

BOARD OF COMMISSIONERS

REVISED AGENDA

Monday, August 14, 2017 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of August 14, 2017

1. Consent Agenda

- a) Disbursement Review and Approval: 2017-07A, 2017-07B, 2017-07C, 2017-07D
- b) Acceptance of Departmental Monthly Reports
- c) Approval of Meeting Minutes from the July 10, 2017 and July 17, 2017 Board of Commissioners meeting
- d) Staff Traffic Committee Meeting Minutes – July 19, 2017
- e) Resolution #2017-91 - Approving the property and casualty insurance binder for August 1, 2017 through July 31, 2018 at a premium of \$346,488
- f) Resolution #2017-92 - Renewing the Township's Microsoft 365 Subscription for 1 year at a price of \$14,385.12
- g) HARB
 - HARB-2017-15 – 328 St Davids Road – Renovation of existing home and addition of detached garage
- h) Resolution #2017-93 - Authorization to Purchase Seed and Fertilizer from Site One Landscape Supply
- i) Resolution #2017-94 - Authorization to remove 5 hazardous trees along Woodlea & Roberts Roads by Horgan Tree Experts
- j) Resolution #2017-95 - Authorizing Municipal Maintenance, Incorporated, to perform repairs to Pump #2 at the King of Prussia Pumping Station
- k) Resolution #2017-96 - Awarding the contract for Tree Planting for the Big Tree Program
- l) Resolution #2017-97 - Authorizing Gannett Fleming, Incorporated to Provide Professional Design Services for Lighting the SEPTA R100 Under Pass at Conestoga Road
- m) Resolution #2017-98 - Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Matsonford Road Pedestrian Bridge
- n) Resolution #2017-99 - Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Free-Standing Masonry Wall at Radnor Chester Road

2. Public Participation

3. Recognitions of Community Members

- Garrett Hill 4th of July Committee
- Radnor Studio 21

4. Announcement of Boards and Commissions Vacancies

Shade Tree Commission

2 Vacancy

Environmental Advisory Council

1 Vacancy

5. Willows Mansion Update

6. CARFAC presentation on long-term liability update

7. Presentation: MS4 Pollution Reduction Plan Presentation by Meliora Design, Incorporated

8. Committee Reports

PUBLIC WORKS & ENGINEERING

- A. King of Prussia Road Sanitary Sewer Repair Project Update
- ~~B. Discussion and Possible Motion for Banbury Way Flood Mitigation Project~~
- ~~C. Resolution #2017-100—Awarding the Contract for Professional Design Services for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin Resolution #2017-103~~
- D. Ordinance #2017-14 – **(Introduction)** Adopting And Approving An Amendment To The Articles Of Incorporation Of The Jointly-Organized Municipal Authority Known As The “Radnor-Haverford-Marple Sewer Authority” With The Townships Of Haverford And Marple, All Of Delaware County, Pennsylvania, To Add A Provision Therein Extending The Term Of Its Existence For An Additional Fifty Years From The Date Of The Approval Of The Articles Of Amendment **(Requested by Commissioner Nagle)**
- E. Ordinance #2017-13 – **(Introduction)** Amending Chapter 263, Trees, § 263-5, of the Radnor Code, To Exempt Certain Species of Ash Trees from The Regulations Under Chapter 263
- F. Ordinance #2017-12 – **(Introduction)** - Amending Chapter 235, section 235-5, Sewers, to provide standards for discharge into the public sewer system to avoid obstructions in sewer and drain pipes, prohibiting pollutants from being discharged into the public sewer system, and prescribing penalties for violations of the ordinance
- G. Motion to Create a Steering Committee for the Radnor Township & Haverford Township Joint Comprehensive Plan
- H. Resolution #2017-101 - SALDO Application #2016-S-15 – Final Approval – **Preliminary/Final Subdivision Plan** – 106 & 110 Cambria Court
- I. Ordinance #2017-15 - Establishing Rules and Regulations For The Management Of Its Rights-Of-Way; Requiring A Permit Application Fee And Plan For Any Street, Driveway, Or Utility Installation Upon Any Portion Of A Township Road Or Other Public Road Or Right-Of-Way

COMMUNITY DEVELOPMENT

- J. DRB – Consideration of Appeal filed in opposition of DRB 2017-23
- K. ZHB – Request from the Zoning Hearing Board to add 1 or 2 additional alternate board members

- FINANCE & AUDIT**
- PUBLIC SAFETY**
- PERSONNEL & ADMINISTRATION**
- LIBRARY**
- PUBLIC HEALTH**
- PARKS & RECREATION**

- Old Business
- New Business
- Public Participation
- Adjournment

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
August 14, 2017

The table below summarizes the amount of disbursements made since the last public meeting held on July 17, 2017. 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)	2017-7A July 12, 2017	2017-7B July 14, 2017	2017-7C July 21, 2017	2017-7D July 28, 2017	Total
General Fund (01)	\$39,876.94	\$172,216.23	\$323,704.88	\$142,556.04	\$678,354.09
Sewer Fund (02)	246.10	146.75	9,233.07	19,344.46	28,970.38
Capital Improvement Fund (05)	0.00	0.00	20,759.00	63,408.49	84,167.49
Police Pension Fund (07)	0.00	4,967.29	0.00	0.00	4,967.29
OPEB Fund (08)	0.00	850.42	124,907.41	377.42	126,135.25
Civilian Pension Fund (11)	0.00	4,427.73	0.00	0.00	4,427.73
Investigation Fund (12)	0.00	270.49	11,850.00	0.00	12,120.49
\$8 Million Settlement Fund (18)	0.00	1,642.41	0.00	0.00	1,642.41
The Willows Fund (23)	176.42	0.00	0.00	320.08	496.50
Total Accounts Payable Disbursements	\$40,299.46	\$184,521.32	\$490,454.36	\$226,006.49	\$941,281.63
<i>Electronic Disbursements</i>	n/a	n/a	n/a	n/a	\$1,011,000.00
Grand Total	\$40,299.46	\$184,521.32	\$490,454.36	\$226,006.49	\$1,952,281.63

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 insure 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 August 28, 2017

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	8/10/2017	7/17 Credit Card Revenue Processing Fees	\$5,000.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	8/10/2017	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	8/10/2017	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	8/10/2017	Salaries and Payroll Taxes - K-9 Fund	\$500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	8/24/2017	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	8/24/2017	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	8/24/2017	Salaries and Payroll Taxes - K-9 Fund	\$500.00
Period Total				\$1,011,000.00

Submitted:



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

<u>Original Estimate</u>			<u>Actual Amount</u>
\$485,000.00	7/13/2017	Salaries and Payroll Taxes - General Fund	\$459,235.75
\$17,500.00	7/13/2017	Salaries and Payroll Taxes - Sewer Fund	\$22,518.90
\$500.00	7/13/2017	Salaries and Payroll Taxes - K-9 Fund	\$271.28
\$503,000.00			\$482,025.93
\$485,000.00	7/27/2017	Salaries and Payroll Taxes - General Fund	\$469,202.03
\$17,500.00	7/27/2017	Salaries and Payroll Taxes - Sewer Fund	\$16,169.02
\$500.00	7/27/2017	Salaries and Payroll Taxes - K-9 Fund	\$135.64
\$503,000.00			\$485,506.69
\$186,839.03	8/1/2017	Police Pension Payroll	\$186,839.03
\$137,857.97	8/1/2017	Civilian Pension Payroll	\$136,259.97
\$346,897.00			\$323,099.00



RECREATION & COMMUNITY PROGRAMMING DEPARTMENT JUNE 2017 REPORT

Programs/Excursions/Community Events

Programs/Excursions

- Babysitter's Training with Tri-State Certifications at Radnor Township Building (5 participants)
- Men's Pickup Basketball (20 participants)
- Radnor Champions Wiffleball – NEW (8 participants)
- Spring Junior Tennis Lessons at Warren Filipone Park (19 participants)
- Summer Junior Tennis Lessons at Warren Filipone Park (16 participants)
- Adult Tennis Lessons at Warren Filipone Park – NEW (4 participants)
- Radnor Steps Community Walking Program along the Trail – (participation varies each week)
- Teeball with Jump Start Sports at Cowan Park (21 participants)
- Soccer with Soccer Shots at Dittmar Park (38 participants)
- Chess Camp with Shining Knights Chess at Christ Church lthan (registration currently underway with 8 participants)
- Harry Potter Camp with Brandywine Learning Center at Country Day School of the Sacred Heart (registration currently at 15 participants/week 1; 26 participants/week 2)
- Theatre Horizon Camp at County Day School of the Sacred Heart (registration currently at 8 participants/week 1; 5 participants/week 2)
- Soccer Camp with World Cup Sports Academy at Radnor Memorial Park (6 participants/week 1; 14 participants/week 2; 13 participants/week 3)
- Junior Soccer Camp with World Cup Sports Academy at Radnor Memorial Park (7 participants)
- Survivor Nature Camp with World Cup Sports Academy at the Willows Park (32 participants/week 1; 44 participants/week 2; registration currently at 43 participants/week 3; 34 participants/week 4; 16 participants/week 5; and 49 participants/week 6)
- All-Star Sports Camp with World Cup Sports Academy at Radnor Activity Center (9 participants/week 1; 9 participants/week 2; 10 participants/week 3; 6 participants/week 4; registration currently at 4 participants/week 5; 9 participants/week 6; 15 participants/week 7; and 11 participants/week 8)
- Junior All-Star Sports Camp with World Cup Sports Academy at Radnor Activity Center (registration currently at 1 participant)
- Radnor Day Camp at Radnor Elementary School (registration currently at 211 participants - 203 full day campers; 8 half day campers; 34 participate in Radnor Township School District Extended School Year Programming; 10 campers require one-on-one support; 5 require non one-on-one support); Back to Camp Night on Thursday, June 15th at the Radnor Township Building (90 in attendance); Rosemont/Garrett Hill Annual 4th of July Celebration & Parade on Tuesday, July 4th - 15 Radnor Day Camp staff members took part on Township float
- US Open Tennis Championships Excursion (registration currently at 16 participants)

PRPS Discount Ticket Program

- Regal Movie Discount Ticket Program (110 sold to date 2017)
- PRPS Amusement Park Tickets (83 sold to date 2017)

Community Events:

- Sarah McCarron Skunk Hollow Conservation Day/Trail Clean Up on Saturday, June 10th
- Great American Backyard Campout on Saturday, June 24th at the Willows (271 registered participants; 179 in attendance)

Additional Programming Activity:

- Prepared season-end financial reporting and evaluation of programming, discount ticket program, community events, and projects.
- Met with summer/fall programming and event vendors/instructors, developed program details, contractual agreements, coordinated facility schedules, and disseminated communications.
- Distributed Spring & Summer 2017 Recreation Activities Brochure and provided information for Summer 2017 Township Newsletter.
- Developed Department promotional magnet for community events.
- Coordinated Radnor Day Camp 2017 registration, marketing, website updates, daily structure and activities, trips and special events, facility usage of Radnor Elementary School, Radnor High School Pool, and Radnor Middle School with RTSD staff, Back to Camp Night event for Parents, hiring of staff for multiple positions, staff training, and payroll.
 - 2017 Summer Staff Member Information (still being adjusted for new hires):
 - Returning staff: 20 New staff: 24 Camp Intern: 1 Total: 45
 - Radnor High School alumni staff: 12 Current RHS students on staff: 12
 - Total Radnor Township residents on staff: 29
 - Certified Teachers: 5 Pursuing degree in education/related field: 11
 - Support Aides/Paraprofessionals currently working in schools: 6
 - Designated special needs support staff for one-on-one/extra support: 10
- Coordinated emergency/safety procedures and communications for all summer camp locations.
- 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 will continue to evaluate next steps on this topic.
- Coordinated with Recreation/Public Works/Police/Fire Departments to prepare and plan for upcoming events including the Sarah McCarron Skunk Hollow Park Clean Up, Race for Open Space, Great American Backyard Campout, 4th of July Parade & Event; Radnor Police Department Summer Reading Program, the new Wiffleball Classic, and the Summer Concert at Bo Connor Park; discussed logistics and set up, activities and entertainment, staffing, registration, promotions, and supplies relative to each event.
- Met with Garrett Hill 4th of July Parade Celebration Committee representative to discuss and plan event at Emlen Tunnell Park; coordinated Radnor Day Camp staff parade participation.
- Met with representatives from the Saturday Club in Wayne to discuss and develop upcoming partnership event for Mothers/Daughters.
- Met with Radnor Girl Scout representative to discuss and develop upcoming partnership event – Camp Sing-A-Long & Campfire at the Willows Park.
- 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 2017 for 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 2017.
- Continued working at the direction of the Finance Department on the implementation of Tyler Munis Enterprise Resource Planning Project that will integrate each department's financial management system along with enabling online registration for recreation programming; met with Finance Department to discuss and establish chart of accounts, and attended various trainings.
- Conducted several interviews for Department Recreation Assistant part-time position (Genevieve Dixon currently serving in this position for the summer).
- Conducted interview and fulfilled role for Radnor Day Camp Internship position.
- Attended monthly Board of Commissioners Meetings; attended and prepared reports for monthly Parks Board Meeting.
- Attended weekly staff meetings with the Township Manager and Department Heads.
- Attended monthly Wayne Senior Center Board Meeting.
- Attended monthly Staff Traffic Meeting.
- Attended monthly Staff Safety Committee Meeting.
- Attended monthly Sports Legends of Delaware County Museum Board Meeting.
- Attended monthly Radnor Committee for Special Education Meeting.
- Director of Recreation received drug test per Township program.

Parks & Facilities Usage

- **Athletic Fields:** Coordinated field scheduling and light schedules for summer 2017 with the community sports organizations, local schools, and programs - primary summer users are Radnor Wayne Little League for baseball and softball; Radnor Soccer Club; Main Line Softball Association; Legion and Wayne Delco Baseball; Philadelphia Sports League; various sports camp organizations; and private rentals.
- **Park Areas/Picnic Rentals:** Continued taking reservations for the 2017 season – rentals to date are as follows:
 - Bo Connor (1 rental)
 - Clem Macrone Park (1 rentals)
 - Cowan (1 rental)
 - Fenimore Woods (27 rentals)
 - Willows Park (11 rentals)
- **Radnor Activity Center:** 6 rentals took place in June – the majority were for multiple days; coordinated busy summer schedule of seasonal programming for Men's Basketball, Men's Soccer, Pickleball, Champions Wiffleball Program (for rain dates), and Multisport Day Camp.

Parks & Facilities Meetings/Projects

- **Eagle Scout Projects:** Coordinated and met regarding three prospective scout projects – park kiosk replacement at the Willows picnic area and at the Skunk Hollow Garden entrance; orienteering course markers at the Willows Park and Skunk Hollow (project has been completed).
- **Park Signage Replacement:**
 - Saw Mill Park sign has been put on hold as we evaluate the park traffic flow and logistics.
 - Clem Macrone Park, Fenimore Woods, Ithan Valley Park 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 –

Bo Connor Park
Cappelli Golf Range
Clem Macrone Park
Emlen Tunnel Park
Encke Park
Fenimore Woods
Ithan Valley Park
Petrie Park
Radnor Trail
Skunk Hollow
Warren Filipone Park
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:** Met with fence contractor to review park-wide fencing replacement and improvements at the park; coordinated engineering meeting to begin review and specification development of site improvements.
- **Clem Macrone Park Master Planning:** Comprehensive park renovation project underway since mid-November with anticipated completion summer 2017 and a grand re-opening as part of the Garrett Hill 4th of July Celebration; project utilizes funding from several sources including grants, capital, and bond proceeds per Ordinance 2015-16; attended several project-related meetings; coordinated recognition plaques.
- **Cowan Park Improvements:** Coordinated playground equipment replacement and basketball court reconstruction/equipment replacement.
- **Emlen Tunnell Park:** Continued to work with RWLL to redevelop batting cage area and convert them to temporary cage set ups; worked on comfort station design options with various vendors; coordinated site layout with Township engineering firm.
- **Encke Park Playground:** Coordinated with installation contractor to make seam repairs to playground surfacing along with evaluating other surface features.
- **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.
- **Odorisio Park Bench Replacement:** Coordinated replacement of 11 spectator benches at the park's ballfield; evaluated recognition plaque/memorial bench.
- **Petrie Park Improvements:** Coordinated park maintenance improvements and equipment replacement.
- **Radnor Skatepark Improvements:** 2015 improvements to the skatepark entailed replacement and upgrades to structures along with resurfacing by utilizing funds received as part of the Township Building cell tower contract renegotiation. Due to a lack of adherence of the top color coating to the surface, the asphalt was milled and redone – this process was completed and the skatepark reopened in mid-June 2016 - subsequent to the recent process, surface delamination has occurred once again and the park was closed due to safety concerns in early August; after park structure modification and movement, the park reopened in mid-August; staff and council are pursuing a bond claim for the deficiencies that have occurred with a goal to repair the park commensurate to the expectations of the original scope of work.

- **Radnor Trail/Brookside Parking Lot Restroom:** worked on restroom design options with various vendors; coordinated site layout with Township engineering firm.
- **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:** Met with fence contractor to review park-wide fencing replacement and improvements at the park; coordinated engineering meeting to begin site review and specification development for parking lot.
- **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. BOC authorized Barton Partners to develop a business plan to determine feasibility of building renovations and ongoing operability for public use – public meetings with Barton Partners and the Willows Trust are currently taking place with public presentations to be made at upcoming BOC meetings on July 17th; August 14th and September 11th.

Respectfully Submitted,



Tammy S. Cohen
Director of Recreation & Community Programming

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report



June 2017

**William A. Colarulo
Police Superintendent**



RADNOR TOWNSHIP POLICE DEPARTMENT

**301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297
OFFICE: (610) 688-0503
FAX: (610) 688-1238**

**WILLIAM A. COLARULO
POLICE SUPERINTENDENT**

Executive Summary

June 2017

The Radnor Police Department responded to 1,719 calls for service for the month of June 2017. Officers issued 366 traffic citations for motor vehicle violations. 31 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 965 parking tickets were issued for expired meter violations. Radnor Police Officers made 17 misdemeanor/felony arrests during June 2017.

Radnor Township Police Department
June 2017 Accidents / Violations / Investigations / Juvenile Report

Accidents	Jun-17	YTD 2017	Jun-16	YTD 2016	YTD from 17 to 16
Accidents - Fatal	0	0	0	2	-2
Accidents - Reportable- With Injuries	6	34	4	30	4
Accidents - Reportable - No Injuries	15	78	13	94	-16
Accidents - Non Reportable	39	275	64	310	-35
Accidents - Hit & Run	18	61	15	64	-3
Accidents - No Report	7	65	8	43	22
Pedestrian Accidents - With Injuries	1	1	0	0	1
Pedestrian Accidents - Fatal	0	0	1	1	-1
Total Accidents	86	514	105	544	-30
Violations					
Arrests - Felony & Misdemeanor	17	126	14	100	26
Traffic Violations	366	3418	1048	3490	-72
Non-Traffic Violations	31	287	26	246	41
Parking Meter Violations	965	6309	388	7635	-1326
Abandoned Vehicles	2	7	1	6	1
Total Violations	1381	10147	1477	11477	-1330
Complaints					
Complaints	1322	9009	1387	8476	533
Unlocked Businesses	5	76	19	57	19
Alarms	120	725	146	815	-90
Animal Complaints	14	72	16	104	-32
					0
Total Complaints	1461	9882	1568	9452	430

PATROL HIGHLIGHTS



1st Platoon: Sergeant George Smith
3rd Platoon: Sergeant Mark Stiansen

2nd Platoon: Sergeant Anthony Radico
4th Platoon: Sergeant Joseph Pinto

June 2017

On June 1st, Officers responded to the 600 block of Conestoga Road for a report of an animal bite. Officers made contact with the resident who said a bat was trapped in her house and she felt something bite her hand the previous evening. The resident was advised to call her doctor to see if he recommended medical treatment before tests results arrive on the bat.

On June 2nd, Del Com reported threats by phone to a business in the 200 block of West Lancaster Avenue. Contact was made with the manager who explained she terminated an employee and had since been receiving harassing messages and postings. Police contacted the former employee and advised him to have no further contact with his former employer.

On June 3rd, Del Com reported a burglary in progress at a residence on Louella Avenue which is presently vacant and under construction. An unlocked door was located off the garage entrance. Officers checked the interior and did not locate anything suspicious. Officers spoke to the homeowner who stated that it did appear that kids might have been in the house, friends of his daughters.

On June 4th, Officers conducted a traffic stop on Lancaster Avenue for a motorist driving with no headlights, speeding and weaving. The operator displayed signs of intoxication but denied drinking anything and failed sobriety tests. His vehicle was released to a friend on scene who showed no signs of impairment. He was transported to the Police Station where he was processed and released to a friend. He was charged with traffic offenses as well as 3802(a) (1) - DUI.

On June 6th, a resident of Trianon Lane reported a theft at her residence. The resident said she last wore her wedding band sometime in April and last saw it in her bedroom on May 7th. She had multiple individuals from various companies working at her residence and did not think she misplaced the ring and she believed it was stolen. An incident report was taken.

On June 8th, a resident of Castlefinn Lane reported a burglary discovered at her residence. Officers confirmed a forced entry into a rear facing window. Codes Official, Ray Daly, stood by at the residence awaiting Mellon to secure the entry for the homeowners.

On June 9th, a student at Radnor High School and her mom came to the Police Department to file a theft report. Officers made contact with the student and her mother who explained that she put her cell phone down in a hallway at school, walked away and when she returned her phone was stolen. The school advised them to go to the Police Station to report the theft and the school will attempt to view camera footage.

On June 10th, a female reported a theft from the 300 block of East Lancaster Avenue. Officers responded and were advised that her purse was stolen out of her car. She advised that her husband took the car to get gas, took cash out of her purse to pay for the gas, and left the purse on the passenger side of the vehicle, while he went

inside. She estimated the value of her purse, wallet cards at \$100. No other monetary loss was incurred. Officers checked for exterior cameras at the A-Plus and there were none present.

On June 12th, a resident of Castlefinn Lane reported soliciting in the area. A b/m was located and stated he was going door to door selling magazines. He did not have a Radnor Township soliciting permit and was issued a Non-Traffic Citation for violating Radnor Code 209-1, Soliciting License.

On June 14th, a male reported the loading dock door of the Farmers Market was found open and no one was on location. Contact was made with a male who stated that he was making a delivery into the Farmers Market and usually met the manager in the early morning. He advised that when he arrived, he discovered the door of the loading dock open and the manager was not on location. Officers checked the building and the open loading dock door appeared to be an oversight and the building was secured prior to exiting. The incident was explained to the manager who advised he would let management aware of the incident.

On June 16th, while working a detail on Woods Lane, Officers noticed two males park their tree truck and trailer on Woods Lane and walked up to the driveway to the residence. The males were stopped as they approached and were identified as contractors who were at the residence to trim trees when needed and check on a tree in the rear of the property. Both were checked through NCIC/CLEAN for warrants and were told to make an appointment with the homeowners.

On June 17th, Del Com reported RFCA responding to the Regency Apartments for a pulled fire alarm. Officers arrived and were waved down by a male who stated a w/f was driving at a high rate of speed through the parking lot as he was picking up trash and ran into the building. He observed one of the large flower plants knocked to the ground, followed her to the third floor, and yelled to her and at that time, she pulled the fire alarm. Officers spoke with the female who claimed she was trying to get away from the male as he was following her from the parking lot. The female was given a citation for Disorderly Conduct (5503a4).

On June 18th, Del Com reported a loud party on Willow Avenue. No noise could be heard from inside the residence. Contact was made with the resident who had a group of approximately five friends inside. She was advised of the complaint and she stated that they were being quiet prior to police arrival.

On June 19th, a female reported a transformer fire on Weldon Lane. Officers reported a large tree had fallen, taking down a PECO pole with transformer, and landed on a roof on Weldon Lane. Contact was made with the owner of the property. The interior of the residence was checked and appeared in order. PECO was notified of the transformer and fire. BMFC. arrived and said the power seemed to have been turned off. They also noted a circuit was tripped and no power was going through the lines. Fire Marshal Ray Daly was notified. Daly advised he would respond and check the residence. Officers used caution tape to block both side of the driveway where the transformer and tree had fallen.

On June 20th, a resident of Willow Avenue called and spoke to OEO Gallagher regarding an issue on Willow Avenue regarding rats in the area. At that time, he believed the rats were coming from an abandoned burned out building on Willow Avenue. OEO Gallagher did contact ZAP Pest control, who came out and set bait boxes which did seem to rectify the problem. The resident believed that the building has been torn down and the rats may be the result of that.

On June 21st, Del Com reported a 911 hang up in the 900 block of Glenbrook Avenue. Officers spoke with a w/m who entered the store and asked for a pack of cigarettes. He placed them on the counter and told the w/m the total amount due. The male grabbed the cigarettes and walked out without paying and got into an unknown vehicle and drove away. The owner did not want to review the store video tape.

On June 22nd, Del Com reported RFC-A dispatched to Rodney Road for an injured subject. Officers reported an employee of Asplundh Tree Service was working in the rear of the property when a limb split and struck him in the face. RFC-A transported the subject to BMH and a company foreman was provided information pertaining to the incident.

On June 23rd, a female requested assistance recovering her lost phone somewhere in the area of the Radwyn Apartments. Officers reported the complainant ordered an Uber and accidentally left her phone in the rear of the vehicle. After using the "Find My I Phone" app, she traced her phone to the area of D building inside the complex. After getting the complainant to locate the vehicle in which she utilized, this Officers obtained the registration information. Contact was made with the driver who unlocked his vehicle and returned the phone to the complainant.

On June 24th, a resident of Parkes Run Lane requested police regarding a theft from his garage. Police responded and met with the resident who told police that sometime on 6/13/17 someone entered his garage and stole a chainsaw and a leaf blower. Police observed no signs of a forced entry and during the investigation learned that the side door to the garage is normally unlocked.

On June 25th, Officers reported conducting a pedestrian stop in the 800 block of East Lancaster Avenue. Officers observed a w/m with a bicycle and several plastic bags along the sidewalk. Contact was made with the male who showed identification and stated that he was traveling the country by bicycle and had to stop to fix the handlebars on his bicycle. He was run through NCIC with negative results.

On June 28th, Del Com reported a theft at the CVS in Wayne. While enroute, Del Com advised the theft occurred around 1500 hours. Officers made contact with an employee who stated that two males entered the store approximately four minutes, before exiting with merchandise. She was able to show the Officers some of the video footage. She was advised to contact police upon completion of her written statement of the video footage.

On June 29th, Delco reported a burglar alarm on Woodlea Road. Officers reported making contact with the homeowner who stated he was sleeping when his alarm sounded due to his basement slider door activation. When he went to investigate, he found his basement door ajar and items missing. Officers investigated the scene and found that entry was made through the laundry room window. He stated that below the window was a three-foot potted plant sitting in a holder which was removed and placed in the driveway. Inside the laundry room was a red/black back pack filled with sporting equipment. That back pack was located in the driveway under the laundry room window. The sporting equipment was found next to the back pack and the back pack had been filled w a Wii gaming system and multiple game cartridges, which were removed from the basement family room television area. A pair of pliers were removed from his workshop room and used to remove a speaker under his television and cut the wires to the Wii system. The pliers were found lying on the carpet next to the sliding glass door. He also stated that a pair of keys were taken and found on the shelf by the laundry room window. He also stated that the keys to his vehicle which was parked in his garage. The resident was provided a statement and property report form to complete.

July 19, 2017

Calls for Service - by UCR Code

Incidents Reported Between 06/01/2017 and 06/30/2017



RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0410	AGGRAVATED ASSAULT	2			
0490	ASSAULT - REPORTS	1			
0511	BURGLARY-FORCED ENTRY-RESIDENCE-NIGHT	1			
0512	BURGLARY-FORCED ENTRY-RESIDENCE-DAY	1			
0514	BURGLARY-FORCE ENTRY-NON-RESID-NIGHT	1			
0613	THEFT-\$200 & OVER-RETAIL THEFT	1			
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	3			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	4			
0619	THEFT-\$200 & OVER-ALL OTHER	2			
0621	THEFT-\$50 TO \$200-POCKET PICKING	1			
0633	THEFT-UNDER \$50-RETAIL THEFT	1			
0637	THEFT - UNDER \$50 - FROM BUILDINGS	2			
0830	SEXUAL ASSAULT	1			
0890	ASSAULTS - (SIMPLE) REPORTS	2			
1100	FRAUD	3			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	1			
1150	FRAUD - CREDIT CARDS	2			
1191	FRAUD - REPORTS	2			
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	3			
1430	CRIMINAL MISCHIEF - PUBLIC BUILDINGS	0	1		
1440	CRIMINAL MISCHIEF - ALL OTHER	1			
1490	CRIMINAL MISCHIEF - REPORTS	1			
1811	NARCOTICS-SALE-MORPHINE,HEROIN,CODEINE	1			
1831	NARCOTICS-POSSESSION-MORPHINE,HEROIN,ETC	1			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	3			
1834	NARCOTICS-POSSESSION-OTHER DANGEROUS	0	1		
1890	NARCOTICS - REPORTS	1			
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	5			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	2			
2121	DRIVE UNDER INFLUENCE - DRUGS	1			
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	3		1	
2300	PUBLIC DRUNKENESS	2			
2400	DISORDERLY CONDUCT	1			
2410	HARASSMENT BY COMMUNICATION	2			
2420	DISORDERLY CONDUCT-PUBLIC PLACES	1	1		
2450	HARASSMENT	7			
2610	BLACKMAIL & EXTORTION	1			
2640	ALL OTHER ORDINANCE VIOLATIONS	10	1		
2647	ALL OTHERS - PROTECTIVE ORDERS	2			
2900	JUVENILE RUNAWAYS	4			
2910	LOST/MISSING PROPERTY	1			
3000	LOST/RECOVERED PROPERTY	3			
3200	CHECK ON WELFARE	7			
3300	CIVIL DISPUTES	11			
3500	DISTURBANCE - DISORDERLY PERSONS	10	1		
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	21			
3520	DOMESTIC PROBLEM (NO ARREST)	12			
3610	DISTURBANCES-JUVENILE	2			

July 19, 2017

Calls for Service - by UCR Code

Incidents Reported Between 06/01/2017 and 06/30/2017



RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	8	1	1	
3650	PECO-ENEGY NOTIFICATION/POWER OUTAGES	7	2		
3700	FIRE - RESIDENTIAL	1			
3703	FIRE-ALL OTHERS	8			
3706	FIRE - LEAVES, BRUSH, ETC.	1			
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	1			
3850	HAZARDOUS CONDITIONS	3	2		
3900	GAS LEAKS (NATURAL GAS)	3			
4000	JUVENILE PROBLEMS (NO ARREST)	13	1		
4008	NON-CRIMINAL-ELECTRIC LIGHT OUTAGES	1			
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	3			
4200	MISSING PERSONS(EXCEPT JUVENILES)	5			
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	1			
4301	MENTAL HEALTH-ALL OTHERS	5			
4400	OFFICER INJURED ON DUTY	1			
4500	OPEN DOORS/WINDOWS	5			
4502	DEATHS - ACCIDENTAL (NON-TRAFFIC)	1			
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	6			
4650	POLICE INFORMATION	36		1	
4655	CID/DTF INVESTIGATION	0	1		
4660	911 HANG UP CALL	39			
4700	ADDED PATROL-REQUEST FOR	40	1		1
4701	ADDED PATROL - BUSINESS CHECKS	102			
4702	ADDED PATROL - SCHOOL CHECKS	20			
4800	SOLICITING-WITHOUT PERMIT	0	1		
4801	SOLICITING-COMPLAINTS	1			
4900	SUSPICIOUS PERSON	22			
4901	SUSPICIOUS CIRCUMSTANCE	27			
4902	SUSPICIOUS VEHICLES	12	1		
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	6			
5002	LOST & FOUND - FOUND ANIMAL	5			
5004	LOST & FOUND - FOUND ARTICLES	7			
5005	FOUND BICYCLES	1			
5006	LOST & FOUND - LOST ANIMAL	1			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	9			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	4			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	14			
5400	VEHICLES-ABANDONED	3			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	18			
5402	VEHICLES-DISABLED	14			
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	53	1		
5404	VEHICLES-PARKING COMPLAINTS	21			
5405	VEHICLES-TOWED	7	1	1	
5500	WATER MAIN BREAK/WATER CO. PROBLEMS	1			
5501	WIRES DOWN - NO HAZARD	7			
5502	ANIMAL COMPLAINTS - BARKING DOGS	2			
5504	ANIMAL COMPLAINTS - DOG BITES	1			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	4			



July 19, 2017

Calls for Service - by UCR Code

Incidents Reported Between 06/01/2017 and 06/30/2017



RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
5508	ANIMAL COMPLAINTS - OTHER ANIMAL BITES	1			
5510	ANIMAL COMPLAINTS - OTHER	13			
5590	ANIMAL COMPLAINTS - REPORTS	1			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	3			
6001	ACCIDENT - WITH INJURIES	6			
6002	ACCIDENT - NO INJURIES (REPORTABLE)	15			
6003	ACCIDENT - NON REPORTABLE	39			
6004	ACCIDENT - HIT & RUN	18			
6005	ACCIDENT - NO REPORT DONE	7			
6006	ACCIDENT - PEDESTRIAN	1			
6390	TRAFFIC ENFORCEMENT - REPORTS	1			
6606	TRAFFIC RELATED - DIRECT TRAFFIC	9			
6610	TRAFFIC RELATED - MOTORIST AID	2			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	1			
6614	TRAFFIC RELATED - OTHER TRAFFIC	2			
7006	NOTIFICATION - HIGHWAY DEPT.	0	2		
7008	NOTIFICATION - SEWER DEPT.	1			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	11			
7090	PUBLIC SERVICES - REPORTS	2			
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	1			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	0	1		
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	2			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	1			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	87			
8003	FIRE/MEDICAL ALARM - NO CITATION	29			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	4			
8010	WARRANTS - LOCAL - CRIMINAL	1			
8508	DEPARTMENTAL SERVICES -M.V.LOOK-UPS	1			
8590	CITIZEN COMPLAINT REPORT	1			
9000	ANIMALS - DOG COMPLAINTS	4	1		
9001	ANIMALS-RABID/SICK	1			
9002	ANIMALS - ALL OTHER	3			
9005	ANIMALS - ALL INVOLVING DEER	4			
9007	ANIMALS-CAT COMPLAINTS	1			
9038	K-9 ASSIST	1	1		
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	3			
9040	ASSIST LOWER MERION PD	8			
9041	ASSIST HAVERFORD PD	1			
9045	ASSIST TREDYFFRIN PD	1			
9046	ASSIST UPPER MERION PD	2			
9047	ASSIST PSP	3			
9049	ASSIST VUPD	9	1		
9050	ASSIST SICK/INJURED	103			
9051	ASSIST AMBULANCE	9			
9052	ASSIST OTHER POLICE DEPARTMENT	2	1		
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	3	1		
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	120	1		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	28			



July 19, 2017

Calls for Service - by UCR Code
Incidents Reported Between 06/01/2017 and 06/30/2017
RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	56			
9972	MOTOR OFFICER ACTIVITY	0	2	1	
CITN	NON-TRAFFIC CITATION	31			
CITT	TRAFFIC CITATION	366			
Total Calls		1,719			

Radnor Township Police Department
June 2017 Property Stolen Recovered Report

Type of Property	Jun-17 Stolen	2017 YTD Stolen	Jun-17 Recovered	2017 Y-T-D Recovered
Currency, Notes, Stocks Etc.	\$381.00	\$16,884.00	\$65.00	\$65.00
Clothing & Furs	\$140.00	\$17,699.00	\$0.00	\$15.00
Locally Stolen Motor Vehicles	\$0.00	\$385,000.00	\$0.00	\$200,000.00
Office Equipment	\$880.00	\$13,519.00	\$795.00	\$795.00
Televisions, Radios, Cameras	\$600.00	\$4,843.00	\$0.00	\$600.00
Firearms	\$0.00	\$850.00	\$500.00	\$500.00
Household Goods	\$658.00	\$0.00	\$478.00	\$0.00
Consumable Goods	\$70.00	\$130.00	\$0.00	\$0.00
Jewelery & Precious Metals	\$0.00	\$29,245.00	\$0.00	\$0.00
Livestock	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$3,500.00	\$143,588.00	\$0.00	\$0.00
Total Property Value	\$6,229.00	\$611,758.00	\$1,838.00	\$201,975.00

Radnor Township Police Department
June 2017 Crime Report

CLASS 1 Offenses							
Offense	Inc 6/17	Inc YTD 17	Clr'd 6/17	Clr'd YTD 17	Inc YTD 16	Clr'd YTD 16	Inc YTD 17 to 16
Criminal Homicide	0	0	0	0	0	0	0
Forcible Rape	0	0	0	0	1	1	-1
Robbery	0	1	0	0	0	0	1
Assault	3	26	5	12	26	15	0
Burglary	4	11	0	3	22	2	-11
Larceny	14	120	5	9	128	8	-8
Auto Theft	0	9	0	1	2	0	7
Arson	0	0	0	0	0	0	0
Total Class 1 Off.	21	167	10	25	179	26	-12
CLASS 2 Offenses							
Vandalism	5	60	0	0	64	0	-4
Illegal Drugs	5	52	9	37	41	26	11
DUI	8	32	5	22	21	23	11
Disorderly Conduct	11	55	1	9	59	24	-4
Fraud Related	8	88	0	1	93	0	-5
Underage Drinking	3	16	4	12	12	11	4
All Other Class 2	11	82	3	21	49	35	33
Total Class 2 Off.	51	385	22	102	339	119	46
Grand Total	72	552	32	127	518	145	34

Radnor Township Police Department
June 2017 Burglary Report

Time of Day	Res-Forced	Res-No Force	Res-Attempt	Non Res-Forced	Non Res-No Force	Non Res-Attempt
Day (6 AM to 6 PM)	1	0	0	0	0	0
Night (6 PM to 6 AM)	1	0	0	2	0	0
Time Unknown	0	0	0	0	0	0
Total Burgs - 6/17	2	0	0	2	0	0
Total Burgs - YTD	4	1	1	4	0	1
Burglaries by Area						
Patrol Area	District	Burgs 6/17	Burgs YTD 17			
Northeast Beat	1	0	2			
Northwest Beat	2	1	6			
Southwest Beat	3	0	0			
Southeast Beat	4	3	3			
Villanova University	7	0	0			
Total Burglaries		4	11			

Radnor Township Police Department
Monthly Burglary Report (From Ver1)

07/25/2017

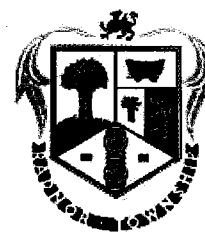
Page 1

Incident	House #	Street Name	UCR Desc	Zone
170008349	805	CASTLEFINN	BURGLARY-FORCED ENTRY-RESIDENCE-DAY	
170008807	908	CONESTOGA	BURGLARY-FORCE ENTRY-NON-RESID-NIGHT	4
170009100	305	IVEN	BURGLARY-FORCE ENTRY-NON-RESID-NIGHT	2
170009292	791	WOODLEA	BURGLARY-FORCED	

Total Records: 4

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: JULY MONTHLY REPORT
DATE: AUGUST 2, 2017
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



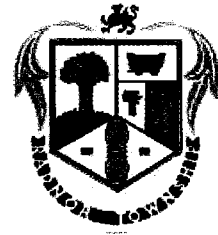
**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of July 2017. Please note the following highlights:

- Building Permit Fee Revenue totaled \$79,897.00 with 82 permits issued
 - Electric Permit Fee Revenue totaled \$10,428.00 with 43 permits issued
 - Mechanical Permit Fee Revenue totaled \$4,823.00 with 31 permits issued
 - Plumbing Permit Fee Revenue totaled \$9,954.00 with 39 permits issued
 - Zoning Permit Fee Revenue totaled \$1,100.00 with 13 permits issued
 - Design Review Board Application Fee Revenue totaled \$1,800.00 with 13 applications received
 - Historic and Architectural Review Board Revenue totaled \$100.00 with 2 application received
 - Zoning Hearing Board Application Fee Revenue totaled \$3,450.00 with 5 applications received
-
- Permit and application revenue for July 2017: \$ 111,552.00
 - Permit and application revenue year to date: \$2,800,200.00
-
- Permits and applications for July 2017: 228
 - Permits and applications year to date: 1,502
-
- Inspections conducted for July 2017: 463
 - Inspections conducted year to date: 4,544

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: JUNE MONTHLY REPORT
DATE: JULY 12, 2017
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of June 2017. Please note the following highlights:

- Building Permit Fee Revenue totaled \$492,121.00 with 96 permits issued
 - Electric Permit Fee Revenue totaled \$159,920.00 with 65 permits issued
 - Fire Permit Fee Revenue totaled \$300.00 with 2 permits issued
 - Mechanical Permit Fee Revenue totaled \$11,115.00 with 50 permits issued
 - Plumbing Permit Fee Revenue totaled \$7,494.00 with 39 permits issued
 - Zoning Permit Fee Revenue totaled \$1,125.00 with 15 permits issued
 - Design Review Board Application Fee Revenue totaled \$1,200.00 with 10 applications received
 - Historic and Architectural Review Board Revenue totaled \$50.00 with 1 application received
-
- Permit and application revenue for June 2017: \$ 673,325.00
 - Permit and application revenue year to date: \$2,688,648.00
-
- Permits and applications for June 2017: 278
 - Permits and applications year to date: 1,274
-
- Inspections conducted for June 2017: 715
 - Inspections conducted year to date: 4,081

TOWNSHIP OF RADNOR
Special Minutes of the Meeting of July 10, 2017

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

Elaine Schaefer, President Phil Ahr, Vice President Donald Curley Luke Clark
Richard F. Booker James C. Higgins John Nagle

Also Present: *Robert A. Zienkowski, Township Manager; William White, Assistant Township Manager/Finance Director; Steve Norcini, Township Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

President Schaefer called the meeting to order with the Pledge of Allegiance

Commissioner Schaefer commented that Pension Funding will not be discussed tonight as previously noted.

Public Participation

None

1. Discussion and Possible Motion to Approve Radnorshire Room Rental to ABA Auction

Mr. Zienkowski briefly discussed the proposed rental. ABA auctions in the past rented the Willows and with it being closed they requested to rent the Radnorshire Room at a flat negotiated price of \$4,000. There was a brief discussion amongst the Commissioners and staff.

Commissioner Ahr made a motion to approve the rental at \$4,000, seconded by Commissioner Nagle. Motion passed 5-1 with Commissioner Curley opposed and Commissioner Booker absent.

2. Discussion on Capital Project Funding, Sanitary Sewer Funding & Pension Funding

Mr. Zienkowski gave a brief introduction in regards to the items to be discussed tonight which will begin the 2018 Budget season.

Mr. White, reviewed the 2017 Budget and the funding for each of the funds. He also briefly discussed General Obligation Funding and Sanitary Sewer Funding. There was a brief discussion amongst the Commissioners and Staff.

Commissioner Schaefer commented that the Board members have received an email from Barton Partners in regards to meeting with Staff for fact finding on the Willows. There was a brief discussion amongst the Commissioners and Staff with an agreement that staff can meet for fact finding purposes with Barton Partners.

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

Respectfully submitted,

Jennifer DeStefano

TOWNSHIP OF RADNOR
Minutes of the Meeting of July 17, 2017

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

Elaine Schaefer, President Phil Ahr, Vice President Donald Curley – Arrived at 9:15 PM
Richard F. Booker James C. Higgins John Nagle

Absent - Luke Clark

Also Present: Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Assistant Township Manager & Finance Director; Steve Norcini, Township Engineer; William Colarulo, Superintendent of Police; Amy Kaminski, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.

President Schaefer called the meeting to order

Commissioner Schaefer made a few announcements that item i from the consent agenda as well as recognitions for Studio 21 and Garrett Hill 4th of July Committee will not be on the agenda this evening. She also commented that the Election of President will be discussed later in the meeting as Commissioner Curley will be arriving late to the meeting.

Notice of Executive Session on July 17, 2017 preceding the Board of Commissioners meeting

There is not a notice tonight because there was not an Executive Session preceding the meeting.

2. Consent Agenda

- a) Disbursement Review and Approval: 2017-06D
- b) Approval of Meeting Minutes from the June 12, 2017 and June 26, 2017 Board of Commissioners meeting
- c) Staff Traffic Committee Meeting Minutes – June 21, 2017
- d) HARB Certificate Approval:
 - HARB-2017-13 – 210 N Wayne Avenue – Addition to rear of house (continued from June 7, 2017 meeting)
 - HARB-2017-14 – 525 Louella Avenue – New Single Family Home, Queen Anne Style
- e) Resolution #2017-84 - Authorizing the Engineering Department to Submit a Traffic Signal Application for the Intersections of North Wayne Avenue/Station Avenue/West Avenue & North Wayne Avenue/Poplar Avenue
- f) Resolution #2017-80 - Award of the Contract for Line Striping and Pavement Markings on Township Street
- g) Resolution #2017-85 - Authorizing the Engineering Department to Submit a Traffic Signal Application for the Intersection of Conestoga Road and Sproul Road
- h) Resolution #2017-86 - Awarding Horn Plumbing and Heating, Incorporated, the Contract for Separating and Repairing a Combined Lateral, on Orchard Way, to Comply with Township Code
- i) Resolution #2017-83 – Authorizing Publication Rights for The Radnor Township Newsletter to Radnor Life & Style with a cost of \$7,500.00 – Removed prior to meeting

Commissioner Nagle made a motion to approve the consent agenda, seconded by Commissioner Ahr. Motion passed 5-0 with Commissioner Clark and Curley absent.

3. Public Participation

Ken Taylor, Willow Avenue - He commented regarding to the first item under new business.

Sara Pilling, Garrett Avenue – She commented regarding to her concerns with the Emerald Ash Borer in Radnor Township.

Jane Galli, Conestoga Village – She commented about how devastating the Emerald Ash tree can be.

Jake Abel, Wayne – He thanked Mr. Zienkowski for his letter to Aqua, PENNDOT and PECO in regards to Conestoga Road.

Mr. Zienkowski responded that he did meet with Aqua, PENNDOT and PECO in regards to the condition of Conestoga Road. He also gave a summary of the meeting.

Dan Sherry, Wayne – He commented regarding the Election of President to the Board which will occur later in the meeting.

4. Recognitions of Community Members

a. Art Lewis – Radnor High School Scholarship Fund

b. Garrett Hill 4th of July Committee

c. Radnor Studio 21

Mr. Zienkowski and Commissioner Schaefer presented Mr. Lewis with recognition for his years of service to the Community and Radnor High School Scholarship Fund. Commissioner Higgins and Booker said a few words of thanks as well.

5. Willows Update

Mark Evans, Barton Partners made a brief presentation on an update of the past community meeting which was held last week in regards to the future of the Willows. The presentation can be found on the Township website at: <http://www.radnor.com/977/The-Willows-RFP-Process-Adaptive-Re-Use>. There was a brief discussion amongst the Commissioners, staff and consultants in regards to their presentation as well as discussing the need to hire a cost estimator.

Public Comment

Christina Perrone – She commented regarding the presentation and the need to hire a cost estimator.

Jake Abel, Wayne – He commented regarding his support of the renewed energy with the future of the Willows and would like to visit other avenues of communicating to the residents to have more participation in the process.

Richard Anthony, Inverary – He thanked Barton Partners and commented regarding the need for more resident participation as well as the amount of competition that is out there for the Willows.

6. Committee Reports

FINANCE & AUDIT

A. Q2 2017 Finance Update Presentation

Bill White, Assistant Township Manager/Finance Director gave a brief presentation on the Q2 2017 Finance Update which can be found on the Township website at: <https://pa->

radnor.civicplus.com/DocumentCenter/Home/View/16649. There was a brief discussion amongst the Commissioners and staff in regards to their presentation.

PUBLIC SAFETY

- B. *Ordinance #2017-10 - (Adoption) authorizing one (1) new handicapped parking space to be placed in front of 51 Garrett Avenue*

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Ahr. Motion passed 5-0 with Commissioners Curley and Clark absent.

Public Comment

Sara Pilling, Garrett Avenue – She commented that the parking will be across the street from 51 Garrett Avenue.

PUBLIC WORKS & ENGINEERING

- C. *Motion Authorizing Creating a Steering Committee for the Radnor Township & Haverford Township Joint Comprehensive Plan*

Commissioner Schaefer made a motion to create a Steering Committee for the Radnor Township & Haverford Township Comprehensive Plan, seconded by Commissioner Higgins.

There was a discussion amongst the Commissioners and staff in regards to the pros and cons of a joint plan.

Public Comment

Jane Galli, Conestoga Village – She inquired about the reasoning that Haverford Township was chosen and not another surrounding municipality.

Toni Bailey – She asked for an explanation in regards to what the comp plan is all about.

Mr. Zienkowski commented that Haverford Township approached Radnor to join them for a Comprehensive Plan. Haverford is applying for a grant to help offset the cost.

Roberta Winters – She wanted to remind everyone that Haverford Township and Radnor Township are part of Delaware County not Montgomery or Chester.

Motion passed 4-1 with Commissioner Booker opposed and Commissioners Curley and Clark absent.

Commissioner Higgins wanted to announce that there is a Public Works sub-committee meeting on Monday, July 24th at 6:30 in the Radnorshire Room where changes to the Stormwater Ordinance will be discussed.

- D. *Presentation - MS4/Pollution Reduction Plan Update, by Meliora Design, Incorporated.*

Michelle Adams, Meliora Design gave a presentation which can be found on the Township website at: <http://www.radnor.com/DocumentCenter/Home/View/16645>. There was a discussion amongst the Commissioners and consultants.

Maya Von Rossum, Delaware Riverkeeper – She commented regarding her support of the MS4/Pollution Plan.

Fred Stein, Delaware Riverkeeper Network – He commented about continuing with photo documentation of the creeks and stream in Radnor Township.

Jim Giegerich – He inquired for a few clarifications of the presentation which was given.

- E. Resolution #2017-88 - Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Community and Economic Development for Pedestrian Improvements along Lancaster Avenue (S.R. 0030) from Garrett Avenue to Barley Cone Lane
- F. Resolution #2017-89 - Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Community and Economic Development for Pedestrian Improvements along N. Wayne Avenue (S.R. 1046) from Woodsworth Court to Eagle Road (S.R. 1042)
- G. Resolution #2017-90 - Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Community and Economic Development for Pedestrian Improvements along Glenmary Road for approximately 250 feet from King of Prussia Road (S.R. 1021) to the cul-de-sac street accessing several residential properties

Commissioner Higgins made a motion to approve, seconded by Commissioner Schaefer.

Commissioner Booker made a motion to approve E, F & G at one time, seconded by Commissioner Higgins. Motion passed 5-1 with Commissioner Nagle opposed and Commissioner Clark absent.

PERSONNEL & ADMINISTRATION - None

LIBRARY - None

PUBLIC HEALTH - None

PARKS & RECREATION - None

COMMUNITY DEVELOPMENT - None

Election of President

Commissioner Curley made a motion to nominate Rich Booker as President, seconded by Commissioner Booker.

Commissioner Nagle made a motion to nominate Phil Ahr as President, seconded by Commissioner Higgins.

Commissioner Schaefer called the vote on Commissioner Curley's motion; motion failed 2-4 with Commissioners Higgins, Schaefer, Ahr and Nagle opposed and Commissioner Clark absent.

Public Comment

Dan Sherry, Wayne – He commented with his thoughts on Phil Ahr as President of the Board.

Commissioner Schaefer called the vote on Commissioner Nagle's motion; motion passed 4-2 with Commissioners Booker and Curley opposed and Commissioner Clark absent.

Commissioner Curley made a motion to nominate Rich Booker as Vice President, seconded by Commissioner Booker.

Commissioner Nagle made a motion to nominate Elaine Schaefer as Vice President, seconded by Commissioner Higgins.

There was a brief discussion amongst the Commissioner's on the above nominations.

Public Comment

Dan Sherry, Wayne – He commented in support of Rich Booker as Vice President.

Toni Bailey, Conestoga Village – She commented her support for Rich Booker as Vice President.

Commissioner Ahr called the vote on Commissioner Curley's motion; motion failed 2-4 with Commissioners Higgins, Schaefer, Ahr and Nagle opposed and Commissioner Clark absent.

Public Comment

Dan Sherry, Wayne – He commented that he is not in support of Commissioner Schaefer as Vice President.

Commissioner Ahr called the vote on Commissioner Nagle's motion; motion passed 4-2 with Commissioners Booker and Curley opposed and Commissioner Clark absent.

Commissioner Ahr spoke a few words regarding him being elected President.

Old Business - None

New Business

· *Consideration of a Motion Regarding Fully Funding MS4 Pollutant Reduction Requirements for 2018 from the Storm Water Fee (Requested by Commissioner Curley)*

Commissioner Curley commented regarding his memo in which he submitted and can be seen on page 60 of the Meeting Packet on the website at: <http://www.radnor.com/AgendaCenter/ViewFile/Agenda/07172017-1303>. There was an in-depth discussion amongst the Commissioners.

Commissioner Curley made a motion to adopt the stormwater funding formula per his memo to the Board Packet (*FLC\$ = SW\$ - MS4\$ - O&MS*), seconded by Commissioner Booker.

Public Comment

Ken Taylor, Willow Avenue – He commented regarding the MS4 and Stormwater Fee.

Commissioner Ahr called the vote, motion failed 2-4 with Commissioners Higgins, Schaefer, Ahr and Nagle opposed and Commissioner Clark absent.

· *Consideration of a Motion to Provide Relief for Ash Trees from Selective Shade Tree Ordinance Requirements (Requested by Commissioner Curley)*

Commissioner Curley commented regarding his memo to the Board which can be in the meeting packet on page 62 on the Township website: <http://www.radnor.com/AgendaCenter/ViewFile/Agenda/07172017-1303>. He recommends the following suggestions: 1. Replacement Formula - Modify Section 263-4 to

indicate that removal of an Ash tree requires a maximum replacement of one tree. 2. Heritage Designation - Modify Section 263 8 C to eliminate Ash trees from having the designation as a heritage tree. 3. Escrows – No action needed. Modifying the above-mentioned replacement formula will reduce the escrow cost associated with removing Ash trees. 4. Fines – Modify Section 263-11 so that the maximum fine for unlawfully removing an Ash tree is marginally greater the cost associated with lawful removal of an Ash tree. There was a discussion amongst the Commissioners.

Commissioner Curley made a motion to direct John Rice to develop a draft ordinance or a red-lined version of our Shade Tree Ordinance to reflect changes that were identified essentially exempting the particular Ash Tree discussed from the provisions of our code, seconded by Commissioner Booker.

Public Comment

Dan Sherry, Wayne – He commented regarding the comments made earlier of the Conservancy’s involvement with the Ash Tree removal project.

Commissioner Ahr called the vote, motion passed 6-0 with Commissioner Clark absent.

There was a sense of the Board to have the Township Arborist to work with staff to come up with the scope of the problem in the Township pertaining to Ash Trees.

Public Participation

Dan Sherry, Wayne – He spoke regarding the Election of President.

Sara Pilling – She commented about discussions at the July 10th meeting and the discussion of raising of sewer fees.

Roberta Winters – She asked if the Board can consider if making a tax increase it be reasonable.

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

Respectfully submitted,

Jennifer DeStefano

RADNOR TOWNSHIP POLICE DEPARTMENT

**301 Iven Avenue
Wayne, Pennsylvania 19087-5297
(610) 688-0503 ✉ Fax (610) 688-1238**

**William A. Colarulo
Police Superintendent**

TO: A Staff Traffic Committee Meeting was held on Wednesday, July 19, 2017 and was attended by Commissioner Ahr, Commissioner Booker, Commissioner Nagel and Commissioner Higgins, William A. Colarulo, Police Superintendent; Andrew J. Block; Deputy Superintendent; Shawn Dietrich, Lieutenant; Alex Janoski, Highway Patrol; Bill Cassidy, Public Works Field Leader; Amy Kaminski, Traffic Engineer, Gilmore and Associates; William Gallagher, Director of Parking and Auxiliary Services; Mary Ann Donnelly, Administrative Assistant, Radnor residents.

FR: William A. Colarulo

**RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM,
WEDNESDAY, JULY 19, 2017, 10:00 AM.**

NEW BUSINESS:

1. Paul Atkins is requesting a traffic signal be added to Lancaster Avenue at the (Iron Works) Pembroke Road intersection.

Highway Patrol contacted Penn Dot regarding the above request (Paul Lutz). Penn Dot advised that Radnor Township must submit the TE 160 application along with a financial commitment of \$250,000 in order for Penn Dot to initiate the warrants. In addition, if the signal is warranted, Radnor Township is responsible for squaring up the existing intersection at Pembroke Road at East Lancaster Avenue. Staff Traffic recommends Commissioner Higgins speak with residents at Iron Works Way regarding opening up the annex in the parking lot to create an alternate exit. It was also recommended that the Board of Commissioners discuss this project to see the cost effectiveness of this project. It should be noted that Penn Dot does not believe that this intersection will qualify for a traffic signal based on vehicular traffic on the secondary roadways.

2. Andre Broda is requesting a red-light camera be installed at the intersection of Lancaster Avenue and Wayne Avenue.

Currently, Radnor Township does not qualify for the red-light camera system based on Penn Dot's criteria. Staff Traffic Committee recommends revisiting this item in the future once the Radnor Township Police Department has satisfied accreditation which is a primary factor for the red-light camera system.

3. Alan Silverman reports many residents leaving the parking lot of their complex at 412 North Wayne Avenue are having problems observing on-coming traffic as they attempt to pull out onto North Wayne Avenue. Silverman advises this is due to parked vehicles being parked too close to the driveway apron.

Staff Traffic Committee recommends the lines/triangles be repainted in the driveway apron so drivers have a better sight distance leaving the parking lot of the complex at 412 North Wayne Avenue.

4. Request for a block party on August 19, 2017 from 11am to 3pm at Saint John's Bethel AME Church located at 203 Highland Avenue.

Staff Traffic Committee recommends approval of this request. A portion of Highland Avenue will be closed for the block party. There is an alternate entrance/exit on Highland Avenue so traffic will not be completely restricted.

OLD BUSINESS:

1. Traffic calming on County Line Road related to the intersections of Montrose Avenue and Roberts Road.

Amy Kaminski is awaiting feedback from the corridor analysis from Lower Merion Township. This item will be revisited under old business on the August 16, 2017 Staff Traffic Committee Meeting.

2. School student pick up traffic at Saint Katherine's on Midland Avenue.

Staff Traffic Committee recommends a formal study be completed when school convenes in the fall.

3. Installation of a crosswalk or a traffic signal indicating pedestrians attempting to cross at Skunk Hollow Park near the Saw Mill Bridge.

Deputy Superintendent Flanagan conducted a sight visit along with representatives of the Public Works Department and the Recreation and Community Programming Department. Staff Traffic Committee is waiting until the final plans and redevelopment for the trail are completed. Amy Kaminski submitted plans in October 2016 in regards to redesigning this intersection with a new location of the crosswalk. Public Works has cut back foliage on either side of the Saw Mill Bridge which did enhance sight distance for pedestrian and vehicular traffic.

4. Albert Murphy is requesting traffic restrictions on Belrose Lane.

Deputy Superintendent Flanagan sent a letter to the Pennsylvania Motor Truckers Association and is waiting for their feedback. Highway Patrol is considering placing "No Trucks Local Deliveries Only" signs at the intersection of Belrose and Glenmary. Highway Patrol is actively researching alternative advanced bridge height warning devices which will help reduce the amount of trucks turning into the area of Glenmary and Belrose to avoid the bridge. Highway Patrol contacted Penn Dot to see if they could assist with pre-notification of trucks to avoid bridge strikes and commercial vehicles as they turn around. Penn Dot informed Radnor Township Police Department that they do not communicate directly with GPS or truck services.

5. Renae Geary is requesting a stop sign at the intersection of Barley Cone Lane and Buckingham Road.

Staff Traffic Committee does not recommend a stop sign at the intersection of Barley Cone Lane and Buckingham Road because it does not meet warrants for a stop sign. The study did show that there was a sight distance obstruction on the corner property, namely bushes. Highway Patrol contacted the resident. The shrubbery has been trimmed down or removed and is now in compliance with Radnor Township code and the sight distance obstruction no longer exists.

ITEMS DISCUSSED NOT ON THE AGENDA:

1. Commissioner Higgins requested a crosswalk at 145 King of Prussia Road at the SEPTA Norristown High Speed Line. This item has been referred to Amy Kaminski for requirements establishing a mid-block crosswalk.

Radnor Township



PROPOSED LEGISLATION

DATE: August 14, 2017

TO: Board of Commissioners

FROM: William M. White, Assistant Township Manager & Finance Director

A handwritten signature in black ink, appearing to read "William M. White".

LEGISLATION: A Resolution authorizing the Township Manager to bind coverage for Property, General Liability, Automobile Liability (including physical damage), Police Professional Liability, Public Official Liability, Employment Practices Liability, Umbrella Liability, and Public Official Bonds for the period beginning August 1, 2017 through July 31, 2018.

LEGISLATIVE HISTORY: This is an annual renewal process whereby the administration works with Arthur J. Gallagher Risk Management Services, Inc. who solicits renewal coverage prices from multiple insurance providers and then reviews the best alternatives with the Township. The resolution is required giving the Township Manager authorization to bind coverage and pay the appropriate premium obligation.

PURPOSE AND EXPLANATION: The purpose of the legislation is to authorize the Township Manager to bind coverage which includes Property, General Liability, Automobile Liability (including physical damage), Police Professional Liability, Public Official Liability, Employment Practices Liability, Umbrella Liability, and Public Official Bonds.

FISCAL IMPACT: The insurance coverage will cost the Township \$346,488 which will be paid in quarterly installments at the beginning of each quarter. This year's renewal is 0.69% lower than the August 1, 2016 renewal as a result of a decrease in the number of actual claims filed and a corresponding decrease in the paid and reserved claims experience for the past year. The table below represents the annual renewals from the past ten years:

Program Year	# of Claims	Paid Premiums	Increase / (Decrease) in Premium	%Δ	Total Incurred Claims (paid + reserved)	Loss Ratio
2007-2008	38	\$ 355,351	n/a	n/a	\$ 552,281	155%
2008-2009	21	324,997	(30,354)	-8.5%	173,205	53%
2009-2010	41	265,596	(59,401)	-18.3%	394,170	148%
2010-2011	32	274,765	9,169	3.5%	201,361	73%
2011-2012	32	275,403	638	0.0%	202,375	73%
2012-2013	11	317,792	42,389	15.4%	179,601	57%
2013-2014	42	350,893	33,101	10.42%	339,620	97%
2014-2015	22	363,082	12,189	3.47%	105,584	29%
2015-2016	17	356,483	(6,599)	-1.82%	52,872	15%
2016-2017	17	348,903	(7,580)	-2.13%	108,461	31%
2017-2018	n/a	\$ 346,488	(2,415)	-0.69%	n/a	n/a

RECOMMENDED ACTION: The Administration respectfully requests the Board to approve this resolution at the August 14, 2017 meeting. Thank you.

**RESOLUTION 2017-91
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA. APPROVING THE PROPERTY AND CASUALTY
INSURANCE BINDER FOR COVERAGE BEGINNING AUGUST 1, 2017
THROUGH JULY 31, 2018**

WHEREAS, the Township of Radnor purchases Property, General Liability, Automobile, Police Professional Liability, Public Officials Liability, Employment Practices Liability, and Umbrella Liability Insurance coverage annually; and

WHEREAS, the Administration met with our broker, Arthur J. Gallagher Risk Management Services Inc. to review the insurance bids from the market; and

WHEREAS, after reviewing the bids with the broker, the Administration agrees that CNA offers the best rates with the best coverage; and

WHEREAS, in order to continue coverage, the Township Manager has authorized the binder subject to the Board of Commissioner approval at the August 14, 2017 Regular Meeting.

NOW, THEREFORE, it is hereby *RESOLVED* that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to execute the coverage binder for the Property, General Liability, Automobile, Police Professional Liability, Public Officials Liability, Employment Practices Liability, and Umbrella Liability Insurance coverage for the period beginning August 1, 2017 through July 31, 2018 in the amount of \$346,488.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 14th day of August, A.D., 2017.

RADNOR TOWNSHIP

By: _____
Name: Philip A. Ahr
Title: President

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

**RESOLUTION 2017-92
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA AUTHORIZING THE RENEWAL SUBSCRIPTION FOR
MICROSOFT OFFICE 365 LICENSING**

WHEREAS, The Board of Commissioners adopted Resolution 2015-64 in June 2015 which authorized the migration of the Township’s email and office productivity software to the Microsoft Office 365 “Cloud” platform; and

WHEREAS, the Microsoft Office 365 program requires renewal annually.

NOW, THEREFORE, it is hereby *RESOLVED* that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to renew the Township’s Microsoft Office 365 licensing for a one year terms at the following prices:

Product	Monthly Cost per User	Estimated Number of Licenses	1st Year Pricing Estimate
Annual Licensing:			
O365GovE3	\$15.64	54	\$10,134.72
ExchangeOnlinePlan2Gov	\$6.44	49	3,786.72
O365GovK1	\$2.76	14	463.68
Annual Licensing Total			<u>\$14,385.12</u>

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 14th day of August, A.D., 2017.

RADNOR TOWNSHIP

By: _____
Name: Philip Ahr
Title: President

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

Radnor Township



PROPOSED LEGISLATION

DATE: August 1, 2017

TO: Board of Commissioners

FROM: William M. White, Assistant Township Manager and Finance Director

LEGISLATION: A resolution authorizing the renewal of the Township's Microsoft Office 365 licensing.

LEGISLATIVE HISTORY: The Board of Commissioners adopted Resolution 2015-64 in June 2015 which authorized the migration of the Township's email and office productivity software to move from in-house server based to the "Cloud." The migration occurred during the fall/winter of 2015/2016 and the licensing ran from July 2016 through July 2017.

PURPOSE AND EXPLANATION: The reasoning for the migration away from in-house server email / software was (from Resolution 2015-64 Legislative Summary):

On an ongoing basis, the Township purchases email service from Kerio and maintains an email server in the Township Building. Additionally, the Township purchases Microsoft Office products, including Word, Office, Excel, PowerPoint, Access and Outlook, on an ongoing basis as part of the computer replacement program. We are currently running Microsoft Office 2010 products. Further, in 2014 the Township received several comments from the Independent Auditor regarding data security and disaster recovery.

In researching solutions to improve IT efficiencies, we sought out solutions that would enhance the following:

- Greater data security (audit comment)
- Documented disaster recovery (audit comment)
- Cloud based email and document storage and access for cheaper storage costs and availability
- Document sharing, collaboration, remote access, version control
- Improved virus scanning and spam filtering
- Improved Right-to-know archiving, searching, and reporting
- Eliminate the need for our current email server
- Eliminate the need for third party email archiving system
- Affordability versus the costs currently incurred for replacement Office products and email system

FISCAL IMPACT: The annual subscription for the various packages totals \$14,385.12. This amount is up from \$11,405 in 2016 (approved in 2015) due to slightly higher pricing and a higher number of accounts; from 107 to 117. The need for additional accounts is due to special email addresses needed for project inquiries, Board/Commission contacts and other special communication needs.

RECOMMENDED ACTION: The Administration respectfully recommends approving the renewal at the August 14, 2017 Board meeting.

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: 328 ST DAVIDS LLC
OWNER ADDRESS: 211 ORCHARD WAY, WAYNE, PA 19087
ADDRESS OF PROPERTY: 328 ST DAVIDS RD , ST DAVIDS PA 19087
APPLICATION NUMBER: HARB-2017-15

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

Renovation of existing home and addition of detached garage.

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:

Approved as submitted

ISSUED: Monday, August 14, 2017

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

RESOLUTION NO. 2017-93

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING THE PURCHASE OF ORGANIC
FERTILIZER AND SEED FROM SITE ONE LANDSCAPE SUPPLY**

WHEREAS, the Public Works Department semi-annually places grass seed and organic fertilizer, spring and fall, on the Township's athletic fields

WHEREAS, the Public Works Department wishes to purchase 80 bags of organic fertilizer and 120 bags of grass seed for the aforementioned task from Site One Landscape Supply, in the amount of \$9,560.80

NOW, THEREFORE, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby authorize the purchase of seed and fertilizer from Site One Landscape Supply in the amount of \$9,560.80.

SO RESOLVED this 14th day of August, A.D., 2017

RADNOR TOWNSHIP

By: _____
Name: Philip M. Ahr
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: August 1, 2017
TO: Radnor Township Board of Commissioners
CC: Robert A. Zienkowski, Township Manager
William R. White, Finance Director
FROM: Mark Domenick, Co-Interim Director of Public Works
LEGISLATION: Resolution 2017 - 93: Purchase of Seed and Fertilizer

LEGISLATIVE HISTORY: The purchase of seed and fertilizer is brought before the Board of Commissioners semi-annually, in the spring and fall.

PURPOSE AND EXPLANATION: The Public Works Department semi-annually applies seed and organic fertilizer to the Township's athletic fields, each spring and fall. The Department wishes to purchase from Site One Landscape Supply, the following for the fall application:

15-3-7 #40 Organic Fertilizer	80 bags @ \$15.47
Double Eagle Ryegrass Seed Blend	120 bags @ \$69.36 / bag

TOTAL **\$9,560.80**

IMPLEMENTATION SCHEDULE: Upon Board of Commissioners approval, the seed and fertilizer will be purchased and used this fall.

FISCAL IMPACT: Funding for the seed and fertilizer is in account 01430400-43050.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize the purchase of seed and fertilizer from Site One Landscape Supply in the amount of \$9,560.80

MOVEMENT OF LEGISLATION: It is being requested that the Board of Commissioners approve the legislation for this project.

Quotation



Stronger Together
 West Chester PA #647
 1414 Wilmington Pike
 West Chester, PA 19382-8315
 W: (610)455-0540

Bill To:

RADNOR TOWNSHIP (#1228403)
 301 IVEN AVENUE
 WAYNE, PA 19087-5297
 W: (610)688-5600

Ship To:

RADNOR TOWNSHIP (#1228403)
 301 IVEN AVENUE
 WAYNE, PA 19087-5297
 W: (610)688-5600

Created	Quote#	Due Date	Expected Award Date	Expiration Date
07/31/2017	3244433	08/31/2017	08/31/2017	08/31/2017

Printed	Job Name	Job Description	Job Start Date
07/31/2017 11:10:19			08/31/2017

Line #	Item #	Item Desc	Qty	Unit Price	Extended Price
1	30-62-950	Double Eagle Blend <i>Item Note:</i> Ryegrass Seed Blend	120	69.360	8,323.20
2	510028	15-3-7 30% Polyplus 50% Bio 2.5Fe 40# <i>Item Note:</i> Organic Fertilizer	80	15.470	1,237.60

Total Price: \$ 9,560.80

Quoted price is for material only. Applicable sales tax will be charged when invoiced. All product and pricing information is based on the latest information available and is subject to change without notice or obligation.

RESOLUTION NO. 2017-94

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING THE REMOVAL OF FIVE TREES AT
WOODLEA/ROBERTS ROAD TO HORGAN TREE EXPERTS FOR
ARBORICULTURAL RISK MANAGEMENT**

WHEREAS, the Township Manager requested the evaluation of several trees along Woodlea and Roberts Road

WHEREAS, the Township's appointed arborist evaluated the trees

WHEREAS, the Arborist recommended that five (5) trees be removed

WHEREAS, Horgan Tree Experts submitted a proposal to execute said tree removal which includes the use of a 36 Ton crane in the amount of \$11,500

NOW, THEREFORE, be it **RESOLVED** the Board of Commissioners of Radnor Township does hereby award the tree removal at Woodlea/Roberts Road, to Horgan Tree Experts, in the amount of \$11,500

SO RESOLVED this 14th day of August, A.D., 2017

RADNOR TOWNSHIP

By: _____
Name: Philip M. Ahr
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: August 4, 2017

TO: Radnor Township Board of Commissioners

CC: Robert A. Zienkowski, Township Manager
William R. White, Assistant Township Manager/Finance Director

FROM: Mark Domenick, Co-Interim Director of Public Works

LEGISLATION: Resolution 2017-94: Arboricultural Risk Management of Trees along Woodlea/Roberts Road

LEGISLATIVE HISTORY: This authorization to remove 5 trees along Woodlea/Roberts Road has not been previously before the Board of Commissioners.

PURPOSE AND EXPLANATION: The Township Manager requested the evaluation of several trees along Woodlea and Roberts Road. This evaluation was performed by the Township's appointed arborist, John Rockwell Hosbach. The arborist's review (enclosed) noted that five (5) trees should be removed. Following the arborist's inspection, Horgan Tree Experts was met on site to provide a price proposal for the work. Horgan's price proposal (enclosed) for the work noted including the use of a 36 Ton crane is \$11,500.

IMPLEMENTATION SCHEDULE: Pending Board approval, we will plan to move forward with the tree removal.

FISCAL IMPACT: The invoice of \$11,500 will be charged against account 01430401-44110.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners to authorize the hazardous tree removal on Woodlea/Roberts Rd to Horgan Tree Experts, in the amount of \$11,500.

Enclosures: Rockwell Associates Memorandum
Horgan Tree Experts Cost Proposal

Horgan Tree Experts
 741 Contention Lane
 Berwyn, PA 19312
 610-644-1663
 horgantree@gmail.com

ESTIMATE

NAME / ADDRESS

Radnor Township
 Attn: Steve Norcini / Mark Domenick
 301 Iven Avenue
 Wayne, PA 19087-5297

DATE
 7/26/2017

ESTIMATE #
 3928

REP
 HTS

DESCRIPTION	COST	TOTAL
Remove 4 large poplar trees 1 large ash tree along roberts road 36 ton crane needed	11,500.00	11,500.00
We accept Visa and Mastercard		TOTAL \$11,500.00

A 50% deposit is required to begin the job and the balance is due on completion of the work.

SIGNATURE



www.RockwellConsultants.com

August 3, 2017

Via Email

Field Review Notes

To: Steve Norcini, Radnor Township, Robert Zienkowski,
Radnor Township
From: John Rockwell Hosbach
Date: August 3, 2017
Site: Woodlea/Roberts Road – Tulip Poplars / Ash

Dear Steve and Bob,

Pursuant to your request, I have inspected the subject 4) Tulip Poplars and (1) Ash that reside at the above intersection behind the utility pole/line to opine on their current health/structural condition.

Facing the trees from Woodlea, to the west, two of the subjects exhibit severe decay, die back and detected root decay. Most of the decay in the upper canopy was initiated from the utility vegetation management (pruning)

The remaining one is in fair condition, but the longevity is less than ten years before defects arise from old pruning wounds.

It is of my recommendation that these trees be removed to avoid future liability.

Please call with any questions.

Regards,

John Rockwell Hosbach Jr., Urban Forester

Registered Consulting Arborist #483 | ISA Certified Arborist PD-0372 | ISA Tree Risk Assessment Qualified

T: 610.731.7969 | F: 610.521.0108 | E: jhtrees@verizon.net

Po Box 542 - Ridley Park - PA - 19078

CONSULTANTS • URBAN FORESTERS • PLANNERS • FORENSIC ARBORIST

RESOLUTION NO. 2017-95
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING MUNICIPAL
MAINTENANCE, INCORPORATED, TO PERFORM
REPAIRS TO PUMP #2 AT THE KING OF PRUSSIA ROAD
PUMPING STATION

WHEREAS, the Township's King of Prussia Road Pumping Station's pump #2 is in need of repairs

WHEREAS, Municipal Maintenance, Incorporated has provided a valid cost proposal to make said repairs

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize Municipal Maintenance, Incorporated, to perform repairs to Pump #2 at the King of Prussia Road Pumping Station in the amount of \$9,380.

SO RESOLVED this 14th day of August, A.D., 2017

RADNOR TOWNSHIP

By:

Name: Philip M. Ahr
Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED MOTION

DATE: August 6th, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer *SN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Finance Director

LEGISLATION: **Resolution #2017-95** - Authorizing Municipal Maintenance, Incorporated, to perform repairs to Pump #2 at the King of Prussia Road Pumping Station

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

PURPOSE AND EXPLANATION: Pump #2 at the King of Prussia Road Pumping Station is in need of repair (bearings, sleeve, packing). The quote (please see attached) received from Municipal Maintenance, Incorporated, is to address the needed repairs.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a Requisition request will be processed. Upon receiving a Purchase Order number, the pump will be removed and taken for repairs.

FISCAL IMPACT: The invoice of \$9,380 will be funded by the "02" sewer account.

**MUNICIPAL
MAINTENANCE CO.**

1352 Taylors Lane
Cinnaminson, NJ 08077
Ph: 856-786-9434
Fax: 856-786-0642
www.mmc-nj.com

Quotation

DATE 7/25/2017
Quotation # 39727Q

Bill To:
Steve Amarant
Radnor Township
301 Ivan Avenue
Radnor Twp., PA 19087

Quotation valid until: 8/24/2017
Terms: Net 30 Days
Delivery: TBD

Ph: 610-688-5600
Fax: 610-687-0201
Email: samarant@radnor.org

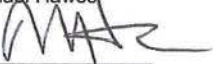
Project Name: King of Prussia PS - #2 Pump

Item	Qty	Description	Unit Price	Total Price
1.	1	Perform the following: <ul style="list-style-type: none"> • Remove pump and transport to our shop • Disassemble • Sandblast and paint • Supply and install bearings, sleeve, and packing • Balance impeller • Reassemble • Install 	\$ 9,380.00	\$ 9,380.00
Total				\$ 9,380.00

Comments:

- This quotation does not include any taxes if applicable
- Personnel are trained in confined space entry under OSHA 29 CFR 1910.146 8147.
- Install blind flanges on suction and discharge while pump is removed

If you have any questions concerning this quotation, please contact:

Michael Hawes


Sales Representative
mhawes@mmc-nj.com
Cell: (609) 471-9321

MMC approval 

**THANK YOU FOR YOUR BUSINESS!
ELECTRICAL CONTRACTOR LICENSE #15195**

RESOLUTION NO. 2017-96

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDING THE BIG TREE
PLANTING CONTRACT TO BRYN MAWR
LANDSCAPING, INCORPORATED**

WHEREAS, Radnor Township administers the Big Tree Program which is funded by Chanticleer

WHEREAS, Bryn Mawr Landscaping, Incorporated, has submitted a valid proposal to supply and install forty trees as part of the Big Tree Program

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize the award of the contract for the Big Tree Program to Bryn Mawr Landscaping, Incorporated, in the amount of \$24,800

SO RESOLVED this 14th day of August, A.D., 2017

RADNOR TOWNSHIP

By: _____

Name: Philip M. Ahr
Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: August 6, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer *JFM*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager/Finance Director

LEGISLATION: **Resolution #2017-96:** Awarding the contract for 2017 Tree Planting for the Big Tree Program

LEGISLATIVE HISTORY: The Township is administering the Big Tree Program, funded by Chanticleer and put forth by staff and Kimberley Donches (formerly of the Radnor Conservancy). The Township's appointed independent arborist also supplied technical expertise.

PURPOSE AND EXPLANATION: This year's Big Tree Program entails the planting of forty trees, on various streets within the Right of Way, and Township parks. The planting list includes: ten (each) Black Gum Trees, ten (each) Hackberry Trees, ten (each) Swamp White Oaks, five (each) Yellowwood Trees, and five (each) Rutgers Dogwood, Pink, Trees.

IMPLEMENTATION SCHEDULE: Upon approval by the Board of Commissioners, a Requisition request will be processed. Upon receiving a purchase order number, the contractor will be given the notice to proceed. The Big Tree Program's 40 trees will be installed this fall.

FISCAL IMPACT: Cost proposals were received from three firms to supply (including "gator bags"), install, and guarantee the forty trees for a period of one year. Also, included in the price are costs for performance and payment bonds. A price was given for watering the trees until weather precluded such; but it is my recommendation that the cost is too prohibitive. The residents who receive the trees have always been required to water the trees, and I respectfully recommend we continue that process. The cost proposals are as follows:

Firm	Cost	Alternate (water trees)
Bryn Mawr Landscaping	\$24,800	\$5,000
Farrell Carota Landscaping	\$30,400	\$8,000
Arader Tree Service	\$49,920	\$12,000

The entire cost of the project is funded by the Chanticleer donation, account #01-453-4251

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners award the Contract for the Big Tree Program to Bryn Mawr Landscaping, in the amount of \$24,800. I subsequently request the add/alt for watering the trees is not awarded.*

MOVEMENT OF LEGISLATION: It is being requested the Board of Commissioners approve the award of this contract.

BID FORM

Radnor Township

2017 Big Tree Program

All bids, using this form, are due electronically, by August 3rd, 2017, 12:00 noon, to snorcini@radnor.org

Item #	Description	Qty (EA)	Unit Price (EA)	Extension
1	Black Gum Tree; supply and install, 2.5" caliper, B&B	10	620. ⁰⁰	6,200. ⁰⁰
2	Hackberry Tree; supply and install, 2.5" caliper, B&B	10	620. ⁰⁰	6,200. ⁰⁰
3	Swamp White Oak Tree; supply and install, 2.5" caliper, B&B	10	620. ⁰⁰	6,200. ⁰⁰
4	Yellowwood Tree; supply and install, 2.5" caliper, B&B	5	620. ⁰⁰	3,100. ⁰⁰
5	Rutgers Dogwood, Pink; supply and install, 2.5" caliper, B&B	5	620. ⁰⁰	3,100. ⁰⁰
	TOTAL	40		24,800. ⁰⁰
AA	Add/Alt: Price to keep water bags filled, as needed, until January 1st, 2018, or when freezing weather sets in. Do not include in total price.	40	125. ⁰⁰	\$ 5,000. ⁰⁰

Signature of Authorized Representative

Name Printed

Thomas J. Foga Jr.

Firm Bryn Mawr Landscaping

Email

Phone Number

610-496-6617

Brynmaurlandscaping@comcast.net

Only to be completed by Radnor Township if awarded:

Robert A. Zienkowski, Township Manager

Resolution #

Date

RESOLUTION NO. 2017-97
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING GANNETT
FLEMING, INCORPORATED, TO PROVIDE
PROFESSIONAL DESIGN SERVICES FOR LIGHTING
THE SEPTA R100 UNDERPASS AT CONESTOGA ROAD

WHEREAS, the SEPTA R100 Underpass at Conestoga Road is inadequately lighted

WHEREAS, Gannett Fleming, Incorporated has provided a cost proposal to provide design services for the required lighting upgrade, in the amount of \$22,500

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize Gannett Fleming, Incorporated, to Provide Professional Design Services for Lighting the SEPTA R100 Underpass at Conestoga Road in the amount of \$22,500.

SO RESOLVED this 14th day of August, A.D., 2017

RADNOR TOWNSHIP

By: _____

Name: Philip M. Ahr

Title: President

ATTEST: _____

Robert A. Zienkowski

Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: August 6, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer *SN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager/Finance Director
Roger Phillips, PE, Gannett Fleming, Incorporated
John Rice, Township Solicitor

LEGISLATION: **Resolution #2017-97** - Authorizing Gannett Fleming, Incorporated to Provide Professional Design Services for Lighting the SEPTA R100 Under Pass at Conestoga Road

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

PURPOSE AND EXPLANATION: The SEPTA R100 underpass, at Conestoga Road (between Locust Grove Terrace and Montrose Avenue) was determined to be inadequately lighted. This Township's responsibility for the lighting was determined in a previous legal matter. The resolution before the Board of Commissioners is to authorize Gannett Fleming, Incorporated to design the lighting for the tunnel in accordance with Pennsylvania Department of Transportation specifications, and provide plans and bidding documents for the project.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a requisition will be processed, and once a purchase order number is received, Gannett Fleming will be given the Notice to Proceed. It is anticipated that the design and permitting work will take ninety days to complete, with bidding to follow, and subsequent construction in 2018.

FISCAL IMPACT: The cost proposal (please see attached) from Gannett Fleming to perform these services is \$22,500. The design costs will be funded by the capital plan fund, as noted in the 2017 approved Township Budget.

Recommendation: *Staff respectfully recommends that the Board of Commissioners authorizes Gannett Fleming, Incorporated to Provide Professional Design Services for Lighting the SEPTA R100 Under Pass at Conestoga Road in the amount of \$22,500.*

Enclosure: Gannett Fleming, Incorporated Cost Proposal



*Excellence Delivered **As Promised***

July 6, 2017

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

RE: Conestoga Road/RTE 100 Underpass Lighting Improvements
2017 Update

Dear Steve:

Gannett Fleming, Inc. is pleased to submit the following scope of work and cost proposal to perform preliminary design and final design for the improvements to the lighting located within the underpass of the SEPTA RTE 100 line along Conestoga Road.

I. SCOPE OF WORK

Gannett Fleming, Inc. will perform the following services:

1. Design of the roadway lighting systems in accordance with industry and PENNDOT standards.
2. Preparation of Plans.
3. Preparation of specifications and bidding documents for the proposed work.
4. Preparation of cost estimates for the work.

Radnor Township will provide the following to assist Gannett Fleming, Inc. in the prosecution of the work:

- Provide access to the site and provide any plans, documents, and reports associated the project.



II. COST

Based on the above scope of work, we will perform the services for the following estimated costs. Costs are estimates only due to the nature of the work and the potential variation of selected alternatives during the design process. Total billings will not be exceeded without written notification:

Final Design, Preparation of Plans, Specifications and Cost Estimates:	\$22,500.00
---	--------------------

We are prepared to begin this assignment upon your authorization to proceed. We anticipate completing the design portion within 90 days from the notice to proceed.

We appreciate this opportunity to offer our services. If you have any questions concerning our proposal please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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

RESOLUTION NO. 2017-98
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING GANNETT
FLEMING, INCORPORATED, TO PERFORM AN
EVALUATION OF THE MATSONFORD ROAD
PEDESTRIAN BRIDGE

WHEREAS, as a precursor to the design of painting and possibly other improvements to the Matsonford Road Pedestrian Bridge, an evaluation of the bridge is required.

WHEREAS, Gannett Fleming, Incorporated has provided a cost proposal to provide the evaluation of the pedestrian bridge, in the amount of \$24,000

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby Authorize Gannett Fleming, Incorporated, to Perform an Evaluation of the Matsonford Road Pedestrian Bridge for the cost of \$24,000

SO RESOLVED this 14th day of August, A.D., 2017

RADNOR TOWNSHIP

By: _____

Name: Philip M. Ahr
Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: August 6, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer *SN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager/Finance Director
Roger Phillips, PE, Gannett Fleming, Incorporated

LEGISLATION: **Resolution #2017-98** - Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Matsonford Road Pedestrian Bridge

LEGISLATIVE HISTORY: The Board has authorized staff to move forward with the design of the painting of the Matsonford Road Pedestrian Bridge. The project is in the capital plan of the 2017 approved Radnor Township Budget.

PURPOSE AND EXPLANATION: The resolution before the Board of Commissioners is to authorize Gannett Fleming to perform an evaluation of the bridge. By moving forward in this fashion, our consultant will then know what is needed in the actual design; it would not be prudent to prepare a design for painting of the bridge, if there were other issues that needed to be dealt with. The items to be inspected include structural elements, roofing, plexiglass panels, presence of lead in the existing paint, walkway, and approaches, to name a few of the items. This evaluation will be the basis for the design project; any deficiencies or repairs noted will be included in the final design. Proceeding in this fashion insures that the design project is conclusive of all items required. Upon completion of the evaluation, a cost proposal for design will be submitted by Gannett Fleming and brought before the Board of Commissioners.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a requisition will be processed, and once a purchase order number is received, Gannett Fleming will be given the Notice to Proceed. It is anticipated that the evaluation will take place this fall.

FISCAL IMPACT: The cost proposal (please see attached) from Gannett Fleming to perform these services is \$24,000. The design costs will be funded by the capital plan fund, as noted in the 2017 approved Township Budget.

Recommendation: *Staff respectfully recommends that the Board of Commissioners authorizes Gannett Fleming, Incorporated to Perform an Evaluation of the Matsonford Road Pedestrian Bridge for the cost of \$24,000.*

Enclosure: Gannett Fleming, Incorporated Cost Proposal



*Excellence Delivered **As Promised***

July 6, 2017

Stephen F. Norcini, P.E.
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Matsonford Pedestrian Bridge Evaluation

Dear Steve:

Gannett Fleming, Inc. is pleased to submit the following scope of work and cost proposal to provide engineering services regarding the evaluation of the above referenced pedestrian bridge. Based upon our discussions, we have developed the following proposal and scope of services for your consideration.

I. SCOPE OF WORK

Gannett Fleming, Inc. will perform the following services for the above referenced project:

GF will perform a structural inspection of the bridge to quantify the deterioration/remaining section of the accessible elements of the truss span, approach structures, and substructures. Inspection access will use ladders, free-climbing, and bucket trucks. Lane and shoulder closures are expected on Matsonford Road for which traffic control schemes will be submitted to the Township and PennDOT for review and approval of the closures and work windows. Inspection is expected to be performed during normal daytime hours M-F and weekends if needed; nighttime work is not expected.

Steel elements will be closely inspected for cracking and section loss will be measured where applicable. Substructure concrete will be hammer-sounded for spalls and delaminations. The Plexiglas panels and railings, and their connections to the trusses, will be observed for general overall condition including wear, discoloration, cracking, etc. The roof will be observed for evidence of leaking and general overall condition. The brick facing on the abutments will be inspected for missing/cracked mortar, pointing, and units. Because the focus of this work is the pedestrian bridge and its supporting abutments, the approach structures will be limited to approximately 20' at either end of the bridge and observed for general overall condition.

Nondestructive test methods (limited to dye penetrant), may be used to supplement the visual inspection. Material sampling and testing of the paint system will be performed to determine the presence of lead and other toxic elements.



Referencing/dimensioning will be based on the available existing plans, such that field measurements of the structure will not be performed. Structural analysis is not required and will not be performed.

Upon completion of the inspection, our findings will be summarized in a letter report, and include summary of inspection findings, results of the sampling and testing of the paint system, and conclusions/recommendations for repairs and an associated construction cost estimate, and color photos of typical conditions and deficiencies

A draft letter report will be submitted to the Township for review and comment. Upon receipt of the Township's comments, the final letter report will be prepared, addressing the comments, and submitted to the Township for approval.

II. COST

Based on the above scope of work, we will perform the services for the following estimated price based on the rate schedule provided with the agreement:

Total Estimated Cost

\$24,000.00

Any additional meetings, presentations, or additional requested out of scope services exceeding the estimated price will be billed in accordance with our current approved rate schedule. We are prepared to begin this assignment upon your authorization to proceed and anticipate completion within thirty days of authorization.

We appreciate this opportunity to offer our services. If you have any questions concerning our proposal please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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

RESOLUTION NO. 2017-99
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING GANNETT
FLEMING, INCORPORATED, TO PERFORM AN
EVALUATION OF THE FREE-STANDING MASONRY
WALL AT RADNOR CHESTER ROAD

WHEREAS, as a precursor to the design of the repairs and restoration of the free-standing wall at Radnor Chester Road, an evaluation of the wall is required.

WHEREAS, Gannett Fleming, Incorporated has provided a cost proposal to provide the evaluation of the wall, in the amount of \$8,900.

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize Gannett Fleming, Incorporated, to Perform an Evaluation of the Free-Standing Masonry Wall at Radnor Chester Road in the amount of \$8,900.

SO RESOLVED this 14th day of August, A.D., 2017

RADNOR TOWNSHIP

By: _____

Name: Philip M. Ahr

Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: August 6, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer *pm*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager/Finance Director
Roger Phillips, PE, Gannett Fleming, Incorporated

LEGISLATION: **Resolution #2017-99** - Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Free-Standing Masonry Wall at Radnor Chester Road

LEGISLATIVE HISTORY: The Board has authorized staff to move forward with the design of the restoration and repair of the free-standing masonry wall at Radnor Chester Road. The project is in the capital plan of the 2017 approved Radnor Township Budget.

PURPOSE AND EXPLANATION: The resolution before the Board of Commissioners is to authorize Gannett Fleming to perform an evaluation of the wall. The wall exhibits many problems: roots and trees growing from the wall, missing stucco, missing bricks, mortar that has disintegrated, additional trees and plants growing from the top portion, covered in cedar shingles, to name but a few of the issues. By moving forward in this fashion, our consultant will then know what is needed in the actual design. As in the bridge project, this evaluation will be the basis for the design project; any deficiencies or repairs noted will be included in the final design. Proceeding in this fashion insures that the design project is conclusive of all items required. Upon completion of the evaluation, a cost proposal for design will be submitted by Gannett Fleming and brought before the Board of Commissioners.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a requisition will be processed, and once a purchase order number is received, Gannett Fleming will be given the Notice to Proceed. It is anticipated that the evaluation will be completed this fall.

FISCAL IMPACT: The cost proposal (please see attached) from Gannett Fleming to perform these services is \$8,900. The design costs will be funded by the capital plan fund, as noted in the 2017 approved Township Budget.

Recommendation: *Staff respectfully recommends that the Board of Commissioners authorizes Gannett Fleming, Incorporated to Perform an Evaluation of the Free-Standing Masonry Wall at Radnor Chester Road in the amount of \$8,900.*

Enclosure: Gannett Fleming, Incorporated Cost Proposal



Gannett Fleming

*Excellence Delivered **As Promised***

July 6, 2017

Stephen F. Norcini, P.E.
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Stone Masonry Wall at Radnor Chester Road

Dear Steve:

Gannett Fleming, Inc. is pleased to submit the following scope of work and cost proposal to provide engineering services regarding the evaluation of a stone wall in the area of the intersection of King of Prussia and Radnor Chester Roads. Based upon our discussions, we have developed the following proposal and scope of services for your consideration.

I. SCOPE OF WORK

GF will perform a general, visual structural inspection of the stone wall to approximate the extent of deterioration/remaining section of the accessible elements towards a recommendation to repair/rehabilitate the wall and its budgetary/planning estimate. Inspection access will use ladders, if needed. Inspection is expected to be performed during normal daytime hours M-F; nighttime or weekend work is not expected. Due to the nature and purpose of the work, inspection of the areas of the wall that are heavily vegetated will be limited.

The visibly accessible areas of the stone masonry wall will be examined for missing, loose, or cracked stones, bulging, rotation, and settlement, as well as deteriorated or missing mortar/pointing. The remaining targeted surface will be observed for cracking and delamination from the stone masonry.

Nondestructive testing or material sampling and testing will not be performed.

Upon completion of the inspection, our findings will be summarized in a letter report, and include a summary of inspection findings, conclusions/recommendations for repairs and an associated construction cost estimate, and color photos of typical conditions and deficiencies. The letter report will also consider access issues in performed the recommended repairs.



Public Participation

Recognitions of Community Members

Announcement of Boards and Commissions Vacancies

Shade Tree Commission - 2 Vacancy

Environmental Advisory Council - 1 Vacancy

Willows Mansion Update

CARFAC presentation on long-term liability update

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer *SN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance

Date: August 6th, 2017

Re: **Presentation:** MS4 Pollution Reduction Plan Presentation by Meliora Design, Incorporated.

Michele Adams, President of Meliora Design, Incorporated, along with her team, will be before the Commissioners to present the Draft Pollution Reduction Plan (PRP) to the Board of Commissioners and the public. Along with the PRP presentation, the associated costs of the proposed projects will be put forth.

The Commissioners may recall that the PRP plan is in the required public comment period for the month of August. The plan can be viewed via a Drop Box link posted on the Home Page of the Township's website:

https://www.dropbox.com/s/nmd7smb7dujklyd/2017_07_28%20DRAFT%20PRP%20Narrative.pdf?dl=0

The hard copy may also be viewed by the public at the Township Building during normal business hours.

Meliora will be presenting this plan to the SWMAC at this week's meeting on August 10th.

King of Prussia Road
Sanitary Sewer Repair
Project Update

BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF RADNOR,
DELAWARE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2017-14

AN ORDINANCE ADOPTING AND APPROVING AN AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE JOINTLY-ORGANIZED MUNICIPAL AUTHORITY KNOWN AS THE “RADNOR-HAVERFORD-MARPLE SEWER AUTHORITY” WITH THE TOWNSHIPS OF HAVERFORD AND MARPLE, ALL OF DELAWARE COUNTY, PENNSYLVANIA, TO ADD A PROVISION THEREIN EXTENDING THE TERM OF ITS EXISTENCE FOR AN ADDITIONAL FIFTY YEARS FROM THE DATE OF THE APPROVAL OF THE ARTICLES OF AMENDMENT

WHEREAS, an Amendment to the Articles of Incorporation of the Radnor-Haverford-Marple Sewer Authority (the “Authority”) has been proposed by the Board of the Authority, by its Resolution duly adopted on the _____ day of _____, 2017, to add a provision to said Articles extending the term of existence of the Authority for an additional fifty (50) years from the date of approval of the Articles of Amendment; and

WHEREAS, the Township of Radnor is one of the municipalities composing the Authority; and

WHEREAS, the proposed Amendment has been submitted to Radnor Township by the Authority.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED AS FOLLOWS:

Section 1: The Radnor Township Board of Commissioners hereby approves the proposed Amendment to the Articles of Incorporation of the Radnor-Haverford-Marple Sewer Authority as follows:

“(f) The term of existence of the Authority shall be extended for an additional fifty (50) years until December 19, 2067.”

Section 2: All Township officials are authorized to take all action necessary to ensure implementation of and effect the purpose thereof.

Section 3: All ordinances and resolutions, and parts thereof, inconsistent herewith are hereby repealed.

Section 4: The provisions of this Ordinance are severable, and if any clause, sentence, subsection or section hereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair or invalidate the remainder but shall be confined in its operation and application to the clause, sentence, subsection or section rendered. It is hereby declared that the intent of the Township Commissioners that this ordinance would have been adopted if such illegal, invalid, or unconstitutional clause, sentence, subsection, or section had not been included therein.

Section 5: This ordinance is effective in accordance with the Radnor Township Home Rule Charter.

ENACTED AND ORDAINED by the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, this _____ day of _____, 2017.

Philip M. Ahr, President
Board of Commissioner

Attest:

Robert Zienkowski
Township Manager

ORDINANCE NO. 2017-13

RADNOR TOWNSHIP

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 263, TREES, § 263-5, OF THE RADNOR CODE, TO EXEMPT CERTAIN SPECIES OF ASH TREES FROM THE REGULATIONS UNDER CHAPTER 263.

The Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:

ARTICLE I

Chapter 263, Trees, Section 263-5, is hereby revised and amended to add the following new subsection:

- D.** Notwithstanding the requirements of this section or any other section of this chapter, the following species of Ash trees, including horticultural cultivars of each species, are exempt from the requirements of this chapter:
- (1) Green (*Fraxinus pennsylvanica*)
 - (2) White (*Fraxinus americana*)
 - (3) Black (*Fraxinus nigra*)
 - (4) Blue (*Fraxinus quadrangulata*)

ARTICLE II Repealer.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE III Severability.

If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

ARTICLE IV Effective Date.

This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED AND ORDAINED this _____ day of _____, A.D., 2017.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Name: Phil Ahr
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer *ADN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance
John Rice, Township Solicitor

Date: August 6th, 2017

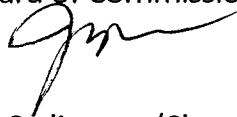
Re: **Ordinance #2017-12 – (Introduction)** - Amending Chapter 235, section 235-5, Sewers, to provide standards for discharge into the public sewer system to avoid obstructions in sewer and drain pipes, prohibiting pollutants from being discharged into the public sewer system, and prescribing penalties for violations of the ordinance

At the regularly scheduled June 12th, 2017 Board of Commissioners meeting, the above referenced Ordinance was brought before the Board of Commissioners for introduction. The Commissioners directed the Solicitor to prepare a red line document so that they the changes can be viewed along with the current ordinance.

Please find attached the Solicitor's memorandum to the Board of Commissioners in that regard, the current ordinance, and the proposed ordinance as amended.

Enclosures: Solicitor memorandum
Section of Ordinance 235-5
Proposed Ordinance, amending Section 235-5

Memo

To: Radnor Township Board of Commissioners
From: John B. Rice, Esquire 
Date: 6/30/17
Re: Proposed Sewer Use Ordinance/Chapter 235, Article I, Section 235 -5
Cc: Bob Zienkowski, Steve Norcini

Attached to this memo is the existing Section 235-5 along with the proposed ordinance which would restate Section 235-5. As you can see the section has been entirely re-written for clarity and enforcement purposes and in effect establishes a permit requirement, general discharge prohibitions, and a detailed enforcement mechanism to address illegal discharges whether accidental or intentional along with fines and penalties. The prohibitions in this ordinance are designed primarily to address commercial and/or industrial operations in the Township and not residential property owners, although they are not exempt from the ordinance. If anyone has any questions regarding the enclosed, please call me.

the necessary connections to be made and, upon completion of the work for the same, shall render a bill covering the cost of said work to the owner of such premises and file a duplicate thereof with the Director of Finance, to whom such bill shall be made payable for the use of the Township. All such bills shall contain a notice that if said bills are not paid within 30 days after the date thereof, the same will be collected in the manner provided by law. Upon the expiration of 30 days after said bills shall have been rendered to the owners of such premises, it shall be the duty of the Director of Finance, to refer to the Township Solicitor all such bills remaining unpaid, and the Township Solicitor shall thereupon take the necessary action to effect the collection of such unpaid bills in the manner provided by law.

§ 235-5 Discharge regulated; permit.

The owners of premises abutting on such sewers and, as well, the owners of premises not abutting thereon but so situated as to permit connection therewith through adjoining or intermediate properties, may make connections with the Township sewers for the purpose of having carried off all sewage drainage, including the liquid refuse from any factory, laboratory, workshop, stable, garage or other building, but excluding any drainage resulting from rainwater, springs, wells or other groundwater, provided that before sewer connections of any kind shall be made, a permit shall first be obtained from the Township Engineer, and that all such connections shall be made in accordance with rules and regulations prescribed and approved by the Township Engineer and the Board of Township Commissioners, and provided further that under no circumstances shall any sewage or drainage containing matter of any sort liable to form a deposit in the sewer or drain pipes or to create obstructions therein be discharged into any Township sewer.

§ 235-6 Service of notice.

Whenever the Township Engineer shall be required by any of the provisions of this article to serve any notice on any property owner, such service shall be deemed sufficient for all purposes if such notice shall have been left with the property owner personally or left with the known agent or occupant of the premises or, if there be no agent or occupant known to the Township Engineer, then if the same shall have been posted on the premises.

ORDINANCE NO. 2017-__

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 235 "SEWERS", SECTION 235-5, "DISCHARGE REGULATED; PERMIT", TO PROVIDE STANDARDS FOR DISCHARGES INTO THE PUBLIC SEWER SYSTEM TO AVOID OBSTRUCTIONS IN THE SEWER AND DRAIN PIPES; PROHIBITING POLLUTANTS FROM BEING DISCHARGED INTO THE PUBLIC SEWER SYSTEM; AND PRESCRIBING PENALTIES FOR VIOLATION OF THE ORDINANCE.

The Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:

SECTION 1. Chapter 235, Section 235-5, Discharges regulated; permit, is hereby amended to read as follows:

§ 235-5. Discharges.

A. Definitions.

PERSON

Any individual, partnership, co-partnership, firm, company, corporation, association, joint-stock company, trust, estate, governmental entity or any other legal entity or their legal representatives, agents or assigns. The masculine gender shall include the feminine, the singular shall include the plural where indicated by the context.

USER

Any person, who voluntarily or involuntarily, intentionally or unintentionally, accidentally or inadvertently contributes, causes or permits the discharge of wastewater into the Township sewer system.

B. Permit.

- (1) The owners of premises abutting on such sewers and, as well, the owners of premises not abutting thereon but so situated as to permit connection therewith through adjoining or intermediate properties, may make connections with the Township sewers for the purpose of having carried off all sewage drainage, including the liquid refuse from any factory, laboratory, workshop, stable, garage or other building, but excluding any drainage resulting from rainwater, springs, wells or other groundwater, provided that before sewer connections of any kind shall be made, a permit shall first be obtained from the Township.
- (2) Upon receipt of a permit, all connections shall be made in accordance with rules and regulations prescribed and approved by the Township.

C. General Discharge Prohibitions.

- (1) Under no circumstances shall any sewage or drainage containing matter of any sort liable to form a deposit in the sewer or drain pipes or to create obstructions therein be discharged into any Township sewer. Specifically, no user shall introduce or cause to be introduced into the Township's sewer system, the following pollutants, substances or wastewater:
 - (a) Pollutants which create a fire or explosive hazard in the system, including, but not limited to, waste streams with a closed-cup flashpoint of less than 140° F. (60° C.) using the text methods specified in 40 CFR 261.21.
 - (b) Wastewater having a pH less than 6.0 or more than 10.0 or otherwise causing corrosive structural damage to the system or equipment.
 - (c) Solid or viscous substances in amounts which will cause obstruction of the flow in the sewer system resulting in interference (but in no case solids greater than 1/2 inch in any dimension).
 - (d) Pollutants, including oxygen-demanding pollutants (BOD, COD, etc.), released in a discharge at a flow rate and/or pollutant concentration which, either singly or by interaction with other pollutants, will cause interference with the sewer or drain pipes.
 - (e) Wastewater having a temperature greater than 104° F. (40° C.) or which will inhibit biological activity in the treatment plant resulting in interference, but in no case wastewater which causes the temperature at the introduction into the treatment plant to exceed 104° F. (40° C.).
 - (f) Petroleum oil, non-biodegradable cutting oil or products of mineral oil origin, in amounts that will cause interference or pass-through.
 - (g) Pollutants which result in the presence of toxic gases, vapors or fumes within the sewer or drain pipes in a quantity that may cause acute worker health and safety problems.
 - (h) Trucked or hauled pollutants, except at discharge points designated by the Township.
 - (i) Noxious or malodorous liquids, gases, solids or other wastewater which, either singly or by interaction with other wastes, are sufficient to create a public nuisance or a hazard to life or to prevent entry into the sewers for maintenance or repair.

- (j) Wastewater which imparts color which cannot be removed by the treatment process, such as but not limited to dye wastes and vegetable tanning solutions, which consequently imparts color to the treatment plant's effluent, thereby violating the Township's NPDES permits.
- (k) Wastewater containing any radioactive wastes or isotopes except in compliance with applicable State or Federal regulations.
- (l) Stormwater, surface water, groundwater, artesian well water, roof runoff, subsurface drainage, swimming pool drainage, condensate, deionized water, noncontact cooling water and unpolluted wastewater, unless specifically authorized by the Township.
- (m) Sludge, screenings or other residues from the pretreatment of industrial wastes.
- (n) Medical wastes, except as specifically authorized by the Township.
- (o) Detergents, surface-active agents, phosphates or other substances.
- (p) Fats, oils or greases of animal or vegetable origin in concentrations greater than 100 mg/l.
- (q) Wastewater causing two readings on an explosion hazard meter at the point of discharge into the sewer system (or at any point in the system) of more than 5% or any single reading over 10% of the lower explosive limit of the meter.
- (r) Any substance which violates the sewer system's NPDES and/or State disposal system permit or the receiving water quality standards.
- (s) In no case shall a slug load have a flow rate or contain concentration or qualities of pollutants that exceed any time period longer than 15 minutes or contain more than five times the average twenty-four-hour concentration of flow during normal operation or otherwise constitutes a slug discharge.
- (t) The discharge of toxic or hazardous wastes, as defined in the Pennsylvania Sewage Facilities Act or the Resource Conservation and Recovery Act.

D. Traps and Interceptors.

- (1) Grease, oil, and sand traps or interceptors, and oil reclaimers shall be provided when, in the opinion of the Township, they are necessary for the proper handling of liquid wastes, sand, and other harmful ingredients. Hair traps shall be provided for all barber shops and beauty parlors. Such interceptors shall not be required for

private living quarters or dwelling units. All traps or interceptors shall be of a type and capacity approved by the Township, and shall be located as to be readily and easily accessible for cleaning and inspection.

- (2) The Township shall have the right at any time to inspect all traps, interceptors or laterals discharging into the Township's sanitary sewer system. In addition to inspecting all traps, interceptors or laterals, the Township shall inspect all grease log books for compliance with Township Rules and Regulations.
- (3) In the event that the Township determines that a user has either failed to adequately install or maintain its trap, interceptor or lateral, the property owner or user shall have ten days to correct after which the Township may make immediate repairs at the cost of the property owner and/or user of the Township's sewer facilities.

E. Accidental Discharges.

- (1) Each user shall provide protection from accidental discharge of prohibited materials or other substances regulated by this Section. Facilities to prevent accidental discharge of prohibited materials shall be provided and maintained at the owner or users own cost and expense. In the case of an accidental discharge, it is the responsibility of the user to immediately notify the Township of the incident. The notification shall include location of discharge, type of waste, concentration and volume and corrective actions.
- (2) Written notice. Within five (5) days following an accidental discharge, the user shall submit to the Township a detailed written report describing the cause of the discharge and the measures to be taken by the user to prevent similar future occurrences. Such notification shall not relieve the user of any expense, loss, damage or other liability which may be incurred as a result of damage to the sewer system, or any other damage to person or property; nor shall such notification relieve the user of any fines, civil penalties or other liability which may be imposed by this Section or other applicable law.
- (3) Notice to employees. A notice shall be permanently posted on a commercial or industrial user's bulletin board or other prominent place advising employees whom to call in the event of an accidental discharge. Employers shall ensure that all employees who may cause or suffer such an accidental discharge to occur are advised of the emergency notification procedures.

F. Violations and Penalties.

- (1) Indemnification of Township. Any user discharging in violation of this Section shall become liable to the Township for any expense, loss or damage occasioned by the Township by reason of such discharge.

- (2) Cease and desist orders.
 - (a) When the Township finds that a user discharges material in violation of this Section, the Township may issue an order to the user directing it to cease and desist all such violations and directing the user to:
 - [i] Cease from further discharging any prohibited material into the sewer system.
 - [ii] Reimburse the Township for the costs of any appropriate remedial or preventive action as may be needed to properly address any obstruction or damage caused by the discharge.
 - (b) Issuance of a cease and desist order shall not be a bar against or a prerequisite for taking any other action against the user.
- (3) Administrative civil penalties.
 - (a) When the Township finds that a user makes a discharge in violation of this Section, the Township may fine the user in an amount not to exceed \$1,000.00 per day for each violation, regardless of jurisdictional boundaries. Such fines shall be assessed on a per-violation, per-day basis. In the case of monthly or other long-term average discharge limits, penalties shall be assessed for each day during the period of violation.
 - (b) A sewer lien against the user's property will be sought for unpaid charges, fines and penalties and any unreimbursed costs or expenses incurred by the Township for remedial work due to a user's violation of this Section.
 - (c) Issuance of an administrative fine shall not be a bar against or a prerequisite for taking any other action against the owner.
- (4) Emergency suspensions.
 - (a) The Township may immediately suspend a user's discharge, after formal notice to the user, whenever such suspension is necessary to stop an actual or threatened discharge which reasonably appears to present or cause an imminent or substantial endangerment to the health or welfare of persons.
 - [i] Any user notified of a suspension of its discharge shall immediately stop or eliminate its contribution. In the event of user's failure to immediately comply voluntarily with the suspension order, the Township may take such steps as deemed necessary, including immediate severance of the sewer connection, to prevent or minimize damage to the sewer drains or endangerment to any individuals. The Township may allow the

owner to recommence its discharge when the user has demonstrated to the satisfaction of the Township that the period of endangerment has passed.

- [ii] A user that is responsible, in whole or in part, for any discharge presenting imminent endangerment shall submit a detailed written statement, describing the causes of the harmful contribution, if any, and the measures taken to prevent any future occurrence within fifteen (15) days after owner's discharge suspension.
- (b) Nothing in this Subsection shall be interpreted as requiring a hearing prior to any emergency suspension under this Section.
- (5) Injunctive relief. When the Township finds that a user has discharged in violation of this Section or continues to discharge in violation of this Section, the Township may petition the Court of Common Pleas of Delaware County, Pennsylvania, or other competent jurisdiction for appropriate legal and equitable relief, including the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance of the wastewater discharge permit order or other requirement imposed by this Section on activities of the user. Relief requested may also include requirements for environmental remediation. A petition for injunctive relief shall not be a bar against or a prerequisite for taking any other action against a user.
- (6) Civil penalties.
 - (a) Any person, firm, corporation or utility who violates or permits a violation of this ordinance shall, upon, being found liable in a civil enforcement proceeding commenced by the Township, pay a fine of \$600.00, plus all court costs, including reasonable attorney's fees incurred by the Township. Each day that a violation continues shall constitute a separate violation.
 - (b) In addition to the foregoing, the Township may recover any and all expenses associated with enforcement activities, including sampling and monitoring expenses and the cost of any actual damages incurred by the Township in remedying a violation.
 - (c) Filing a suit for civil penalties shall not be a bar against or a prerequisite for taking any other action against a user.
- (7) Remedies nonexclusive. The remedies provided for in this Section are not exclusive. The Township may take any, all or any combination of these actions against a noncompliant user. Further, the Township is empowered to take more than one enforcement action against any noncompliant user.

6.13.17

SECTION 4. Repealer. All ordinance or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION 5. Severability. If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

SECTION 6. Effective Date. This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

ENACTED AND ORDAINED this ____ day of _____, A.D., 2017.

RADNOR TOWNSHIP

By: _____
Name: Elaine P. Schaefer
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

**RESOLUTION NO. 2017-101
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL MINOR SUBDIVISION
DEVELOPMENT PLAN FOR LOMBARDI RESIDENTIAL FOR
PROPERTY LOCATED AT 106 & 110 CAMBRIA COURT**

WHEREAS, Lombardi Residential (“Applicant”) submitted Final Land Development Plans for 106 & 110 Cambria Court, prepared by Momenee & Associates, Inc. dated March 1, 2017; and

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

WHEREAS, the Board of Commissioners now intends to approve the Final Land Development Plan for Lombardi Residential 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 Lombardi Residential, prepared by Momenee, Inc., dated March 1, 2017, consisting of six (6) sheets, subject to the following conditions:

1. The Applicant shall comply with the April 28, 2017 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the March 14, 2017 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, federal rules, regulations and statutes.
4. The Applicant shall execute Development Agreement and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall comply with the planting plan dated May 1, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “C”*. The Application shall post with the Township sufficient financial security in escrow to cover the replacement cost of any tree that dies within the first two years after planting.
6. Applicant will vary the designs of the front elevations of each house as shown on the plans prepared by RJH Architects, dated January 16, 2017 attached hereto as *Exhibit “D”*.
7. The front doors of both single family dwellings will face the front yard lot

lines along Cambria Court and the proposed detached two car garages will be situated to the rear of the lots as shown on Applicant's plan.

8. No vinyl siding will be permitted on the exterior of either house and the windows will be wood with thick mullions (oversized grills). The siding and accent trims on both houses will match and the two new proposed homes will be built simultaneously.

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

- a. Subdivision and Land Development Sections 255-27.C (1), 255-27.C(2), and 255-27.C(4) regarding road widening and right-of-way width.

 X Approved _____ Denied

- b. Subdivision and Land Development Sections 255-37.A and 255-51 as to installing sidewalks and pedestrian paths within Cambria Court.

 X Approved _____ Denied

- c. Subdivision and Land Development Section 255-49 as to installing streetlights.

 X Approved _____ Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2017.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By: _____

Name: Phillip M. Ahr

Title: President

ATTEST: _____

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer *SN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance

Date: August 6th, 2017

Re: **Motion** to Create a Steering Committee for the Radnor Township & Haverford Township Joint Comprehensive Plan

At the regularly scheduled July 17th, 2017 Board of Commissioners meeting, staff had respectfully requested that Radnor Township sub-committee members be chosen for the Radnor-Haverford Joint Comprehensive Plan (please see attached memorandum). The Township Manager has received a letter from Cheryl Graff-Tumola requesting to be placed on the sub-committee (attached).

Staff is respectfully providing the following recommendations to fill the positions on the sub-committee as requested by Lori Hanlon-Widdop of Haverford Township:

Proposed Composition for the Steering Committee for the Radnor/Haverford Joint Comprehensive Plan	
Positions as suggested by Haverford Township	Radnor Township Staff Recommendations
Recreation Representative	Tammy Cohen
Planner or Architect	Cheryl Graff -Tumola
Civil/Traffic Engineer	Stephen Norcini (civil)
Business Association Representative	WBA Member
Board of Commissioner Member	Commissioner on the Public Works Sub-committee
EAC Member	SWMAC Member

Radnor Township

PROPOSED MOTION

DATE: July 11, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager/Finance Director

Motion: Creating a Steering Committee for the Radnor Township & Haverford Township Joint Comprehensive Plan

LEGISLATIVE HISTORY: The Board of Commissioners authorized the solicitation for proposals for a consultant to prepare a joint Comprehensive Plan for Radnor and Haverford Townships at the regularly scheduled Board of Commissioners meeting on April 12th, 2017.

PURPOSE AND EXPLANATION: I met with Lori Hanlon-Widdop, Assistant Township Manager of Haverford Township. She had put forth a proposed composition of the steering committee, consisting of twelve members; six each from Radnor and Haverford Townships. The table below outlines the suggested cross section as put forth by Ms. Hanlon-Widdop (the “Haverford” column). The thought being that the committee should consist of a planner and an architect; if Radnor selects a planner, then Haverford will provide the architect. If Haverford selects a traffic engineer, then Radnor would provide the civil engineer, and so on.

Proposed Composition for the Steering Committee for the Radnor/Haverford Joint Comprehensive Plan	
Radnor Township	Haverford Township
Recreation Representative	Recreation
Planner or Architect	Planner or Architect
Civil/Traffic Engineer	Civil/Traffic Engineer
Business Association Representative	Business Association Representative
Board of Commissioner Member	Chair of the Zoning & Planning Committee (Commissioner)
SWMAC/EAC	Environmental Advisory Committee member

I would respectfully request that the Steering Committee be selected by the Board of Commissioners by August, 2017.

Cheryl Graff Tumola
411 Midland Avenue
Wayne, PA 19087

Mr. Robert Zienkowski, Manager
Radnor Township
301 Iven Avenue
Wayne, PA 1987

July 25, 2017

Dear Mr. Zienkowski,

It has come to my attention that Radnor Township is about to appoint a committee of individuals to work on updating the 2003 Comprehensive Plan. I would like to work on this committee. As you know I have vast experience and institutional knowledge of the Township and its plans having served on both the 1988 and 2003 committees as well as chairing the Comprehensive Plan Implementation Committee. My work on these plans and others led to my election as a Citizen Planner to the Boards of Directors of both the American Planning Association of Pennsylvania and its Southeast Section. Membership in this professional organization has continued to educate and inform me about current and forward thinking practices in Land Use.

In addition I have co-chaired the Greenways and Open Space Network Plan, am Vice President of the Radnor Conservancy, been on the Delaware County Open Space Task Force, and was appointed a representative to the Delaware Valley Regional Planning Commission's Regional Citizens Council. Radnor Township has been my home for the past 38 years during which I have sought to preserve its extraordinary beauty and guide its growth in a sustainable way both economically and environmentally. I appreciate your consideration of my request.

Sincerely,

Cheryl Graff Tumola

**RESOLUTION NO. 2017-101
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL MINOR SUBDIVISION
DEVELOPMENT PLAN FOR LOMBARDI RESIDENTIAL FOR
PROPERTY LOCATED AT 106 & 110 CAMBRIA COURT**

WHEREAS, Lombardi Residential (“Applicant”) submitted Final Land Development Plans for 106 & 110 Cambria Court, prepared by Momenee & Associates, Inc. dated March 1, 2017; and

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

WHEREAS, the Board of Commissioners now intends to approve the Final Land Development Plan for Lombardi Residential 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 Lombardi Residential, prepared by Momenee, Inc., dated March 1, 2017, consisting of six (6) sheets, subject to the following conditions:

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7. The front doors of both single family dwellings will face the front yard lot



*Excellence Delivered **As Promised***

Date: August 7, 2017

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

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: 106 & 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential – Applicant

Date Accepted: December 5, 2016
90 Day Review: March 5, 2017, extended indefinitely

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

The applicant is proposing to subdivide 106 Cambria Court into 2 parcels and construct 1 home on each lot. The applicant is proposing to also adjust the lot line for 110 Cambria Court. This project is located in the R-3 district of the Township.

The applicant has requested waivers for the following items as outlined in the March 22, 2017 letter:

1. §255.27.C(1) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet. The applicant requesting a waiver from installing curbing and sidewalks along the site frontage.
2. §255.27.C(2) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.
3. §255.27.C(4) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.
4. §255.37.A – The applicant is requesting a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court.



5. §255-49 – The applicant is requesting a waiver from installing streetlights. Currently there are not streetlights within Cambria Court.
6. §255-51 – The applicant is requesting a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court.

Minor Final Subdivision Plans – 106 & 110 Cambria Road

Plans Prepared By: Momenee, Inc.

Dated: 12/01/2016, revised 05/12/2017

I. Sewage Facilities Planning

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

II. Subdivision and Land Development

1. §255.27.C(1) – Culs-de-sac streets must have a right of way of 60 feet, a cartway of 28 feet, curbing and sidewalks. The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet, not increase the cartway width and to not installing curbing and sidewalks along the site frontage.
2. §255.27.C(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate adequate provisions for the transportation and other public requirements and to promote general welfare. The applicant is requesting a waiver to not provide additional right-of-way or increase the cart way width.
3. §255.27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. The applicant is requesting a waiver to not provide additional right-of-way or increase the cart way width.
4. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners. The applicant was requested a waiver from this requirement.
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 and the Philadelphia Electric Company. The applicant has requested a waiver from this requirement.



6. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.

III. Stormwater

1. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV. General

1. 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 3, 2017. The Planning Commission recommended approval of the preliminary/final plans and waivers conditioned on the applicant complying with all staff comments.

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: April 28, 2017

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

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1. §255.27.C(1) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet. The applicant requesting a waiver from installing curbing and sidewalks along the site frontage.
2. §255.27.C(2) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.
3. §255.27.C(4) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.



4. §255.37.A – The applicant is requesting a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court.
5. §255-49 – The applicant is requesting a waiver from installing streetlights. Currently there are not streetlights within Cambria Court.
6. §255-51 – The applicant is requesting a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court.

Minor Final Subdivision Plans – 106 & 110 Cambria Road

Plans Prepared By: Momenee, Inc.

Dated: 12/01/2016, revised 03/01/2017

I. Sewage Facilities Planning

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

II. Zoning

1. §280.27.C – Accessory structures are permitted in the rear yard or side yard of a lot, in which case they shall not be located closer than 10 feet from the side or rear property lines. The detached garages are accessory structures. The garage on Lot #1 appears to be approximately 8 feet from the side and rear setback lines and the garage on Lot #2 appears to be 8 feet from the side setback and 11 feet from the rear setback line. This must be revised or a variance received from the Zoning Hearing Board.

III. Subdivision and Land Development

1. §255.27.C(1) – Culs-de-sac streets must have a right of way of 60 feet, a cartway of 28 feet, curbing and sidewalks. The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet, not increase the cartway width and to not installing curbing and sidewalks along the site frontage.
2. §255.27.C(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate adequate provisions for the transportation and other public requirements and to promote general welfare. The applicant is requesting a waiver to not provide additional right-of-way or increase the cart way width.
3. §255.27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of



rights-of-way to conform with the required standards. The applicant is requesting a waiver to not provide additional right-of-way or increase the cart way width.

4. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners. The applicant was requested a waiver from this requirement.
5. §255-38 – The applicant has indicated on the landscape plan that street trees will be provided. The landscape plan must be incorporated as part of the entire plan set.
6. §255-38.B – The applicant has indicated on the landscape plan that street trees will be provided. The landscape plan indicates that large street trees and small street trees will be provided. The calculation for the small street trees appears to be incorrect. The required number shown on the plan is 8, but the actual calculation is 8.5 (255 LF Street/ 1 tree per 30 LF). Nine trees must be provided.
7. §255-42.B – The applicant has indicated on the landscape plan that Class A Buffer will be required for this project. In accordance with 255 attachment 2, this appears to be incorrect. Since the adjacent land use is non-residential off-street parking, Class B Buffer must be provided.
8. §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 and the Philadelphia Electric Company. The applicant has requested a waiver from this requirement.
9. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.

III. Stormwater

1. §245-26(C).(2) – For development and redevelopment sites, the ground cover used in determining the existing conditions' flow rates for the developed portion of the site shall be based upon actual land cover conditions. The Pre-Developed Drainage Area plans and the Existing Conditions plan show that the existing site conditions do not contain impervious surfaces. We note that the impervious areas at this site was previously demolished as part of an approved grading permit. The stormwater report appears to include existing impervious surfaces in the supporting calculations. Please revise the stormwater calculations to be consistent with the existing land cover conditions.
2. Please show location of infiltration test pit on the plans.



3. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV. General

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

The applicant was scheduled to appear before the Shade Tree Commission on April 26, 2017. The Shade Tree meeting was cancelled. The applicant will appear at the next available Shade Tree Commission meeting.

The applicant appeared before the Planning Commission on April 3, 2017. The Planning Commission recommended approval of the preliminary/final plans and waivers conditioned on the applicant complying with all staff comments.

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 28, 2017

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 106 & 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential – Applicant

Date Accepted: December 5, 2016

90 Day Review: March 5, 2017, extended indefinitely

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

The applicant is proposing to subdivide 106 Cambria Court into 2 parcels and construct 1 home on each lot. The applicant is proposing to also adjust the lot line for 110 Cambria Court. This project is located in the R-3 district of the Township.

The applicant has requested waivers for the following items as outlined in the March 22, 2017 letter:

1. §255.27.C(1) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet. The applicant requesting a waiver from installing curbing and sidewalks along the site frontage.
2. §255.27.C(2) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.
3. §255.27.C(4) – The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.



4. §255.37.A – The applicant is requesting a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court.
5. §255-49 – The applicant is requesting a waiver from installing streetlights. Currently there are not streetlights within Cambria Court.
6. §255-51 – The applicant is requesting a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court.

Minor Final Subdivision Plans – 106 & 110 Cambria Road

Plans Prepared By: Momenee, Inc.

Dated: 12/01/2016, revised 03/01/2017

I. Sewage Facilities Planning

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

II. Zoning

1. §280.27.C – Accessory structures are permitted in the rear yard or side yard of a lot, in which case they shall not be located closer than 10 feet from the side or rear property lines. The detached garages are accessory structures. The garage on Lot #1 appears to be approximately 8 feet from the side and rear setback lines and the garage on Lot #2 appears to be 8 feet from the side setback and 11 feet from the rear setback line. This must be revised or a variance received from the Zoning Hearing Board.

III. Subdivision and Land Development

1. §255.27.C(1) – Culs-de-sac streets must have a right of way of 60 feet, a cartway of 28 feet, curbing and sidewalks. The applicant is requesting a waiver not to increase the right of way from 40 feet to 60 feet, not increase the cartway width and to not installing curbing and sidewalks along the site frontage.
2. §255.27.C(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate adequate provisions for the transportation and other public requirements and to promote general welfare. The applicant is requesting a waiver to not provide additional right-of-way or increase the cart way width.
3. §255.27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of



rights-of-way to conform with the required standards. The applicant is requesting a waiver to not provide additional right-of-way or increase the cart way width.

4. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners. The applicant was requested a waiver from this requirement.
5. §255-38 – The applicant has indicated on the landscape plan that street trees will be provided. The landscape plan must be incorporated as part of the entire plan set.
6. §255-38.B – The applicant has indicated on the landscape plan that street trees will be provided. The landscape plan indicates that large street trees and small street trees will be provided. The calculation for the small street trees appears to be incorrect. The required number shown on the plan is 8, but the actual calculation is 8.5 (255 LF Street/ 1 tree per 30 LF). Nine trees must be provided.
7. §255-42.B – The applicant has indicated on the landscape plan that Class A Buffer will be required for this project. In accordance with 255 attachment 2, this appears to be incorrect. Since the adjacent land use is non-residential off-street parking, Class B Buffer must be provided.
8. §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 and the Philadelphia Electric Company. The applicant has requested a waiver from this requirement.
9. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.

III. Stormwater

1. §245-26(C).(2) – For development and redevelopment sites, the ground cover used in determining the existing conditions' flow rates for the developed portion of the site shall be based upon actual land cover conditions. The Pre-Developed Drainage Area plans and the Existing Conditions plan show that the existing site conditions do not contain impervious surfaces. We note that the impervious areas at this site was previously demolished as part of an approved grading permit. The stormwater report appears to include existing impervious surfaces in the supporting calculations. Please revise the stormwater calculations to be consistent with the existing land cover conditions.
2. Please show location of infiltration test pit on the plans.



3. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV. General

1. 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.

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

Very truly yours,

GANNETT FLEMING, INC.



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



MEMORANDUM-

Date: March 14, 2017

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie Salsbury, E.I.T., Gilmore & Associates, Inc.

Reference: 106, 108 & 110 Cambria Ct
Subdivision & Lot Line Change Plan Review 2
Radnor Township, Delaware County, PA
G&A 16-12037

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

A. BACKGROUND

The subject parcels located at 106 & 110 Cambria Court are situated in the R-3 Residential Zoning District and take access to Lancaster Avenue, west of Radnor-Chester Road in Radnor Township, Delaware County. The applicant intends on subdividing 106 Cambria Ct in order to provide two single-family dwelling units, thus creating 106 and 108 Cambria Ct. A lot line adjustment will also be required at 110 Cambria Ct.

B. DOCUMENTS REVIEWED

1. Subdivision & Lot Line Change Plans for 106 & 110 Cambria Court, prepared by Momenee, Inc., prepared for Lombardi Residential; consisting of 6 sheets, dated March 1, 2017.
2. Submission letter prepared by Momenee, Inc., prepared for Radnor Township, dated March 3, 2017.
3. Landscape Plan for 106 & 110 Cambria Court, prepared by Momenee, Inc., prepared for Lombardi Residential; consisting of 1 sheet, dated March 1, 2017.

C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-27.C(1) – Cambria Court along the site frontage is required to provide the following standards.
 - a. 60' Right of Way (30' Half Width)
 - b. 28' Cartway (14' Half Width)
 - c. Curbing along the site frontage
 - d. 4' sidewalk along the site frontage

The Applicant has indicated pursuit of a waiver from providing the required right of way, cartway and sidewalk along the site frontage.

2. §255-27.C(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of right-of-way to conform to the above standards. The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way. The Applicant has indicated pursuit of a waiver from this requirement.
3. §255-27.H(6) – Although the applicant's submission letter indicates this section was addressed in the plan set, the radius was still not provided on the plans. Revise the plans to include the proposed driveway radii for review and construction purposes.
4. §255-35 – Although the applicant's submission letter indicates this section was addressed in the plan set, a portion of the radius for the existing driveway for 110 Cambria Ct. continues to encroach upon the 108 Cambria Ct. property lot line.

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

March 23, 2017

Mr. Roger A. Phillips, PE
Radnor Township Engineer
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

**Re: 106 and 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential**

Momenee No. 16084

Dear Mr. Phillips:

Our firm, Momenee, Inc. represents Mr. Matt Lombardi, Lombardi Residential (“Applicant”), owner of properties located at 106 and 110 Cambria Court. As you are aware, 106 Cambria Court is proposed to be subdivided into two separate lots 106 and 108 Cambria Court. To accommodate this subdivision, the property located at 110 Cambria Court will require a lot line revision along the western side.

We respectfully request the following waivers as noted in the December 19, 2016 Traffic Engineer’s review letter and the December 23, 2016 Township Engineer’s review letter be granted from the Board of Supervisors,

- §255.27.C (1) *Cambria Court along the site frontage is required to provide the following standards.*
- a. *60’ Right of Way (30’ Half Width)*
 - b. *28’ Cartway (14’ Half Width)*
 - c. *Curbing along the site frontage*
 - d. *4’ sidewalk along the site frontage*

The applicant requests a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet. The applicant requests a waiver from installing curbing and sidewalks along the site frontage.

§255.27.C (2) *Where a subdivision about or contains an existing street of inadequate right of way width, the Board of Commissioners may require the reservation or dedication of rights of way to conform with the required standards. Cul-de-sac streets must have a right of way of 60 feet and a cartway of 28 feet.*

The applicant requests a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.

§255.27.C (4) *Where a subdivision abuts or contains an existing street of inadequate right of way width, the Board of Supervisors may require the reservation or dedication of right of way to conform to the above standards. The center line of the ultimate right of way shall be the same center line as the existing right of way.*

The applicant requests a waiver not to increase the right of way from 40 feet to 60 feet and the cartway from 22 feet to 28 feet.

Page 2 - 106 and 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential

§255.37. A *Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.*

The applicant requests a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court. Adding sidewalks would create discontinuity in the neighborhood and possible safety issues at the transition points where sidewalks start and end.

§255-49 *Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights services by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.*

The applicant requests a waiver from installing streetlights. Currently there are no streetlights within Cambria Court.

§255-51.A *Sidewalks shall be constructed as required by §255-27 C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience.*

The applicant requests a waiver from installing sidewalks and pedestrian paths. Currently there are no sidewalks or walking paths within Cambria Court. Adding sidewalks would create discontinuity in the neighborhood and possible safety issues at the transition points where sidewalks start and end.

If you have any questions or concern, please contact me.

Very truly yours,
MOMENEE, INC.



Joseph C. Mongeluzi, Jr. PE
Senior Civil Engineer/Project

Cc: Matt Lombardi, Lombardi Residential

JCM
16084 Letter of Waivers 3-23-17

March 3, 2017

Radnor Township Planning Commission
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 106, 108 & 110 Cambria Court
Minor Final Subdivision Plan
Township File No. 2016-S-15
Momenee File No. 16-084

Dear Planning Commission,

Our office is receipt of engineering comments dated December 23, 2016 from Mr. Rodger Phillips, Senior Project Manager, Gannett Fleming for the above-mentioned project. For your consideration, we are submitting this engineering response letter, revised plans and stormwater calculations.

Since our original submission and presentation to the Planning Commission on January 3, 2017, our client has met almost all the neighbors on Cambria Court. Based on this meeting the homes proposed for 106 and 108 Cambria Court have been revised. In addition, a landscape plan has been included for consideration. Below are our responses to the comments enumerated in Mr. Phillips' letter.

Zoning:

1. The deck on Lot # 1 has been removed. The proposed homes at 106 and 108 have been redesigned to use patios on grade instead of elevated decks.
2. The zoning table on the plans has been revised. The gross area for Lot #2 has been added to the zoning table. The net lot areas have been checked and displayed on the plans. The zoning table for 110 Cambria court has been checked and displayed on the plans.

Subdivision and Land Development:

1. We have prepared a plan titled "Vicinity Plan" with satellite image and all physical features within 500 feet of the project site.
2. The cart way has been labelled. Curbing will be provided.

Page 2 – 106, 108 & 110 Cambria Court
Minor Final Subdivision Plan
Township File No. 2016-S-15
Momenee File No. 16-084

3. We are requesting a waiver from §255-37. A to not install sidewalks. Cambria Court currently does not have either sidewalk. Adding sidewalks on the project site would be inconsistent with the character of the street.
4. We are requesting a waiver from §255-49 to not install streetlights. Cambria Court currently does not have either streetlight. Adding streetlights on the project site would be inconsistent with the character of the street.
5. We are requesting a waiver from §255-27.C for the construction of sidewalks.

Stormwater:

1. Infiltration testing has been completed since our original submission. Copies of the test results are included in the stormwater calculations.
2. Based on our infiltration testing we have revised our stormwater management locations to comply with the infiltration requirements.

General:

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

I trust that these revisions will be sufficient for you to approve our minor final subdivision plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE, INC.



Joseph C. Mongeluzi, Jr., P.E.
Senior Civil Engineer/ Project Manager

JCM – Enclosures

Township Engineering Response Letter 3-3-17.doc

cc: Mr. Matthew Lombardi, Property Owner

March 3, 2017

Mr. Steve Norcini, PE
Radnor Township Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Re: 106, 108 & 110 Cambria Court
Minor Final Subdivision Plan
G&A File No. 16-12037
Momenee File No. 16-084

Dear Mr. Norcini,

Our office is receipt of engineering comments dated December 23, 2016 from Ms. Amy Kaminski, PE, PTOE, Transportation Services Manager of Gilmore and Associates, Inc. for the above-mentioned project. For your consideration, we are submitting this engineering response letter, revised plans and stormwater calculations.

Since our original submission and presentation to the Planning Commission on January 3, 2017, our client has met almost all the neighbors on Cambria Court. Based on this meeting the homes proposed for 106 and 108 Cambria Court have been revised. In addition, a landscape plan has been included for consideration. Below are our responses to the comments enumerated in Ms. Kaminski's letter.

Subdivision and Land Development Comments:

1. The cart way has been labelled on the plans.
2. We are requesting a waiver from §255-27.C (1) to not provide the right of way, cart way or installation of sidewalks. Curbing will be replaced due to damage from any construction.
3. We are requesting a waiver from §255-27.C (4) to not provide the right of way.
4. Plans have been revised to identify the radius on the proposed driveway.
5. The plans have been revised to remove the portion of driveway radius that appeared on 110 Cambria Court. No easement will be necessary.

Page 2 - 106 & 110 Cambria Court
Minor Final Subdivision Plan
G&A File No. 16-12037
Momenee File No. 16-084

I trust that these revisions will be sufficient for you to approve our minor final subdivision plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE, INC.



Joseph C. Mongeluzi, Jr., P.E.
Senior Civil Engineer/ Project Manager

JCM – Enclosures

Traffic Engineering Response Letter 3-3-17.doc

cc: Mr. Matthew Lombardi, Property Owner

MI MOMENEE, INC.

a Karins Company

ENGINEERING | PLANNING | SURVEYING

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

From:	Joseph C. Mongeluzi, Jr., PE jmongeluzi @momenee.com	Date: 3/3/17	Job No: 16084
To:	Radnor Township 301 Iven Avenue Wayne, PA 19087	Attention: Hollye Wagner	Phone: 610-688-5600
		Re: 106, 108 and 110 Cambria Court Subdivision	

We are sending you the attached:

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

Copies	Date	No.	Description
26	3-1-17	6	24" x 36" plans of the project (record plan, existing conditions, vicinity plan, grading plan, E&S, construction details)
10	3-1-17	6	11" x 17" reduced plan set
2	3-1-17	Book	Hydrological Study for 106 Cambria Court
2	3-1-17	Book	Hydrological Study for 108 Cambria Court
10			Thumb drive containing electronic copies of documents in this submission
10	3-1-17	1	11" x 17" Landscape Plan LP1
26	3-1-17	1	24" x 36" Landscape Plan LP1

These are transmitted as checked below:

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

Remarks: Attached please find revised information concerning this project for your use. Please schedule us for the next available Shade Tree and Planning Commission meetings. Thank you.

Copy To:	Lombardi Residential, LLC	Signed:	Joseph C. Mongeluzi, Jr., PE
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February 23, 2017

Mr. Joseph Mongeluzi, Jr.
Momenee, Inc.
924 County Line Road
Bryn Mawr, PA 19010

Re: Application for Planning Modules
Checklist Letter – Component 3
106 & 108 Cambria Court
DEP Code No. 1-23013-261-3J
Radnor Township
Delaware County

Dear Mr. Mongeluzi:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Your development proposes a 2-lot residential subdivision that will be served by a connection to public sewers.

Sewage Facilities Planning Module forms are available online at www.dep.pa.gov. At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water; Wastewater Management; Act 537*; and *Sewage Facilities Planning*. Select the appropriate forms from the center of the page. Please select the following forms for this project and enter the above-referenced DEP Code Number on the first page of each form:

Sewage Facilities Planning Module Transmittal Letter, Form 3800-FM-BPNPSM0355
Sewage Facilities Planning Module Resolution, Form 3800-FM-BPNPSM0356
Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3800-FM-BPNPSM0362A
- 4B-County Planning Agency Review, Form 3800-FM-BPNPSM0362B

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 1 copy of the completed planning module. Please answer all questions within the planning module. Do not simply

answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer. For this project, optional Section J must be completed.


Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at http://www.portal.state.pa.us/portal/server.pt/community/Permit_Decision_Guarantee/21215/SOPs/1294992. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter below to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If you have any questions concerning the information required, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Delaware County Planning Department
Lombardi Residential
Mr. Zienkowski - Radnor Township
RHM
Mr. Fulton - Springfield Township
Mr. Lutz - Upper Darby Township
DCJA
DELCORA
Mr. Ponert-City of Philadelphia Water Department
Planning Section
Re 30 (GJE17CLW)054-6

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3800-FM-BPNPSM0355)		
	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3800-FM-BPNPSM0356)		
	Resolution of Adoption is attached and completed	
	Resolution of Adoption is signed by the municipal secretary	
	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)		
	Component 4A is attached, completed and signed	
	Municipal Responses to Component 4A comments are included	
Component 4B - County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
	Component 4B is attached, completed and signed	
	Municipal Responses to Component 4B comments are included	
Component 4C - County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
	Component 4C is attached, completed and signed	
	Municipal Responses to Component 4C comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
	Section A.1. The Project Name is completed	
	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
	Client Information is completed	
<i>Section C: Site Information</i>		
	Site Information is completed	
	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
	Project Consultant Information is completed	

<i>Section E: Availability of Drinking Water Supply</i>		
	The appropriate box is checked in Section E	
	For existing public water supplies, the name of the company is provided	
	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
	The Project Narrative is attached	
	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
	Section G.1.a. The collection system boxes are checked	
	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
	Section G.1.b. The questions on the collection system are completed	
	Section G.2.a. The appropriate treatment facility box is checked	
	For existing treatment facilities, the name is provided	
	For existing treatment facilities, the NPDES permit number is provided	
	For existing treatment facilities, the CSL permit number is provided	
	For new treatment facilities, the discharge location is provided	
	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
	Copies of easement(s) or right-of-way(s) are attached	
	Section G.4. The boxes are checked regarding Wetland Protection	
	Section G.5. The boxes are checked regarding Primary Agricultural Land	
	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
	A return receipt for its submission to the PHMC is attached	
	The PHMC review letter is attached	

<i>Section G: Proposed Wastewater Disposal Facilities</i>		
	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
	PNDI Project Environmental Review Receipt is attached	
	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
	The Alternative Sewage Facilities Analysis is attached	
	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
	The box is checked regarding Waters Designated for Special Protection	
	The Social or Economic Justification is attached	
	The box is checked regarding Pennsylvania Waters Designated As Impaired	
	The box is checked regarding Interstate and International Waters	
	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
	Section J.1. The Project Flows are provided	
	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
	Section J.3.b. The Collection System information is completed, signed and dated	

<i>Section J: Chapter 94 Consistency Determination</i>		
	Section J.3.b. The Conveyance System information is completed, signed and dated	
	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
	Section J.4.b. The Treatment Facility information is completed, signed and dated	
	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
	The Preliminary Hydrogeologic Study is attached	
	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
	The Detailed Hydrogeologic Study is attached	
	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
	Section O.1. The box is checked indicating municipal or private facilities	
	If municipal, the remainder of Section O is not applicable	
	If private, the required analysis and evaluation of sewage management options is attached	
	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
	Section O.3. The Project Flows for the private facilities are provided	

<i>Section O: Sewage Management</i>		
	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
	Section O.4.b. The private Collection System information is completed, signed and dated	
	Section O.4.c. The private Conveyance System information is completed, signed and dated	
	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
	All Public Notification boxes in this section are checked	
	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
	The correct fee has been calculated	
	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
	The module completeness checklist is included	
	All completeness items have been checked as included by the municipality, as appropriate	
	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: _____

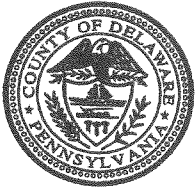
Date: _____

Applicant (or Applicant's authorized representative)

Signed: _____

Date: _____

Municipal Secretary



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN
COLLEEN F. MORRONE
VICE CHAIRMAN
JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL F. CULP

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 **FAX:** (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

PLANNING COMMISSION

WILLIAM C. PAYNE
CHAIRMAN
THOMAS J. JUDGE
VICE CHAIRMAN
KENNETH J. ZITARELLI
SECRETARY
LINDA F. HILL
DIRECTOR

January 19, 2017

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


RE: Name of Dev't: 106 and 110 Cambria Court
DCPD File No.: 34-7225-17
Developer: Matt Lombardi c/o Lombardi Residential
Location: South side of Cambria Court,
approximately 100' west of its terminus
Recv'd in DCPD: December 7, 2016

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on January 19, 2017, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,


Linda F. Hill
Director

cc: Matt Lombardi c/o Lombardi Residential
Momenee and Associates, Inc.



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: January 19, 2017
File No.: 34-7225-17

PLAN TITLE: 106 and 110 Cambria Court

DATE OF PLAN: December 1, 2016

OWNER OR AGENT: Matt Lombardi,
c/o Lombardi Residential

LOCATION: South side of Cambria Court,
approximately 100' west of its
terminus

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Subdivision

ZONING DISTRICT: R-3 Residential

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivide 1.16 acres into three lots

UTILITIES: Public

RECOMMENDATIONS: Proceed to Final, with
consideration given to staff
comments

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

CURRENT PROPOSAL

The applicant proposes subdivide two lots into three, creating two developable lots, and retaining an existing dwelling on Lot 3.



Date: January 19, 2017
File No.: 34-7225-17

REMARKS (continued):

SITE CHARACTERISTICS

The site is located within a residential neighborhood and neighbored by single-family dwellings.

APPLICABLE ZONING

The proposed development is located within the R-3 Residential district and is subject to applicable regulations set forth in the Township's zoning code.

NONCONFORMITIES

The site's existing dwelling does not appear to comply with the setback regulations as established within the Township zoning code.

Where zoning requires a 35' front yard setback, the existing dwelling has an approximate setback of 25'. It should be noted that the plan does not exacerbate the nonconformity.

COMPLIANCE

With exception to the existing non-conforming structure, the proposal appears to comply with the R-3 Residential district provisions.

SITE DESIGN

It is suggested that the side yard setbacks between Lots 1 and 2 be adjusted to 20' and the outer setbacks be reduced to 15', in order to provide more buffer space between the two proposed dwellings.

Date: January 19, 2017
File No.: 34-7225-17

REMARKS (continued):

ENVIRONMENTAL

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

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

STORMWATER MANAGEMENT

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

RECORDING

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



*Excellence Delivered **As Promised***

Date: December 23, 2016

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Hollye Wagner – Radnor Township Engineering Department
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 106 & 110 Cambria Court – Minor Final Subdivision Plan
Lombardi Residential – Applicant

Date Accepted: December 5, 2016
90 Day Review: March 5, 2017

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

The applicant is proposing to subdivide 106 Cambria Court into 2 parcels and construct 1 home on each lot. The applicant is also proposing to adjust the lot line for 110 Cambria Court. This project is located in the R-3 district of the Township.

Minor Final Subdivision Plans – 106 & 110 Cambria Road

Plans Prepared By: Momenee, Inc.
Dated: 12/01/2016

I. Zoning

1. §280.25.D(1) – For every single-family detached dwelling, there shall be two side yards, which shall not be less than 35 feet in aggregate width and neither of which shall be less than 15 feet in width. It appears that the deck for Lot#1 is encroaching in the side yard setback. This must be revised or a variance obtained.
2. §280.25 – The zoning table shown on the plans is incomplete. The gross area for Lot #2 must be shown on the zoning table. The applicant should verify the net areas for all lots as they are all shown on the plans to be exactly the same size. Also the proposed information

shown on the zoning compliance table for 110 Cambria does not match what is shown in the lot areas table for the corresponding lot.

II. 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). This information must be shown on the plans or a waiver requested.
2. §255.27.C(2) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Culs-de-sac streets must have a right of way of 60 feet and a cartway of 28 feet. The right-of-way shown on the plans for Cambria Court is 40 feet and the cartway is not labeled. Curbing and sidewalks must be provided in accordance with this section.
3. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners.
4. §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 and the Philadelphia Electric Company.
5. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.

III. Stormwater

1. §245-22(A),(1),(b) – The infiltration BMPs shall have an infiltration rate sufficient to accept the additional stormwater load and dewater completely as determined by field tests conducted by the applicant's design professional. At this time it appears that the applicant’s engineer assumed an infiltration rate of 1.63 inch per hour for Stormwater Management System #1 and #2. The applicant must submit infiltration testing results supporting this assumption.
2. Final approval of the stormwater management plan for 106 and 108 Cambria Court will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV. General

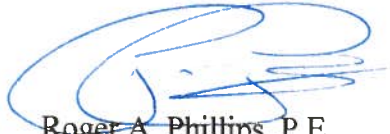
1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.

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.

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

Very truly yours,

GANNETT FLEMING, INC.



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



MEMORANDUM-

Date: December 19, 2016

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie Salsbury, E.I.T., Gilmore & Associates, Inc.

Reference: 106 & 110 Cambria Ct
Subdivision & Lot Line Change Plan Review 1
Radnor Township, Delaware County, PA
G&A 16-12037

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

A. BACKGROUND

The subject parcels located at 106 & 110 Cambria Court are situated in the R-3 Residential Zoning District and take access to Lancaster Avenue, west of Radnor-Chester Road in Radnor Township, Delaware County. The applicant intends on subdividing 106 Cambria Ct in order to provide two single-family dwelling units, thus creating 106 and 108 Cambria Ct. A lot line adjustment will also be required at 110 Cambria Ct.

B. DOCUMENTS REVIEWED

1. Subdivision & Lot Line Change Plans for 106 & 110 Cambria Court, prepared by Momenee, Inc., prepared for Lombardi Residential; consisting of 6 sheets, dated December 1, 2016.
2. Submission letter prepared by Momenee, Inc., prepared for Radnor Township, dated December 1, 2016.
3. Subdivision and Land Development Application
4. Application for ACT 247 Review

C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-21.B.(1)(o)[1] – Revise the plans to clearly label the cartway width for Cambria Court.
2. §255-27.C(1) – Cambria Court along the site frontage is required to provide the following standards.
 - a. 60' Right of Way (30' Half Width)
 - b. 28' Cartway (14' Half Width)
 - c. Curbing along the site frontage
 - d. 4' sidewalk along the site frontage
3. §255-27.C(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of right-of-way to conform to the above standards. The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way.
4. §255-27.H(6) – Revise the plans to include the proposed driveway radii for review and construction purposes.
5. §255-35 – It appears that a portion of the radius for the existing driveway 110 Cambria Ct driveway is enclosed within the proposed adjusted property lot line for 108 Cambria Ct. The radius does appear within the ROW for Cambria Court. We will defer to the Solicitor regarding if an easement is required.

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



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

From:	Joseph C. Mongeluzi, Jr., PE jmongeluzi @momenee.com	Date: 12/1/2016	Job No: 16084
To:	Radnor Township 301 Iven Avenue Wayne, PA 19087	Attention: Hollye Wagner	Phone: 610-688-5600
		Re: 106 & 108 Cambria Court Subdivision	

We are sending you the attached:

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

Copies	Date	No.	Description
26	12-1-16	6	24" x 36" plans of the project (record plan, existing conditions, vicinity plan, grading plan, E&S, construction details)
7	12-1-16	6	11" x 17" reduced plan set
2	12-1-16	Book	Hydrological Study for 106 Cambria Court
2	12-1-16	Book	Hydrological Study for 108 Cambria Court
10			Thumb drive containing electronic copies of documents in this submission
2	7-29-16	2	106 Cambria Court Held Open Policy
2	6-30-16	5	106 Cambria Court Deed
3	11-29-16	3	Check to Radnor Twp. for Subdivision Application \$1,250.00, check to Radnor Twp. for \$7,000.00 for professional services agreement, and check to Treasurer of Delaware County \$170.00.

These are transmitted as checked below:

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

Remarks: Attached please find the above referenced information for your use.

Copy To:	Lombardi Residential, LLC	Signed:	Joseph C. Mongeluzi, Jr., PE
----------	---------------------------	---------	------------------------------

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 106 CAMBRIA COURT

Zoning District R-3

Application No. _____
(Twp. Use)

Fee _____

Ward No. 2-1

Is property in HARB District NO

Applicant: (Choose one)

Owner

Equitable Owner _____

Name MATT LOMBARDO C/O LOMBARDO RESIDENTIAL

Address 406 MANTOLOKING ROAD, BRICK, NJ 08723

Telephone 908-705-1074 Fax _____ Cell 908-705-1074

Email matt@lombardiresidential.com

Designer: (Choose one)

Engineer

Surveyor _____

Name JOSEPH C MONGELUZI JR, PE C/O MOMENCE, INC.

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610 527 3030 Fax 610 527 9008

Email jmongeluzi@momence.com

Area of property 50,509 SF

Area of disturbance 24,293 SF

Number of proposed buildings 2

Proposed use of property RESIDENTIAL

Number of proposed lots 2

Plan Status: Sketch Plan _____ Preliminary _____ Final Revised _____

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

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

NO

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

NO

Individual/Corporation/Partnership Name

MATT LOMBARDI, LOMBARDI RESIDENTIAL

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

Matt Lombardi

Print Name

Matt Lombardi

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

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

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

DEVELOPER/APPLICANT

Name Matt Lombardi c/o Lombardi Residential E-mail matt@lombardiresidential.com

Address 406 Mantoloking Road, Brick, NJ 08723 Phone _____

Name of Development 106 and 110 Cambria Court

Municipality Wayne, 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 Joseph C. Mongeluzi, Jr., PE E-mail jmongeluzi@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 type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District R3

Tax Map # 14 / 163 / 000 **106 Cambria**

Tax Folio # 36 / 02 / 00857 / 000 **106 Cambria**

Tax Map 14/162/000 110 Cambria

Tax Folio 36/02/00858/000 110 Cambria

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Applicant would like to subdivide 106 Cambria Court from one lot to two lots thus creating 106 and 108 Cambria Court. In addition, a lot line adjustment will be required at 110 Cambria Court. Both 106 and 110 Cambria Court are owned the applicant.

The applicant would like to construct single family homes on the lots.

Total Site Area 1.16 Acres
Size of All Existing Buildings 3,677 (110 Cambria) Square Feet
Size of All Proposed Buildings 4,595 (16 & 108 Cambria) Square Feet
Size of Buildings to be Demolished NA Square Feet

Matt Lombardi
Print Developer's Name

[Signature]
Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting 1/3/2017

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 # _____

Roger A. Phillips PE Township Engineer
Print Name and Title of Designated Municipal Official

610-688-5600
Phone Number

[Signature]
Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

DEED

Grantor:

John Franklin Haws and Doris S. Haws, his wife

TO

Grantee:

Lombardi State Realty, LLC, a Pennsylvania
Limited Liability Company

PREMISES

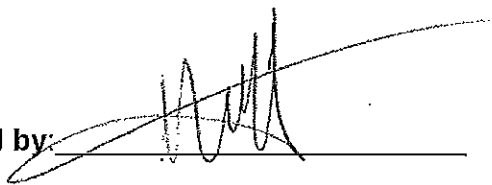
106 Cambria Court
Radnor Township
Delaware County, Pennsylvania

Folio No. 36-02-00857-00

GRANTEE ADDRESS

406 Mantoloking Road
Brick Twp., NJ 08723

Certified by: _____

A handwritten signature in black ink, appearing to be 'JFH', is written over a horizontal line.

Record & Return To:
Homestead Abstract Settlement Services
2327 West Chester Pike
Broomall, PA 19008
(610) 353-4755

Prepared by:
Homestead Abstract Settlement Services

Record & Return To:
Homestead Abstract Settlement Services
2327 West Chester Pike
Broomall, PA 19008
(610) 353-4755

RD BK05834-1395 OT-DEED
2016034056 07/01/2016 11:03:36 AM:3
RCD FEE: \$100.50 POL SUB TAX: \$6,375.00 ST TAX: \$4,250.00
36-RADNOR \$6,375.00 THOMAS J. JUDGE SR. ROD
DELAWARE COUNTY

Folio No. 36-02-00857-00

This Indenture made this 30th day of June, 2016,

Between

John Franklin Haws and Doris S. Haws, his wife

(hereinafter called the Grantor),

AND

Lombardi State Realty, LLC, a Pennsylvania Limited Liability Company

(hereinafter called the Grantee),

Witnesseth that the said Grantor for and in consideration of the sum of:

FOUR HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$425,000.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns the following in fee simple:

See Legal Description Attached Hereto and Made a Part Hereof as Schedule "A".

SCHEDULE "A"
Legal Description

ALL THAT CERTAIN tract of piece of ground, situate in St. Davids, Radnor Township, Delaware County, Pennsylvania, bounded and described in accordance with a Map of Cambria Court, by E. J. Wendell, dated May 5, 1922, as follows, to wit:

BEGINNING at a point in the middle line of Cambria Court at a corner of land now or late of H. K. Mulford, Jr., said point of beginning being measured the 4 following courses and distances along said middle line of Cambria Court from its intersection with the middle line of Lancaster Avenue; (1) North 19 degrees 16 minutes 45 seconds East 179.39 feet (2) on the arc of a circle curving to the right with a radius of 190.42 feet (the chord of which bears North 20 degrees 37 minutes 2 seconds East 8.60 feet) the arc distance of 8.60 feet to a spike; (3) on the arc of a circle curving to the right with a radius of 190.42 feet (the chord of which bears North 48 degrees 52 minutes 3 seconds East 172.64 feet) the arc distance of 179.18 feet to a spike; (4) on the arc of a circle curving to the right in a Northeasterly direction the arc distance of 57.631 feet; thence extending from said point and place of beginning along the middle line of Cambria Court on the arc of a circle curving to the right in a Southeasterly direction of the arc distance of 30.57 feet to a spike and South 77 degrees 38 minutes 15 seconds East 108 feet to an iron pin; and on the arc of a circle curving to the left with a radius of 444.42 feet (the chord of which arc bears South 80 degrees 5 minutes 20 seconds East) the arc distance of 15.38 feet to a point in line of land now or late of Henry Pleasants; thence extending along same South 6 degrees 15 minutes West 196.58 feet to an iron pin; thence extending North 75 degrees 1 minute 20 seconds West 101.76 feet to an iron pin; thence extending North 81 degrees 31 minutes West 13.24 feet to a point; thence extending along land now or late of H. K. Mulford, Jr., North 5 degrees 16 minutes West 198.30 feet to the first mentioned point and place of beginning.

BEING Folio No. 36-02-00857-00.

BEING the same premises which Charles E. Alexander and Eleanor H. Alexander, his wife and William V. Alexander, Jr. and Isabelle F. Alexander, his wife by Deed dated 2/8/1954 and recorded 2/19/1954 in Delaware County in Deed Book 1676 Page 549 conveyed unto John Franklin Haws and Doris S. Haws, his wife, in fee.

AND the said John Franklin Haws is also known as J. Frank Haws, John F. Haws and J. F. Haws.

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

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

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

The remainder of this page is intentionally left blank

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

Sealed and Delivered

IN THE PRESENCE OF US

[Signature]
WITNESS

John Franklin Haws
John Franklin Haws, GRANTOR

[Signature]
WITNESS

Doris S Haws
Doris S. Haws, GRANTOR

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF DELAWARE :

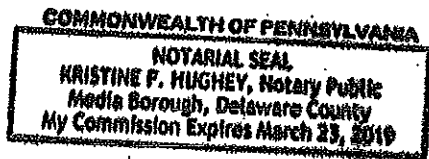
On this, the 30th day of June, 2016, before me, a notary public the undersigned officer, personally appeared:

John Franklin Haws and Doris S. Haws

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Kristine F. Hughey
Notary Public



Homestead Abstract and Settlement Services, Inc.
2327 West Chester Pike
Broomall, PA 19008
Phone: (610)353-4755 Fax: (610)353-6454
homesteadabstract@verizon.net

July 29, 2016

Chris Lombardi
Lombardi State Realty, LLC
406 Mantoloking Road
Brick Township, NJ 08723

Purchaser: Lombardi State Realty, LLC, a Pennsylvania Limited Liability Company
Address: 110 Cambria Court, Radnor Township, Delaware County, PA
Held Open Owner's Policy

Dear Chris,

Enclosed please find the following documents in reference to the above property which should be maintained with your permanent records:

 X Copy Held Open Request
 X Original Recorded Deed

Our thanks for selecting us to be part of your real estate transaction and please do not hesitate to contact us if you have any questions or need title insurance or closing services in the future.

Best regards,

Michael K. Molinaro

Michael K. Molinaro

MKM/jg
enc.

Homestead Abstract and Settlement Services, Inc.
2327 West Chester Pike
Broomall, PA 19008
Phone: (610)353-4755 Fax: (610)353-6454
homesteadabstract@verizon.net

June 30, 2016

Chris Lombardi
Lombardi State Realty, LLC
406 Mantoloking Road
Brick Township, NJ 08723

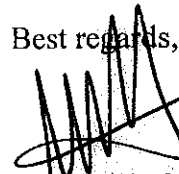
Purchaser: Lombardi State Realty, LLC, a Pennsylvania Limited Liability Company
Address: 110 Cambria Court, Radnor Township, Delaware County, PA
Held Open Owner's Policy

Dear Chris,

Per your request, the Owner's Policy on the above premises will be held open for a period of 12 months from the date of recording of the Deed. If during the 12 month period a mortgage is placed on the premises, an additional charge due for a Loan Policy in an amount in excess of the Owner's Policy, if any, will be charged for the issuance of the Owner's and Loan Policies. However, a work charge for conducting the loan closing and issuance of an updated Title Commitment, if required, will be made which shall not exceed 25% of the sale rate for such Loan Policy. An Owner's Policy will issue if requested at any time or if no mortgage is placed on the premises during this time, whichever is first to occur.

Please sign below if this meets with your understanding and our thanks for selecting us to be part of your real estate transaction and please do not hesitate to contact us if you have any questions or need title insurance or closing services in the future.

Best regards,

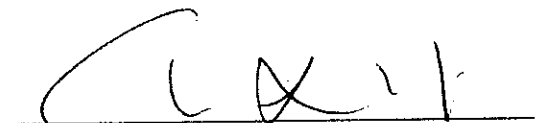


Michael K. Molinaro

MKM/jg

enc.


Acknowledged and Approved By:


Christopher J. Lombardi, Member, Buyer

Prepared by:
Homestead Abstract Settlement Services

Record & Return To:
Homestead Abstract Settlement Services
2327 West Chester Pike
Broomall, PA 19008
(610) 353-4755

Folio No. 36-02-00858-00

RD BK05834-1400 DT-DEED
2016034057 07/01/2016 11:03:36 AM:4
RCD FEE: \$100.50 POL SUB TAX: \$6,375.00 ST TAX: \$4,250.00

36-RADNOR \$6,375.00 THOMAS J. JUDGE SR. ROD
DELAWARE COUNTY

This Indenture made this **30th** day of **June**, **2016**,

Between

J. Frank Haws and Doris S. Haws, husband and wife

(hereinafter called the Grantor),

AND

Lombardi State Realty, LLC, a Pennsylvania Limited Liability Company

(hereinafter called the Grantee),

Witnesseth that the said Grantor for and in consideration of the sum of:
FOUR HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$425,000.00)
lawful money of the United States of America, unto Grantor well and truly paid by the said
Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby
acknowledged, has granted, bargained and sold, released and confirmed, and by these
presents does grant, bargain and sell, release and confirm unto the said Grantee and
Grantee's heirs, successors and assigns the following in fee simple:

See Legal Description Attached Hereto and Made a Part Hereof as Schedule "A".

SCHEDULE "A"
Legal Description

ALL THAT CERTAIN messuage and garage and lot or piece of ground, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the middle line of Cambria Court 578.73 feet Northeastwardly measured along the middle line of said Court from the middle line of Lancaster Avenue.

CONTAINING in front along the middle line of Cambria Court, aforesaid, 101.84 feet and extending Southeastwardly 225.16 feet on the East side and 196.58 feet on the West side of land now or late of Elizabeth Moorehouse.

BEING Folio No. 36-02-00858-00.

BEING the same premises which Alex A. Fulton and Barbara L. Fulton by Deed dated 02/28/1973 and recorded 03/02/1973 in Delaware County in Deed Book 2461 Page 830 conveyed unto J. Frank Haws and Doris S. Haws, husband and wife, in fee.

AND the said J. Frank Haws is also known as John Franklin Haws, John F. Haws and J. F. Haws.

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

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

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

The remainder of this page is intentionally left blank

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

Sealed and Delivered
IN THE PRESENCE OF US

[Signature]
WITNESS

J. Frank Haws
J. Frank Haws, GRANTOR

[Signature]
WITNESS

Doris S. Haws
Doris S. Haws, GRANTOR

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DELAWARE : SS
:

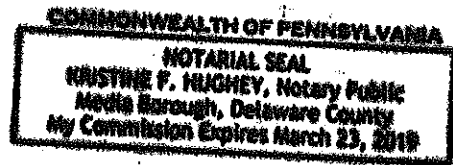
On this, the 30th day of June, 2016, before me, a notary public the undersigned officer, personally appeared:

J. Frank Haws and Doris S. Haws

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Kristine F. Hickey
Notary Public



DEED

Grantor:

J. Frank Haws and Doris S. Haws, his wife

TO

Grantee:

Lombardi State Realty, LLC, a Pennsylvania
Limited Liability Company

PREMISES

110 Cambria Court
Radnor Township
Delaware County, Pennsylvania

Folio No. 36-02-00858-00

GRANTEE ADDRESS

406 Mantoloking Road
Brick Twp., NJ 08723

Certified by: _____

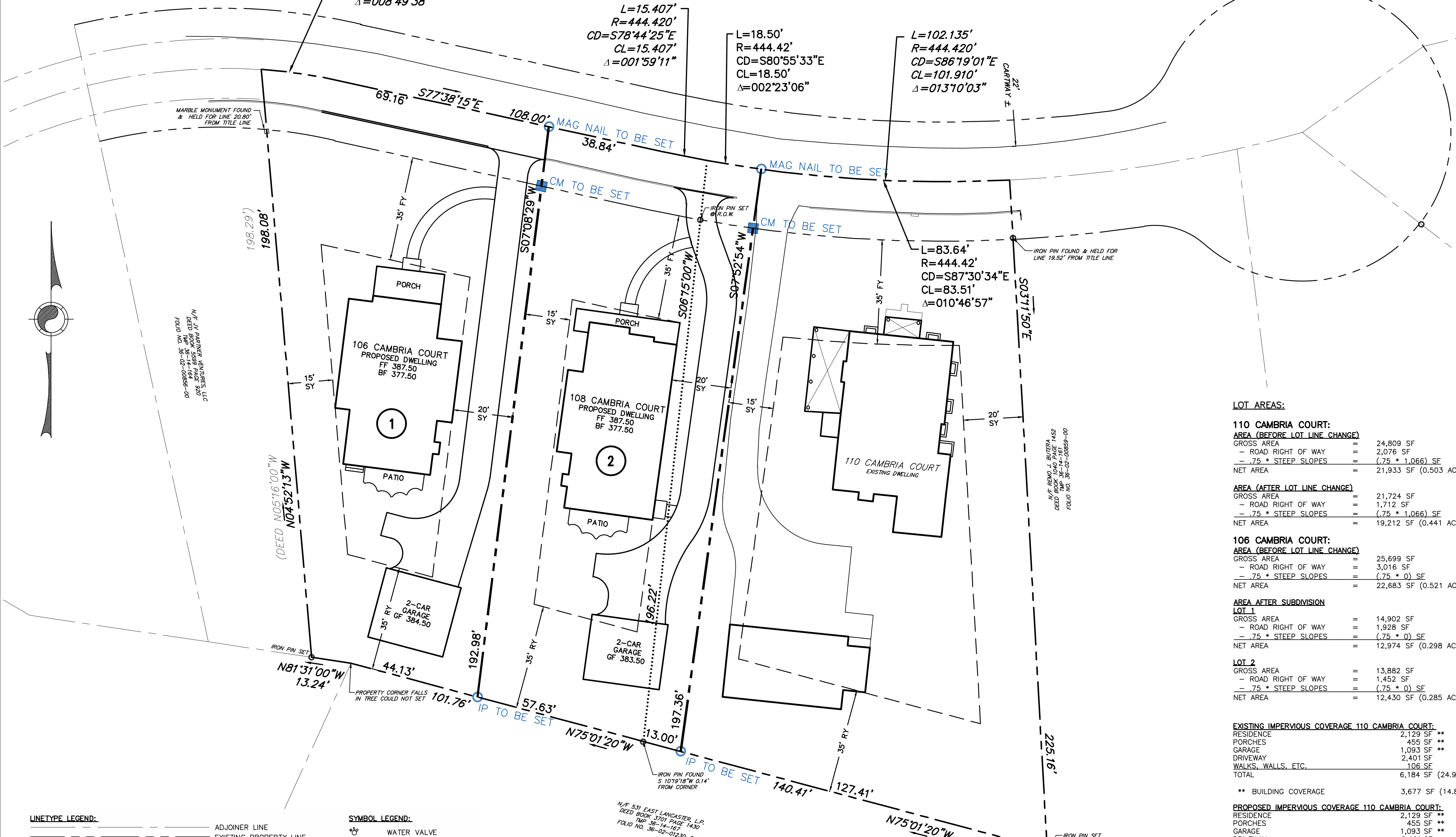
A handwritten signature in black ink, appearing to be 'J. Frank Haws', written over a horizontal line.

Record & Return To:
Homestead Abstract Settlement Services
2327 West Chester Pike
Broomall, PA 19008
(610) 353-4755

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



LINE TYPE LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	PROPOSED BUILDING SETBACK
X-X-X	EXISTING FENCE LINE
///	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T/C	EXISTING TELECOM LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
ST	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPERTY LINE TO BE CHANGED

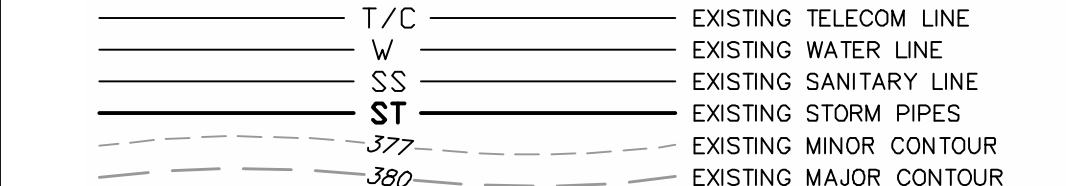
SYMBOL LEGEND:

+	WATER VALVE
○	SURVEY MARKER
□	SURVEY MONUMENT
○	UTILITY POLE
○	CLEANOUT
○	SIGN
○	EXISTING TREE
○	TREE TO BE REMOVED
○	TREE TO BE IMPACTED
○	PERCOLATION TEST

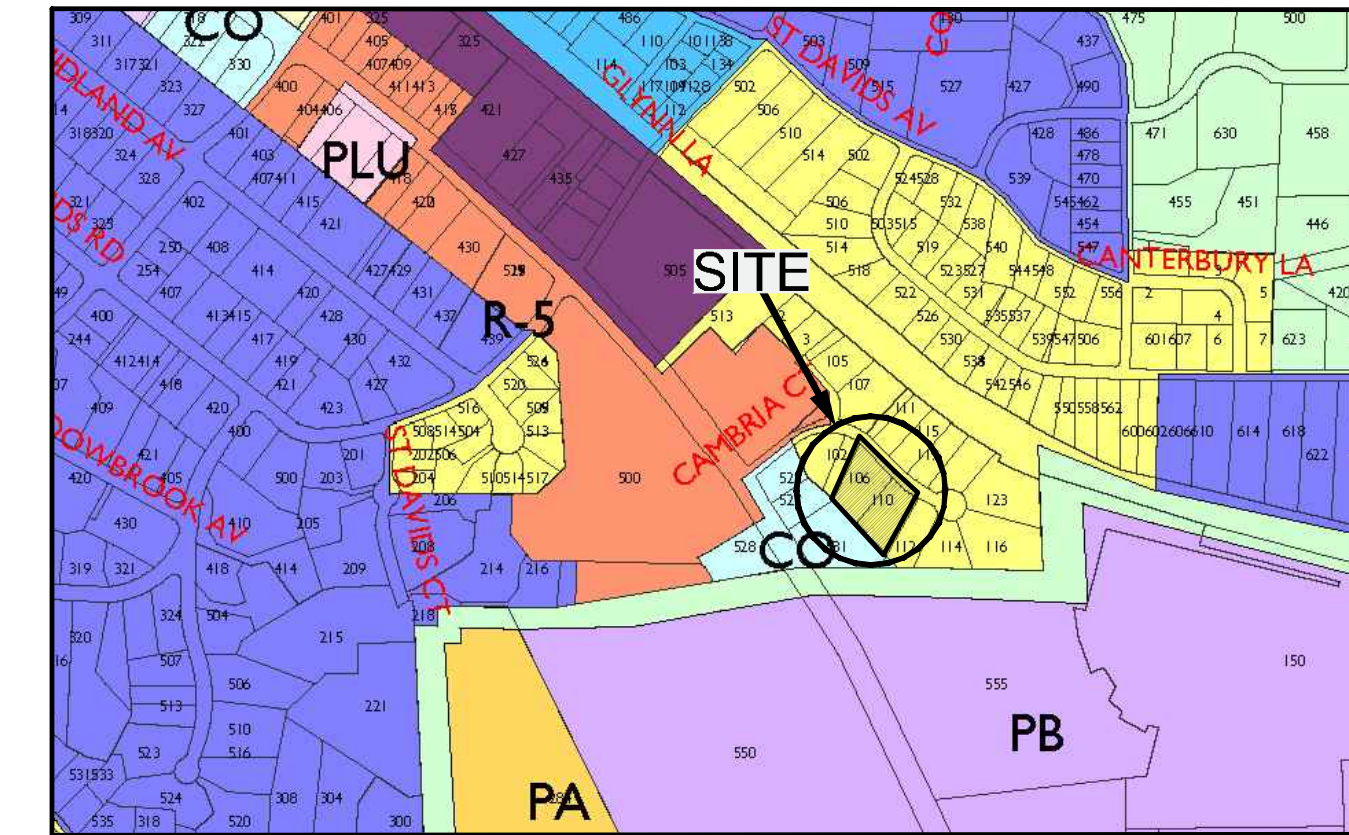
ZONING COMPLIANCE TABULATION

R-3 ZONING DISTRICT -- SINGLE-FAMILY DWELLING

ITEM	REQUIREMENT	EXISTING 110	EXISTING 106	PROPOSED 110	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	10,000 SF	24,809 SF GROSS	25,699 SF GROSS	21,724 SF GROSS	14,902 SF	13,882 SF
NET OF R/W		21,933 SF NET OF R/W & STEEP SLOPES	22,683 SF NET OF R/W & STEEP SLOPES	19,212 SF NET OF R/W & STEEP SLOPES	12,974 SF NET OF R/W & STEEP SLOPES	12,430 SF NET OF R/W & STEEP SLOPES
LOT WIDTH (BSL)	70' MIN	111'	141'	83'	72'	94'
BUILDING AREA	25% ALLOWED	3,677 SF (14.82%)	0 SF (0%)	3,677 SF (16.93%)	2,830 SF (19.00%)	2,756 SF (19.85%)
FRONT YARD	35 FEET MIN.	31.13'	35'	35'	35'	35'
SIDE YARD	35 FEET AGG. (15 FEET MIN)	35' AGG. (15' MIN)	35' AGG. (15' MIN)	35' AGG. (15' MIN)	35' AGG. (15' MIN)	35' AGG. (15' MIN)
REAR YARD	35 FEET MIN	35'	35'	35'	35'	35'
IMPERVIOUS SURFACES	35% MAXIMUM	6,184 SF (24.93%)	0 SF (0%)	4,855 SF (28.47%)	4,771 SF (34.37%)	4,771 SF (34.37%)
BUILDING HEIGHT	3 STORIES/35 FEET MAX	2.5 STORIES	2.5 STORIES	35' MAX	35' MAX	35' MAX



CAMBRIA COURT
(40' WIDE R.O.W.)



ZONING DISTRICT R-3 REGULATIONS

LOT AREA	10,000 S.F. MIN.
BLDG. AREA	70 FEET MIN. 25% MAX.
FRONT YARD	35 FEET MIN.
SIDE YARD	35 FEET AGG. (15 FEET MIN.)
REAR YARD	35 FEET MIN.
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	35% MAX.
RIPARIAN BUFFER SETBACK	30' MIN.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

- GENERAL NOTES:**
- OWNER/APPLICANT: LOMBARDI RESIDENTIAL 406 MANTOLOKING ROAD BRICK, NJ 08723
 - BOUNDARY AND IMPERVIOUS DATA TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 106 AND 110 CAMBRIA COURT" PREPARED BY MOMENEE SURVEY GROUP INC., FILE NO. 16-084, DATED APRIL 20, 2016.
 - SURVEY NOTES:
 - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON APRIL 13, 2016 AND DEPICTS CONDITIONS ON THAT DATE.
 - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - PA. ONE CALL NUMBER FOR THIS SITE IS 20160902450.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA VRS NETWORK.
 - THIS SURVEY AND PLAN WAS SUBMITTED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 - IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0036F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - TAX PARCEL I.D. ADDRESS 106 CAMBRIA: 36-02-00857-00, BLOCK: 14 UNIT NO. 163:000 ADDRESS 110 CAMBRIA: 36-02-00858-00, BLOCK: 14 UNIT NO. 162:000
 - SOURCE OF TITLE: ADDRESS 110 CAMBRIA: DEED BOOK 1676 PAGE 549 ADDRESS 110 CAMBRIA: DEED BOOK 2461 PAGE 830
 - SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/.
 - THE INTENT OF THESE PLANS IS TO DEPICT THE ALTERATION OF THE LOT LINE BETWEEN 106 AND 110 CAMBRIA COURT AND THE SUBDIVISION OF 106 CAMBRIA COURT TO CREATE ONE ADDITIONAL LOT AND REMOVAL/GRADING NEEDED TO FACILITATE THE PROPOSED DWELLINGS, DRIVEWAYS, WALKS, UTILITIES, STORMWATER MANAGEMENT, AND OTHER RELATIVE SITE IMPROVEMENTS IN CONJUNCTION WITH EROSION AND SEDIMENTATION CONTROL.
 - BOTH LOTS ARE CURRENTLY SERVED BY PUBLIC WATER. NEW PUBLIC WATER AND SEWER CONNECTION IS PROPOSED FOR THE NEW LOT.
 - THE STORMWATER MANAGEMENT DETENTION/COLLECTION SYSTEMS AND INLETS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS. ROOF DRAINS ARE TO BE TIED INTO THE STORMWATER MANAGEMENT DETENTION SYSTEMS.
 - A PLANNING MODULE OR EXEMPTION IS REQUIRED FROM DEP.
 - A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEMS THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.
 - AN INDIVIDUAL GRADING PLAN AND EROSION SEDIMENT AND CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUING ANY BUILDING PERMITS. ANY REVISIONS TO THE SIZE OR LOCATION OF THE INDIVIDUAL STRUCTURES OR OTHER FEATURES WILL NEED TO BE ADDRESSED AT THAT TIME, AND A FINAL APPROVAL OF THE STORMWATER MANAGEMENT PLAN WILL BE REQUIRED AS PART OF THE GRADING PERMIT PROCESS.

LOT AREAS:

110 CAMBRIA COURT:

AREA (BEFORE LOT LINE CHANGE)	
GROSS AREA	24,809 SF
- ROAD RIGHT OF WAY	2,076 SF
- .75 * STEEP SLOPES	(.75 * 1,066) SF
NET AREA	21,933 SF (0.503 AC)

AREA (AFTER LOT LINE CHANGE)

GROSS AREA	21,724 SF
- ROAD RIGHT OF WAY	1,712 SF
- .75 * STEEP SLOPES	(.75 * 1,066) SF
NET AREA	19,212 SF (0.441 AC)

106 CAMBRIA COURT:

AREA (BEFORE LOT LINE CHANGE)	
GROSS AREA	25,699 SF
- ROAD RIGHT OF WAY	3,016 SF
- .75 * STEEP SLOPES	(.75 * 0) SF
NET AREA	22,683 SF (0.521 AC)

AREA AFTER SUBDIVISION

LOT 1

GROSS AREA	14,902 SF
- ROAD RIGHT OF WAY	1,928 SF
- .75 * STEEP SLOPES	(.75 * 0) SF
NET AREA	12,974 SF (0.298 AC)

LOT 2

GROSS AREA	13,882 SF
- ROAD RIGHT OF WAY	1,452 SF
- .75 * STEEP SLOPES	(.75 * 0) SF
NET AREA	12,430 SF (0.285 AC)

EXISTING IMPERVIOUS COVERAGE 110 CAMBRIA COURT:

RESIDENCE	2,129 SF **
PORCHES	455 SF **
GARAGE	1,093 SF **
DRIVEWAY	2,401 SF
WALKS, WALLS, ETC.	106 SF
TOTAL	6,184 SF (24.93%)

** BUILDING COVERAGE 3,677 SF (14.82%)

PROPOSED IMPERVIOUS COVERAGE 110 CAMBRIA COURT:

RESIDENCE	2,129 SF **
PORCHES	455 SF **
GARAGE	1,093 SF **
DRIVEWAY	2,401 SF
WALKS, WALLS, ETC.	106 SF
TOTAL	6,184 SF (28.47%)

** BUILDING COVERAGE 3,677 SF (16.93%)

EXISTING IMPERVIOUS COVERAGE 106 CAMBRIA COURT:

RESIDENCE	1,976 SF **
GARAGE	624 SF **
PORCH	230 SF **
DRIVEWAY	1,697 SF
WALK	328 SF
TOTAL	4,855 SF (32.58%)

** BUILDING COVERAGE 2,830 SF (19.00%)

PROPOSED IMPERVIOUS COVERAGE - LOT 1

RESIDENCE	1,976 SF **
GARAGE	624 SF **
PORCH	230 SF **
DRIVEWAY	1,697 SF
WALK	303 SF
TOTAL	4,771 SF (34.37%)

** BUILDING COVERAGE 2,756 SF (19.85%)

STATE OF PENNSYLVANIA
COUNTY OF DELAWARE SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS DIRECTION AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE)

NOTARY PUBLIC OR OTHER OFFICER

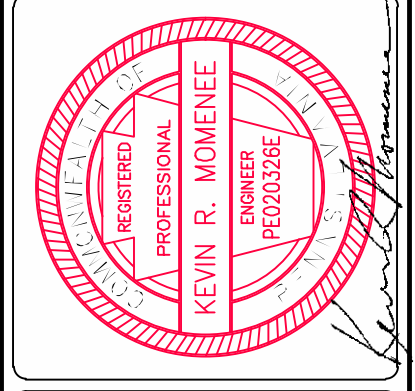
MY COMMISSION EXPIRES: _____

Serial Number: 20160902450

CALL BEFORE YOU DIG:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Professional Engineer
Kevin R. Momenie
P.E. No. 160303030

1-800-242-1776



MOMENEE, INC.
a Kairns Company

ENGINEERING | PLANNING | SURVEYING

RECORD PLAN: (SHEET 1 OF 1 FOR RECORDING)

SUBDIVISION / LOT LINE CHANGE PLAN

106 & 110 CAMBRIA COURT

RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

OWNER/APPLICANT: LOMBARDI RESIDENTIAL 406 MANTOLOKING ROAD BRICK, NJ 08723

ONE-CALL: 20160902450

DRAWN BY: SWB

CHECKED BY: JCM

FILE NO.: 16-084

SHEET 1 OF 6

DATE: DECEMBER 1, 2016

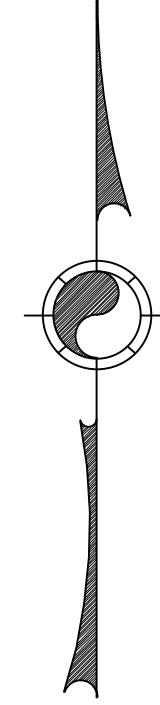
SCALE: 1" = 20'

2	05/12/17	SHADE TREE COMMENT
1	03/07/17	PRELIM TWP COMMENT
		REVI. DATE
		COMMENTS

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

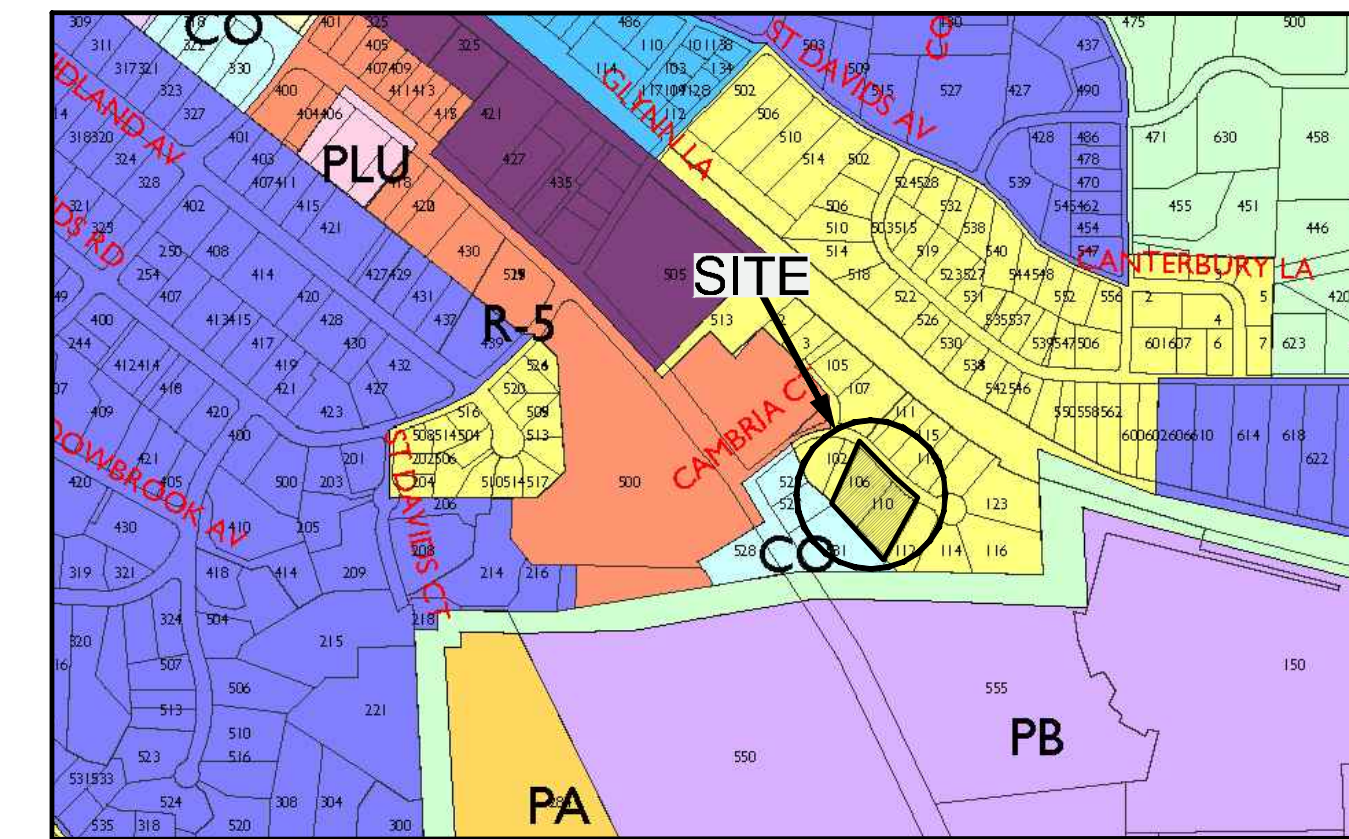
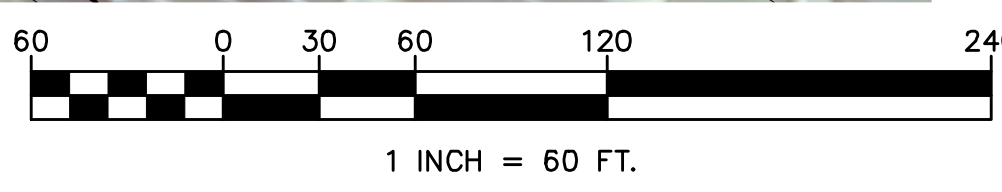
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



SYMBOL	NAME	%SLOPE	ERODIBILITY INDEX	HYDROLOGIC GROUP	AGRICULTURAL CAPABILITY CLASS	LOAD-BEARING CAPACITY	DEPTH TO SHALLOW WATER	DEPTH TO BEDROCK
Md	Made land gabbro and diabase materials	Not rated	Not rated	C	6e	Well drained	Not rated	66+

NOTE: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFRESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

THE ENTIRE SITE IS Md SOIL TYPE.



LOCATION MAP
SCALE: 1" = 600'

ZONING DISTRICT R-3 REGULATIONS

- LOT AREA 10,000 S.F. MIN.
- LOT WIDTH AT BLDG. LINE 70 FEET MIN.
- BLDG. AREA 25% MAX.
- FRONT YARD 35 FEET MIN.
- SIDE YARD 35 FEET AGG. 15 FEET MIN.)
- REAR YARD 35 FEET MIN.
- HEIGHT 35 FEET MAX.
- IMPERVIOUS SURFACE 35% MAX.
- RIPARIAN BUFFER SETBACK 30' MIN.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

GENERAL NOTES:

1. OWNER/APPLICANT:
Lombardi Residential
406 Mantoloking Road
Brick, NJ 08723
2. BOUNDARY AND IMPERVIOUS DATA TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 106 AND 110 CAMBRIA COURT" PREPARED BY MOMENEE SURVEY GROUP INC., FILE NO. 16-084, DATED APRIL 20, 2016.
3. SURVEY NOTES:
 - a. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON APRIL 13, 2016 AND DEPICTS CONDITIONS ON THAT DATE.
 - b. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - c. PA. ONE CALL NUMBER FOR THIS SITE IS 20160902450.
 - d. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988 OBTAINED VIA VRS NETWORK.
 - e. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 - f. IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0036F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
4. TAX PARCEL I.D.
ADDRESS 106 CAMBRIA: 36-02-00857-00, BLOCK: 14 UNIT No. 163.000
ADDRESS 110 CAMBRIA: 36-02-00858-00, BLOCK: 14 UNIT No. 162.000
5. SOURCE OF TITLE:
ADDRESS 110 CAMBRIA: DEED BOOK 1676 PAGE 549
ADDRESS 110 CAMBRIA: DEED BOOK 2461 PAGE 830
6. SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/)
7. THE INTENT OF THESE PLANS IS TO DEPICT THE ALTERATION OF THE LOT LINE BETWEEN 106 AND 110 CAMBRIA COURT AND THE SUBDIVISION OF 106 CAMBRIA COURT TO CREATE ONE ADDITIONAL LOT AND REMOVAL/GRADING NEEDED TO FACILITATE THE PROPOSED DWELLINGS, DRIVEWAYS, WALKS, UTILITIES, STORMWATER MANAGEMENT, AND OTHER RELATIVE SITE IMPROVEMENTS IN CONJUNCTION WITH EROSION AND SEDIMENTATION CONTROL.
8. BOTH LOTS ARE CURRENTLY SERVED BY PUBLIC WATER. NEW PUBLIC WATER AND SEWER CONNECTION IS PROPOSED FOR THE NEW LOT.
9. THE STORMWATER MANAGEMENT DETENTION/COLLECTION SYSTEMS AND INLETS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS. ROOF DRAINS ARE TO BE TIED INTO THE STORMWATER MANAGEMENT DETENTION SYSTEMS.
10. A PLANNING MODULE OR EXEMPTION IS REQUIRED FROM DEP.
11. A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEMS THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.
12. AN INDIVIDUAL GRADING PLAN AND EROSION SEDIMENT AND CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUING ANY BUILDING PERMITS. ANY REVISIONS TO THE SIZE OR LOCATION OF THE INDIVIDUAL STRUCTURES OR OTHER FEATURES WILL NEED TO BE ADDRESSED AT THAT TIME, AND A FINAL APPROVAL OF THE STORMWATER MANAGEMENT PLAN WILL BE REQUIRED AS PART OF THE GRADING PERMIT PROCESS.

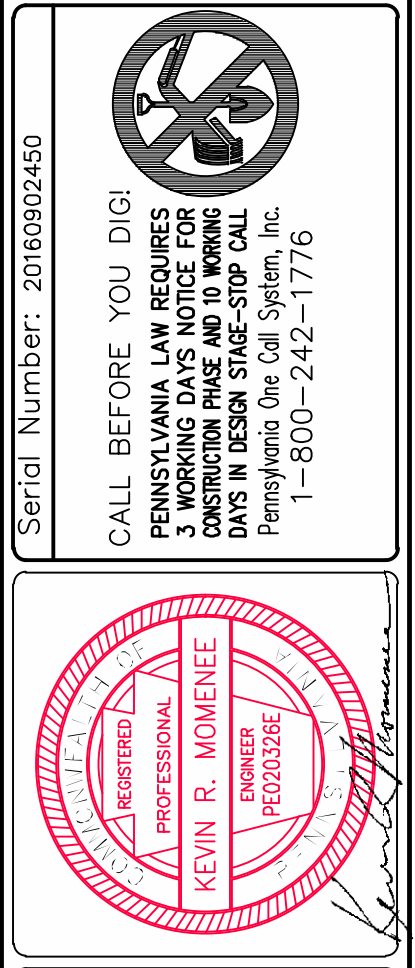
LINE/TYPE LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	PROPOSED BUILDING SETBACK
X X X	EXISTING FENCE LINE
///	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T/C	EXISTING TELECOM LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
ST	EXISTING STORM PIPES
377	EXISTING MINOR CONTOUR
380	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	EXISTING SLOPES 14-20%
---	EXISTING SLOPES ≥20%

SYMBOL LEGEND:

⊕	WATER VALVE
○	SURVEY MARKER
⊠	UTILITY MONUMENT
⊙	UTILITY POLE
○	CLEANOUT
⊙	SGN
●	EXISTING TREE
⊗	TREE TO BE REMOVED
⊗	TREE TO BE IMPACTED
⊗	PERCOLATION TEST

Serial Number: 20160902450
CALL BEFORE YOU DIG:
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



MOMENEE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING

VICINITY PLAN
SUBDIVISION / LOT LINE CHANGE PLAN
106 & 110 CAMBRIA COURT
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
OWNER/APPLICANT
Lombardi Residential
406 Mantoloking Road
Brick, NJ 08723

ONE-CALL: 20160902450
DRAWN BY: SNB
CHECKED BY: JCN

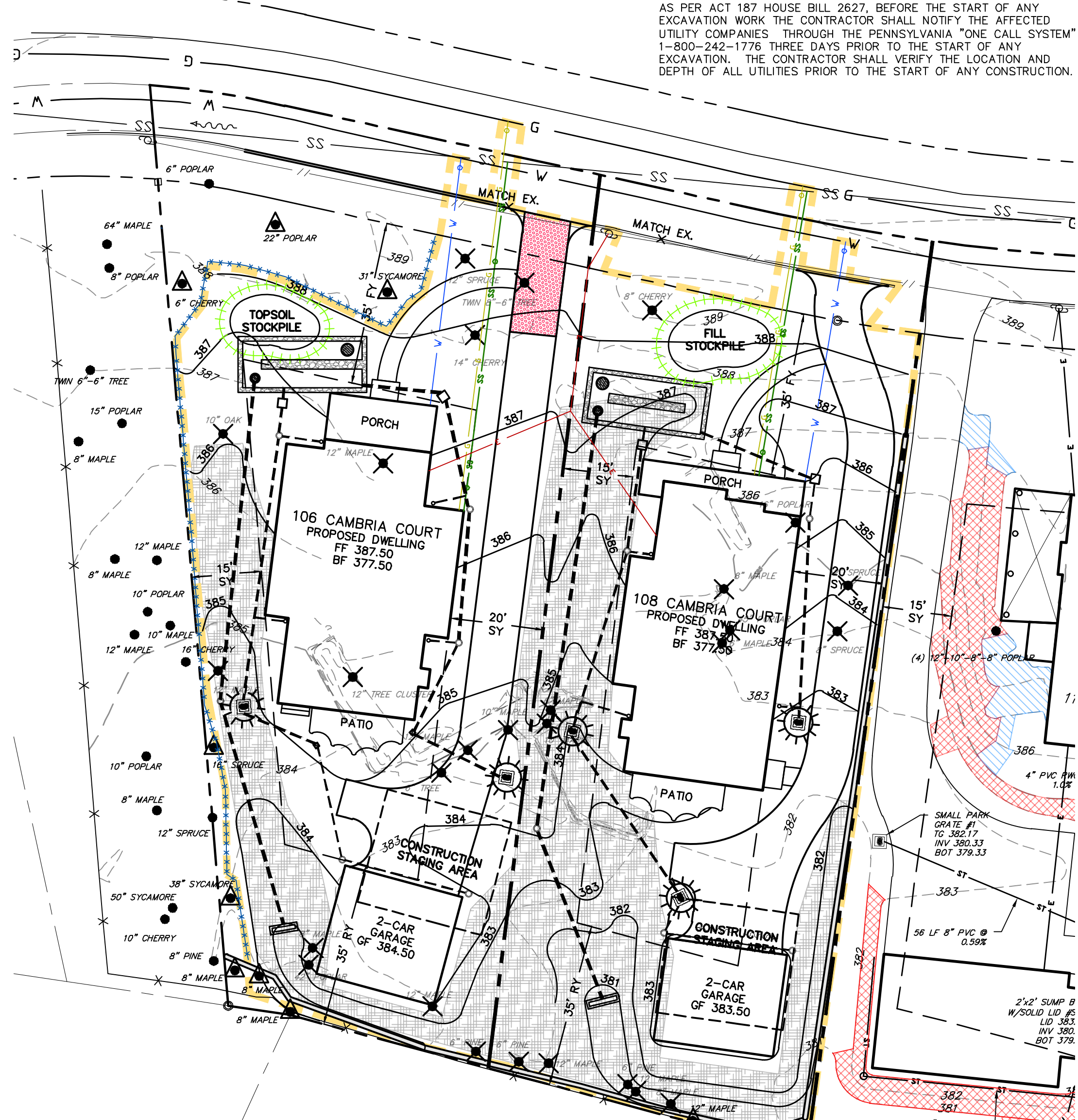
2	05/12/17	SHADE TREE COMMENT
1	03/07/17	PRELIM TWP COMMENTS
1	03/07/17	REV. DATE

FILE NO.: 16-084
SHEET **3** OF 6
DATE: DECEMBER 1, 2016
SCALE: 1" = 60'

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

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LIMITS OF DISTURBANCE = 24,577 SF ± (0.564 AC)

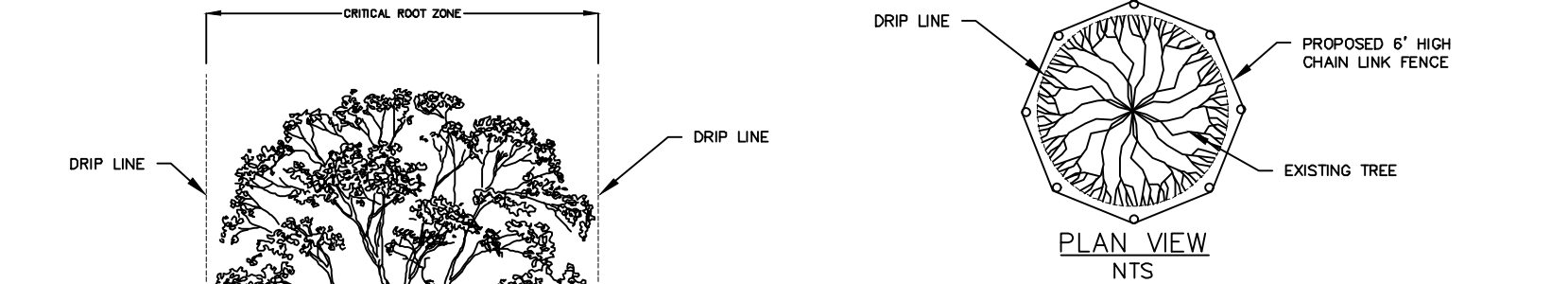
NOTE: A COPY OF THE EROSION & SEDIMENT CONTROL PLAN IS TO BE KEPT ON SITE AT ALL TIMES.



1 INCH = 20 FT.

LINE/TYPED LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING ROW LINE
---	PROPOSED BUILDING SETBACK
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELECOM LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPOSED GRADING
---	PROPOSED STORM PIPES
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER SERVICE
---	PROPOSED GAS SERVICE
---	PROPOSED ELECTRIC SERVICE
---	PROPOSED SILT FENCE OR COMPOST FILTER SOCK
---	PROPOSED TREE PROTECTION FENCE
---	PROPOSED LIMITS OF DISTURBANCE
---	PROPOSED INLET PROTECTION
---	PROPOSED DIVERSION BERM
---	PROPOSED CONSTRUCTION ENTRANCE
---	PROPOSED EROSION CONTROL BLANKET
---	EXISTING SLOPES 14-20%
---	EXISTING SLOPES ≥20%



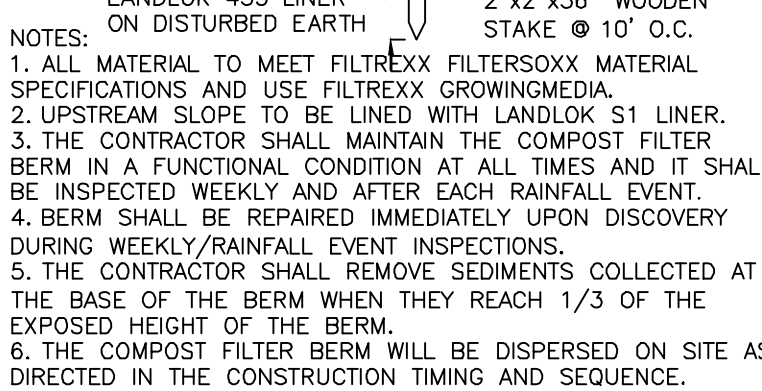
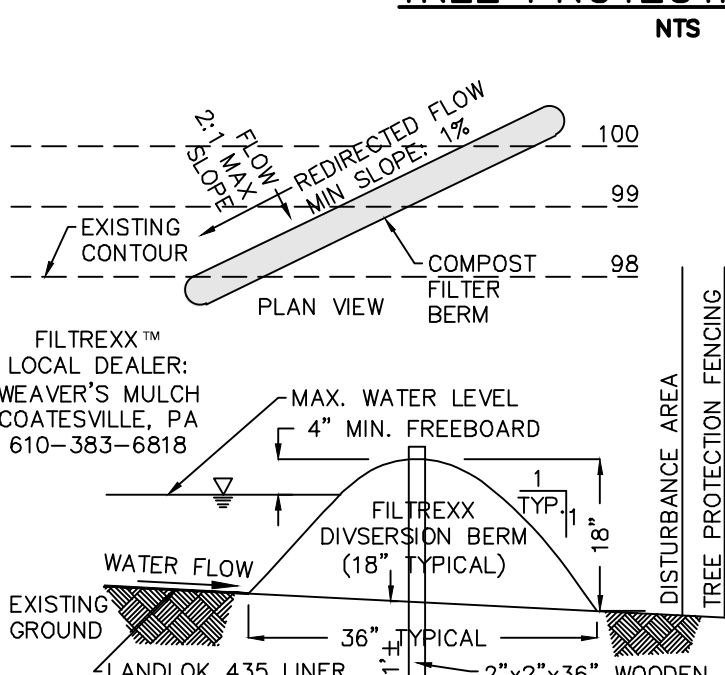
TREE PROTECTION SPECIFICATIONS

- A 4" LAYER OF COARSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIPLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUNK.
- A PROTECTIVE BARRIER OF 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIPLINE OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE DRIPLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOT CLOSER THAN 2' INTO THE GROUND. FENCE POSTS SHALL BE 2.0" IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).
- MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREES. THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.
- WHERE THE CONSULTING ARBORIST HAS DETERMINED THAT TREE PROTECTION FENCING WILL INTERFERE WITH THE SAFETY OF WORK CREWS, TREE WRAP MAY BE USED AS AN ALTERNATIVE FORM OF TREE PROTECTION. WOODEN SLATS AT LEAST ONE INCH THICK ARE TO BE BOUND SECURELY, EDGE TO EDGE, AROUND THE TRUNK. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCAFFOLD LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE CONSULTING ARBORIST. STRAW WADDLE MAY ALSO BE USED AS A TRUNK WRAP BY COILING THE WADDLE AROUND THE TRUNK UP TO A MINIMUM HEIGHT OF SIX FEET FROM GRADE. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE STRAW WADDLE.

DO NOT:

- ALLOW RUNOFF OF SPILLAGE DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
- STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TREE PROTECTION ZONE.
- CUT, BREAK SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
- ALLOW FIRES UNDER AND ADJACENT TO TREES.
- DISCHARGE EXHAUST INTO FOLIAGE.
- SECURE CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS.
- TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIPLINE OR PROTECTION ZONE OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
- APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.

TREE PROTECTION DETAIL

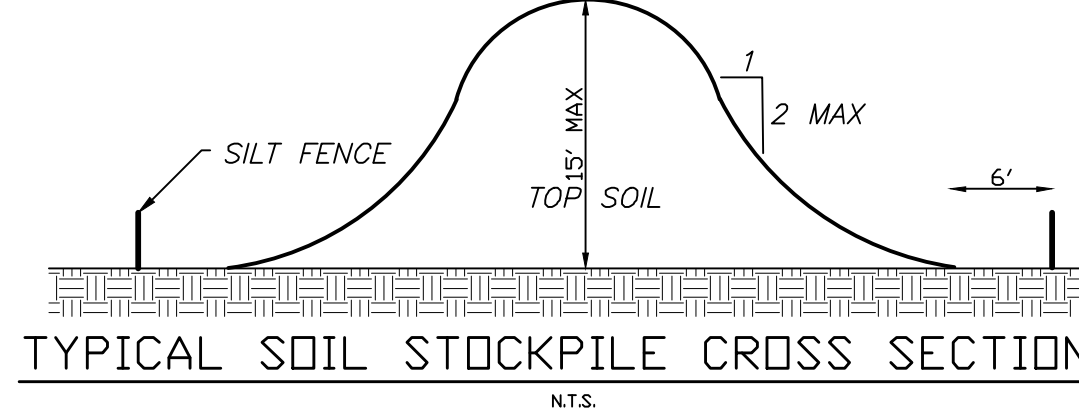


COMPOST STANDARDS

pH	5.0 - 8.0
MOISTURE CONTENT	< 60%
PARTICLE SIZE	99% PASSING A 2" SIEVE AND MIN 70% GREATER THAN THE 1/2" SIEVE.

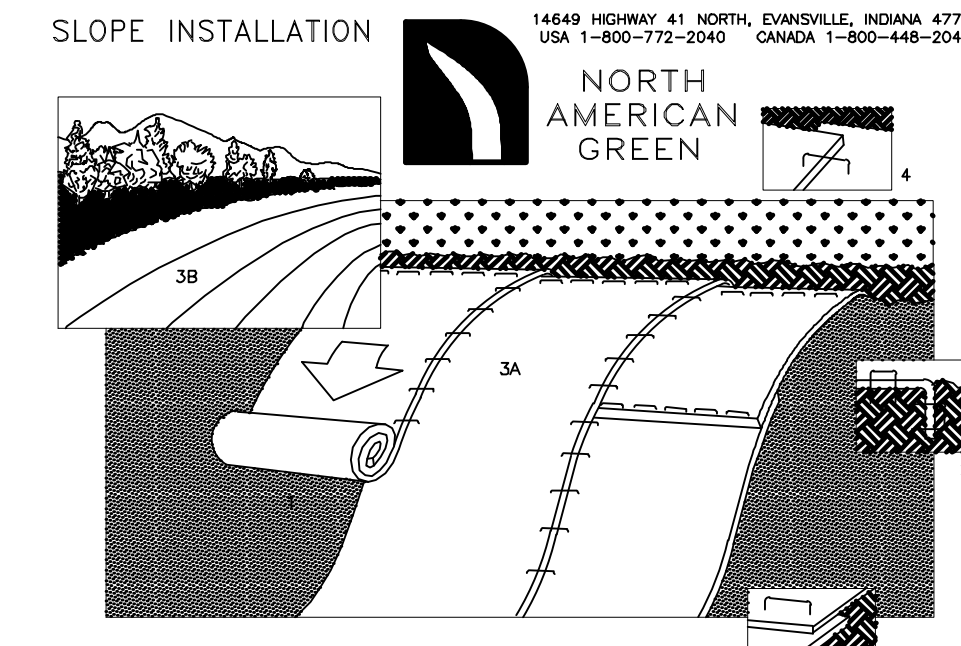
TEMPORARY DIVERSION BERM

N.T.S.



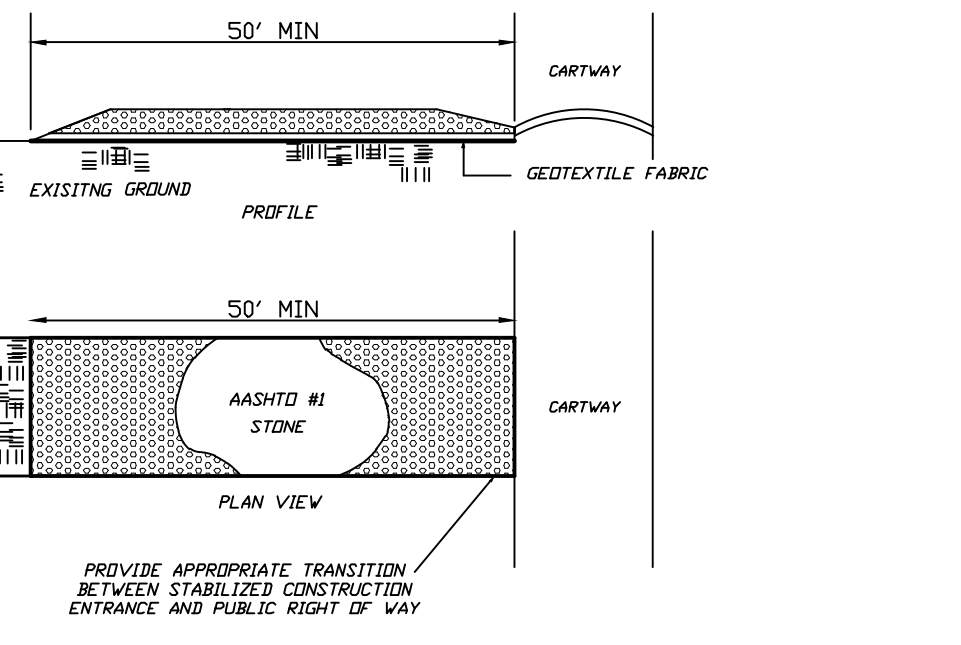
NOTE: SILT FENCE MUST COMPLETELY ENCLOSE STOCKPILES

TOPSOIL PROTECTION:
TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-SEED DO NOT SEED PREPARED AREA. CELL-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLOTTED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO BE CLEAR OF ALL SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE TOP WHICH DRAWS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASKET. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SHALL BE SHIPPED, DUMPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

NOTES:

- NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25% OR GREATER) SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL NETTING.
- GEOTEXTILE FABRIC SHALL BE CLASS 1. GEOTEXTILE FABRIC IN ACCORDANCE WITH PENNDOT SPECIFICATION FROM 408. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
- TO ALL AREA WHICH REMAIN DISTURBED FOR MORE THAN 4 DAYS AND WILL BE SUBJECT TO THE ACTION OF EARTHMOVING AND OTHER EQUIPMENT, APPLY A MULCH (WOODCHIP-20 TONS PER ACRE; HAY OR STRAW-3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN FOR MORE THAN 4 DAYS SHALL BE TEMPORARILY SEEDDED AND MULCHED.
- ALL TREES AND BRUSH WITHIN THE SIGHT TRIANGLE SHALL BE TRIMMED AND/OR REMOVED AS NECESSARY TO OBTAIN CLEAR SIGHT DISTANCE WITH THE APPROVAL OF THE TOWNSHIP ARBORIST.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOODCHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 4 DAYS MUST BE SEEDDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDDED AND MULCHED IMMEDIATELY.
- A ROUTINE "END-OF-DAY-CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL DESIGN, IMPLEMENT, AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS THE RESULT OF STORMWATER RUNOFF.
- TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.

MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES

STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED SO THAT TIRE SCRUBBING ACTIVITY DOES NOT BECOME OPERATIVE. ANY BUILDUP OF MUD OR SOIL ON THE STREET SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

INLET SILT TRAPS: INLET SILT TRAPS SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.

SILT FENCE: SILT FENCE SHALL BE INSTALLED PER THE DETAIL WITH ROCK FILTER OUTLETS PROVIDED EVERY 100 FEET AND AT EXISTING AND GRADED LOW POINTS. SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN IT REACHES 1/2 THE FENCE HEIGHT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER. SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED WILL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.

SEDIMENT DISPOSAL: SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND DRAINAGE SWALES.

DUST CONTROL: DUST AND OTHER PARTICULATES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NECESSARY AND AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT.

HYDROSEEDING SPECIFICATIONS

DEFINITION: STABILIZING SEDIMENT PRODUCING AND SEVERELY ERODED AREAS BY ESTABLISHING PERMANENT GRASS COVER.

PURPOSE: TO PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL RAPID RUN-OFF AND EROSION.

PROCEDURE: SURFACE TO BE HYDRO-SEEDED SHALL BE CLEANED OF ALL DEBRIS AND OTHER MATTER HARMFUL TO UNIFORM GERMINATION. A WATER-SLURRY MIXTURE COMPOSED OF THE BELOW MENTIONED "MATERIALS" SHALL BE SPRAYED UNIFORMLY OVER THE AREAS TO BE HYDRO-SEEDED.

MATERIALS: APPLICATION RATE

PERMANENT SEEDING	NAME	DESCRIPTION	(PER ACRE)
1)	SEED MIXTURE	60% PENNSTAR KENTUCKY BLUEGRASS	260 LBS.
2)	% BY WEIGHT	30% PENNLAWN RED RESCUE	
		10% PENNFINE PERENNIAL RYEGRASS	
3)	COMMERCIAL FERTILIZER	10-20-20	1,000 LBS.
4)	LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	2 TONS
5)	MULCH	HAY OR STRAW	3 TONS
6)	SOIL STABILIZER	TERRA TACK OR EQUIVANT	20 LBS.
TEMPORARY			
1)	SEED	ANNUAL RYEGRASS (95% PURE)	40 LBS.
2)	COMMERCIAL FERTILIZER	5-5-5	1,000 LBS.
3)	LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	1 TON
4)	MULCH	HAY OR STRAW	3 TONS

CONSTRUCTION TIMING AND SEQUENCE

NOTE: THE TOWNSHIP ENGINEER & ARBORIST SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF THE SEEPAGE BED AND PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES.

- NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE. ANTICIPATED DATE: JUNE 2017.
- THE EXISTING DRIVEWAY SHALL BE USED FOR CONSTRUCTION ACCESS. PROVIDE A HOSE TO CLEAN TRUCKS TO PREVENT SEDIMENT FROM BEING TRACKED OFF SITE INTO PUBLIC ROADWAYS. IN THE EVENT THAT SEDIMENT CANNOT BE KEPT OFF OF TOWNSHIP ROADWAYS, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED. ALL CONSTRUCTION VEHICLES EXITING THE SITE MUST USE THIS ENTRANCE.
- INSTALL TREE PROTECTION BARRIER FENCING AS INDICATED ON THE PLAN.
- INSTALL SILT FENCE AS SHOWN ON THE PLAN AND ON THE DOWNHILL SLOPE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE.
- PRIOR TO EARTH DISTURBANCE, NOTIFY THE TOWNSHIP ENGINEER THAT CONSTRUCTION IS GOING TO BEGIN.
- INSTALL NEW UTILITIES AS NECESSARY.
- ONCE THE EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND FUNCTIONING, BEGIN TO DEMOLISH AND REMOVE THE EXISTING DETACHED GARAGE, PORTIONS OF THE EXISTING DRIVEWAY, AND OTHER IMPERVIOUS FEATURES DESIGNATED FOR REMOVAL. PROPERLY DISPOSE OF DEMOLITION MATERIALS OFF THE SITE.
- CLEAR AND GRUB THE AREAS AS NECESSARY WITHIN THE LIMITS OF DISTURBANCE OF EXISTING VEGETATION. STRIP TOPSOIL FROM AREAS OF CONSTRUCTION AND STOCKPILE SUITABLE MATERIAL FOR FUTURE USE. UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SURROUND TOPSOIL WITH SILT FENCE AND SEED TO ESTABLISH TEMPORARY VEGETATIVE COVER.
- EXCAVATE FOR AND BEGIN TO CONSTRUCT THE FOUNDATIONS FOR THE NEW BUILDING ADDITIONS AND DETACHED GARAGE. UPON COMPLETION OF FOUNDATION WALLS, BACKFILL FOUNDATIONS AND ROUGH GRADE AROUND THE BUILDINGS. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY.
- ROUGH GRADE THE SITE AND INSTALL SITE UTILITIES AS NECESSARY. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY.
- INSTALL THE ROOF RAINWATER COLLECTION SYSTEM, SLUMP BOX, INLET, AND THE ASSOCIATED CONVEYANCE PIPING. INSTALL INLET PROTECTION ON THE INLET.
- INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.
- INSTALL STONE BASE COURSE FOR NEW DRIVEWAY AREAS AND COMPLETE CONSTRUCTION OF NEW SITE IMPROVEMENTS.
- UPON FINAL STABILIZATION OF THE CONTRIBUTORY AREA, INSTALL THE PERMANENT STORMWATER MANAGEMENT SYSTEM, LEVEL SPREADER AND THE ASSOCIATED CONVEYANCE PIPING. CONNECT THE SLUMP BOX TO THE SYSTEM AND CONNECT THE SYSTEM TO THE LEVEL SPREADER. THE STORMWATER MANAGEMENT SYSTEM SHALL NOT RECEIVE ANY RUNOFF UNTIL THE ENTIRE CONTRIBUTORY AREA TO THE SYSTEM IS STABILIZED AND UPON APPROVAL OF THE TOWNSHIP ENGINEER.
- FINAL GRADE DENUDED AREAS, SPREAD STOCKPILED TOPSOIL AND FEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH SOD OR EROSION CONTROL NETTING AND MULCH.
- INSTALL FINAL LANDSCAPE FEATURES, AND COMPLETE CONSTRUCTION.
- UPON PERMANENT STABILIZATION, REMOVE THE SEDIMENT BARRIERS. IMMEDIATELY SEED ANY DENUDED AREAS DUE TO THEIR REMOVAL.
- CONSTRUCTION COMPLETED. ANTICIPATED DATE: DECEMBER 2018.

PLACING TOPSOIL OR TOPSOIL MIXTURE

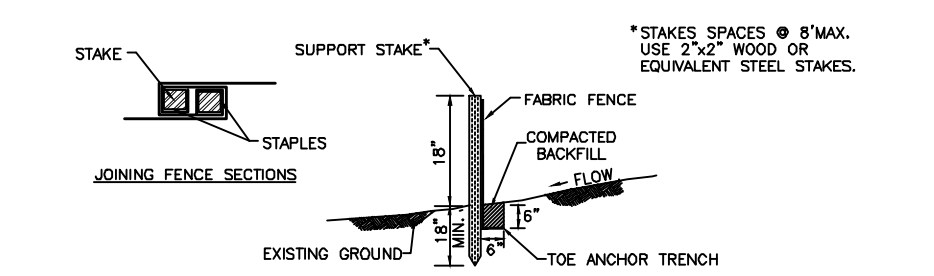
GRADE THE AREAS TO BE COVERED BY TOPSOIL. USING ACCEPTABLE METHODS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE PLACING THE TOPSOIL. REMOVE STONES AND OTHER FOREIGN MATERIAL 2 INCHES OR LARGER IN DIMENSION. REMOVE AND SATISFACTORILY DISPOSE OF UNSUITABLE AND SURPLUS MATERIAL.

PLACING AND SPREADING TOPSOIL

PLACE TOPSOIL ON THE PREPARED AREAS AND, UNLESS OTHERWISE INDICATED, SPREAD AND COMPACT TO A 4-INCH UNIFORM DEPTH ± 1 1/2 INCHES. COMPACT WITH A ROLLER WEIGHING NOT OVER 120 POUNDS PER FOOT WIDTH OF ROLLER OR BY OTHER ACCEPTABLE METHODS, AS DIRECTED. REMOVE OVERDEPTH TOPSOIL, UNLESS OTHERWISE AGREED UPON IN WRITING. DO NOT PLACE TOPSOIL IN A WET OR FROZEN CONDITION.

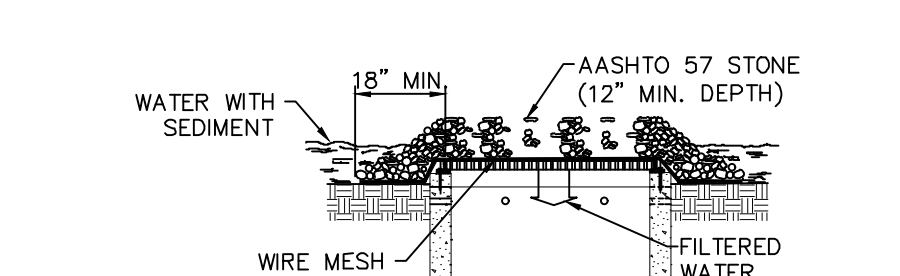
SEEDING SPECIFICATIONS:

- WHERE DENUDED AREAS ARE DESIRED TO BE LAWN:
- PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.
 - APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT.
 - APPLY FERTILIZER ACCORDING TO SOIL TEST OR WORK IN DEEPLY 20 LBS. OF 0-20-20 OR EQUIVALENT PER 1,000 SQ. FT. AND AT THE TIME OF SEEDING, WORK INTO THE SURFACE 10 LBS. OF 10-10-10 OR EQUIVALENT PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
 - SMOOTH AND FIRM SEEDBED PRIOR TO SEEDING.
 - SEED USING A MIXTURE OF 60% PENNSTAR KENTUCKY BLUEGRASS, 30% PENNLAWN RED FESCUE AND 10% PENNFINE PERENNIAL RYEGRASS AT THE RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
 - COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH, USING 2 BALES/1,000 SQ. FT.
 - MOW AS REQUIRED.
 - WHERE SLOPES EXCEED 25% JUTE NETTING OR OTHER APPROVED (EQUAL) SLOPE STABILIZATION MEASURES SHALL BE UTILIZED. IN ADDITION, THE SEEDING SPECIFICATIONS FOR SLOPES SHALL BE INCREASED TO INCLUDE 3 LBS/1,000 SQ. FT. OF ANNUAL RYEGRASS FOR RAPID VEGETAL ESTABLISHMENT.



STANDARD FILTER FABRIC FENCE

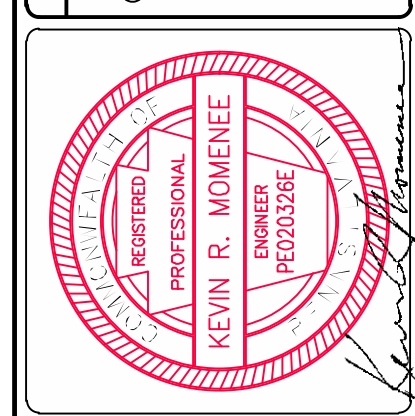
N.T.S.



GRAVEL SEDIMENT FILTER FOR INLET

Serial Number: 20160902450

CALL BEFORE YOU DIG!
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL



MOMENE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING

ONE-CALL: 20160902450
DRAWN BY: SWB
CHECKED BY: JCM

106 & 110 CAMBRIA COURT
SUBDIVISION / LOT LINE CHANGE PLAN
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
OWNER/APPLICANT: LOMBARDI RESIDENTIAL
406 MAN TOLKING ROAD
BRICK, NJ 08723

FILE NO.: 16-084

SHEET 5 OF 6
DATE: DECEMBER 1, 2016
SCALE: 1" = 20'

ORDINANCE NO. 2017-15

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING RULES AND REGULATIONS FOR THE MANAGEMENT OF ITS RIGHTS-OF-WAY; REQUIRING A PERMIT APPLICATION FEE AND PLAN FOR ANY STREET, DRIVEWAY, OR UTILITY INSTALLATION UPON ANY PORTION OF A TOWNSHIP ROAD OR OTHER PUBLIC ROAD OR RIGHT-OF-WAY

WHEREAS, Radnor Township is authorized to regulate its streets, rights-of-way and public areas with respect to construction activities, and to grant rights therein for the installation of public and private utilities; and

WHEREAS, the Township has determined that the establishment of new utility or telecommunication facilities in Township or State rights-of-way create traffic hazards; and

WHEREAS, the Township deems it necessary to determine and regulate all encroachments within the Township's right-of-way to insure traffic safety, appropriate stormwater management, and other health, safety and welfare concerns with respect to right-of-way construction.

NOW, THEREFORE, be it hereby *ORDAINED* that the Board of Commissioners of Radnor Township does hereby *ENACT* an amendment to the Radnor Township Code of Ordinances, repealing Article VI, Street Excavations, Sections 250-17 through 250-34, and replacing it with a new Article VI, **Right of Way Management**, as follows:

SECTION I.

§ 250-17. Right-of-way construction and facilities.

- A. No person, firm, corporation or other entity within the Township shall construct a driveway or install a utility or telecommunication facility within a street right-of-way, except as permitted by this section.
- B. Permit procedures.
 - (1) A permit must be acquired from Radnor Township for any work within a Township right-of-way and from the Pennsylvania Department of Transportation (PennDOT) for any work within a State right-of-way where such work involves construction or alteration of a driveway or the installation of a utility, telecommunication facility or other structure.
 - (2) An application for a driveway permit shall be submitted in the name of the owner or equitable owner of the property.

- (3) An application for a road opening permit or right-of-way construction for a utility or telecommunication facility must be submitted in the name of the owner or operator of the facility.
- (4) Forms, plans and fees shall be submitted in accordance with regulations and procedures adopted by either Radnor Township or PennDOT for work in Township or State rights-of-way, respectively. The application fees for work within Township rights-of-way shall be specified in the schedule of fees by resolution by the Board of Commissioners.

C. Regulations and standards.

- (1) This section represents minimum requirements of certain types of activities within Township or State rights-of-way. Activities associated with approved subdivision or land developments shall be subject to any additional requirements of the final plans as approved by Radnor Township and/or PennDOT. Any activity not regulated by the Subdivision and Land Development Ordinance of Radnor Township shall be regulated by the requirements of this Ordinance.
- (2) A drainage control plan and analysis shall be submitted whenever an increase in flow of water into a street or into existing drainage facilities will result from the proposed activity. The design of all drainage facilities shall be based on the Rational Method as determined by the PennDOT Design Manual, Part 2, as amended, and the U.S. Department of Commerce, Hydraulic Design Series No. 5, Hydraulic Design of Highway Culverts, as amended.
- (3) All construction work, structures, paving and facilities shall conform to the design standards of PennDOT Publications 408 and 72 (Road Construction Standards), as amended. Work shall be done at such time and in such a manner as shall be consistent with the safety of the public. Any work within Township or State rights-of-way shall conform to all requirements and standards of PennDOT, except as otherwise supplemented or modified by this Ordinance. In the event regulations conflict, the most stringent regulations shall apply. If at any time it is found the work is not being done or has not been properly performed, the permittee, upon being notified in writing by either the Township or PennDOT, must immediately take the necessary steps, at its own expense, to replace the work in a condition to conform to such requirements or standards. In case any dispute arises between the permittee and the representative of the owner of the right-of-way, the owner's representative shall have the authority to suspend work until the question at issue can be decided by the Township and/or State.
- (4) The following PennDOT provisions shall regulate the occupancy of all Township and State rights-of-way, unless otherwise required by an approved subdivision or land development plan, this Ordinance, or the Township Engineer:

- (a) Pennsylvania Code, Title 67 Transportation, Chapter 441 Access and Occupancy of Highways by Driveways and Local Roads, as amended.
 - (b) Pennsylvania Code, Title 67 Transportation, Chapter 459 Occupancy of Highways by Utilities, as amended.
- (5) A traffic control plan must be submitted to either close any portion of a travel lane during construction, during the hours of darkness when no active work is in progress or to detour traffic in order to perform the permitted work. All plans shall conform with § 6123 of the Motor Vehicle Code, as amended, and the applicable provisions of the Pennsylvania Code, Title 67 Transportation, Chapter 203, as amended.

D. Driveway construction requirements.

- (1) Driveways shall be located at least 40 feet from street intersections, measured from the centerline of the driveway to the point of intersection of the street ultimate right-of-way lines (extended). When streets of different classifications are involved, driveways shall provide access to the street of lesser classification.
- (2) Driveways shall be provided with a stopping area of 20 feet, at a maximum grade of 3%, measured from the edge of cartway. In order to provide access for emergency vehicles, the maximum centerline grade for any portion of the driveway shall not exceed 8% and the maximum change in grade shall not exceed 6%.
- (3) Driveways shall be paved for a minimum of 50 feet from the edge of the street or to the ultimate right-of-way, whichever is greater. The pavement construction shall be in accordance with Township-approved construction details.¹ In the event additional width or a supplemental thickness is required by other rules and regulations of the Township or PennDOT, or as may be necessitated by site conditions, these minimum requirements shall be increased appropriately.
- (4) Driveways shall have a minimum radius of curvature at the street intersection of 10 feet.
- (5) A minimum distance of five feet shall be maintained between the driveway and the side lot lines.
- (6) Driveways shall have a minimum turnaround area of 10 feet by 20 feet.
- (7) A 50-foot clear sight triangle must be provided for all driveways, measured from the point of intersection of the street right-of-way line and edge of the driveway. The site plan shall contain a notation that states that the applicant is required to maintain the area of the clear sight triangle and the Township has the right to enter and perform required maintenance in the area if deemed critical to public welfare.

¹ Construction detail is on file and may be seen at the Township office.

- (8) Sight distances for all driveways shall comply with Pennsylvania Code, Title 67 Transportation, Chapter 441 Access and Occupancy of Highways by Driveways and Local Roads, as amended.
 - (9) When a sidewalk is proposed across a driveway, a concrete apron shall be installed in accordance with Township-approved construction details.² When a curb is proposed along a driveway, depressed curb shall be installed in accordance with the attached construction detail.
 - (10) A 15-inch RCP culvert, or equivalent size, shall be provided for all driveways. The minimum culvert length shall be 24 feet with flared end sections and end walls. Where an existing roadside drainage swale is too shallow to permit installation of a driveway culvert, a concrete trench box with grate may be utilized upon approval of the Township.
 - (11) Any associated grading, curb or sidewalk installation located within the street right-of-way shall be in accordance with the design standards of the Township's Subdivision and Land Development Ordinance (Chapter 180), as amended.
- E. Telecommunication facilities. All proposed telecommunication facilities within Township or State rights-of-way, shall meet the requirements of the Zoning Code, Chapter 28, of the Township. All new telecommunication facilities shall utilize existing poles, streetlights or other structures within the right-of-way or acquire additional areas adjacent to and outside of the right-of-way, or shall be placed underground.
- F. Maintenance period. Upon completion of the work authorized by the permit, the Township shall inspect the work and, when necessary, enforce compliance with the conditions, restrictions and regulations prescribed by the Township. In addition to such inspection, the Township may re-inspect the work not more than two years after its completion and if any settlement of any road surface trench or other defects shall appear in the work contrary to the conditions, restrictions and regulations of the Township, it may enforce compliance therewith. If the applicant shall fail to rectify a defect which presents an immediate or imminent safety or health problem in 48 hours, or any other defect within 30 days after written notice from the Township Engineer to do so, the Township, or its agents, may do the work and impose upon the applicant the costs thereof, together with an additional 20% of the costs, which may be recovered by a civil action in the Court of Common Pleas of Delaware County.

§ 250-18. Standards of service for right-of-way construction.

- A. Conditions of street occupancy. Facilities and equipment installed or erected by the permittee pursuant to the terms hereof shall be located so as to cause a minimum of interference with the proper use of public rights-of-way and with the rights and reasonable convenience of property owners who own property that adjoins any of said public rights-of-

² Construction detail is on file and may be seen at the Township office.

way.

- B. Restoration of public rights-of-way. If during the course of permittee's construction, operation, and/or maintenance of its facilities and equipment there occurs a disturbance of any public rights-of-way by permittee, permittee shall, at its expense, replace and restore such public rights-of-way to a condition which existed immediately prior to such disturbance. If permittee excavates the surface of any public rights-of-way, permittee shall be responsible for restoration of the public rights-of-way and its surface within the area affected by the excavation. The Township reserves the right, after providing notice to permittee, to remove and/or repair any work done by permittee which is inadequate. The reasonable cost thereof, including the cost of inspection and supervision, shall be paid by the permittee. All excavations made by permittee in the public rights-of-way shall be properly safeguarded for the prevention of accidents.
- C. Trees and shrubbery. The permittee shall notify Township and all affected property owners regarding permittee's need to trim trees or other natural growth upon and overhanging public rights-of-way so as to prevent the branches of such trees from coming in contact with its facilities or equipment. Trimming shall be limited to the area required to clear its facilities or equipment.
- D. Safety requirements. All such work in the public rights-of-way shall be performed in accordance with applicable safety codes and technical requirements.
- E. Maps. Prior to beginning any construction of facilities, permittee shall provide the Township with a construction schedule for work in the public rights-of-way which schedule shall be updated as changed. Upon completion of initial construction and upon completion of construction of any modification to its facilities, permittee shall provide the Township with a map showing the location of its installed facilities in the public rights-of-way. Such maps shall be provided in both paper form, as well as in an electronic format for placement on the Township's GIS system. Annually thereafter, permittee shall provide a map to the Township showing the location of permittee's facilities in the public rights-of-way on a scale of 150 feet per inch or whatever standard scale the Township adopts for general use.
- F. Excavations. Permittee may make excavations in public rights-of-way for any facility subject to obtaining excavation permits from the Township. Prior to doing such work, permittee must apply for, and obtain, appropriate permits from the Township, and give appropriate notices to any other licensees and/or permittees of the Township, and/or other units of government owning or maintaining facilities which may be affected by the proposed excavation.
- G. Reservation of the Township public rights-of-way. Nothing in this section shall be construed to prevent the Township or other agency of government or municipal authority from constructing sewers, grading, paving, repairing and/or altering any street and/or laying down, repairing and/or removing water mains and/or constructing and/or establishing any other public work or improvement. If any of the permittee's facilities or equipment interferes with the construction or repair of any street or public improvement,

including construction, repair or removal of a sewer or water main, the permittee's facilities or equipment shall be removed or replaced in the manner the respective Township or other agency of government or municipal authority shall direct. Any and all such removal or replacement shall be at the expense of the permittee. Should permittee fail to remove, adjust or relocate its facilities by the date established by the Township or other agency of government or municipal authority, the Township or other agency of government or municipal authority may cause and/or effect such removal, adjustment or relocation, and the expense thereof shall be paid by permittee, including all reasonable costs and expenses incurred by the Township or other agency of government or municipal authority due to permittee's delay.

§ 250-19. Insurance, indemnification and bonds or other surety for right-of-way construction.

- A. Permittee shall save the Township, its agents, employees and elected and appointed officials, harmless from and against all claims, damages, losses and expenses, including reasonable attorney's fees, sustained on account of any suit, judgment, execution, claim or demand whatsoever arising out of the construction, leasing, operation or maintenance of the permittee's equipment, facilities, and services specified by this section, whether or not any act or omission complained of is authorized, allowed and/or prohibited by this section and the rights granted hereunder.
- B. Permittee shall obtain and maintain in full force and effect insurance with an insurance company licensed to do business and doing business in the Commonwealth of Pennsylvania and acceptable to the Township. All companies will be required to be rated A-VH or better by A.M. Best or A better by Standard and Poors. permittee shall provide Township with proof of such insurance so required.
- C. Permittee shall obtain and maintain in full force and effect, at permittee's sole expense, insurance coverage in the following types and minimum amounts:

<u>Type</u>	<u>Amount</u>
Workers' Compensation and Statutory Employers Liability	\$ 100,000/\$500,000/\$100,000

Commercial General (public) Liability to include coverage for the following where exposure exists:

Premises operations	Combined single limit for bodily injury and property damages \$2,000,000 per occurrence or its equivalent
Independent contractors	
Products/completed operations	
Personal Injury	
Contractual liability	
Explosion, collapse and underground property damage	

Comprehensive Vehicle insurance coverage for loading and unloading hazards, for:

Owned/leased vehicles	Combined single limit of bodily injury and property damage \$1,000,000 per occurrence or its equivalent
Non-owned vehicles	
Hired vehicles	

- D. The Township shall receive without expense copies of certificates of insurance evidencing coverage stated above.
- E. Permittee agrees that with respect to the above-required insurance, all insurance certificates will contain the following required provisions:
 - (1) Name the Township and its officers as additional insureds.
 - (2) Provide for 60 days written notice to the Township for cancellation, non-renewal, or material change.
 - (3) Provide that all provisions of this section concerning liability, duty, and standard of care, including the indemnity provisions, shall be underwritten by contractual coverage sufficient to include such obligations within applicable policies, subject to policy terms and conditions.
- F. Companies issuing the insurance policies shall have no recourse against the Township for payment of any premiums or assessments which all are set at the sole risk of the permittee. Insurance policies obtained by permittee shall provide that the issuing company waives all right of recovery by way of subrogation against the Township in connection with any damage covered by these policies.
- G. Permittee shall obtain and maintain, at its sole cost and expense, and file with the Township, a corporate surety bond with a surety company authorized to do business in the Commonwealth of Pennsylvania in the amount of 15% of permittee's estimated costs to secure permittee's performance of its obligations and faithful adherence to all requirements of this section.

(1) No action, proceeding or exercise of a right with respect to such bond shall affect the Township's rights to demand full and faithful performance under this section or limit permittee's liability for damages.

(2) The bond shall contain the following endorsement:

It is hereby understood and agreed that this bond may not be cancelled by the surety nor any intention not to renew be exercised by the surety until 60 days after receipt by the Township of Radnor, by registered mail, of written notice of such intent.

H. All expenses of the above-noted insurance and bond shall be paid by the permittee.

I. The insurance policies mentioned herein shall contain an endorsement stating the following:

Should any policies of insurance be cancelled or coverages be reduced, before the expiration date of said policies of insurance, the issuer shall deliver 60 days advance written notice to the Township.

J. Neither the provisions of this section nor any insurance accepted by the Township pursuant hereto, nor any damages recovered by the Township thereunder, shall be construed to excuse faithful performance by the permittee and/or limit the liability of the permittee under this section issued hereunder and/or for damages, either to the full amount of the bond or otherwise.

K. Any person violating any provision of this Article shall upon conviction, be fined not less than fine hundred dollars nor more than one thousand dollars, for each day of violation plus court costs and reasonable attorney's fees incurred by the Township.

SECTION II.

Sections 250-17 through 250-34. of Chapter 250, Article VI, of the Radnor Township Code of Ordinances are hereby repealed. Section 250-16. Definitions is saved from repeal.

SECTION III.

Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

SECTION IV.

Effective Date. This Ordinance shall become effective five (5) days after final enactment.

ENACTED and *ORDAINED* this day of , 20127

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS

Attest: _____
Name: Robert Zienkowski
Title: Township Secretary

By: _____
Name: Phillip M. Ahr
Title: President

Radnor Township

PROPOSED LEGISLATION

DATE: August 9, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer *SFN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager/Finance Director
John Rice, Township Solicitor

LEGISLATION: **Ordinance #2017-15** -Establishing Rules and Regulations for The Management Of Its Rights-Of-Way; Requiring A Permit Application Fee And Plan For Any Street, Driveway, Or Utility Installation Upon Any Portion Of A Township Road Or Other Public Road Or Right-Of-Way

LEGISLATIVE HISTORY: This proposed ordinance is being introduced to the Board of Commissioners for the first time.

PURPOSE AND EXPLANATION: The proposed legislation encompasses many benefits to the Township. The benefit most forefront is the fact that due to the utility inspections required by this ordinance, Radnor Township residents and the motoring public will be able to travel roads under utility construction with far less angst. The Township is not staffed to perform more than spot inspections on Township streets, and there is a higher level of expectation by the Township, for work being completed on State streets, than is currently being provided. The Township will be able to have an inspector or inspectors on site at streets with utility work being performed, thereby ensuring a better quality of product for our residents. The inspection service costs will be reimbursed to the Township by the utility.

The ordinance formalizes many practices that have been instituted in the last six years, as well as instituting new requirements. A few of the benefits, practices, and requirements are as follows:

- Utilities performing work within the R.O.W of State or Township streets will be required to compensate the Township for inspections services, as part of the permit requirements
- All applicable State requirements (many of which are currently used by the Township) will be required for all work on Township streets, including, but not limited to:
 - Drainage control plan analysis
 - Following Penn DOT Publications 408, 72, PA Code Title 67, Chapters 203, 441, 459
- Proposed telecommunication facilities within State or Township R.O.W. shall meet the requirement of the Zoning Code, Chapter 28
- Compensation to the Township for instituting repairs, should a utility fail to rectify a defect within forty-eight hours
- Required mapping; on paper and GIS
- Utilities will be required to obtain corporate bond with a surety company in the amount of 15% of the estimated project cost
- Violations and enforcement

The ordinance will allow the Township to be compensated for inspection and oversight of the utility work, as well as require more stringent adherence to the specifications, for all utility work within Township and State Rights of Way. The utility work is estimated to continue for the next five to seven years.

PHILIP M. AHR
President

ELAINE P. SCHAEFER
Vice President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

JOHN NAGLE

RICHARD F. BOOKER, ESQ.



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

JOHN E. OSBORNE
Treasurer

Memorandum

Date: August 2, 2017
To: Board of Commissioners
From: Kevin Kochanski, Director, Community Development
Department

Enclosed please find an appeal that was filed in opposition of DRB 2017-23.
Also enclosed is a copy of Design Review Board Application 2017-23 and the approval letter.

MARCIA L. WEINER
Attorney at Law
207 North Wayne Avenue
Wayne, PA 19087
610989-9558

August 1, 2017

TO: RADNOR TOWNSHIP BOARD OF COMMISSIONERS

RE: APPEAL FROM APPROVAL OF KELLY PAINTING SIGN

This constitutes an appeal from your decision of July 12, 2017 approving Michael Kelly's request to erect a sign at 208 North Wayne Avenue advertising his painting business.

Marcia L. Weiner

Hand Delivered

ELAINE P. SCHAEFFER

President

PHILIP M. AHR

Vice-President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

JOHN NAGLE

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ROBERT A. ZIENKOWSKI

Township Manager

Township Secretary

JOHN B. RICE, ESQ.

Solicitor

JOHN E. OSBORNE

Treasurer

Thursday, July 13, 2017

MICHAEL J. KELLY AND SON INC

208 N WAYNE AVE

WAYNE, PA 19087

RE: DRB APPLICATION NO: DRB 2017-23
PROPERTY ADDRESS: 208 N WAYNE AV , WAYNE

Dear Applicant:

This letter is to notify you that the above application was reviewed by the Design Review Board during the 7/12/2017 meeting for the following:

FREESTANDING SIGN

at which time the Motion was made to approve as submitted.

Please be advised that building permits must be secured from the Community Development Department for work to be performed. Applications for permits must be consistent with the decision of the Design Review Board.

Decisions of the Design Review Board are subject to review by the Board of Commissioners who reserve the right to modify or reverse any decision, provided such action is initiated within twenty-one (21) calendar days from the date of the final decision by the Design Review Board.

Sincerely,

Kevin Kochanski
Director of Community Development

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2017-23</u>
FEE PAID:	<u>100</u>
RECEIVED:	<u>5/17/17</u>

APPLICATION FORM

GENERAL INFORMATION: Meetings of the Design Review Board are held the **second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting.** Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at www.radnor.org for a copy of our current fees.

APPLICANT NAME: Michael & Elizabeth Kelly

PROPERTY ADDRESS: 208 N. Wayne Avenue, Wayne PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?
Stand Alone

MAILING ADDRESS: (if different than above): _____

TELEPHONE NO: (610) 688-3466 Email: info@mjkellyson.com

PROPERTY OWNER: Michael & Elizabeth Kelly

SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:
WORKS Progress Co. - Max Greenberg

ADDRESS: 2810 E Victoria St, Phil PA 19134

TELEPHONE: (917) 902-7948

Please provide a detailed description of proposal:

Construct a 3' x 5' Freestanding Sign on the premises of 208 N. Wayne Ave. The sign will be cr'd from Extrina composite and painted using high end exterior paint.

Signs (check all that apply):

- | | | |
|---|-----------|--------------|
| <input type="checkbox"/> Ground Sign | How many? | _____ |
| <input type="checkbox"/> Wall Sign | How many? | _____ |
| <input checked="" type="checkbox"/> Freestanding Sign | How many? | <u> 1 </u> |
| <input type="checkbox"/> Window Sign | How many? | _____ |
| <input type="checkbox"/> Awning | How many? | _____ |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- **6 copies**
- Paint chip or exact color number to be used- **required.**
- Current photographs of site showing existing building and signage - **6 copies**
- Lighting Plan (including fixture detail; light cuts) - **6 copies**
- Landscape Plan (including types) - **6 copies**
- Attachment Plan - **6 copies**
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies**
- Electronic submission in PDF form

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Landscape plan - **6 copies** (max. size 24" X 36")
- *Note* Removal of trees may need to be reviewed by the Shade Tree Commission.
Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form

OUTDOOR DINING:

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 1/2 x 11 paper, but not to exceed 24 X 36.
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - **6 color copies**
- Electronic submission in PDF form

NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.

I hereby certify that I am the legal owner of the subject property as set forth in this application:

5/15/17

DATE

Elizabeth Kelly

PRINT NAME

Elizabeth Kelly

SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

DATE

PRINT NAME

SIGNATURE

NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.

Chapter 280, Section 280-121:

B. Signage for estates, farms, churches, recreation areas and other permitted nonresidential uses, provided that:

(1) The total sign area shall not exceed 15 square feet and the sign height of any freestanding sign shall not exceed eight feet above mean grade.

WAYNE, PA



SINCE 1947

MICHAEL J. KELLY & SON INC.

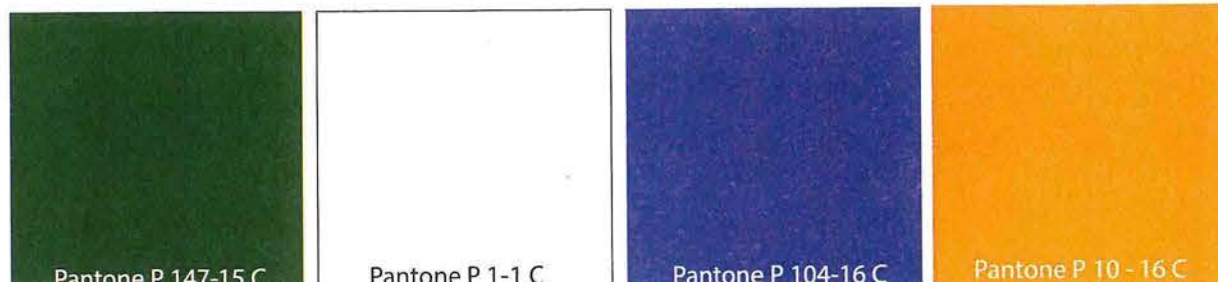
PAINTING • WALLCOVERING • CARPENTRY

610-688-3466 • MJKELLYSON.COM

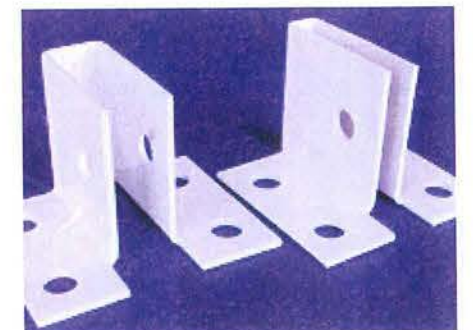
3'

5'

PAINT COLORS



SIGN HARDWARE





SIGN

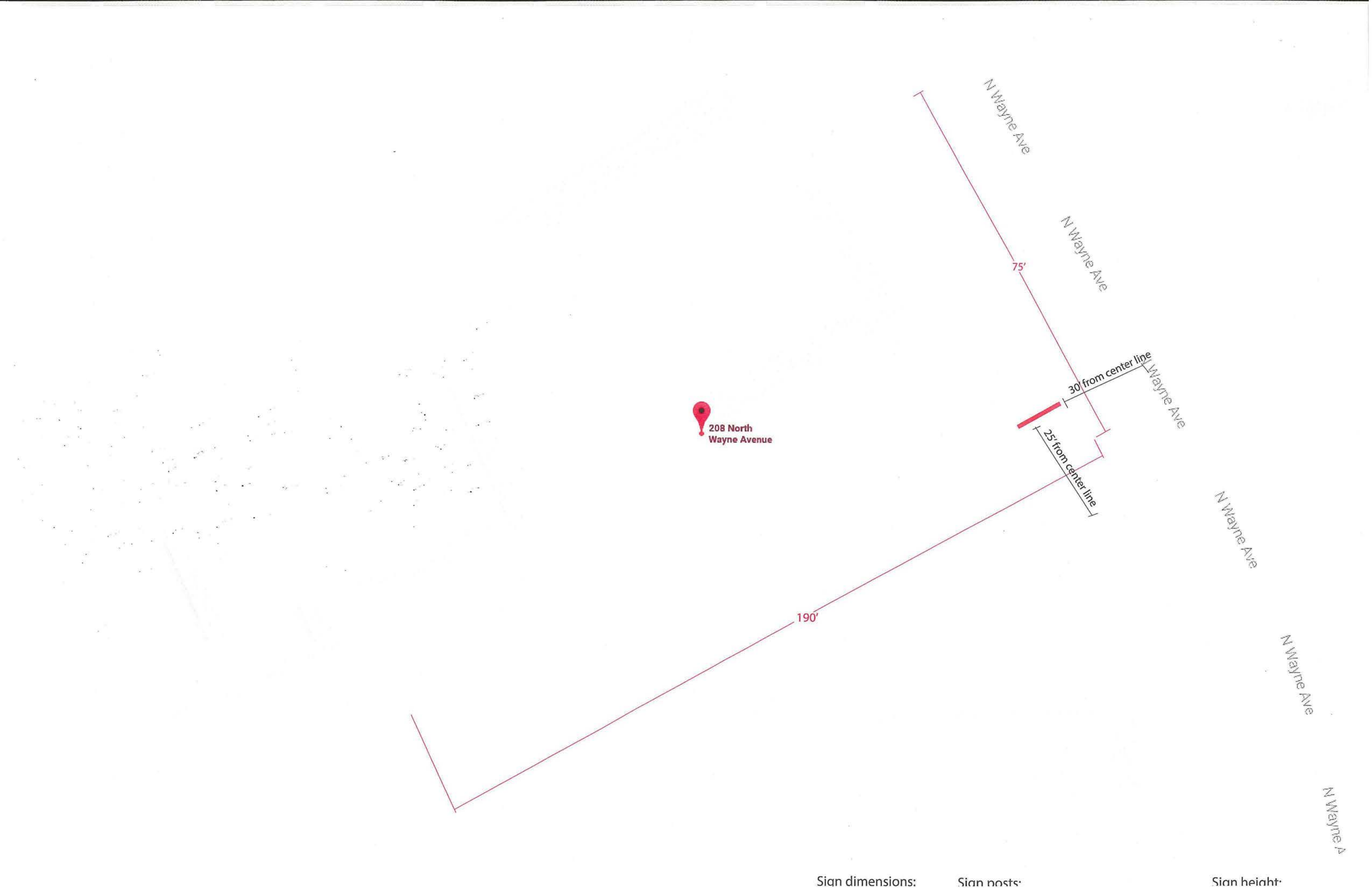
NORTH WAYNE
PARK
←

W Wayne Ave

25'

30'





208 North
Wayne Avenue

N Wayne Ave

N Wayne Ave

30 from center line
N Wayne Ave

N Wayne Ave

N Wayne Ave

N Wayne Ave

190'

75'

25' from center line

Sign dimensions:

Sign posts:

Sign height:

ZHB – Request from the
Zoning Hearing Board to
add 1 or 2 additional
alternate board members