

RESOLUTION NO. 2021-97
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT PLAN FOR BATEMAN GALLAGHER AMERICAN LEGION POST #668 FOR THE PROPERTY LOCATED AT 401 E. LANCASTER AVENUE

WHEREAS, Bateman Gallagher American Legion Post #668 (“Applicant”) submitted a Final Land Development plan prepared by H. Gilroy Damon Associates, Inc., consisting of 1 sheet, dated February 10, 2021 (“Plan”); 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 consolidate two existing lots into one lot at 401 E. Lancaster Avenue. This property is located within the R-5 Zoning District of the Township.

WHEREAS, the Board of Commissioners now intends to approve the Final Land Development Plan for Bateman Gallagher American Legion Post #668, 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 Bateman Gallagher American Legion Post #668, consisting of 1 sheet, dated February 10, 2021, subject to the following conditions:

1. The Applicant shall comply with the July 29, 2021, Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the June 29, 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.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of September 2021.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By:

Name: Jack Larkin, Esq.

Title: President

ATTEST: _____





Excellence Delivered As Promised

Date: July 29, 2021

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

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

RE: 401 E. Lancaster Ave

Date Accepted: 06/07/2021

90 Day Review: 09/05/2021

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

The applicant is proposing to consolidate two existing lots into one at the above locations. This property is located within the R-5 district of the Township.

Bateman Gallagher American Legion Post No. 668

Plans Prepared By: H. Gilroy Damon Associates, Inc.

Dated: 02/10/2021

Zoning

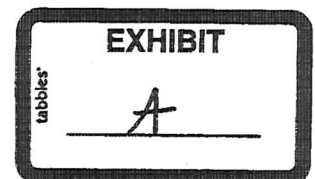
1. The zoning table must be revised to indicate the existing conditions and the proposed conditions after the lot consolidation.

Subdivision and Land Development

1. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans or a waiver requested from this requirement.
2. §255-22.B(1)(r) – Large trees over six inches in caliper must be shown on the plans or a waiver requested from this requirement.

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



General

1. A copy of the consolidated deed must be provided for review.
2. A title report must be submitted prior to final plan recording.

The applicant appeared before the Planning Commission on July 13, 2021. The Planning Commission recommended approval of the plan and waivers.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to be 'R. Phillips', written over a large, loopy circular flourish.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: June 29, 2021
To: Steve Norcini, P.E.
From: Damon Drummond, P.E., PTOE
cc: Leslie Salsbury, P.E.
Reference: 401 E. Lancaster Avenue – Bateman Gallagher American Legion Post #668
Radnor Township, Delaware County
Transportation Review 1

G&A #21-06067

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the Minor Subdivision Plans prepared for the above reference project. The Applicant intends to consolidate 2 lots located at 401 E. Lancaster Avenue. The lots to be consolidated are identified as follows:

- Tax Map No: 36-13-375-000
- Tax Map No: 36-13-375-001

A. DOCUMENTS REVIEWED

1. Lot Consolidation Plan prepared by H. Gilroy Damon Associates, Inc., prepared for Bateman Gallagher American Legion Post #668, consisting of 1 sheet and dated February 10, 2021.
2. Cover Letter prepared for Radnor Township, prepared by Gamburg & Benedetto, dated June 2, 2021.

B. REVIEW COMMENTS

The referenced plan includes lot consolidations, and therefore generates no transportation related comments.

