

**RESOLUTION NO. 2021-39
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT
PLAN OF TIM RUBIN FOR THE PROPERTY LOCATED AT 812 – 822
GLENBROOK AVENUE**

WHEREAS, Tim Rubin (“Applicant”) submitted a Final Land Development Plan (“Plan”) for the property located at 812-822 Glenbrook Avenue; and

WHEREAS, the Plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Applicant proposes to redevelop 812-822 Glenbrook Avenue in order to reconstruct a residential apartment building with three units and two proposed parking spaces under the building; and

WHEREAS, the Radnor Township Board of Commissioners now intends to approve the Final Land Development Plans, subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plans for Tim Rubin, prepared by Schock Group, LLC, consisting of four (4) sheets, dated January 21, 2021, subject to the following conditions:

1. The Applicant shall comply with the March 10, 2021 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the February 18, 2021 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations, and statutes.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.
5. The Applicant shall comply with all outstanding preliminary plan approval conditions as set forth in Resolution No. 2020-39.

In addition to the foregoing conditions of final plan approval, the Board’s determination with respect to the following SLDO modifications requested by the Applicant is as follows:

