
MADE IN PENNSYLVANIA
Pennsylvania One Call System, Inc.
1-800-242-1776



MIMOMENEE, INC.
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924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: NRA-7, NRA-24, OS-10
SUBDIVISION / LOT LINE CHANGE PLAN
THE ARROSSAN FARM
RANDOLPH TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
ONE-CALL: 203-0820
DRAWN BY: TED
CHECKED BY: DRF
APPLICANT: ESIL LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

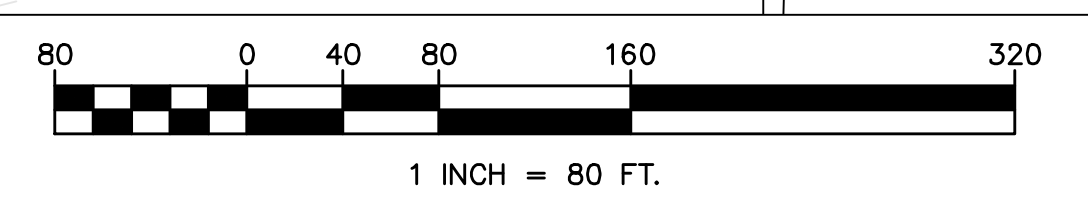
LOT	EXISTING AREA	PROPOSED AREA
NRA-7	372,490 SF (8.551 AC)	252,060 SF (5.787 AC)
NRA-24	359,678 SF (8.257 AC)	300,097 SF (6.889 AC)
OPEN SPACE 10	-	180,011 SF (4.132 AC)

LOT LINE CHANGE LOTS NRA-24 & NRA-7

Open Space Loss		
OS 8A OLD	607,249.59 SF	13.941 AC
OS 8A NEW	464,926.88 SF	10.673 AC
Difference	-142,322.71 SF	-3.27 AC
Total Less Open Space Phase 3		
	-144,997.31 SF	-3.33 AC
Open Space Gain		
Total New Open Space Net of 25ft Buffer	148,498.00 SF	3.41 AC
Total Net Open Space	3,500.69 SF	0.08 AC

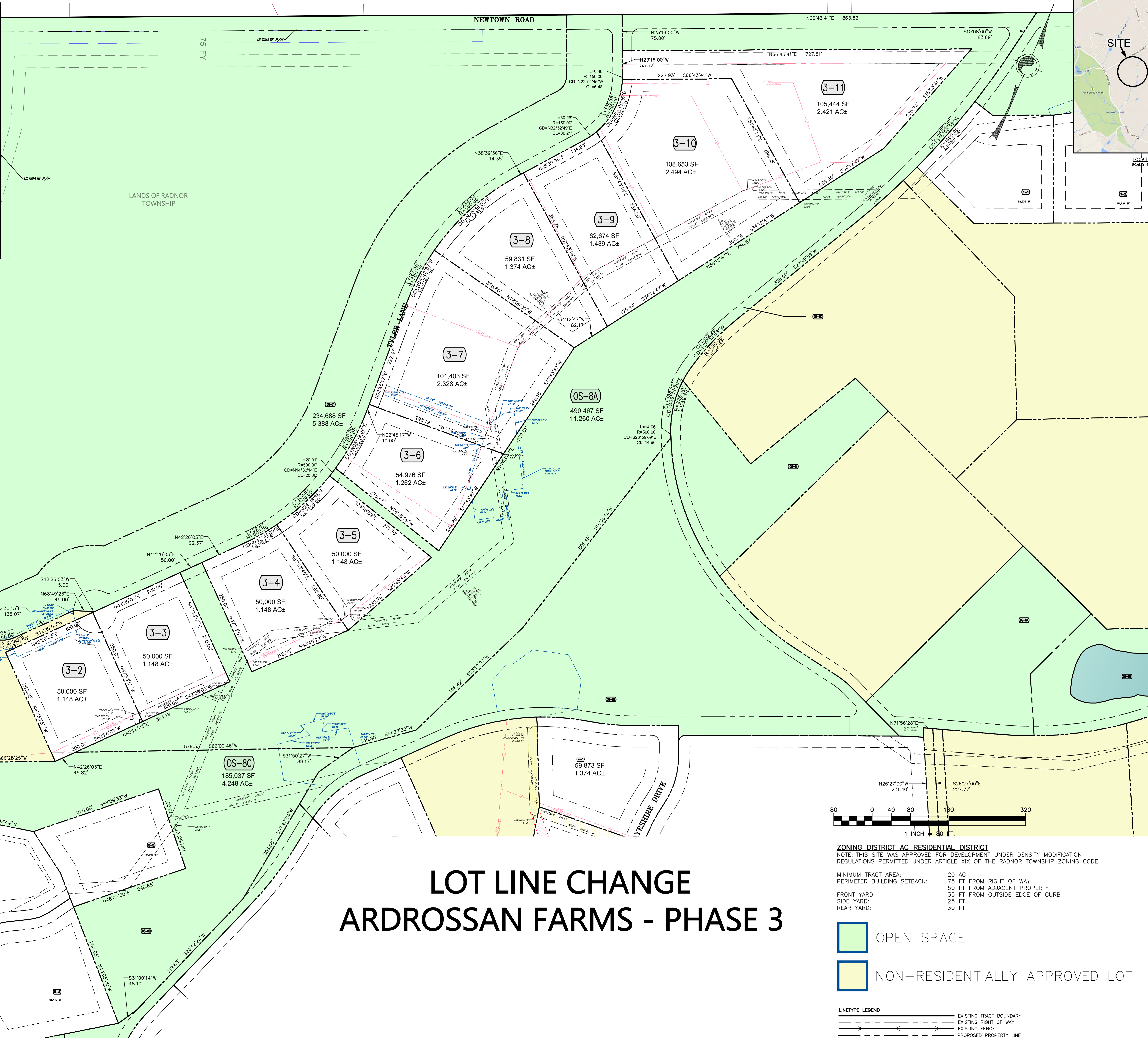
- OPEN SPACE
- NON-RESIDENTIALLY APPROVED LOT

- LINE TYPE LEGEND**
- EXISTING TRACT BOUNDARY
 - - - EXISTING RIGHT OF WAY
 - - - EXISTING FENCE
 - - - PROPOSED PROPERTY LINE
 - - - PROPOSED RIGHT OF WAY
 - - - PROPOSED BUILDING SETBACK
 - - - PROPOSED CASHEMENT
 - - - PROPOSED CENTERLINE
 - - - EXISTING LOT LINE TO BE REMOVED

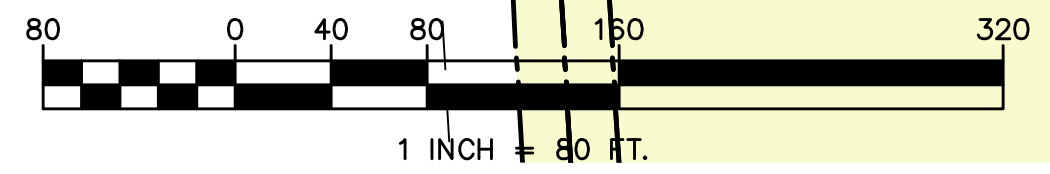


FILE NO.: 06-012
SHEET **6** of 8
DATE: MARCH 1, 2018
SCALE: 1" = 80'

LOT	EXISTING AREA	PROPOSED AREA
3-2	46,000 SF (1.056 AC)	50,000 SF (1.148 AC)
3-3	46,000 SF (1.056 AC)	50,000 SF (1.148 AC)
3-4	45,099 SF (1.035 AC)	50,000 SF (1.148 AC)
3-5	46,327 SF (1.064 AC)	50,000 SF (1.148 AC)
3-6	48,096 SF (1.104 AC)	54,975 SF (1.262 AC)
3-7	45,000 SF (1.033 AC)	101,403 SF (2.328 AC)
3-8	45,069 SF (1.035 AC)	59,831 SF (1.374 AC)
3-9	53,044 SF (1.218 AC)	62,674 SF (1.439 AC)
3-10	44,272 SF (1.016 AC)	108,653 SF (2.494 AC)
3-11	-	105,448 SF (2.421 AC)
NRA-15	55,541 SF (1.275 AC)	-
NRA-16	75,756 SF (1.739 AC)	-
NRA-17	48,721 SF (1.118 AC)	50,938 SF (1.169 AC)
OS-8A	607,250 SF (13.941 AC)	464,927 SF (10.673 AC)
OS-8C	187,712 SF (4.309 AC)	185,037 SF (4.248 AC)



LOT LINE CHANGE ARDROSSAN FARMS - PHASE 3



ZONING DISTRICT AC RESIDENTIAL DISTRICT
 NOTE: THIS SITE WAS APPROVED FOR DEVELOPMENT UNDER DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.

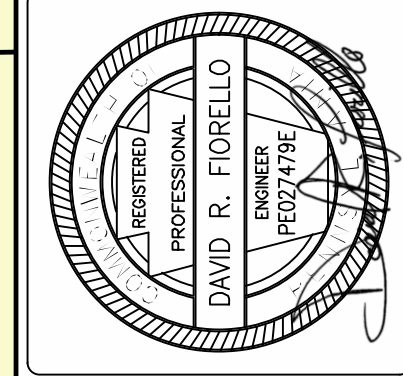
MINIMUM TRACT AREA: 20 AC
 PERIMETER BUILDING SETBACK: 75 FT FROM RIGHT OF WAY
 50 FT FROM ADJACENT PROPERTY
 FRONT YARD: 35 FT FROM OUTSIDE EDGE OF CURB
 SIDE YARD: 25 FT
 REAR YARD: 30 FT

- OPEN SPACE
- NON-RESIDENTIALLY APPROVED LOT

LINE TYPE LEGEND

---	EXISTING TRACT BOUNDARY
- - - -	EXISTING RIGHT OF WAY
- x - x -	EXISTING FENCE
- - - -	PROPOSED PROPERTY LINE
- - - -	PROPOSED RIGHT OF WAY
- - - -	PROPOSED BUILDING SETBACK
- - - -	PROPOSED EASEMENT
- - - -	PROPOSED CENTERLINE
- - - -	EXISTING LOT LINE TO BE REMOVED
- - - -	EXISTING LOT LINE TO BE REMOVED

SPRING NUMBER: 2017-203-0820
 CALL BEFORE YOU DIG
 PENNSYLVANIA LAW ENFORCES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN
 ANY WORK IN PENNSYLVANIA
 Pennsylvania One Call System, Inc.
 1-800-242-1776

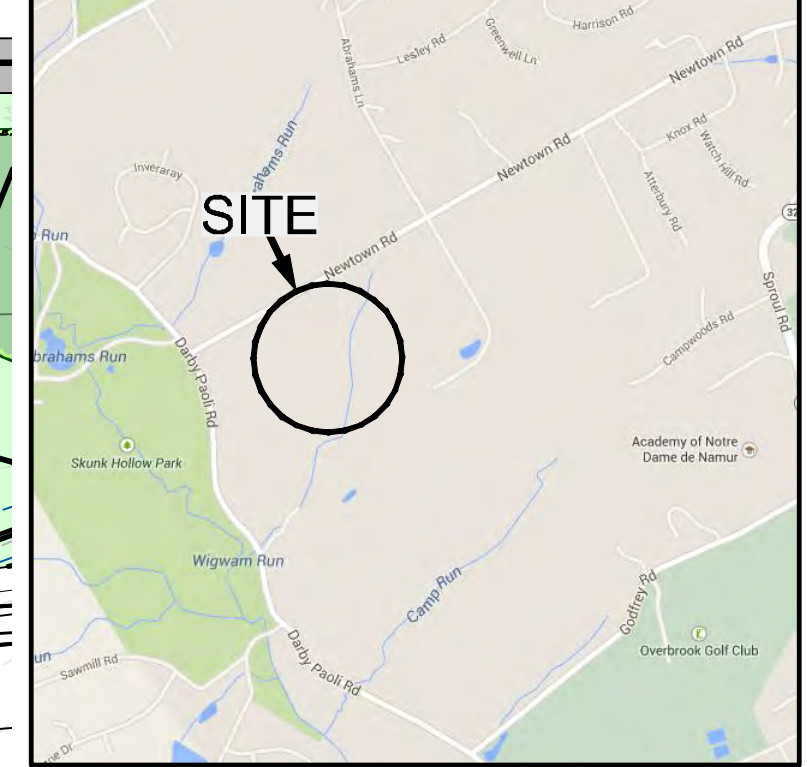
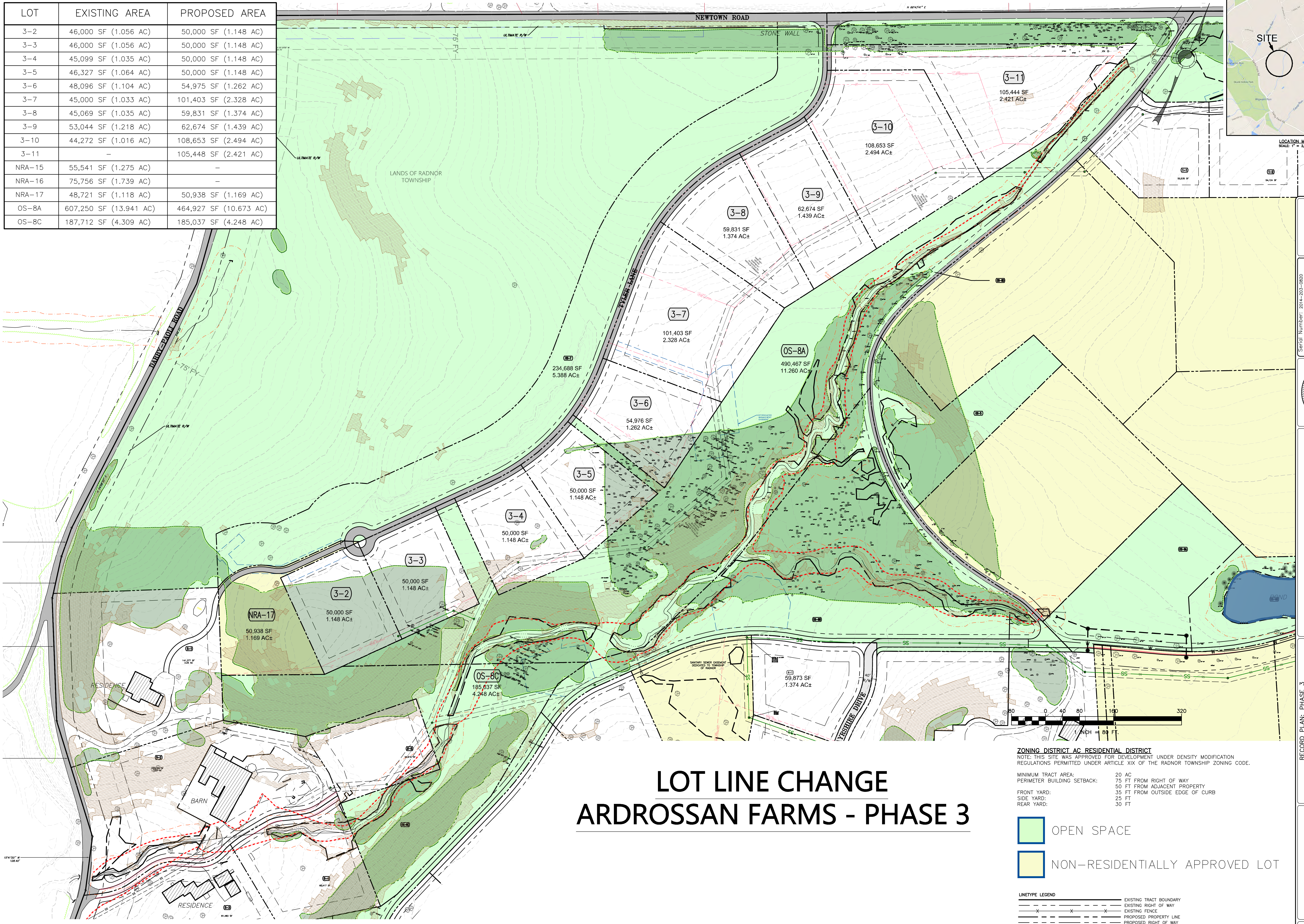


MIMOMENEE, INC.
 a Karmis Company
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: PHASE 3
 SUBDIVISION / LOT LINE CHANGE PLAN
THE ARDROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 APPLICANT: ESH LLP
 ONE-CALL: 203-0820
 DRAWN BY: TED
 CHECKED BY: DRF

FILE NO.: 06-012
 SHEET **7** of 8
 DATE: MARCH 1, 2018
 SCALE: 1" = 80'

LOT	EXISTING AREA	PROPOSED AREA
3-2	46,000 SF (1.056 AC)	50,000 SF (1.148 AC)
3-3	46,000 SF (1.056 AC)	50,000 SF (1.148 AC)
3-4	45,099 SF (1.035 AC)	50,000 SF (1.148 AC)
3-5	46,327 SF (1.064 AC)	50,000 SF (1.148 AC)
3-6	48,096 SF (1.104 AC)	54,975 SF (1.262 AC)
3-7	45,000 SF (1.033 AC)	101,403 SF (2.328 AC)
3-8	45,069 SF (1.035 AC)	59,831 SF (1.374 AC)
3-9	53,044 SF (1.218 AC)	62,674 SF (1.439 AC)
3-10	44,272 SF (1.016 AC)	108,653 SF (2.494 AC)
3-11	-	105,444 SF (2.421 AC)
NRA-15	55,541 SF (1.275 AC)	-
NRA-16	75,756 SF (1.739 AC)	-
NRA-17	48,721 SF (1.118 AC)	50,938 SF (1.169 AC)
OS-8A	607,250 SF (13.941 AC)	464,927 SF (10.673 AC)
OS-8C	187,712 SF (4.309 AC)	185,037 SF (4.248 AC)



LOT LINE CHANGE ARDROSSAN FARMS - PHASE 3

ZONING DISTRICT AC RESIDENTIAL DISTRICT
 NOTE: THIS SITE WAS APPROVED FOR DEVELOPMENT UNDER DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.

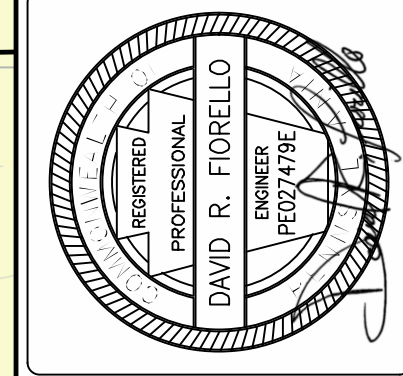
MINIMUM TRACT AREA: 20 AC
 PERIMETER BUILDING SETBACK: 75 FT FROM RIGHT OF WAY
 50 FT FROM ADJACENT PROPERTY
 FRONT YARD: 35 FT FROM OUTSIDE EDGE OF CURB
 SIDE YARD: 25 FT
 REAR YARD: 30 FT

- OPEN SPACE
- NON-RESIDENTIALLY APPROVED LOT

- LINE/TYPE LEGEND**
- EXISTING TRACT BOUNDARY
 - - - EXISTING RIGHT OF WAY
 - x - x - EXISTING FENCE
 - - - PROPOSED PROPERTY LINE
 - - - PROPOSED RIGHT OF WAY
 - - - PROPOSED BUILDING SETBACK
 - - - PROPOSED EASEMENT
 - - - PROPOSED CENTERLINE
 - - - EXISTING LOT LINE TO BE REMOVED
- STEEP SLOPES

SPRING NUMBER: 2017-203-0820

CALL BEFORE YOU DIG!
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 UTILITY LOCATIONS.
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 1-800-242-1776



MIMOMENEE, INC.
 a Karmis Company
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: PHASE 3
 SUBDIVISION / LOT LINE CHANGE PLAN
THE ARDROSSAN FARM
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 APPLICANT: ESH LLP
 ONE-CALL: 203-0820
 DRAWN BY: TED
 CHECKED BY: DRF

FILE NO.: 06-012
 SHEET **8** of 8
 DATE: MARCH 1, 2018
 SCALE: 1" = 80'

LISA BOROWSKI
President

LUCAS A. CLARK, ESQ.
Vice President

JAKE ABEL

RICHARD F. BOOKER, ESQ.

SEAN FARHY

MATTHEW MARSHALL

JOHN NAGLE



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

KATHRYN GARTLAND
Treasurer

NOTICE OF CONDEMNATION

PROPERTY MAINTENANCE

Person Responsible for Violation: John Steele and Lillian Kachmar (Owners of Record)

Mailing Address: 220 Sproul Road, Villanova, PA 19085 (Owners of Record)

Date of Issuance: May 16, 2018

Location of Property in Violation: 220 Sproul Road

Delivered: _____ In person to Owner of Record
 X By Certified and Regular Mail

In accordance with Section 108 of the 2009 edition of the International Property Maintenance Code, adopted as the Property Maintenance Code of Radnor Township (Code) under Chapters 222 of the Radnor Township Code, Radnor Township has found the Property located at 220 Sproul Road to be unfit for human occupancy and hereby **CONDEMNNS** this Property.

THIS STRUCTURE IS UNSAFE AND ITS OCCUPANCY HAS BEEN PROHIBITED BY THE CODE OFFICIAL. DUE TO THE EXTENSIVELY DETERIORATED AND DILAPIDATED CONDITION OF THE PROPERTY, YOU ARE HEREBY ORDERED TO DEMOLISH AND PROPERLY DISPOSE OF ALL OF THE EXISTING STRUCTURES ON THE PROPERTY. PERMISSION SHALL BE OBTAINED FROM THIS OFFICE BEFORE ENTRY.

Specifically:

- A. **Chapter 222, Section 108.1 General.** When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful such structure shall be condemned pursuant to the provisions of this code.
- B. **Chapter 222, Section 108.1.1 Unsafe structures.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

- C. **Chapter 222, Section 108.1.3 Structure unfit for human occupancy.** A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.
- D. **Chapter 222, Section 108.1.5 Dangerous structure or premises.** For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act
- E. **Chapter 222, Section 301.3 Vacant structures and land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
- F. **Chapter 222, Section 110 Demolition.** The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.
- G. **Chapter 222, Section 110.5 Certificate of Extermination.** A certificate of extermination by a recognized exterminating / termite control company addressing the existence of any wood destroying insects, rodents, or other harmful insects or pest life shall be received prior to the issuance of a demolition permit.

It has come to the Township's attention that during some recent storms, a tree has fallen onto your house and has severely damaged the roof. Portions of the structure have collapsed. Further, an accessory structure has also partially collapsed. The property appears to be vacant and the condition of the property and existing structure is greatly deteriorated and is considered to be in a state of disrepair and unsafe. This constitutes a violation of the Code and is causing a blighting issue in the area.

THIS STRUCTURE IS UNSAFE AND ITS OCCUPANCY HAS BEEN PROHIBITED BY THE CODE OFFICIAL. DUE TO THE EXTENSIVELY DETERIORATED AND DILAPIDATED CONDITION OF THE PROPERTY, YOU ARE HEREBY ORDERED TO DEMOLISH AND PROPERLY DISPOSE OF ALL OF THE EXISTING STRUCTURES ON THE PROPERTY. PERMISSION SHALL BE OBTAINED FROM THIS OFFICE BEFORE ENTRY.

H. **Chapter 222, Section 108.2 Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

YOU ARE HEREBY NOTIFIED THAT RADNOR TOWNSHIP HAS AUTHORIZED THAT THE UTILITY SERVICE TO THIS PROPERTY BE DISCONNECTED.

You are to commence corrections of these violations within fifteen (15) days of the date of issuance of this Notice.

You have the right to appeal this Enforcement Notice to the Radnor Township Code Appeals Board. Whenever the owner of a property takes exception to a notice issued by the Code Official in the enforcement of this code, such owner, duly authorized agent or legal representative may, within 10 calendar days from receipt of notification, file an appeal with the Code Appeals Board. Such appeal shall be in writing, state the decision of the Code Official and the reasons for the exception taken thereto and be filed with the Township Secretary. The Code Appeals Board shall, within 30 days from the date of filing, fix a date, time and location to consider the appeal and to allow the person to be heard if he states his desire to do so in the written appeal. A prompt decision shall be rendered by the Code Appeals Board and duly recorded, with such decision being final.

Failure to comply with this Notice within the time limits specified above constitutes a violation and is subject to a fine of up to \$1,000.00 per day, plus all court costs and reasonable attorney's fees, unless an appeal is filed with the Radnor Township Code Appeals Board within 10 days of the date of issuance of this Notice. Each day that a violation continues shall be considered a separate offense punishable by the above-described fines and penalties. In accordance with Section 106.3 of the Code, all costs incurred by the Township in enforcing this matter shall be charged against the Property in Violation and shall be a lien upon this property.

You should take the following action immediately:

Respond to me in writing within ten (10) days acknowledging receipt of this Notice of Violation and stating what actions you have taken or will take to bring your property into compliance with the Code. This response should be directed to me at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087-5297 or at kkochanski@radnor.org. If, within this time period, you do not take appropriate corrective action, I shall recommend to the Township Board of Commissioners that a civil action be filed against you in Court.

Sincerely,



Kevin W. Kochanski, RLA, CZO
Director of Community Development / BCO

cc: Luke Clark, Commissioner
Robert Zienkowski, Township Manager
Peter Nelson, Township Solicitor
Property File



