

**RESOLUTION NO. 2021-79
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, APPROVING THE
PRELIMINARY LAND DEVELOPMENT PLAN OF GPX
REALTY PARTNERS FOR THE PROPERTY LOCATED AT
200 SOUTH ITHAN AVENUE**

WHEREAS, GPX Realty Partners (“Applicant”) submitted an application for Preliminary Land Development Plan approval for the property located at 200 South Ithan Avenue;

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

WHEREAS, the Applicant proposes to develop the parcel in order to construct nine (9) single family homes with driveway access to a new cul-de-sac street located between Chalous and Gramont Lane; and

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

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Applicant’s Preliminary Land Development Plan prepared by Schock Group, LLC, consisting of eleven (11) sheets, dated June 29, 2021 (“Plan”), subject to the following Preliminary Plan approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated July 2, 2021, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated July 6, 2021, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. Compliance with the Conditional Use decision of the Radnor Township Board of Commissioners dated February 22, 2021, a copy of which is attached hereto and incorporated herein as *Exhibit “C”*.
4. 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.
5. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.

- 6. The Applicant shall remove the barbed wire fencing on the development site and on open space with the cooperation of the proposed Homeowner's Association.

In addition to the foregoing conditions of the Preliminary Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

- a. Section 255-20.B(1)(n) – regarding existing features within 500 ft of the site.

_____ X _____ Approved _____ Denied

- b. Section 255-27-C(1) – to omit the installation of sidewalks along a minor collector street (South Ithan Avenue).

_____ X _____ Approved _____ Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 12 day of July, 2021.

RADNOR TOWNSHIP

By: 
Name: Jack Larkin
Title: President

ATTEST: 

EXHIBIT A



Gannett Fleming

Excellence Delivered As Promised

MEMORANDUM

Date: July 2, 2021

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

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

RE: 200 Ithan Avenue
Preliminary Subdivision Plans

Date Accepted: 10/06/2020

90 Day Review: 05/30/2021 extended to 07/15/2021

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plan submitted for the referenced project for compliance with the Radnor Township Code. The Plan was also reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Radnor Township.

The applicant is proposing to subdivide the property into nine lots and construct a single-family home on each lot. This project is located within the R-2 district of the Township. The applicant has indicated that this will be developed as a modification to a previous density modification land development plan approved in the 1980's.

The applicant appeared before the Board of Commissioners on January 25, 2021 for a conditional use hearing. A copy of the adjudication is attached to this letter.

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

1. §255-20.B(1)(n) - Existing features within 500ft of the site, the applicant has provided an aerial plan on Sheet 5 of the plan set.
2. §255-27-C(1) – To omit the installation of sidewalks along a minor collector street (South Ithan Avenue)

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com

200 S. Ithan Avenue

Plans Prepared By: Schock Group LLC

Dated: January 5, 2021, last revised June 29, 2021

Sewage Facilities Planning

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

Subdivision

1. §255-20.A(3) – Each sheet shall be numbered and shall show its relationship to the total number of sheets. The numbering must be revised to incorporate the landscape plans.
2. §255-20.B(1)(n) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
3. §255-27-C(1) – Sidewalks must be provided along minor collector streets (South Ithan Avenue). The applicant has requested a waiver from this requirement.
4. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit (existing or proposed).
5. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners. The Township should confirm that the type and location of lighting is adequate.
6. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.

Stormwater

1. All of the stormwater comments required under a preliminary plan submission have been addressed. The final location of the stormwater systems and additional information will be submitted as part of the final plan submission.
2. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at this time.

Sanitary Sewer

1. Profiles of the sanitary sewer laterals must be provided to ensure no conflicts with additional utilities. The applicant has indicated that this will be provided as part of the final plan submission.

The applicant appeared before the Planning Commission on June 7, 2021. The Planning Commission recommended preliminary approval conditioned on compliance with the recommendations set forth in the review letter from Gannett Fleming dated June 1, 2021 and the review letter of Gilmore Associates May 28, 2021, further conditioned on a redesign of the entrance so that it is at a 90 degree angle to S. Ithan Ave, and further conditioned upon the removal of barbed wire fence on the development site and surrounding the open space area with the approval of the HOA. As part of the motion, the PC recommended the grant of all requested waivers, provided that the grant of waivers of sidewalks along the Trianon frontage along Ithan Avenue is expressly conditioned on compliance with the conditions regarding sidewalks set forth in the conditional use adjudication dated March 4, 2021.

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

EXHIBIT B



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: July 6, 2021

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

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

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

Reference: 200 S. Ithan Avenue
Preliminary Subdivision and Land Development Review
Radnor Township, Delaware County, PA
G&A #20-08063

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the preliminary plans and display plans prepared for the above referenced project. We offer the following comments for your consideration:

A. BACKGROUND

The subject parcel located at 200 South Ithan Avenue is in the R-2/D-M Zoning District within Radnor Township, Delaware County. The applicant intends to develop the parcel in order to construct nine (9) single family homes with driveway access to a new cul-de-sac street located between Chalous Lane and Gramont Lane.

B. DOCUMENTS REVIEWED

1. Preliminary Subdivision and Land Development Plans for 200 South Ithan Avenue, prepared by Schock Group, LLC, prepared for GPX Realty Partners, consisting of 11 sheets dated June 29, 2021.
2. Response Letter prepared for South Ithan Avenue prepared by Schock Group, LLC, dated July 1, 2021.

C. WAIVERS REQUESTED

1. In accordance with SALDO §255-27.C, §255-37, & §255-51 – Installation of sidewalk along the site frontage for Ithan Avenue is required unless, in the opinion of the Board of Commissioners, it is unnecessary for public safety and convenience. **The applicant is requesting a waiver from §255-27.C, §255-51.**

D. SALDO COMMENTS

1. §255-27.C(1) – There is a discrepancy between the Land Development Plans and the Sidewalk Plans regarding the right-of-way (60 feet or 50 feet) along Ithan Avenue. Verify the right-of-way and revise the plans for consistency.

E. GENERAL COMMENTS

1. Revise the landscaping plans to reflect the revised alignment.
2. The proposed driveway grading shown on Sheet 6 of 8 extends beyond the adjacent property line. Therefore, a temporary construction easement will be required.
3. Add a note to the plans that full height curbing is to be installed along Ithan Avenue with the removal of the existing driveway entrance.
4. As previously noted, the following Truck Turning Templates should be provided:
 - a. Include a truck turning template for the left-turn movement from Ithan Avenue into the proposed cul-de-sac which was included in a previous submission.
 - b. Include a fire truck turning template for the left-turn movement from Ithan Avenue into the proposed cul-de-sac.
 - c. Include a truck turning and fire truck template for the left-turn movement from the cul-de sac onto Ithan Avenue.
 - d. Additional turning templates may be required to show the truck turning movements clearly. It is recommended no more than two templates per turning template detail.
 - e. Use the 41' Radnor Fire Truck for the Fire Truck Template. A copy of the fire truck specification has been provided.
 - f. Show the Ithan Avenue double yellow centerline.
 - g. Show the proposed stop bar as indicated in the truck template. Show the proposed pavement markings on Sheet 2.
5. As previously noted, the following comments are provided for the proposed sidewalk:
 - a. Label longitudinal slopes along the sidewalk.
 - b. Label passing areas and note they are to be a minimum of 5' x 5'.
 - c. Include spot elevations along the sidewalk for slope grade verification and ADA constructability.
 - d. The driveways appear to be used for passing areas. Provide adequate spot elevations to demonstrate an ADA complaint 5'x 5' area is provided in these driveways.
 - e. Provide additional information at the turning area where the proposed sidewalk connects to the existing sidewalk near Chalous Lane to demonstrate a level ADA turning area is provided.
 - f. Any impacted mailboxes will need to be relocated in accordance with the Postal Office Standards and maintain access from Ithan Avenue.

- g. Provide details for the ADA ramp at Meadow Wood Road at a 1"-10' scale to show ADA compliance.
- h. Show the proposed cul-de-sac site driveway location on the sidewalk plans.
- i. Sheet 8, revise the width on the sidewalk detail to match the proposed width shown on the plans.
- j. The sidewalk detail indicates curbing with the proposed sidewalk along Ithan Avenue. The plan sheets do not indicate proposed curbing. Revise the plans for consistency.
- k. Provide contour lines to verify the proposed grading will be within the temporary grading easements.

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

EXHIBIT C

**BEFORE THE RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

IN RE: APPLICATION OF GPX ITHAN DEVELOPMENT LLC

ADJUDICATION

I. Background.

The Radnor Township Board of Commissioners held a conditional use hearing on January 25, 2021 on the application of GPX Ithan Development LLC (“Applicant”). The Applicant’s Conditional Use application was received by the Township on December 16, 2020 for a 9-lot density modification development consisting of single-family homes. The Applicant was represented by Nicholas Caniglia, Esquire at the hearing. The hearing was advertised in the Delco Daily Times on January 11, 2021 and January 18, 2021. Proofs of publication are on file at the Radnor Township Municipal Building. A stenographic record of the hearing was taken. At hearing, the Board of Commissioners was represented by the Township Solicitor, John B. Rice, Esquire. Commissioners Jack Larkin, Moira Mulrone, Lisa Borowski, Jake Abel, Sean Farhy, Damian Enderle and Richard Booker were present for the hearing. No one requested party status nor was anyone granted party status at the hearing.

The following exhibits were admitted without objection at the hearing:

Applicants Exhibits

- A-1 Conditional Use Application with attachments A-G
- A-2 Record Plan dated 10/22/84, last revised 2/17/85 at Plan Volume 14, Page 226 at the Delaware County Recorder of Deeds Office
- A-3 Preliminary Subdivision and Land Development Plan dated January 5, 2021 with attached sheets 1-8 and sheets LOO1 and L101
- A-4 Stormwater analysis prepared by the Shock Group
- A-5 Homeowners Declaration of Trianon
- A-6 Conceptual Home

A copy of Applicant’s exhibit list is attached to this Adjudication as *Exhibit “A”*.

Board Exhibits

- B-1 Proof of Advertisement for hearing
- B-2 Correspondence from Trianon HOA President Michelle Hunn, dated January 22, 2021

Based on the testimony and evidence presented, the Board hereby adopts the following Findings of Fact, Conclusions of Law and Order.

II. Findings of Fact.

1. The Applicant is GPX Ithan Development LLC and is a limited liability company formed under the laws of Pennsylvania with a registered address of 14 Dartmouth Road, Haverford, PA 19041.
2. The Applicant acquired the subject property by Deed dated February 27, 2020 from Julie Charbonneau.
3. The proposed development ("Property") is located at 200 S. Ithan Road and consists of the following Delaware County Folio Nos:
 - a. #36-04-02700-03
 - b. # 36-04-02700-51
 - c. #36-04-02220-79
 - d. # 36-04-02344-00
4. The Property consists of 6.946 acres and is located in the Township's R-2 Zoning District.
5. The Property is part of a recorded density modification development which was approved by the Radnor Board of Commissioners pursuant to Resolution No. 84-47 on December 26, 1984 ("1984 Plan"). The property is identified on the 1984 Plan as Lots 1, 2, 57 and 58.
6. The 1984 Plan permitted the construction of 57 single family housing dwelling units.
7. The Applicant's Plan proposes to construct a cul-de-sac road which would service nine new dwelling units and intersect with S. Ithan Road. There are currently no sidewalks along the property frontage of the original 1984 Trianon Development.
8. The Township received and marked at the hearing correspondence dated January 22, 2021, from the president of the President of the Trianon Homeowners Association in support of Applicant's proposed Plan.
9. Applicant's planner testified that he estimated nine new students across all grades would come from the development and that the development would have a positive fiscal impact on the Township and School District revenues.
10. Applicant's traffic engineer testified that the traffic generated by the project would have a minimal effect on existing traffic conditions. The proposed new road meets all applicable site distance requirements.

III. Conclusions of Law.

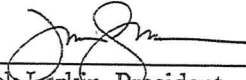
1. The property is located in the R-2 Zoning District.
2. A Density Modification Use is only permitted by conditional use within the R-2 Zoning District and must be served by public water and public sewer.
3. The property is part of the overall 1984 Trianon Subdivision Plan which provides for 5.57 acres of open space maintained by the Trianon Homeowners Association.
4. The proposed subdivision Plan will be incorporated into the Trianon Homeowners Association.
5. Applicant's proposed Plan of 9 lots will bring the total number of dwelling units to 66 and constitutes a revision of the 1984 final Plan.
6. Applicant must still comply with the Township's Subdivision and Land Development ordinance regulations for preliminary and final Plan approval.
7. Applicant's proposed Plan meets all of the dimensional, area and building coverage requirements of the R-2 Zoning District.

ORDER

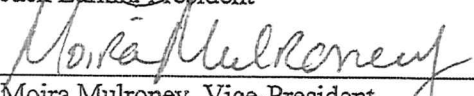
AND NOW, this 22nd day of February 2021, after due deliberation and discussion at a public hearing, the Radnor Township Board of Commissioners does hereby approve the conditional use application of GPX Ithan Development LLC, subject to the following conditions:

1. Compliance with all applicable requirements of the Township's Subdivision and Land Development ordinance. Applicant's Conditional Use plan is a representation of how the use would be developed and this Order does not constitute an approval of that specific plan.
2. Construction of a 5-foot-wide sidewalk from the existing sidewalk located along the frontage of the Agnes Irwin School along S. Ithan Avenue to its intersection with Meadowood Street as shown on the aerial map attached hereto as *Exhibit "B"*.
3. The foregoing sidewalk construction is subject to acquisition by the Township for any necessary construction easements or areas outside of the public right-of-way. In the event that the Township is unable to acquire any of the necessary construction easements or additional right-of-way such that the sidewalks cannot be installed by the Applicant, the cost of such design and construction shall be contributed to the Township in a dedicated sidewalk fund. The sidewalk costs shall be escrowed with all other public improvements prior to recordation of an approved final plan.
4. Compliance with applicable County and State rules, regulations, and statutes.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS



Jack Larkin, President



Moira Mulrone, Vice-President



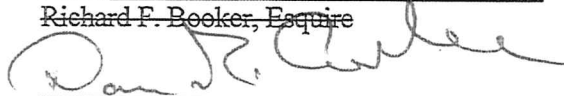
Lisa Borowski

Nay

Jake Abel

Nay

Richard F. Booker, Esquire



Damien Enderle

Nay

Sean Farhy

Date of Mailing: 3/4/21