

BOARD OF COMMISSIONERS

AGENDA

Monday, March 28, 2016 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session on March 28, 2016

1. Change in the Office of President of Board of Commissioners
2. Unit Citation for 3rd Platoon – Radnor Police Department

3. Consent Agenda

- a) Disbursement Review and Approval: 2016-03B; 2016-03C
- b) Approval of minutes for the Board of Commissioners meeting of March 14, 2016
- c) Acceptance of Department Monthly Reports
- d) Staff Traffic Committee Meeting Minutes – March 16, 2016
- e) Resolution #2016-39 – Authorizing the Execution of a Grant Application to the Department of Conservation and Natural Resources for the Radnor Township TAP Trail
- f) Resolution #2016-38 - Setting the Zoning Hearing Board Members' Terms

4. Public Participation

5. Committee Reports

COMMUNITY DEVELOPMENT

- A. Ordinance #2016-04 – (**Adoption**) Amending Chapter 280 of the Radnor Code, Zoning Ordinance, Section 115.5 Municipal Services/Uses to clarify the use category contemplated by this Ordinance on lands owned, operated, leased and/or maintained by Radnor Township

PUBLIC SAFETY

- B. Implementation of Traffic Calming Measure for the 100 Block of Pine Tree Road
- C. Ordinance #2016-05 (**Introduction**) - Temporary Parking Restrictions – Francis Avenue

PUBLIC WORKS & ENGINEERING

- D. Ordinance #2016-03 (**Introduction**) - Approval for the Stormwater Fund Capital Budget
- E. Radwyn Apartments – Requesting a waiver from the Land Development Process
- F. Resolution #2016-36 - **Caucus/Final** – Minor Subdivision Plan Glenbrook Avenue
- G. Resolution #2016-37 - **Caucus/Final** – Minor Subdivision Plan 205 Strafford Avenue
- H. **Caucus** – Preliminary/Final – Radnor Memorial Library
- I. **Caucus** – Preliminary/Final – 131/133 Garrett Avenue
- J. **Caucus** – Preliminary – 427 E. Lancaster Avenue

PERSONNEL & ADMINISTRATION

FINANCE & AUDIT

PARKS & RECREATION

LIBRARY

PUBLIC HEALTH

Old Business

New Business

- Villanova CARE Update
- 15 Year 9/11 Memorial Service

Public Participation

Adjournment

Change in the Office of
President of Board of
Commissioners

Unit Citation for
3rd Platoon
Radnor Police Department

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
March 28, 2016

The table below summarizes the amount of disbursements made since the last public meeting held on March 14, 2016. 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://www.radnor.com/egov/apps/document/center.egov?path=browse&id=22>

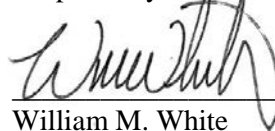
Fund (Fund Number)	2016-3B March 11, 2016	2016-3C March 18, 2016	Total
General Fund (01)	226,734.46	392,687.41	\$619,421.87
Sewer Fund (02)	1,097,809.50	13,159.50	1,110,969.00
Liquid Fuels Fund (03)	0.00	61,483.00	61,483.00
Storm Sewer Management (04)	0.00	33,255.83	33,255.83
Capital Improvement Fund (05)	0.00	20,890.32	20,890.32
OPEB Fund (08)	0.00	131,491.71	131,491.71
Investigation Fund (12)	213.64	0.00	213.64
Police K-9 Fund (17)	61.98	350.00	411.98
\$8 Million Settlement Fund (18)	0.00	1,850.00	1,850.00
Parks & Open Space Fund (22)	0.00	1,162.50	1,162.50
The Willows Fund (23)	49.70	0.00	49.70
Total Accounts Payable Disbursements	\$1,324,869.28	\$656,330.27	\$1,981,199.55
<i>Electronic Disbursements</i>	n/a	n/a	1,092,368.69
Grand Total	\$1,324,869.28	\$656,330.27	\$3,073,568.24

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 April 11, 2016

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	4/10/2016	3/16 Credit Card Revenue Processing Fees	\$6,000.00 *
Credit Card Revenue Fees - Actual	01-Variou	3/10/2016	2/16 Credit Card Revenue Processing Fees	\$5,889.40
Payroll [Pension] Transaction - Estimated	07-492-4980	4/1/2016	4/16 Police Pension Payments	\$186,839.03
Payroll [Pension] Transaction - Estimated	01-410.4030	4/1/2016	4/16 Annual Police Retiree Bonus Payment	\$21,000.00
Payroll [Pension] Transaction - Estimated	11-495-4980	4/1/2016	4/16 Civilian Pension Payments	\$129,240.26
Payroll [Bi-Weekly] Transaction - Estimated	01-various	4/7/2016	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	4/7/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	4/7/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [CBA Special] Transaction - Estimated	01-various	4/1/2016	Longevity - General Fund	\$315,000.00
Payroll [CBA Special] Transaction - Estimated	02-various	4/1/2016	Longevity - Sewer Fund	\$13,000.00
Period Total				\$1,092,368.69

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>
\$400,000.00	3/10/2016	Salaries and Payroll Taxes - General Fund	\$427,197.65
\$15,000.00	3/10/2016	Salaries and Payroll Taxes - Sewer Fund	\$13,746.97
\$400.00	3/10/2016	Salaries and Payroll Taxes - K-9 Fund	\$405.75
\$415,400.00			\$441,400.37
\$400,000.00	3/24/2016	Salaries and Payroll Taxes - General Fund	\$424,917.89
\$15,000.00	3/24/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,309.73
\$0.00	3/24/2016	Salaries and Payroll Taxes - Willows Fund	\$50.00
\$400.00	3/24/2016	Salaries and Payroll Taxes - K-9 Fund	\$271.28
\$415,400.00			\$440,548.90

TOWNSHIP OF RADNOR
Minutes of the Meeting of March 14, 2016

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

James C. Higgins, President	Luke Clark, Vice President	Elaine Schaefer
Donald Curley	John Nagle	Philip Ahr

Absent - Richard F. Booker

Also Present: Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Finance Director; Kevin Kochanski, Director of Community Development; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Tammy Cohen, Director of Community Programming and Recreation; Roger Philips, Township Engineer; Damond Drummond, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.

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

Notice of Executive Session on March 14, 2016

All commissioners with the exception of Commissioner Booker were in attendance at the March 14, 2016 executive session; where matters of personnel, real estate and litigation were discussed.

1. Consent Agenda

- a) Disbursement Review and Approval: #2016-02C, #2016-02D, #2016-03A
- b) Resolution #2016-32 - Adopting a social media policy for the Township
- e) Consideration of a Motion to Approve the Certificate of Appropriateness:
 - HARB 2016-05 - 205 Midland Avenue - Enclose rear porch as family room. Connect kitchen to family room with room along rear wall of home. Create a second/ 1/2 third floor over kitchen. Rework finish details of front of home.
- d) Approval of minutes for the Board of Commissioners meeting of February 8, 2016 & February 22, 2016
- e) 302 Orchard Way - Requesting a waiver for §245-22 of the Stormwater Management Ordinance for infiltration
- f) Resolution #2016-33 - Authorizing Kimmel-Bogrette Architecture and Site, Incorporated, to Provide Professional Design Services for Fenimore Woods
- g) Resolution #2016-34 - Authorizing the Public Works Department to Purchase Grass Seed and Fertilizer
- h) Resolution #2016-35 - Authorizing the Public Works Department to Receive Bids for the Superpave Resurfacing Program
 - i) Staff Traffic Committee Meeting Minutes - February 17, 2016
- j) Resolution #2016-31 - Authorizing the Township Manager to engage with Mellon Certified Restoration services to clean hazardous materials and/or board up properties that are deemed uninhabitable due to emergency, fire or neglect
- k) Consideration of a Motion to Deny the Certificate of Appropriateness:
 - HARB 2016-04 - 406 North Wayne Avenue - New single family dwelling, garage and pool.
- l) Authorization for Solicitor to execute a Declaration of No Interest regarding Semerdjian property
- m) Resolution #2016-43 - Authorizing the Township Manager to bind coverage for Workers' Compensation Insurance for the Radnor Fire Company for the period beginning March 1, 2016 through March 1, 2017

Commissioner Higgins requested that items c, f & j be removed, Commissioner Schaefer requested item l be removed and Commissioner Curley requested item k be removed from the consent agenda.

Commissioner Clark made a motion to approve with the items above removed, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Booker absent.

Consideration of a Motion to Approve the Certificate of Appropriateness:

- HARB-2016-05 – 205 Midland Avenue - Enclose rear porch as family room. Connect kitchen to family room with room along rear wall of home. Create a second/ 1/2 third floor over kitchen. Rework finish details of front of home.

There was a brief discussion amongst Commissioners, staff and applicant for clarification purposes and in regards to an email received from Mr. Greg Prichard which was addressed to all Commissioners.

Commissioner Curley made a motion to approve, seconded by Commissioner Schaefer. Motion passed 5-1 with Commissioner Higgins opposed and Commissioner Booker absent.

Resolution #2016-33 - Authorizing Kimmel- Bogrette Architecture and Site, Incorporated, to Provide Professional Design Services for Fenimore Woods

Tammy Cohen, Director of Recreation & Community Programming gave a brief overview of the proposed project.

Commissioner Schaefer made a motion to approve, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Booker absent.

Resolution #2016-31- Authorizing the Township Manager to engage with Mellon Certified Restoration services to clean hazardous materials and/or board up properties that are deemed uninhabitable due to emergency, fire or neglect

Mr. Kochanski gave a brief overview that in emergency situations, the Township has to engage a third party certified restoration service to clean hazardous materials and/or board up properties that are deemed uninhabitable due to emergency, fire or neglect.

Commissioner Higgins made a motion to approve, seconded by Commissioner Schaefer. Motion passed 6-0 with Commissioner Booker absent.

Consideration of a Motion to Deny the Certificate of Appropriateness:

HARB-2016-04 – 406 North Wayne Avenue - New single family dwelling, garage and pool.

Nick Caniglia, representing the applicant commented in regards to the project and that the applicant has made a few changes to the plans. There was a discussion amongst the Commissioners.

Public Comment

Kathy Flanagan, 404 N. Wayne Avenue – She lives directly next door to the proposed project and is urging the Commissioners to not deny the certificate of appropriateness as the home is in very bad condition.

Commissioner Schaefer made a motion to send the item back to HARB for reconsideration, seconded by Commissioner Clark.

Commissioner Higgins made a motion to amend the original motion and send HARB-2016-04 back to the HARB for them to consider retaining the building and the developer/owner rehabilitate it. Motion failed for lack of a second.

Commissioner Higgins called the vote on the original motion to send HARB-2016-04 back to HARB for reconsideration, motion passed 6-0 with Commissioner Booker absent.

Authorization for Solicitor to execute a Declaration of No Interest regarding Semerdjian property

Commissioner Schaefer made a motion to approve with it amended as follows - *Authorization for Solicitor to **negotiate** a Declaration of No Interest regarding Semerdjian property*, seconded by Commissioner Nagle.

Mr. Rice, Township Solicitor gave a brief background. Commissioner Higgins called the vote, motion passed 6-0 with Commissioner Booker absent.

2. Public Participation

Leslie Morgan, Farm Road – She made a presentation in regards to the options for the Willows Mansion as a residence as well as her discouragement of approval of a day care facility housed in the Mansion. She also discussed her proposal that she submitted to lease/purchase the Willows Mansion. She would like to see a new RFP process with all ideas welcome.

Mr. Zienkowski gave a brief list of items that the Township was looking to receive from St. David's Nursery School such as construction detailed costs, a definitive plan for all the improvements to be made to the Mansion and the entire site with a detailed sketch plan. We also need proof/evidence of SDNS's financial resources to complete the project. Written commitment to establish a PSA as well as reimburse the Township for any legal expenses in the event there is legal action brought against the Township in regard to this project. A clear timeline to complete this project. The completed traffic study. A reference to new terms to the contract whereas SDNS will assume all liability for the structure & all environmental concerns for the Mansion.

Christina Perrone, Walnut Avenue – She commented in regards to the future of the Willows Mansion.

Kimberly Rolph Pine Tree Road – She commented about proposed traffic calming on Pine Tree Road. She would like to see Pine Tree Road put back on the agenda for a decision to be made for traffic calming. There was a brief discussion amongst the Commissioners and staff.

Barbara Barnes – Thanked the staff and Commissioners for the stop signs at Pine Tree Road and Woods Lane.

Dan Sherry, Wayne – He commented in regards to the lack of contribution by Radnor Conservancy to the Ardrossan parcel. He also commented about the proposed ordinance #2016-03 which is on the agenda for adoption tonight.

Cas Holloway, W. Wayne Ave – He commented in regards to the National Lands Trust proposal which is on the agenda for tonight.

3. Appointments to Various Board and Commissions

Commissioner Ahr made a motion to appoint James Dolan, Jr to Codes Appeal Board and Andrew Kalan to EAC, seconded by Commissioner Schaefer. Motion passed 6-0 with Commissioner Booker absent.

4. Committee Reports

PERSONNEL & ADMINISTRATION

A. Resolution #2016-42 - Authorizing the Township Manager to enter into an agreement with Alura Business Solutions for Information Technology infrastructure installation and managed services

Commissioner Ahr made a motion to approve, seconded by Commissioner Clark.

Bill White, Finance Director, gave a brief presentation in regards to the resolution as well as a video that can be found on the Township website at: <http://pa-radnor.civicplus.com/910/Board-of-Commissioners-Presentations>.

Commissioner Higgins called the vote, motion passed 6-0 with Commissioner Booker absent.

PUBLIC WORKS & ENGINEERING

~~B. Radwyn Apartments - Requesting a waiver from the Land Development Process - REMOVED~~

C. Ordinance #2016-03 (Adoption) - Approval for the Stormwater Fund Capital Budget

Commissioner Nagle made a motion to remove the item from the agenda tonight, motion failed for lack of a second.

There was a discussion amongst the Commissioners in regards to whether to remove or adopt the original ordinance which was introduced. The ordinance which is before the board this evening and was advertised has a revision added to it which includes under capital improvements for North Wayne Field in the amount of \$979,749.

Commissioner Schaefer made a motion to adopt the ordinance version which was introduced February 8, 2016 without the line item for North Wayne Field in the amount of \$979,749, seconded by Commissioner Clark.

Commissioner Curley raised his concerns that Commissioner Higgins added the line item for North Wayne Field between the time that the ordinance was introduced and the ordinance which is in front of them tonight for adoption. The ordinance was advertised with the line item for North Wayne Field added.

Mr. Rice commented that the ordinance that was introduced on February 8, 2016 did not include the added line item for North Wayne Field. The ordinance which was advertised had the revision of the added line item for North Wayne Field and he feels as though it is a substantial change and recommends the Board to clean-up the spreadsheet attachment to the ordinance and reintroduce the ordinance.

There was an in depth discussion amongst the Commissioners in regards to ordinance #2016-03 and how to proceed forward with it.

Commissioner Curley made a motion to revise and reintroduce ordinance #2016-03 to match the original ordinance introduced on February 8, 2016 and include funds to repair the basin at approximately

\$180,000 and that the repairs to the basin be conditional upon not starting the basin repair until the board has made a decision about the rehabilitation of the basin, seconded by Commissioner Clark.

Commissioner Higgins made comments supporting his reasons for adding the line item for North Wayne Field in Ordinance #2016-03.

Public Comment

Ken Taylor, Willow Avenue – He commented that he agrees with Commissioner Nagle’s motion which failed for lack of a second as well as his support for the township wide assessment. He also shared with the board a 20014 court case.

Patrick Harper, W. Beechtree Lane – He commented in regards to his frustrations that Commissioner Higgins added an item to the ordinance without the board being aware of it.

Paige Maz, Stormwater Advisory Committee – She thanked the board for taking the steps to revert to the original ordinance which was introduced.

Annie Hirschler, W. Beechtree Lane – She commented that she agrees with Mr. Harper’s comments made previously.

Dan Sherry, Wayne – He commented in regards to his disagreement with Mr. Rice explanation on why 7.08 of the charter does not apply.

Regina Majarcek – She commented in regards to the study which is underway and about the funding which has already been allocated to complete the connection of the stormwater system on S. Wayne at the Middle School and her concern that the project isn’t moving forward.

Mr. Zienkowski commented that the project has not moved forward because he still has concerns about the benefits of it. There was an in depth discussion amongst the Commissioners and staff in regards to the above mentioned project.

Maya VonRossum, Delaware Riverkeeper – She commented in regards to her disagreement with the revisions to the attached spreadsheet. She also commented about the stormwater system at the Middle School and urged the Board to move forward with the redo of the stormwater ordinance.

Christina Perrone – She commented in regards to her concerns with the process that was taken with ordinance #2016-03 as well as commented about the changes that were made with the Charter so these types of situations wouldn’t happen.

Commissioner Higgins apologized for his actions which were taken with the above referenced ordinance.

Commissioner Higgins called the vote on Commissioner Curley motion, motion passed 6-0 with Commissioner Booker absent.

D. Motion to approve the proposal from National Lands Trust for services related to implementation of the trail system proposed along Darby Paoli Road

Commissioner Schafer gave a brief description of the proposed proposal related to the implementation of the trail system along Darby Paoli Road.

Public Comment

Cas Holloway – He inquired in regards to item 5H within the proposal that he is the current owner of and asked that any reference to his property is removed from the proposal.

Christina Perrone – She commented in regards to Mr. Holloway’s Lot 9 that is dedicated to open space.

Dan Sherry, Wayne – He commented also in regards to the history of Lot 9.

Commissioner Schaefer made a motion to approve the proposal and direct the Township Manager to execute a contract, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Booker absent.

E. Discussion on Sidewalks along Lancaster Avenue – Township Manager Zienkowski

Mr. Zienkowski made a brief presentation in regards to the sidewalks along Lancaster Avenue and the need for them to be improved for pedestrian traffic. He would like to pursue with approval of the board to partner with Villanova University and PennDOT to seek state and federal funding to improve them. There was a brief discussion amongst the Commissioners in regards to their position and different grant options.

Public Comment

Jane Galli – She commented also in regards to sidewalks needing to be completed on the North side of Lancaster Avenue.

Rick Leonardi – He commented that there is an opportunity with the Villanova construction project to revise the sidewalks in that area now.

Commissioner Ahr commented that this is an issue that needs to be improved and items that are already proposed in the Greenways and Open Space plan.

COMMUNITY DEVELOPMENT

F. Authorization to file a Complaint to remove unsafe structure at 228 Willow

Mr. Rice and Kevin Kochanski gave a background of the above reference item.

Commissioner Curley made a motion to authorize to file a complaint, seconded by Commissioner Clark.

Commissioner Higgins called the vote, motion passed with 5-0 with Commissioner Booker absent and Commissioner Nagle out of the room at time of vote.

G. Ordinance #2016-04 – (Introduction) Amending Chapter 280 of the Radnor Code, Zoning Ordinance, Section 115.5 Municipal Services/Uses to clarify the use category contemplated by this Ordinance on lands owned, operated, leased and/or maintained by Radnor Township

Commissioner Curley made a motion to introduce ordinance #2016-04, seconded by Commissioner Higgins.

There was a brief discussion amongst Commissioners and staff on particular wording such as structure and accessory and the change of accessory use to principal use.

Public Comment

Christina Perrone – She commented in regards to her concerns with the change from accessory use to principal use.

Maya VonRossum, S. Robert Road – She commented in regards to her opposition to the proposed changes.

Commissioner Curley amended his original motion to amend chapter 280; section 115.5 of the zoning code and delete the words “structure and lots” and replace it with “(as an accessory)”. Motion passed 5-0 with Commissioner Booker absent and Commissioner Nagle out of the room.

PUBLIC SAFETY - None

FINANCE & AUDIT - None

PARKS & RECREATION- None

LIBRARY - None

PUBLIC HEALTH - None

Old Business - None

New Business - None

Public Participation

Dan Sherry, Wayne – He commented about his disagreement and concerns about the changes that were made to ordinance #2016-03 by Commissioner Higgins.

Jane Galli – She asked for an update from the Villanova CARE meeting to be given at the next meeting.

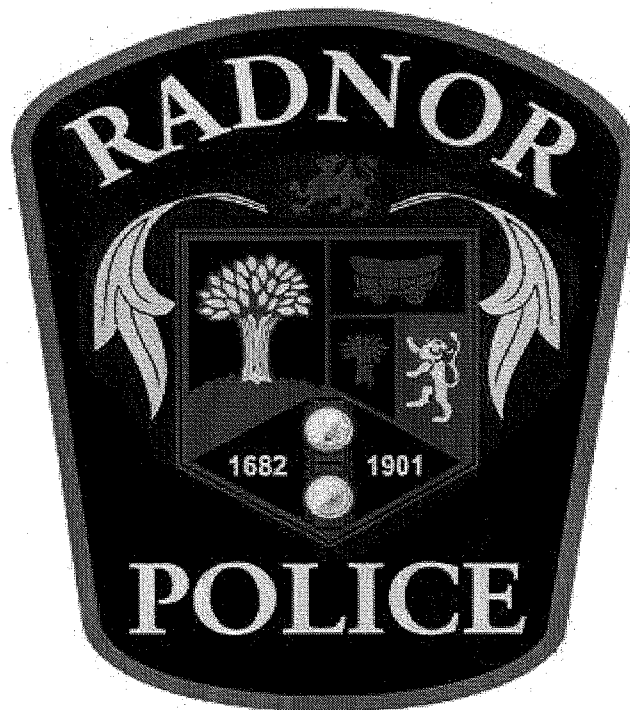
There being no further business, the meeting adjourned on a motion duly made and seconded.

Respectfully submitted,

Jennifer DeStefano

RADNOR TOWNSHIP POLICE DEPARTMENT

MONTHLY REPORT



FEBRUARY 2016

**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

February 2016

The Radnor Police Department responded to 1, 826 calls for service for the month of February 2016. Radnor Officers issued 380 traffic citations for motor vehicle violations. 56 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 1,894 parking tickets were issued for expired meter violations. Radnor Police Officers made 11 misdemeanor/felony arrests during February 2016.

Radnor Township Police Department
February 2016 Accidents / Violations / Investigations / Juvenile Report

Accidents	Feb-16	YTD 2016	Feb-15	YTD 2015	YTD from 16 to 15
Accidents - Fatal	0	0	1	1	-1
Accidents - Reportable- With Injuries	6	8	3	14	-6
Accidents - Reportable - No Injuries	6	25	16	28	-3
Accidents - Non Reportable	45	86	54	97	-11
Accidents - Hit & Run	13	23	6	8	15
Accidents - No Report	10	15	10	16	-1
Pedestrian Accidents - With Injuries	0	0	0	0	0
Pedestrian Accidents - Fatal	0	0	0	0	0
Total Accidents	80	157	90	164	-7
Violations					
Arrests - Felony & Misdemeanor	11	22	12	29	-7
Traffic Violations	380	679	391	661	18
Non-Traffic Violations	56	84	29	61	23
Parking Meter Violations	1894	3263	1723	3522	-259
Abandoned Vehicles	2	2	2	2	0
Total Violations	2343	4050	2157	4275	-225
Complaints					
Complaints	1390	2727	1185	2308	419
Unlocked Businesses	6	15	2	8	7
Alarms	114	254	143	246	8
Animal Complaints	19	37	11	23	14
					0
Total Complaints	1529	3033	1341	2585	448

Radnor Township Police Department
February 2016 Burglary Report

<i>Time of Day</i>	Res-Forced	Res-No Force	Res-Attempt	Non Res-Forced	Non Res-No Force	Non Res-Attempt
Day (6 AM to 6 PM)	2	0	0	0	0	0
Night (6 PM to 6 AM)	1	0	0	0	0	0
Time Unknown	2	0	0	0	0	0
Total Burgs - 2/16	5	0	0	0	0	0
Total Burgs - YTD	5	1	0	1	0	0
Burglaries by Area						
Patrol Area	District	Burgs 2/16	Burgs YTD 16			
Northeast Beat	1	1	1			
Northwest Beat	2	4	6			
Southwest Beat	3	0	0			
Southeast Beat	4	0	0			
Villanova University	7	0	0			
Total Burglaries		5	7			

PATROL HIGHLIGHTS



1st Platoon: Sergeant Shawn C. Dietrich
3rd Platoon: Sergeant Mark Stiansen

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

February 2016

Highlights

On February 1st, a resident came to the Police Department to report a hit and run accident that occurred on January 30, 2016. Officer made contact with the female who stated that she had observed her neighbor's vehicle hit her vehicle and leave the scene. She confronted the neighbor regarding the incident but she denied the occurrence. Officer was supplied photos of the damage to both vehicles. Officer would attempt to make contact with the neighbor regarding this incident.

On February 1st, Officer reported a suspicious vehicle on Pembroke Avenue. Officer reported a sedan bearing an unknown PA registration seen in front of a residence on Pembroke Avenue taking pictures of the residence. Inside of the vehicle was one w/m. The resident reported when she approached the vehicle the operator drove away before she could make contact.

On February 2nd, an anonymous caller reported a loud party on Charles Drive. As officers arrived, the party was breaking up. Officers spoke with the resident and advised him of the complaint. He was also advised of the zero tolerance policy and that he would be getting a citation in the mail. A citation was issued for the noise ordinance violation.

On February 4th, a resident of South Devon Avenue requested to speak to an officer regarding a suspicious circumstance. Officer reported he arrived on scene and spoke with the resident who stated her son told her that an unknown subject entered a group Instagram chat and was acting strangely. She turned over copies of the messages.

On February 5th, DelCom reported a theft discovered at Villanova University. Upon arrival, the officer met with VUPS. VUPS stated a student reported a power cable for his Dell laptop computer was taken from the Finance Lab located in Bartley Hall on Villanova University Campus some time on February 3rd. VUPS and the student was unable to provide the price of the cord.

On February 6th, a resident reported a burglary at his residence on the 600 block of Newtown Road. The resident stated the family has been away since Saturday January 30th. When she returned home, she found the front door had been forced open. Further inspection revealed the master bedroom had been ransacked. The remainder of the residence appeared untouched. After inventory, she discovered several items of jewelry missing. Exact items and value were unknown at the time.

On February 7th, Officer reported conducting a vehicle stop for traffic offenses on East Lancaster Avenue. The driver was identified and issued a Written Warning. It was determined the rear passenger had been drinking and was highly intoxicated. She was issued a citation for UAD, and VUPSD responded and took her into custody. Due to her level of intoxication, VUPSD requested VEMS respond for an evaluation. As a result, she was transported to BMH via VEMS for evaluation.

On February 8th, a resident of Lowrys Lane called to report a suspicious person. The resident reported that at approximately 0615 hours, she was traveling west on East Lancaster Avenue towards the blue route. She was traveling in the right curb lane approaching Lowrys Lane when she noticed a subject walking in the lane of traffic. She reported that she came to a stop for the red signal at Lowrys Lane and when she looked over the pedestrian he was signaling for her to roll down her window. When she failed to do so, the male approached her vehicle and tried to open the passenger side door which was unlocked. She drove away and continued to work without contacting police. Later she called to report the incident. The male is described as a b/m, wearing a camouflage jacket, and a knit cap.

On February 10th, a resident reported lost articles discovered at her residence at the 600 block of County Line Road. Contact was made with the resident who advised that she lost her wedding band and engagement ring. She was given a Property Report to fill out and return to the police. Officer would follow-up to obtain the Property Report and a Written Statement.

On February 11th, DelCom reported a burglary in progress on Fenimore Lane. The exterior of the residence was checked and found to be secure. The snow around the residence did not appear to be disturbed. Contact was made with the resident who stated that she woke up to what she believed was the sound of the front door opening at her residence. The interior of the residence was checked and did not appear to be disturbed. She was advised to call if she noticed anything out of place inside the residence upon returning.

On February 15th, Officer observed a w/m asleep in the operator seat of a vehicle parked in front of the Wayne Wawa on East Lancaster Avenue. Officer made contact with the operator, who was identified and stated he was tired and must have passed out. While speaking with the male, Officer detected an odor of marijuana emanating from the interior of the vehicle. Officer advised the male of the detection, in which he stated he smokes in the vehicle, but there was no marijuana in the vehicle. Officer conducted a search of the vehicle, with negative results.

On February 16th Police conducted added patrol at the above location in reference to criminal activity in the 200 block of East Lancaster Avenue.

On February 17th, a resident of Ithan Creek Road contacted Police in regards to a suspicious vehicle. The vehicle was described as a vehicle bearing a NY registration. Officer arrived in the area and spoke with the caller who stated that a w/m exited the vehicle and proceeded to walk around the exterior of a residence on Ithan Creek Road. Officers checked the residence and spoke with the homeowner who advised the suspicious person was a contractor. The resident confirmed that the contractor was at the residence.

On February 18th, a female caller reported two loose dogs running around in the area of Conestoga Road and Boxwood Road. Upon arriving into the area traffic was at a standstill in both directions on Conestoga Road due to the dogs running in the road. One passerby had captured a black and white dog that was running in the road and reported that a brown dog was still running loose in the area. Officer took custody of the black and white dog and tried to catch the brown dog with bystanders but the dog took off running. Based on the tag on the collar, the dog belonged to a resident on Barcladen Road. Officer went to that address and made contact with the owner who stated that the dogs belonged to her. She was advised of the area where the brown dog was last seen. She was advised that she would be receiving citations in the mail.

On February 21st, Officer reported discovering a suspicious vehicle parked on the side of Sproul Road near Bryn Mawr Avenue. Officer reported checking the vehicle which was unoccupied. The vehicle was parked near

the wooded area next to Cornerstone Lane. Officer checked the area with negative results. The vehicle was secure and did not appear to have any damage. A broken wine bottle was found next to the vehicle. The vehicle was registered to a resident on Malin Road. Officer responded to the residence to make contact with the owner with negative results. Since the vehicle was parked out of the lanes of traffic and did not create a hazard, it was not towed.

On February 22nd, Officer conducted added patrol to the shopping center in the 500 block of East Lancaster Avenue for ordinance violations. Officer reported contact was made with the operator of a Republic Container Services (610-205-5400) truck. The operator was advised of the township ordinance preventing the container pick up prior to 0700 hours. The male will advised the company to change the route to prevent further violations.

On February 23rd, a resident of 1030 East Lancaster Avenue reported criminal mischief to his vehicle. Officer spoke to the resident who stated that the driver's side of his vehicle was keyed on February 22nd. He stated the incident occurred while his vehicle was parked in the west lot. Officer observed damage to the driver's side of the vehicle. Officer spoke with the management who stated there is no video surveillance available for the parking lots at the time of the report. The resident completed a written statement.

On February 24th, a resident of Charles Drive reported seeing a male looking into vehicles. Police responded to the above location and searched the area with negative results. The scene was cleared without further incident.

On February 25th, Officer spoke with a resident on St. Davids Road who reported a suspicious male. Contact was made with the resident who advised a h/m knocked on her door and asked if she would like him to fix dents in her car. She advised the male that her car was not hit and he left the area. Officer reported the area was checked for the male with negative results.

On February 26th, a female reported vandalism discovered at Sulpizio Gym. Officer reported making contact with a female coach who stated that she arrived at the gym around 1950 hours to coach cheerleading practice, and she observed approximately eight juveniles in the gym playing basketball. She observed piles of sand and kitty litter on the gym floor and very large scratches in the gym floor and saw a full bag of kitty litter ripped open and dumped all over the floor. Officer reported taking photographs of the damage to the floor the hallway and the bathroom. Officer reported that there are several surveillance cameras throughout the building and police will have the township pull the video in the township.

On February 27th, Officer reported a mailbox damaged on Brookside Avenue. The mailbox had been removed from its post and was left at Brookside and Askin. Officer returned the mailbox to the residence and a yellow incident card was left for the homeowner.

On February 28th, a passerby reported an illegally parked vehicle in a handicapped parking space in the Philadelphia Sports Club on East Lancaster Avenue. Officer reported locating a vehicle parked in a handicapped space with no handicap placards. Officer issued a parking citation for the offense.

On February 29th, Officer reported being out with an intoxicated subject at the 7-11 store on Glenbrook Avenue. Officer reported observing a w/m subject later identified by his PA OLN laying unconscious on the sidewalk at the 7-11 store. After several attempts, the officer woke the male and while speaking with him a strong odor of alcoholic beverage was emanating from his breath. His speech was slurred, his eyes were glassy blood shot and he could not stand up on his own. When asked how he ended up at the 7-11 he stated his friends dropped him off. An ambulance was dispatched to the scene for a potential alcohol overdose. Medics from RFC-A arrived and transported the male to BMH for treatment. The male will be mailed citation for violation of Title 18, section 5505-Public Drunkenness.

March 21, 2016

Calls for Service - by UCR Code

Incidents Reported Between 02/01/2016 and 02/29/2016



RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0410	AGGRAVATED ASSAULT	1			
0440	ASSAULT - ATROCIOUS- HANDS, FISTS, FEET	3			
0511	BURGLARY-FORCED ENTRY-RESIDENCE-NIGHT	1			
0512	BURGLARY-FORCED ENTRY-RESIDENCE-DAY	2			
0513	BURGLARY-FORCED ENTRY-RESIDNTL-TIME UNKN	2			
0611	THEFT-\$200 & OVER-POCKET PICKING	1			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	3			
0624	THEFT-\$50 TO \$200-FROM AUTO (EXCPT 0625)	1			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	1			
0634	THEFT-UNDER \$50-FROM AUTO (EXCEPT 0635)	1			
0637	THEFT - UNDER \$50 - FROM BUILDINGS	1			
0736	M.V THEFT-OTHER VEHICLE-ALL OTHER LOTS	1			
1100	FRAUD	3			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	5			
1150	FRAUD - CREDIT CARDS	2			
1191	FRAUD - REPORTS	2			
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	2			
1420	CRIMINAL MISCHIEF TO PUBLIC BUILDINGS	1			
1440	CRIMINAL MISCHIEF - ALL OTHER	4			
1465	INSTITUTIONAL VANDALISM	1			
1490	CRIMINAL MISCHIEF - REPORTS	1			
1810	DRUG VIOLATIONS	1			
1812	NARCOTICS-SALE-MARIJUANA, HASHISH, ETC.	3			
1832	NARCOTICS-POSSESSION-MARIJUANA, ETC.	2	1		
1842	NARCOTICS-USE-MARIJUANA, HASHISH, ETC.	1			
1890	NARCOTICS - REPORTS	0	1		
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	3			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	1			
2211	LIQUOR LAW-UNDERAGE-PURCH, CONSMP, POSSES	2	2		
2300	PUBLIC DRUNKENESS	10	1		
2400	DISORDERLY CONDUCT	2			
2410	HARASSMENT BY COMMUNICATION	1			
2420	DISORDERLY CONDUCT-PUBLIC PLACES	2			
2450	HARASSMENT	3	1		
2640	ALL OTHER ORDINANCE VIOLATIONS	8			
2664	ALL OTHER OFFENSES - ALL OTHER (MISC.)	0	1		
2720	DOG LAW & BITES (1ST OFF. & STATE CIT)	1			
2900	JUVENILE RUNAWAYS	7			
2910	LOST/MISSING PROPERTY	4			
3000	LOST/RECOVERED PROPERTY	1			
3200	CHECK ON WELFARE	5			
3300	CIVIL DISPUTES	8			
3320	DOA	2			
3500	DISTURBANCE - DISORDERLY PERSONS	8			
3501	DISTURBANCE-COMPLAINT OF NOISE, MUSIC, ETC	9	1		
3520	DOMESTIC PROBLEM (NO ARREST)	15	1		
3620	DISTURBANCES-OTHER (FIGHTS, DISPUTES, ETC)	2			
3650	ELECTRIC COMPANY-POWER OUTAGES, ETC	8			

Calls for Service - by UCR Code

Incidents Reported Between 02/01/2016 and 02/29/2016



RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3700	FIRE - RESIDENTIAL	3			
3703	FIRE-ALL OTHERS	4			
3850	HAZARDOUS CONDITIONS	3	1		
3880	OPEN DOORS/WINDOWS - DISCOVERED	1	1		
3900	GAS LEAKS (NATURAL GAS)	4			
4000	JUVENILE PROBLEMS (NO ARREST)	3			
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	3			
4200	MISSING PERSONS(EXCEPT JUVENILES)	2			
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	4			
4301	MENTAL HEALTH-ALL OTHERS	2	1		
4400	OFFICER INJURED ON DUTY	1			
4500	OPEN DOORS/WINDOWS	6			
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	10	1	1	
4650	POLICE INFORMATION	46	2		
4655	CID/DTF INVESTIGATION	0	2		
4660	911 HANG UP CALL	36	1		
4700	ADDED PATROL-REQUEST FOR	58	1		
4701	ADDED PATROL - BUSINESS CHECKS	100	1		
4702	ADDED PATROL - SCHOOL CHECKS	54			
4801	SOLICITING-COMPLAINTS	2			
4900	SUSPICIOUS PERSON	23			
4901	SUSPICIOUS CIRCUMSTANCE	26	1		
4902	SUSPICIOUS VEHICLES	14			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	29			
5004	LOST & FOUND - FOUND ARTICLES	5			
5006	LOST & FOUND - LOST ANIMAL	1			
5008	LOST & FOUND - LOST ARTICLES	4			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	14			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	8			
5400	VEHICLES-ABANDONED	1			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	18			
5402	VEHICLES-DISABLED	19	2		
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	17	1		
5404	VEHICLES-PARKING COMPLAINTS	13			
5405	VEHICLES-TOWED	19	1		
5500	WATER MAIN BREAK/WATER CO. PROBLEMS	2			
5501	WIRES DOWN - NO HAZARD	3			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	2			
5510	ANIMAL COMPLAINTS - OTHER	6			
5590	ANIMAL COMPLAINTS - REPORTS	2			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	3			
6001	ACCIDENT - WITH INJURIES	6			
6002	ACCIDENT - NO INJURIES (REPORTABLE)	6			
6003	ACCIDENT - NON REPORTABLE	45			
6004	ACCIDENT - HIT & RUN	13			
6005	ACCIDENT - NO REPORT DONE	10			
6606	TRAFFIC RELATED - DIRECT TRAFFIC	15			
6610	TRAFFIC RELATED - MOTORIST AID	1			



March 21, 2016

Calls for Service - by UCR Code

Incidents Reported Between 02/01/2016 and 02/29/2016



RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	1			
6614	TRAFFIC RELATED - OTHER TRAFFIC	2			
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	1			
7006	NOTIFICATION - HIGHWAY DEPT.	4			
7008	NOTIFICATION - SEWER DEPT.	1			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	3			
7090	PUBLIC SERVICES - REPORTS	1			
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	1			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	1	1		
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	1			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	5			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	83			
8003	FIRE/MEDICAL ALARM - NO CITATION	29			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	2			
8010	WARRANTS - LOCAL - CRIMINAL	1			
9000	ANIMALS - DOG COMPLAINTS	8			
9001	ANIMALS-RABID/SICK	1			
9005	ANIMALS - ALL INVOLVING DEER	9			
9007	ANIMALS-CAT COMPLAINTS	1			
9038	K-9 ASSIST	3	3	1	
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	1			
9040	ASSIST LOWER MERION PD	6			
9041	ASSIST HAVERFORD PD	4			
9043	ASSIST NEWTOWN PD	2			
9045	ASSIST TREDYFFRIN PD	2			
9046	ASSIST UPPER MERION PD	1			
9050	ASSIST SICK/INJURED	134	2		
9051	ASSIST AMBULANCE	12	1		
9052	ASSIST OTHER POLICE DEPARTMENT	1			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	12	2		
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	161			
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	19			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	61			
9972	MOTOR OFFICER ACTIVITY	0	1		
9990	ELECTRONIC ASSISTANCE	1			
CITN	NON-TRAFFIC CITATION	56			
CITT	TRAFFIC CITATION	380			
Total Calls		1,826			

Radnor Township Police Department
February 2016 Crime Report

CLASS 1 Offenses							
Offense	Inc 2/16	Inc YTD 16	Clr'd 2/16	Clr'd YTD 16	Inc YTD 15	Clr'd YTD 15	Inc YTD 16 to 15
Criminal Homicide	0	0	0	0	0	0	0
Forcible Rape	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0
Assault	7	11	2	4	4	1	7
Burglary	5	7	0	0	6	0	1
Larceny	8	23	0	1	32	5	-9
Auto Theft	1	1	0	0	0	0	1
Arson	0	0	0	0	0	0	0
Total Class 1 Off.	21	42	2	5	42	6	0
CLASS 2 Offenses							
Vandalism	9	11	0	0	11	0	0
Illegal Drugs	6	8	1	6	17	12	-9
DUI	4	6	2	6	7	9	-1
Disorderly Conduct	8	15	0	4	15	2	0
Fraud Related	12	22	0	0	44	0	-22
Underage Drinking	2	4	2	2	4	3	0
All Other Class 2	8	15	4	9	13	7	2
Total Class 2 Off.	49	81	9	27	111	33	-30
Grand Total	70	123	11	32	153	39	-30

Radnor Township Police Department
February 2016 Property Stolen Recovered Report

Type of Property	Feb-16 Stolen	2016 YTD Stolen	Feb-16 Recovered	2016 Y-T-D Recovered
Currency, Notes, Stocks Etc.	\$12,850.00	\$15,830.00	\$0.00	\$0.00
Clothing & Furs	\$0.00	\$620.00	\$0.00	\$0.00
Locally Stolen Motor Vehicles	\$35,000.00	\$35,000.00	\$0.00	\$0.00
Office Equipment	\$1,025.00	\$2,525.00	\$0.00	\$0.00
Televisions, Radios, Cameras	\$0.00	\$0.00	\$0.00	\$0.00
Firearms	\$0.00	\$0.00	\$0.00	\$0.00
Household Goods	\$0.00	\$55.00	\$0.00	\$55.00
Consumable Goods	\$0.00	\$0.00	\$0.00	\$0.00
Jewelery & Precious Metals	\$30,675.00	\$40,850.00	\$0.00	\$0.00
Livestock	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$70.00	\$3,595.00	\$0.00	\$0.00
Total Property Value	\$79,620.00	\$98,475.00	\$0.00	\$55.00



RECREATION & COMMUNITY PROGRAMMING DEPARTMENT FEBRUARY 2016 REPORT

Events/Excursions/Programs

- Programming consisted of/registration underway:
 - Daddy-Daughter Dance at the Radnor Hotel (109 daughters; 90 fathers/grandfathers)
 - Radnor Youth Basketball (1,116 League participants - includes 51 travel participants)
 - Hoops Clinic (103 participants - includes 1st & 2nd graders)
 - Little Hoops Stars (160 participants - includes Kindergarteners and Preschoolers; approximately 109 are Kindergarteners)
 - After School Chess at Ithan Elementary with Shining Knights (12 participants)
 - After School Science at Ithan Elementary with Professor Bob (30 participants)
 - Junior & Adult Tennis Lessons with David Broida (41 participants)
 - Gryphon Volleyball Program (23 participants)
 - Youth Wrestling Clinic (17 participants)
 - Winter Junior Soccer with Soccer Shots (6 participants)
 - Winter Junior Soccer with World Cup Sports Academy (18 participants)
 - Women's Boot Camp (3 participants)
 - Men's Basketball (22 participants)
 - School's Out Program with Jump Start Sports (2/15 session cancelled; 3/10 & 11 – 35 participants, 4/26)
 - Spring Break Sports Camp with Jump Start Sports & World Cup Sports Academy
 - Spring Junior Soccer with Soccer Shots
 - Spring Junior Soccer with World Cup Sports Academy
 - Spring Multisport Camp with Young Sports (NEW)
 - Spring Tennis with Pam Rende (11 participants registered)
 - Preschool T-ball with Jump Start Sports
 - Radnor Day Camp (148 registered to date)
 - Summer Preschool Camp (26 registered to date)
 - Regal Movie Discount Ticket Program (26 movie tickets sold to date 2016)
 - PRPS Discount Ticket Program – Ski Resort Tickets (114 sold to date 2016)
- Met with winter/spring and summer programming and event vendors/instructors, aligned contractual agreements, and coordinated facility schedules.
- Continued distribution of the Winter & Spring 2016 Recreational Activities Brochure; developed detail for Spring Township Newsletter; began development of the Summer 2016 Recreational Activities Brochure.
- Coordinated Winter 2016 Radnor Youth Basketball Program in cooperation with Jump Start Sports and the basketball program coordinator; coordinated ongoing program communications with staff, league leaders, and referees regarding practices, game schedules, facility usage, photos, and other program components; coordinated travel program (travel teams consist of boys grades 4th to 8th and girls grade 7th/8th); coordinated spirit-wear apparel with program partner and apparel vendor; coordinated facility usage with RTSD and various local private schools/facilities (Agnes Irwin School, Hill Top Preparatory School, Woodlynde School, Villanova University, Young Sports Center, and Competitive Edge Sports); continued to put forth considerations to area schools/facilities for additional gym time; coordinated option for attendance at Villanova/Georgetown basketball game at the Wells Fargo Center; worked with program sponsors, updated Township website; over 150 volunteer coaches and league leaders are assisting the program; conducted program closure meetings and developed objectives for next season.
- Developed various components of Radnor Day Camp and Summer Preschool Camp – including facility usage details with Radnor Elementary School; camp trip and visitor schedules; the hiring process for all open summer positions; the planning process with camp Directors and Coordinators.

- Events coordinated consisted of:
 - Daddy-Daughter Dance – met with Radnor Hotel regarding event logistics and photography; coordinated all event vendors and sponsors.
 - Spring Eggstravaganza – met with Villanova University Risk Management Department to discuss event insurance requirements for event; coordinated entertainment, vendors, sponsors, prizes, supplies, and logistics.
 - Wheels of Wayne – coordinated activities and entertainment, vehicle and vendor registrations, and event sponsorships.
 - Arbor Day Celebration – coordinated with the Radnor Conservancy and Boy Scouts.
 - Bo Connor Park Concert – coordinated entertainment and sponsors.
 - Radnor Run - attended 2016 meeting to kick off planning and set objectives for 2016.
- Met with members of the Radnor Conservancy to evaluate route for Race for Open Space taking place in June.
- Continued sponsorship development by working with local businesses and organizations for current events and programs; conducted meetings with several potential sponsors to secure monetary and in-kind sponsorships for upcoming 2016 events and programs; sponsorship proceeds are currently at \$36,000.
- Worked with potential advertisers for Township website advertising buttons.
- Met to discuss partnership collaborations with Young Sports, Cabrini College, Radnor Memorial Library, Villanova University, Wayne Business Association, and the Radnor Hotel.

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 pieces of Department legislation and matters
- Monitored Department budgetary line items and developed year-to-date performance analyses for all service areas including discount ticket program, events, and park and athletic field usage; reviewed revenue and expense projections for 2016 budget development relative to Department's operations and services.
- Attended and prepared reports and documentation for monthly Board of Commissioners Meetings and monthly Parks Board Meeting.
- Attended weekly staff meetings with Township Manager and Department Directors/Supervisors.
- Attended All Staff Meeting led by the Township Manager and Staff.
- Continued to work with Program Supervisor and Program Coordinator on daily planning, programming, and procedures; discussed daily and seasonal operations, services, and Township/Department procedures; reviewed adopted budget and developed goals for 2016.
- Continued working on Passport to Parks Project, Department Strategic Plan, and solutions for online registration.

Parks & Facilities Usage

- **Athletic Fields:** Organized spring field requests and worked with user groups to allocate schedules.
- **Park Areas:** Updated 2016 picnic schedules and files and began taking 2016 picnic area requests.
- **Radnor Activity Center:** Coordinated usage and rentals – 5 rentals took place in February (all were for multiple dates) along with the Department's seasonal recreational usage including Radnor Youth Basketball, Futsal, Men's Basketball League, Women's Boot Camp, Radnor Middle School, Preschool Soccer, and Main Line Independent Guard; coordinated maintenance of the replacement of the scoreboard and met with contractors to evaluate bleacher replacement and floor resurfacing projects.

Parks & Facilities Meetings/Projects

- **Park Signage Replacement:** The process of replacing the park signage from 2015 allocated capital funds is almost completed, Saw Mill will be installed in early 2016 once the sign bed is prepared to accommodate the sign; continued working with Bentley Homes to finalize the Township gateway entry sign located at Unkefer Park; additional signage has been approved through voted bond proceeds for Fenimore Woods and Ithan Valley Park; working to replace and update the informational signage at Radnor Skatepark and in all parks relative to dogs/pets.
- **Park and Trail Improvements** – a bond ordinance was voted at the October 26th Board of Commissioners Meeting for the following parks and trails (\$5.75M - \$4.3M Parks/\$1.45M Trails):

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)
Radnor Station to Harford Park (9F)

- **Clem Macrone Park Master Planning:** A master plan was developed that reviewed the existing site and provided a conceptual plan of how the park should be developed to maximize its footprint and best serve the passive and active recreational needs of the community - funding for the project was approved by the Board of Commissioners at their September meeting; the grant application that was submitted for the DCNR C2P2 Program Grant in the amount of \$350K (requires a dollar-for-dollar match) has been approved and announced; the grant application that was submitted to the DCED Greenways, Trails, and Recreation Program (GTRP) for \$250K was approved with notification that \$224K has been awarded as part of this program with a required match of \$39,500; \$5,000 has been received from a PECO grant application; the final engineering/construction plan has been submitted to the Delaware County Conservation District (for NPDES review) and we are awaiting more information; Kimmel Bogrette is finalizing the project's bid documentation and construction is anticipated to begin summer 2016.

- **Encke Park:** Authorized by the Board of Commissioners in March 2015, a project is underway with members of Radnor Wayne Little League on park improvements that includes a combination comfort station/concession stand and other anticipated park improvements such as repairs to the driveway access off of Iven Avenue, electronic scoreboards, field conversion to 50/70 distances, press box, and fencing upgrades - these projects are utilizing funding that was received as part of the Township Building cell tower contract renegotiation, RWLL fundraising efforts, and bond proceeds; a Memorandum of Understanding was developed with RWLL relative to the park improvements outlining the details of RWLL's obligations, usage, and ownership; work continues on the new concession stand building and scoreboard installation; additional work will include field conversions, fencing upgrades, bleacher replacement, press boxes, and driveway access off Iven Avenue.
- **Fenimore Woods Rehabilitation Project** – met with architectural firm Kimmel-Bogrette to discuss park improvement goals – project agreement for design services will be evaluated by the BOC at their March 14 meeting; met with General Recreation on the anticipated playground improvements and began preliminary equipment design.
- **Radnor Skatepark Improvements:** Recent 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 will be milled and reapplied along with the coating – work is anticipated to start in mid-April – the skatepark will close on Monday, April 11.
- **Radnor Trail Extension:** Met with project consultants to discuss tasks and costs.
- **Veterans Park Planning:** (formerly St. Davids Community Park): Park planning project 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.
- **The Willows:** Agreement with the Willows, LLC. will not be met due to a lack of financing for the project after an extension was granted by the BOC that expired on 11/21. We are currently reviewing a proposal that has been submitted by St. David's Nursery School to operate and improve the Mansion; the proposal was presented at the December and January Parks and Recreation Board Meetings, it was discussed at a special meeting of the Parks & Recreation Subcommittee (of the BOC) on January 7th as well as at the February 8th Board of Commissioners Meeting; it is anticipated that it will be discussed again at the March 28th BOC Meeting with anticipated direction on proceeding further. Staff also met with members of the Inveraray Home Owners Association on February 2nd to hear questions raised by the neighbors. Replacement of the Willows entryway bridge remains underway.

Respectfully Submitted,






Tammy S. Cohen
Director of Recreation & Community Programming

THE 5TH ANNUAL
DADDY
daughter
VALENTINE'S DANCE
Friday, February 5, 2016 6:30pm to 8:30pm


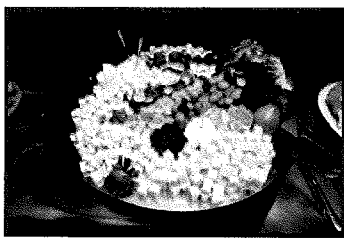

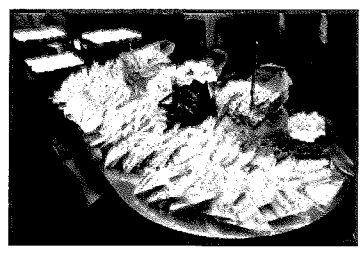


LOCATION: THE RADNOR HOTEL 591 EAST LANCASTER AVENUE ST. DAVIDS, PA 19087

FRIDAY, FEBRUARY 5, 2016
6:30PM TO 8:30PM

PRESENTING SPONSOR
THE
RADNOR
HOTEL



WHAT A WONDERFUL NIGHT! WITH 109 DELIGHTFUL DAUGHTERS AND 90 DASHING DADDYS AND GRANDDADDYS, THE 5TH ANNUAL DADDY/DAUGHTER VALENTINE'S DANCE WAS A BIG HIT AT THE RADNOR HOTEL!



ACTIVITIES INCLUDED:



STUFFED SNOOPY PILLOW



BEADED BRACELETS

CARICATURES

DADDY / DAUGHTER PICTURES

*COURTESY OF LITTLE NEST PORTRAITS

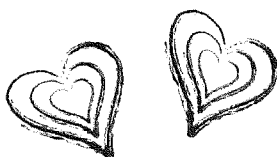
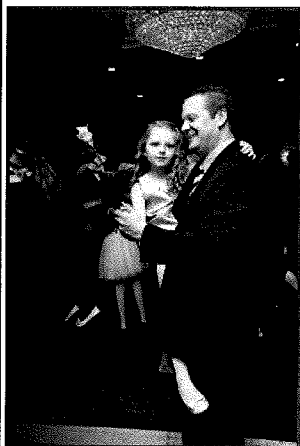


DANCING

REFRESHMENTS



SPECIAL ROSE CEREMONY FROM DADDY TO DAUGHTER





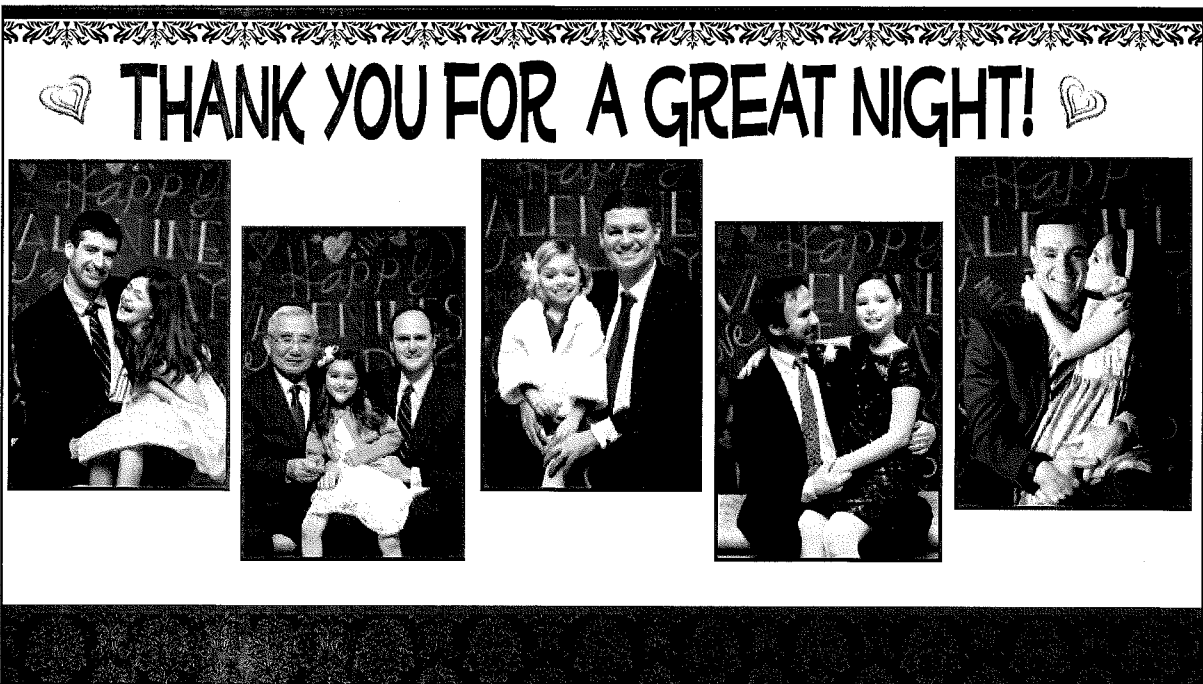
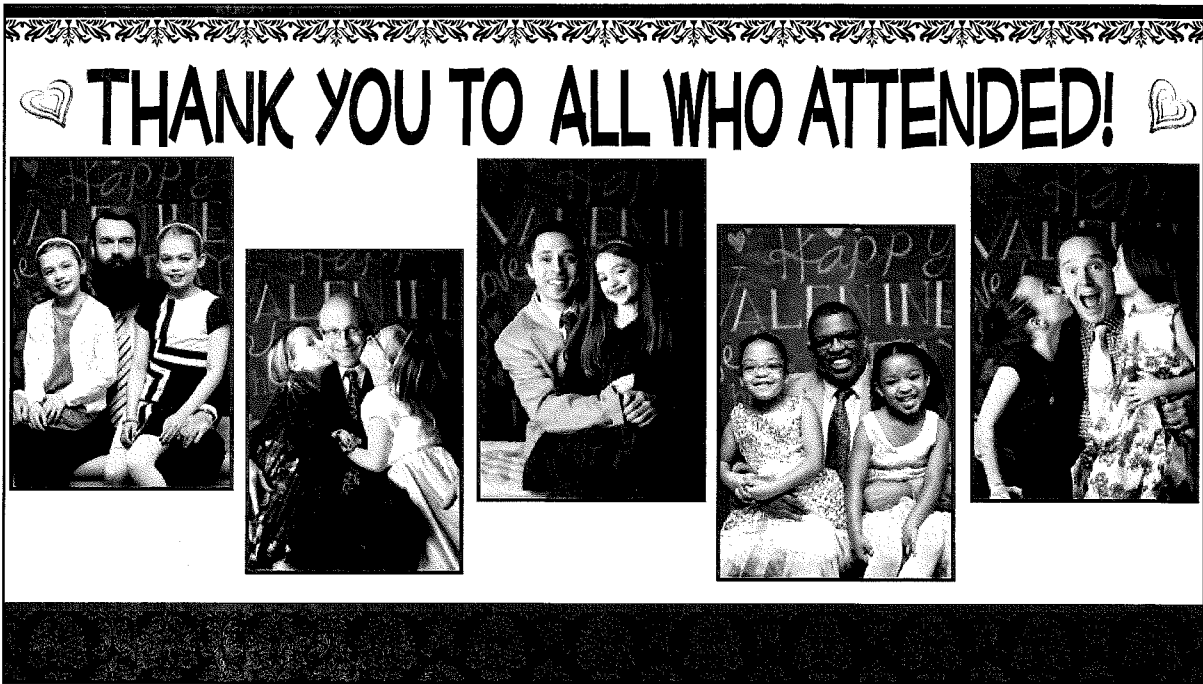

THANK YOU TO OUR SPONSORS!



**THE
RADNOR
HOTEL**


PRESENTING SPONSOR

 Saul Ewing <small>LLP</small>	 little nest <small>PHOTOGRAPHY</small>	 GIANT	 VILLANOVA <small>UNIVERSITY</small>
ACTIVITY SPONSOR	PHOTOGRAPHY	ROSE SPONSORS	EVENT VOLUNTEERS



Radnor Township
Public Works Department
Monthly Report for February 2016

Building Maintenance 1 man

Maintains & cleans facilities including trash and recycling removal – Administration and Police Building, Public Works Buildings, and Radnor Activity Center

Fleet 3 men

- Daily routine checkups of police vehicles
– 30 vehicles
- Vehicle safety inspections for all departments
– 7 vehicles
- Major Repairs
Unit #L-1 – Installed new fenders and toolbox with step
Unit #34 – Replaced leaking axle seal rear hub
Unit #53 – Had wiring replaced for central hydraulic system, installed new mud guards
Unit #27 – Installed new body module due to burnt wire, new module programmed
Unit #51 – Transmission leak, replaced hydro line
Unit #78 – Replaced oil pan and gasket, brakes & rotors
Unit #TG-1 – Repaired air conditioning in tub grinder, installed new line and condenser fan
Unit #L-3 – Repaired emergency brake circuit
Unit #34 – Removed and replaced corroded air tanks for brake system

- Unit #75 – Diagnosed and replaced O2 sensors
- Unit #68 – Dump cylinder leaking, replaced hose and re-routed line, installed new fittings
- Unit #34 – Installed new tailgate seal and turnbuckle
- Hydraulic Hose Assemblies – made 3 in house, 1 from dealer

- Scheduled Vehicle Maintenance
 - Unit #48 Unit #58
 - Unit #K9-1 Unit #12
 - Unit #78 Unit #46
 - Unit #30 Unit #LV-6
 - Unit #89 Unit #73
 - Unit #38 Unit #90

- Repair, Service and Maintain 129 pieces of equipment and vehicles

Highway 12 men

- Attended All Staff meetings
- Installed new traffic signs
- Repaired meters for parking authority
- Installed speed boxes for police dept.
- Cleaned inlets throughout the Township
- Delivered Barricades for various events
- Assisted Sewer Department
- Removed foliage blocking street signs
- Worked on weight room at the twp bldg.
- Set up Radnorshire Room for Meetings
- Created faded sign list
- Assisted Police with Deer
- Removed trash for library
- Installed plows & chains on dump trucks
- Feb. 5 – All hands in for snow event
- Cleaned out storage room at twp bldg.
-
- Replaced and repaired signs as needed
- Called Higgins Electric for Traffic Signal Concerns
- Reported Street Light outages to Higgins Electric
- Cleaned Storm Sewer Lines with the Sewer Department
- Cleaned business district
- Assisted Parks Dept with emergency storm damage
- Assisted with trash and recycling
- Washed All Highway Vehicles & Equipment
- Removed snow from inlets
- Filled pot holes on state roads, Brook, Darby Paoli, North & South Wayne, Radnor Chester, County Line
- Crew on Inlet Repair
- Repaired plows & chains on all dump trucks
- Continued cleaning the inside of inlets throughout the Township - also making repairs
- Sweeper out cleaning bad spots
- Repaired storm drains in PW yard

Parks *13 men*

- Attended all staff meetings
- Cleaned all Park Restrooms, 3 times per week
- Picked up trash at parks and bike trail, 3 times per week
- Checked the Radnor Bike Trail after all storms
- Cleaned and Repaired all grills
- Washed all Vehicles
- Repaired all fences in the parks
- Checked all park playground equipment
- Cleaned all fences of debris
- Raised trees in the parks
- Cleaned garages
- Cleaned Public Works Buildings and Restrooms
- Checked all plows and chains and made repairs

- Shovel and salt all township sidewalks
- Assisted Highway Dept with snow removal – 14 men
- Pruned 42 trees in right of way
- Removed 7 trees in right of way
- Removed 3 trees in parks
- Repaired small equipment
- Removed 4 fallen trees from roads at night
- Repaired swings at tot-lots
- Cleared 4 trees from waterway
- Cleared woods lines
- Pruned trees along roadway
- Set up and cleaned up after all Recreation Dept. events
- Cleaned debris at all Parks and Buildings
- Set up all meetings at the Township Building

Sewer *3 men*

- Pumping Stations (5) check and maintain 5 times per week – 100 times per month
- PA One Call markouts – 203 for the month of February
- Cleaned 10 manholes

- Repaired 4 manholes
- Fueled generators at pumping stations
- 11 stoppages for the month of February
- Camared sewer lines

- Generators (4) - check and maintain 5 times per week – 80 times per month
- Jet Truck – cleaned 3,860 feet of sewer and storm lines
- Located 4 buried manholes
- Repaired 3 pumping stations
- Assist trash department Monday and Tuesday
- Cleaned garages
- Washed all vehicles
- Assisted Highway Dept with snow removal – 3 men

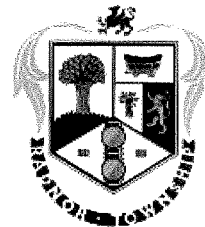
Solid Waste *20 full time and 1 part time man*

- Solid Waste and Recycling collections -7,500 collections 2 times per week
- 65 Open truck collections

- Curbside Yard Waste Collection – Every Wednesday
- Cleaned road side on State Roads
- Picked up paint cans at residences as requested

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: FEBRUARY MONTHLY REPORT
DATE: MARCH 3, 2016
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of February 2016. Please note the following highlights:

- Building Permit Fee Revenue totaled \$74,420.00 with 75 permits issued
- Electric Permit Fee Revenue totaled \$11,162.00 with 42 permits issued
- Mechanical Permit Fee Revenue totaled \$6,460.00 with 25 permits issued
- Plumbing Permit Fee Revenue totaled \$6,541.00 with 41 permits issued
- Zoning Permit Fee Revenue totaled \$150.00 with 2 permits issued
- Design Review Board Application Fee Revenue totaled \$500.00 with 3 applications received
- Historic and Architectural Review Board Revenue totaled \$50.00 with 1 applications received
- Zoning Hearing Board Revenue totaled \$550.00 with 1 application received

- Permit and application revenue for February 2016: \$ 99,833.00
- Permit and application revenue year to date: \$ 215,994.00

- Permits and applications for February 2016: 190
- Permits and applications year to date: 352

- Inspections conducted for February 2016: 418
- Inspections conducted year to date: 868

MEMORANDUM

To: Board of Commissioners
CC: Robert A. Zienkowski, Twp. Manager
Stephen F. Norcini, P.E.; Director of Public Works
From: Suzan Jones, Administrative Assistant Engineering Department
Re: February 2016 Monthly Summary Report and Yearly Summary Report

We hereby submit for your review the February 2016 Engineering and Public Works Departments Revenue, respectively \$ 13,800.00 and \$ 25,835.00 as outlined below.

➤ 13	Grading Permit Applications - \$ 5,050.00	year-to-date - \$ 8,500.00
➤ 2	Clearing Permit Application - \$ 0.00	year-to-date - \$ 0.00
➤ 2	SALDO Application - \$ 1,900.00	year-to-date - \$ 1,900.00
➤ 2	Sidewalk Permit Applications - \$ 100.00	year-to-date - \$ 300.00
➤ 4	Sidewalk blocks replaced -	year-to-date - 16 blocks
➤ 0	Septic Permit Applications - \$0.00	year-to-date - \$ 0.00
➤ 58	Property inspections - \$ 3,750.00	year-to-date - \$ 3,880.00
➤ 17	Certificate of Occupancy Applications - \$ 3,000.00	year-to-date - \$ 7,050.00
➤ 13	Highway Permit Applications - \$ 25,835.00	year-to-date - \$ 35,885.00

Engineering income for 2016 year-to-date \$ 21,630.00
Public Works income for 2016 year-to-date \$ 35,885.00

Engineering Assistant Doug Meder, SEO, performed the following:

➤ 55	Site visits	year-to-date - 125
➤ 16	Mark outs for property resale (sidewalks)	year-to-date - 48
➤ 16	Sewer inspections	year-to-date - 48
➤ 14	Complaints investigated	year-to-date - 22
➤ 5	Grading Permit applications reviewed	year-to-date - 12
➤ 28	Meetings attended	year-to-date - 56
➤ 0	Sewage Permit Review	year-to-date - 1
➤ 0	Sewage Permit Septic Installations	year-to-date - 1
➤ 0	Sewage Permit Percolation Tests	year-to-date - 0
➤ 0	Sewage Permit Deep Holes	year-to-date - 0
➤ 0	Sewage Permit Pre-soaks	year-to-date - 0
➤ 1	Storm percolation tests	year-to-date - 4
➤ 16	Deliveries to Shade Tree and Planning Commission members	year-to-date - 32

Professional Service Fees Reimbursed for 2016 year-to-date \$ 47,220.57

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 December 16, 2015 and was attended by Commissioner Higgins, Commissioner Ahr, Bill Cassidy, Public Works, William Colarulo, Lieutenant Andrew Block, Officer Raymond Matus, Officer Alex Janoski, Highway Patrol; William Gallagher, Mary Ann Donnelly, Administrative Assistant; Kim Rolph, Tracy Barausky, Marielle Mazda.
- RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, MARCH 16, 2016, 10:00 AM.**

ADDENDUM

1. Kim Rolph, 110 Pine Tree Road, requests some type of traffic calming be placed on Pine Tree Road due to speeding.

Staff Traffic Committee recommends installing center medians on Pine Tree Road between Cricket Lane and King of Prussia Road per Amy Kaminski, Traffic Engineer recommendation. The construction of median islands is an alternative that would also employ a horizontal deflection and narrow lane widths as a means of traffic calming. The Staff Traffic Committee also recommends the painting of double yellow center lines and white fog lines with the median islands.

RADNOR TOWNSHIP POLICE DEPARTMENT

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**RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM,
WEDNESDAY, MARCH 16, 2016, 10:00 AM.**

NEW BUSINESS:

1. Notre Dame Academy Sunflower 5k Run scheduled for Saturday, May 7, 2016 beginning at 9:00 AM.

The Staff Traffic Committee recommends approval of the Notre Dame Academy Sunflower 5k Run on Saturday, May 7, 2016. Highway Patrol reviewed the application and all applicable documents have been executed. An extra duty patrol officer will be required to assist with traffic control.

2. St. Katharine of Siena School 5k Run/Walk scheduled for Saturday, May 7, 2016 beginning at 7:30 AM.

Staff Traffic Committee recommends the approval of the St. Katharine of Siena School 5k Run/Walk on Saturday, May 7, 2016. Highway Patrol reviewed the application and all applicable documents have been executed. An extra duty patrol officer will be required to assist with traffic control.

3. The Township Manager would like a crash study of the 200 block of West Wayne Avenue to investigate the possibility of continuing the road one-way from Bloomingdale Avenue to Conestoga Road.

Staff Traffic Committee recommends repainting the single center line yellow, on the 200 block of West Wayne Avenue. In addition, vehicles speed tends to be higher on one way streets and some studies suggest drivers pay less attention on them because there's no conflicting traffic flow. This was studied in October of 2009, in which there were 12 crashes (side swipe) from 2004-2009. An updated crash analysis revealed that the crashes have declines to 5 crashes. The updated crash analysis was conducted from 2010-2016. The Staff Traffic Committee is also concerned with increased traffic volumes on Bloomingdale and Runnymede Avenues if the 200 Block of West Wayne were to become a one-way street. Highway Patrol will continue to monitor this section of West Wayne Avenue.

OLD BUSINESS:

1. Charles Dolan is requesting speed bumps to be placed on Rockingham Road due to speeding vehicles and drivers not stopping at the stop signs at Dreer Lane and Lewis Lane.

Staff Traffic Committee recommends that this item be tabled. This item will be revisited at the April 20, 2016 STC meeting.

2. Amend Glenbrook Avenue parking restriction from Beatrice Avenue to Conestoga Road.

Staff Traffic Committee recommends amending 2 hour parking to, 2 hours; 8am-6pm except Saturday, Sunday and Holidays, on the south side of Glenbrook Avenue. This was overlooked during the Traffic Codification, Ordinance 2013-16 dated August 12, 2013.

**RESOLUTION 2016-39
RADNOR TOWNSHIP**

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE EXECUTION OF A GRANT APPLICATION TO THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES FOR THE RADNOR TOWNSHIP TAP TRAIL.

WHEREAS, Radnor Township (“Township”, “Applicant”) desires to undertake the Radnor Township TAP Trail; and

WHEREAS, Radnor Township desires to apply to the Department of Conservation and Natural Resources (“Department) for a grant for the purposes of carrying out this project; and

WHEREAS, the application package includes a document entitled “Terms and Conditions of Grant” and a document entitled “Grant Agreement Signature Page”; and

WHEREAS, Radnor Township understands that the contents of the document entitled “Terms and Conditions of Grant,” including appendices referred to therein, will become the terms and conditions of a Grant Agreement between Radnor Township and the Department if the applicant is awarded the grant; and

WHEREAS, Radnor Township understands, that by signing the “Grant Agreement Signature Page” and submitting it to the Department as part of the grant application, the applicant agrees to the terms and conditions of the grant and will be bound by the Grant Agreement if the Department awards a grant and the Township accepts.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Radnor Township, as follows:

1. The “Grant Agreement Signature Page” may be signed on behalf of the applicant by the official who, at the time of signing, has the title of “Township Manager”.
2. If this official signed the “Grant Agreement Signature Page” prior to the passage of this Resolution, this grant of authority applies retroactively to the date of the signing.
3. If Radnor Township is awarded a grant and the Township accepts, the “Grant Agreement Signature Page,” signed by the above official, will become the applicant/grantee’s executed signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any Amendment to the Grant Agreement may be signed on behalf of the grantee by the official who, at the time of the signing of the amendment, has the title specified in paragraph 1 and the grantee will be bound by the amendment.

SO RESOLVED this 28th day of March, 2016.

RADNOR TOWNSHIP

By: _____

Name:

Title: President

ATTEST: _____

Name: Robert A. Zienkowski

Title: Township Manager/Secretary

Radnor Township



PROPOSED LEGISLATION

DATE: March 22, 2016

TO: Board of Commissioners

FROM: Steve Norcini, Director of Public Works

LEGISLATION: Resolution #2016-39 Authorizing the Execution of a Grant Application to the Pennsylvania Department of Conservation and Natural Resources Community Conservation Partnerships Program (DCNR C2P2) for the Radnor Township TAP Trail. Township Staff will administer and prepare the necessary grant documentation in cooperation with Simone Collins Landscape Architecture (the Architectural Firm that developed the Radnor Greenways & Open Space Network Plan) and will coordinate the project if approved by the Board of Commissioners and subsequent granting authorities.

LEGISLATIVE HISTORY: This is the first legislative action on this topic.

PURPOSE AND EXPLANATION: As a key link in The Circuit (a 750-mile network of bicycle and pedestrian trails connecting people to jobs, communities, and parks in the Greater Philadelphia Region), Radnor Township plays a pivotal role in connecting the north-south Heinz-to-Refuge Trail to the east-west Chester Valley Trail and points beyond. In October of 2014, Radnor Township completed the Radnor Greenways and Open Space Network Plan (funded by Radnor Township and DCNR). The year-long public process included multiple public meetings, stakeholder focus groups, committee meetings, and four (4) Board of Commissioners Meetings. The resulting trail master plan gained the widespread support of the community and governing body.

This application seeks to implement an immediate alternative segment to the Circuit through Radnor Township using a five (5) mile combination of both on-road and off-road routes. These routes will build needed long-term support and help create a future constituency for the much more intensive alternative. Additionally, the TAP routes will connect to the preferred Circuit once the ultimate Circuit route is realized (many of these segments proposed are recommended in the Heinz-to-Refuge Trail Feasibility Study). These routes will be a catalyst to complete the remaining 5,600 feet of trail through Radnor to complete the Tap/Circuit Route.

The Radnor Township TAP Trail will link residents to downtown Wayne, five (5) schools, four (4) SEPTA train stations, three (3) parks, and office areas including the Penn Medicine facility. The majority of on-road trail routes include sections of Route 30, King of Prussia Road, Bryn Mawr Avenue, and Ithan Road. Off-road trail sections include Encke Park, Radnor High School, Penn Medicine facility, and Cornerstone HOA.

FISCAL IMPACT: There is no direct fiscal impact or financial obligation to authorizing the execution of a grant application to DCNR for the Radnor Township TAP Trail. The Township will only accept the term of the proposed DCNR C2P2 grant only in the event that the DVRPC Transportation Alternative Program (TAP) grant application for the Radnor Township TAP Trail is awarded. The DVRPC TAP grant will serve as the matching funds required by the DCNR C2P2 Grant.

RECOMMENDED ACTION: The Administration respectfully requests the Board to approve Resolution #2016-39 authorizing the execution of a grant application to DCNR C2P2 for the Radnor Township TAP Trail.

RESOLUTION NO. #2016-38

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPOINTING MEMBERS TO THE RADNOR TOWNSHIP ZONING HEARING BOARD IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

WHEREAS, Radnor Township Zoning Hearing Board consists of five residents of the Township and one resident to serve as an alternate; and

WHEREAS, Section 903 of the Pennsylvania Municipalities Planning Code requires that terms of office of a five member board shall be five years and fixed so that the term of office of one member of a five member board shall expire each year.

WHEREAS, a vacancy was recently created on the Zoning Hearing Board and it is the desire of the Zoning Hearing Board to fill that vacancy with the currently sitting alternate and appoint the new member as the alternate.

NOW, THEREFORE, be it hereby *RESOLVED*, that the following individuals are appointed as members of the Radnor Township Zoning Hearing Board for the terms of office as set forth below:

1. Matt Homyk – term expires December 31, 2020
2. Arthur “Bud” Hirsch – term expires December 31, 2017 (**alternate**)

Repealer. All resolutions or parts of resolutions which are inconsistent herewith are repealed.

SO RESOLVED this 28th day of March, 2016.

RADNOR TOWNSHIP

By: _____
Name: .
Title: President

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

Public Participation

Radnor Township
PROPOSED LEGISLATION
ADOPTION



FROM: Kevin W. Kochanski, Community Development Director
SUBJECT: Municipal Services/Uses Ordinance Amendment
DATE: March 28, 2016

LEGISLATION:

Ordinance #2016-04 Amending Chapter 280 of the Radnor Code, Zoning Ordinance, Section 115.5 Municipal Services/Uses to clarify the use category contemplated by this Ordinance on lands owned, operated, leased and/or maintained by Radnor Township.

LEGISLATIVE HISTORY:

The original ordinance was adopted by the Board of Commissioners in August of 2013. The intent was to allow limited development of municipally controlled property. During the initial submission of the land development plans for the Radnor Memorial Library, it was discovered that the wording as adopted only applied to accessory uses and not principal uses. Since the Library is a Principal Use, the ordinance that was adopted for these types of projects is not applicable in this case. The proposed amendment addresses this oversight by allowing a Municipal Use as a Principal and/or Accessory use. The Ordinance also specifically lists "Libraries" and "parking (accessory)" as specific examples of the types of permitted uses. While these were allowed under the current language, the addition of these terms to the ordinance only provides further clarity to the regulations.

Other than these minor clerical changes, there are no other changes to the regulations for Municipal Services/Uses

Delaware County Planning Commission – Please see attached comments.

Radnor Township Planning Commission – The Planning Commission recommended approval. Please see attached draft minutes.

FISCAL IMPACT:

This ordinance is expected to have a positive impact on the Budget by streamlining of the approval process for municipal projects.

RECOMMENDED ACTION:

The Staff would respectfully recommend that this Ordinance be adopted on March 28, 2016.

Thank you for your consideration.

RADNOR TOWNSHIP
Delaware County, Pennsylvania

ORDINANCE NO. 2016-04

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, OF THE CODE OF THE TOWNSHIP OF RADNOR, AMENDING REGULATIONS CONCERNING MUNICIPAL SERVICES/USES IN ALL ZONING DISTRICTS ON LANDS OWNED, OPERATED, LEASED, AND/OR MAINTAINED BY RADNOR TOWNSHIP.

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

ARTICLE I General Regulations

Section 115.5 of Chapter 280, Zoning, of the Code of the Township of Radnor is hereby amended to read as follows:

§280-115.5 Municipal services/uses

When approved by the Board of Commissioners and located on lands owned, operated, leased, and/or maintained by Radnor Township, the following services/uses shall be permitted as principal and/or accessory use(s) in all zoning districts:

- A. All township buildings, structures, services, and uses including, but not limited to the following: governmental offices; garages for the storage of tools, equipment and vehicles; police and emergency services; transportation and pedestrian safety improvements; utilities; renewable energy facilities; recreational facilities and appurtenances; libraries; information resources; parking (accessory); signs; and the use of land for the stockpiling of materials used by the municipality in its municipal functions.
- B. Preferred Parking: One (1) off-street parking space for every four (4) seats in meeting areas or one (1) off-street parking space for each two hundred (200) square feet of gross floor area, whichever requires the greater number of off-street parking spaces, plus one (1) off-street parking space for every employee. This standard shall be used as a guideline only. Required parking shall be based on the needs as determined by the Board of Commissioners.
- C. Area and Dimensional Requirements: Any improvement project shall be subject to the underlying district regulations unless otherwise approved by the Board of Commissioners.

- D. Natural resource protection and buffer yards shall be as required in the underlying district unless otherwise approved by the Board of Commissioners.
- E. Notice of any proposed project shall be provided to adjacent property owners within 500 feet of the subject site.
- F. Wherever there is a conflict or inconsistency between these regulations and other definitions and regulations of this Chapter, the regulations set forth in this section shall govern.

ARTICLE II REPEALER

All other Township ordinances or parts of ordinances which are inconsistent herewith are hereby repealed but only to the extent of such conflict.

ARTICLE III SEVERABILITY

If any clause, sentence, paragraph, section, subsection, part, or provision of this Ordinance is, for any reason, found to be unconstitutional, illegal, or invalid by a court of competent jurisdiction, such unconstitutionality, illegality, or invalidity shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid. It is hereby declared as the intent of the Board of Commissioners of Radnor Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid clause, sentence, paragraph, section, subsection, part, provision, or part thereof not been included therein.

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., 2016.

RADNOR TOWNSHIP

By: _____
 Name: _____
 Title: President

ATTEST: _____
 Robert A. Zienkowski
 Manager/Secretary

*Radnor Township Planning Commission
Minutes of the Meeting of February 1, 2016
301 Iven Ave., Wayne, Pa*

Chairperson Steve Cooper called the meeting to order and led the Pledge of Allegiance with the following Commission members present: Kathy Bogosian, Charles Falcone, Skip Kunda, Regina Majercak, Susan Stern, and Stephen Varenhorst. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; John Rice, Esq.; Kevin Kochanski, Zoning Director, and Steve Norcini, PE, Director of Public Works. John Lord and Elizabeth Springer were absent.

Minutes of the December 7, 2015 meeting

Susan Stern moved to approve the minutes. Seconded by Regina Majercak, the motion carried.

2016-S-02 Final.

*Consolidate existing lots into one at 812-814-816-820 & 822 Glenbrook Avenue.
No development is proposed as part of this consolidation application.*

Roger Phillips informed the board members that there is no development proposed as part of this application and is just a lot consolidation. Land Surveyor David Shula appeared on behalf of the applicant. The application will reconfigure parking and make some renovations.

Public Comment –

David Mungo wanted to know what the applicant was planning with the site.

Steve Cooper stated that the elimination of lot lines is only what is before the board at this time. If the applicant desires to make changes to the property they would be required to submit plans and comply with the current ordinances.

Kevin Kochanski reported that the applicant is moving forward with this so that all parking for the buildings is on one-lot which could have had zoning issues if the lots remained separate.

Susan Stern questioned the impervious on the site if it was allowed to remain. John Rice stated the impervious is permitted to remain and it is not a zoning issue.

Charles Falcone moved to recommend approval. Seconded by Susan Stern, the motion carried.

2016-S-01 Final

Shift lot lines slightly between lot # 2 and lots # 3, 4 and 5.

No development changes on this application from approved subdivision.

George Broseman, Charles Dobson, PE and Bo Erixson appeared before the board. The original subdivision was approved and recorded. Two lot lines need to be administratively adjusted due to the addition of front porches on the residences so the plans would comply with the required setbacks.

Charles Falcone moved to recommend approval granting the five waiver requests. Seconded by Skip Kunda, the motion carried.

2015-S-03 Preliminary/Final

DJB Properties

131-133 Garrett Avenue

Subdivide existing vacant lot into two and construct a twin home

David Zepp from Joseph Estock Engineering appeared on behalf of the applicant. They were asking for relief of new street lights but were informed that two new street lights are required for this project which will reduce the waiver request down to two. All parking has been moved to the rear per the previous comments from this Board. The applicant will comply with the staff's recommendations.

Public comment –

Sara Pilling mentioned that all the light standards are on west side of the street and Garrett Avenue does not have enough lighting on the street. The previous Police Superintendent had submitted a grant for the purpose of enhancing the lighting in the area. She questioned why all residences within 500' were not shown on the plan as required. The existing lights are imbedded in the sidewalks which reduces the width of the walkable area. Steve Norcini stated the applicant would be required to install the new lights outside of the sidewalk within the right-of-way.

Patty Barker Chair of the Garrett Hill Coalition advised the board that the applicant has met with the neighbors and they've been through numerous discussions with him. The Coalition supports this applicant's proposal that fits with the character of the neighborhood. The waivers are minor and supports the development.

Susan stern would like to see the residences within 500' as per the requirement. Instead of planting a tree on the site, the applicant could place funds into the Big Tree Fund.

Steve Cooper moved to recommend approval subject to granting waivers 1-4 and not # 5. The street lights should conform to staff's recommendations. Seconded by Charles Falcone, the motion carried.

*Radnor Township
Radnor Memorial Library Renovation Expansion
114 West Wayne Avenue*

Site and building improvements include, interior renovation, building expansion, parking lot renovation and improved site circulation and access.

Steve Cooper stated that there are a lot of significant issues with this application, however, there's a significant grant for this project thus the urgency of moving this project forward. Sherry Kimmel from Kimmel Bogrette mentioned that they have been working on the project for approximately five years. Andy Korzon, the landscape architect stated they will be maximizing the buffer against the residential district but they cannot match the required 10' buffer but will get as close to it as possible. Approximately 95% of the existing building will remain.

Bike racks have been moved to the front door area and landscaping will be increased. Additional inlets have been installed to assist with capturing run-off. Landscaping will be increased throughout the site.

Public comment -

Jane Galli from Rosemont wanted to know the life span of this proposed building since the building was rehabbed approximately 20+ years ago. Steve Cooper answered the building needs to be updated to accommodate today's requirements.

Skip Kunda asked about flipping the parking but was informed that the drive isle and sidewalk would be reduced.

The issue of a loading zone was of a concern to members and staff. The overhang will not accommodate busses or vans dropping off people. If the overhang is raised, then the ramp would need to be enlarged and shifted to another direction to comply with ADA requirements on elevation lengths.

The southern end entrance needs to be widened and the staff parking should be eliminated in order to create an area for bus and van drop-off.

Susan Stern moved to recommend approval granting the waivers. Regina Majercak doesn't feel the stormwater should be granted. She requested the installation of rain gardens. Anny Laepple, the library's director, mentioned the children utilize the outdoor area where Regina asked for the rain gardens. Mr. Korzon was asked to amend the soils and place a rain garden where possible and still leave some turf area for the children at the request of the Director.

Susan Stern moved to recommend approval granting waivers 1-6 and that the applicant get any zoning relief that may be required and the entrance on the lower level be enhanced and provide community van access satisfactory with the township staff. Seconded by Kathy Bogosian, the motion passed.

*2015-D-11 Preliminary
427 E. Lancaster Avenue, LLC
427 E. Lancaster Avenue*

Demolish existing buildings and erect a multifamily residential building consisting of 22 units with parking located underneath the building.

George Broseman, Scott Brehman, Sam Gerdino and Chris Yohn, PE appeared to represent the plan. The two zoning issues have been resolved with Kevin Kochanski. The existing two curb cuts will be reduced to one. Driveway has been widened to meet code. Many of the comments for changes from last month have been incorporated into the revised plans. The plan is still showing it as under the impervious limits for the zoning district. A non-conforming use will be eliminated. The applicant has worked with the neighbor, Mr. Levin, and the applicant feels that they have addressed his concerns. A traffic impact study will be performed although they don't feel one is required. They will work with PennDOT and Amy Kaminski on certain issues that have been addressed by her. R6 zoning is high density multi-family development.

Kevin Kochanski explained why steep slope issues don't apply to this plan due to the lot un-sub-dividable lot size to answer Susan Stern's question. She also requested a holding area for moving vans, etc. and Roger will look into any requirements for same.

Questions raised by the members included: suggesting a smaller construction alleviating some of the problems raised this evening, providing a walk-way around the building for the residents-but providing a standard buffer to the neighbors, and reduction in number of units by increasing their size, room for a trash truck and resident vehicles moving past each other in the driveway, entrance and exit onto Route 30 and PennDOT issues.

Susan Stern moved to recommend approval of the plan subject to the applicant complying with all staff comments and that the 40' additional right-of-way be provided by the applicant. Seconded by Skip Kunda, the motion carried.

Municipal Services / Use Ordinance

Kevin Kochanski described the ordinance which was adopted several years ago and the proposed changes amending the ordinance. It now includes principal and or accessory uses, parking lots, parking structures and libraries.

Charles Falcone moved to recommend the amended ordinance. Seconded by Skip Kunda, the motion carried.

PLO Ordinance

Steve Gabriel is looking for any feedback from the most recent revision. He is still looking for final written comments from the three property owners affecting this area on King of Prussia Road. He has been in communication with them during the entire process and is also looking for any last remarks from the board members to finalize the document before it is sent to the Board of Commissioners for their review. Lot coverage, impervious coverage and site coverage was discussed as well as definitions, including open space and traffic neutrality, proposed to be added. A 'site' being able to be multiple lots was discussed at length. Questions or comments from the board should be written and sent to Steve between now and the next meeting. All interested parties should also submit their comments and questions to Steve Gabriel at the earliest possible time.

Public Comment

New Business

There being no further business, the meeting adjourned.

Respectfully submitted,

DRAFT

March 17, 2016

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Petition: Municipal Services
DCPD File No.: ZA-34-7052-13-16
Petitioner: Radnor Township
Recv'd in DCPD: February 18, 2016

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 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 March 17, 2016, the Commission took action as shown in the recommendation of the attached review.

If the proposed amendment/ordinance is enacted, please forward a copy of the final text to this office for our files.

Very truly yours,

Linda F. Hill
Director

Date: March 17, 2016
File No.: ZA-34-7052-13-16

PETITION: Municipal Services
DATE OF PETITION: February 12, 2016
PETITIONER: Radnor Township
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Zoning Text Amendment
PROPOSAL: Amend the Township zoning ordinance regarding municipal services and uses
RECOMMENDATIONS: Approval
STAFF REVIEW BY: Dennis DeRosa
REMARKS:

PREVIOUS ACTION

At its June 20, 2013 meeting, the Delaware County Planning Commission reviewed a text amendment to the Township's zoning ordinance regarding the addition of municipal service accessory uses to all zoning districts. The Commission recommended approval, contingent upon incorporating staff remarks. The Township subsequently adopted the petition on August 12, 2013.

CURRENT PETITION

Currently, the Township proposes to further amend municipal services regulations.

Date: March 17, 2016
File No.: ZA-34-7052-13-16

REMARKS (continued):

Current use regulations only indicate accessory uses are permitted which are related to lands owned, operated, leased, and or maintained by Radnor Township. The Township proposes to include language for "principal uses" on lands owned, operated, leased, and or maintained by the Township.

Current uses permitted on lands owned, operated, leased, and or maintained by the Township include:

All Township buildings, structures, services, and uses including, but not limited to the following: governmental offices; garages, for the storage of tools, equipment and vehicles; police and emergency services; transportation and pedestrian safety improvements; utilities; renewable energy facilities; recreational facilities and appurtenances; information resources; signs; and the use of land for the stockpiling of materials used by the municipality in its municipal functions.

The Township proposes to include the use of libraries, parking structures and parking lots.

ADOPTION

In accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.

J. LAWRENCE GRIM, JR.
JEFFREY G. TRAUGER
MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO +
DANIEL J. PACI + †
JONATHAN J. REISS †
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
SEAN M. GRESH
COLBY S. GRIM
DIANE M. SODANO *
JOEL STEINMAN
KELLY L. EBERLE *
MATTHEW E. HOOVER
STEPHEN J. KRAMER

* ALSO ADMITTED IN NEW JERSEY
† ALSO ADMITTED IN NEW YORK
+ MASTERS IN TAXATION
♦ ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES
GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION
SUCCESSOR TO
GRIM & GRIM AND BIEHN & THATCHER
ESTABLISHED 1895 AND 1956,
RESPECTIVELY
121ST ANNIVERSARY 1895-2016

www.grimlaw.com

PLEASE REPLY TO:
PERKASIE

John B. Rice
e-mail: jrice@grimlaw.com

JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

P.O. BOX 380
QUAKERTOWN, PA, 18951-0380
(215) 536-1200
FAX (215) 538-9588

P.O. BOX 1369
DOYLESTOWN, PA, 18901
(215) 348-2199
FAX (215) 348-2520

March 15, 2016

VIA ELECTRONIC CORRESPONDENCE

Delaware County Daily Times
Attn: Legal Department
500 Mildred Avenue
Primos, PA 19018

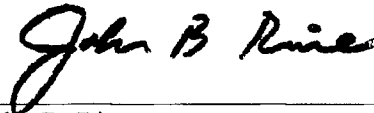
Re: Radnor Township –Municipal Services Ordinance

Dear Legal Department:

Enclosed please find for advertisement two (2) times in the 16th and 21st editions of your newspaper, an amended Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on March 28, 2016. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER



By: _____

John B. Rice

JBR/hlp

Enclosure

cc: Jennifer Destefano (w/encl.) – via email
Robert A. Zienkowski (w/encl.) – via email

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment a zoning amendment, of which this Notice is a summary, amending Chapter 280, Section 115.5, Municipal Services/Uses to permit municipal principal uses in all zoning districts as both principal and accessory uses and further providing for municipal library uses.

The Board of Commissioners will hold a public hearing on March 28, 2016, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

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 December 16, 2015 and was attended by Commissioner Higgins, Commissioner Ahr, Bill Cassidy, Public Works, William Colarulo, Lieutenant Andrew Block, Officer Raymond Matus, Officer Alex Janoski, Highway Patrol; William Gallagher, Mary Ann Donnelly, Administrative Assistant; Kim Rolph, Tracy Barausky, Marielle Mazda.
- RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, MARCH 16, 2016, 10:00 AM.**

ADDENDUM

1. Kim Rolph, 110 Pine Tree Road, requests some type of traffic calming be placed on Pine Tree Road due to speeding.

Staff Traffic Committee recommends installing center medians on Pine Tree Road between Cricket Lane and King of Prussia Road per Amy Kaminski, Traffic Engineer recommendation. The construction of median islands is an alternative that would also employ a horizontal deflection and narrow lane widths as a means of traffic calming. The Staff Traffic Committee also recommends the painting of double yellow center lines and white fog lines with the median islands.

ORDINANCE NO. 2016-05

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA,
INVOKING CHAPTER 270-5 OF THE CODE OF RADNOR TOWNSHIP VEHICLES AND
TRAFFIC, EXPERIMENTAL REGULATIONS.**

The Board of Commissioners of the Township of Radnor does hereby **ENACT** and **ORDAIN** the following amendments to Section 270-5 as follows:

Section 1. Chapter 270, Vehicles and Traffic, §270-5, temporary parking restrictions/experimental regulations as follows:

Name of Street	Side	Parking Restriction	Time Limit	Location
Francis Avenue	East	Resident Permit Parking Only	24 Hours a Day 7 Days a Week	From West Avenue to a point 435 feet south thereof

Name of Street	Side	Parking Restriction	Time Limit	Location
Francis Avenue	East	2 Hour Parking 8 am to 6 pm Monday Thru Saturday	2 Hour Limit 8 am to 6 pm	From Banbury Way to a point 170 feet east thereof

Section 2: Repealer. All ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

Section 3: 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 4. Effective date. This temporary/experimental regulation Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township and shall expire 90 days after the effective date.

ENACTED and **ORDAINED** this day of , 2016.

RADNOR TOWNSHIP

By: _____
Name:
Title:

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

**ORDINANCE 2016-03
RADNOR TOWNSHIP, PA**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, ADOPTING A CAPITAL BUDGET
FOR THE TOWNSHIP STORMWATER FUND**

WHEREAS, the 2016 Capital Plan, adopted by the Board of Commissioners on December 14, 2015 as part of Ordinance 2015-20, did not include a capital budget for the Stormwater Fund (#04) to allow the Stormwater Management Advisory Committee time to review and make their recommended plan; and

WHEREAS, the Stormwater Management Advisory Committee has submitted a capital plan to be incorporated into the Township-Wide Capital Plan; and

WHEREAS, The Board of Commissioners at their March 14, 2015 Board Meeting passed a motion to include \$180,000 in appropriations for the North Wayne stormwater basin repair; and

WHEREAS, The Board of Commissioners now would like to incorporate Exhibit A into the Township's Five-Year Capital Plan.

NOW, THEREFORE, be it hereby *ENACTED* and *ORDAINED* as follows:

That the amendments identified in Exhibit A attached hereto are incorporated into the Township's 2016 Capital Plan and Appropriation Budget for the Stormwater Fund #04.

EFFECTIVE DATE: This ordinance shall take effect in accordance with the Radnor Home Rule Charter

REPEALER: That any Ordinances, or parts of Ordinances, conflicting with this Ordinance is hereby repealed to the extent of such inconsistency.

SEVERABILITY: If any sentence, clause, section or part of this Resolution is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Radnor Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ENACTED and *ORDAINED* this eleventh day of April, 2016.

RADNOR TOWNSHIP

By: _____
Name: _____
Title: President

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

Projected Radnor Township Stormwater Budget 2016-2020

Prepared by: PRB. Mods by JJS

Date: 12/29/15

Modified by: BMW | Board of Commissioners

Date: 03/14/2016

= Target % of SW funding (year-to-year).

= Differing from target % of SW funding

YEAR (actual \$ and %)	2015\$	2015%	2016\$	2016%	2017\$	2017%	2018\$	2018%	2019\$	2019%	2020\$	2020%
PLANNED REVENUES												
Stormwater Fee Revenue	\$1,010,500		\$1,010,500		\$1,110,500		\$1,010,500		\$1,010,500		\$1,010,500	
Previous Year Balance	\$1,615,853		\$2,267,442		\$986,450		\$581,480		\$458,515		\$458,515	
PLANNED EXPENDITURES												
Repair/Maintenance/MS4	\$212,228	21.0%	\$560,127	55%	\$185,470	17%	\$202,100	20%	\$202,100	20%	\$202,100	20%
Culvert assessments (5)			\$41,500									
Marlbridge Rd replace + inspect			\$244,000									
Marlborough Rd pipe purchase			\$14,627									
Mill Rd culvert - GF			\$160,000									
Televised inspection			\$100,000		\$50,000		\$50,000		\$50,000		\$50,000	
Total committed R/M/MS4 \$\$			\$560,127		\$50,000		\$50,000		\$50,000		\$50,000	
Unused R/M/MS4 \$\$			\$0		\$135,470		\$152,100		\$152,100		\$152,100	
Capital Improvements	\$60,000	5.9%	\$1,600,000	158%	\$1,200,000	108%	\$800,000	79%	\$677,035	67%	\$677,035	67%
N. Wayne Field Basin Repair			\$180,000									
North Wayne Station			\$30,000		\$100,000							
Middle School Connection			\$150,000									
Banbury Francis Way			\$607,000		\$600,000							
Township-wide assessment			\$275,000									
Total committed Capital \$\$			\$1,242,000		\$700,000		\$0		\$0		\$0	
Unused Capital \$\$			\$358,000		\$500,000		\$800,000		\$677,035		\$677,035	
Admin/ General SW Engineering	\$84,683	8.4%	\$80,840	8%	\$80,000	8%	\$80,840	8%	\$80,840	8%	\$80,840	8%
Rebate/Credit/Grants	\$2,000	0.2%	\$50,525	5%	\$50,000	5%	\$50,525	5%	\$50,525	5%	\$50,525	5%
%/\$ of current year fees	\$358,911	35.5%	\$2,291,492	227%	\$1,515,470	138%	\$1,133,465	112%	\$1,010,500	100%	\$1,010,500	100%
Year -End Balance	\$2,267,442		\$986,450		\$581,480		\$458,515		\$458,515		\$458,515	

Footnote:

The \$180,000 budgeted for repair of the existing stormwater management system is contingent upon the outcome of the watershed assessment being completed by CH2M. When the results of the modeling in regards to the proposed basin at the North Wayne Field is complete, the Board of Commissioners will determine if they wish to apply the \$180,000 towards the total cost of construction of the proposed basin, or use it as listed for repair of the existing stormwater management system.



Excellence Delivered As Promised

Date: March 8, 2016

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

RE: Radwyn Apartments
Land Development Waiver

The applicant is requesting a waiver of the Township's Land Development process for the above referenced project located at 275 S. Bryn Mawr Avenue.

The applicant is proposing to construct two (2) small separate buildings on the property. The first building is proposed to be a storage building which is adjacent to an existing parking lot on the eastern side of the property. The second building is proposed to replace an update the existing pool house located adjacent to the pool. Both buildings combined total less than 5,000 square feet of new impervious coverage. The applicant is required to complete the grading permit process, which will include the review and approval of the required stormwater management system. The plan as proposed is in conformance with all applicable Zoning requirements.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', written over a circular stamp or seal.

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





NePo ASSOCIATES, Inc.

ENGINEERS, SURVEYORS AND ENVIRONMENTAL SCIENTISTS

March 2, 2016

004-12

Roger A. Phillips, PE
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Radwyn Apartments
Radnor Township, Montgomery County, PA

Dear Roger,

I want to thank you for meeting with us last month to review our proposed improvements at the Radwyn Apartments complex located on 275 S Bryn Mawr Avenue, Bryn Mawr, PA. As we discussed, Radwyn Apartments is proposing to construct two (2) small, separate buildings internally on the property. The first being a storage building, adjacent to an existing parking lot on the eastern side of the property. The 2,400 ± square foot (sf) storage building will solve the need for storage of seasonal equipment. The second building will replace the existing, antiquated pool house located adjacent to the pool. The upgrades to the pool house which will include workout facilities, larger changing rooms and bathrooms as well as social spaces for the residents of the community. The upgrades to the pool house are necessitated by the need to bring the community up to today's standards in a very competitive leasing market.

You may or may not be aware, of the Kaiserman Company, Inc.'s (Kaiserman) commitment to improving the community. Over the last couple of years, Kaiserman has installed additional landscaping, improved lighting and other cosmetic improvements to the community. Additionally, Kaiserman has installed a number of rain gardens within the community to aid in stormwater improvements. We are committed to the environment, and as such, have committed to Township staff we will exceed current stormwater management criteria for the two (2) proposed buildings. We have attached a sketch plan, indicating those areas where we will make improvements.



On behalf of my client, we respectfully request a waiver from the land development process. Both buildings combined, total no more than 5,000 square feet (sf), of impervious coverage; require no zoning relief, nor additional parking or other infrastructure improvements. These buildings are for the residents use only. It is our opinion; any engineering issues can be addressed during the grading permit application process.

Thanks for your time and look forward to answering any questions at your next public meeting. Until then, if you have any questions or comments, please don't hesitate to call.

Sincerely yours,

NePo Associates, Inc.

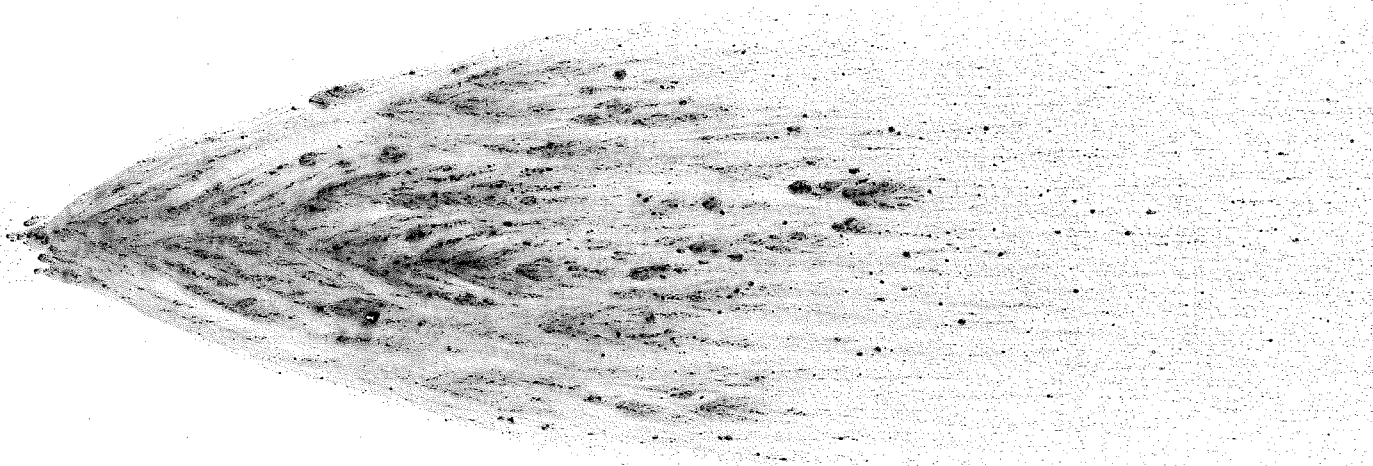
A handwritten signature in black ink that reads "P.P. Popplewell". The signature is written in a cursive, flowing style.

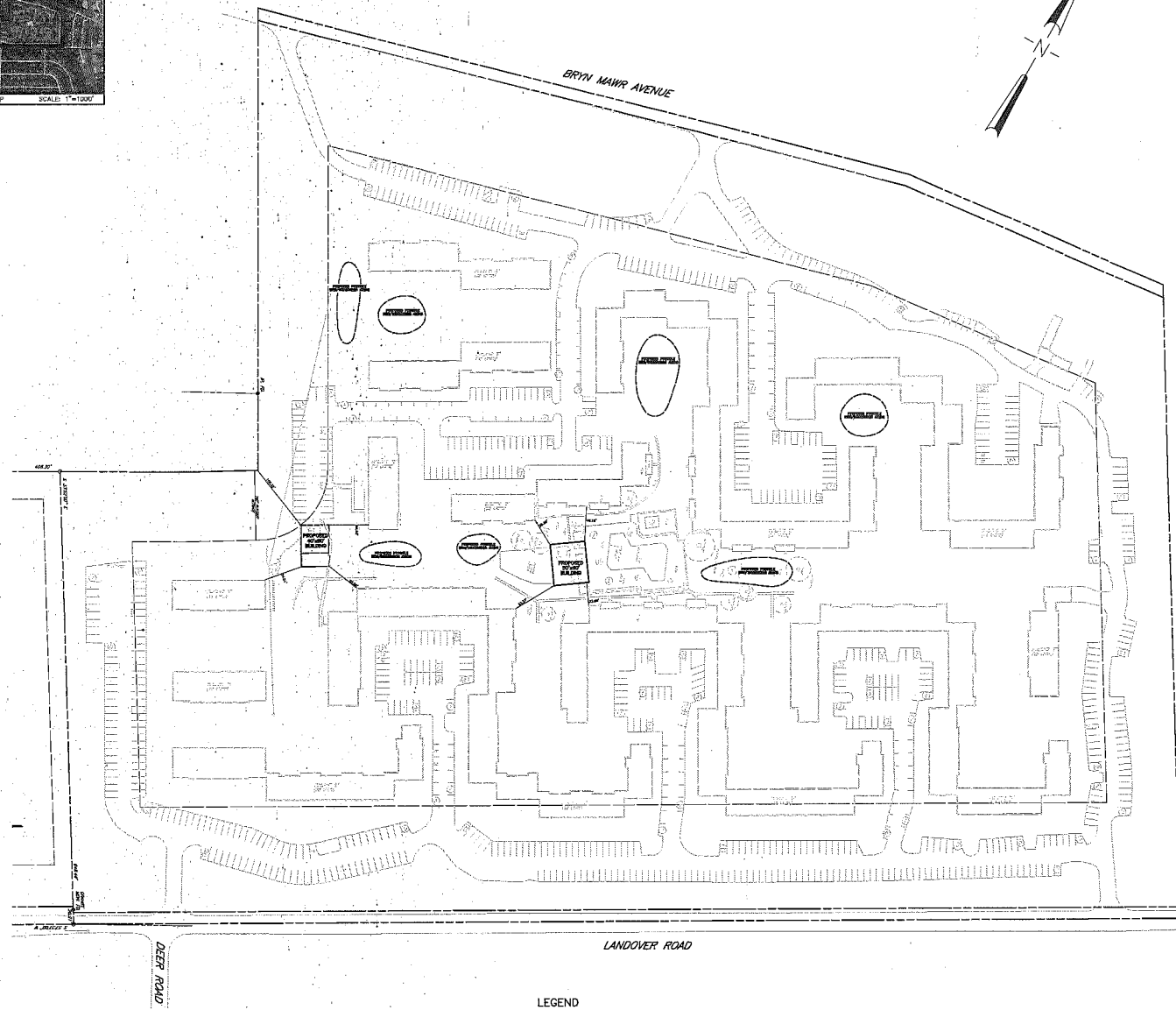
Dan Popplewell, P.E.

DPP: mcr

Enclosures

cc: Mr. Larry Shontz (w/ enclosures)
Mr. Joseph Cianfrani, Jr. (w/ enclosures)
Mr. John Nagel (w/ enclosures)





AREA and BULK REQUIREMENTS
PA: Planned Apartment District

Description	Required	Existing	Proposed
Lot Area	5 ac. min.	37.83 ac.	37.83 ac.
Lot Width	300 ft min.	1359 ft	1359 ft
Building Coverage	20% max.	13.11%	13.44%
Building Setback Line			
Front Yard	150 ft min.	149.8 ft	149.8 ft
Rear Yard	100 ft min.	-	-
Side Yard	100 ft min.	142.4 ft	142.4 ft
Open Space/Landscape	50% min.	59.7%	59.1%
Height of Structure	38 ft max.	36 ft	36 ft

GENERAL NOTES

1. OUTBOUND PROPERTY INFORMATION TAKEN FROM PLAN PREPARED BY YERKES, ASSOCIATES DATED MARCH 6, 1991, TITLED "RADWYN APARTMENTS ALTA/ACSM LAND TITLE SURVEY".
2. PLANIMETRIC INFORMATION TAKEN FROM PLAN PREPARED BY YERKES, ASSOCIATES DATED MARCH 6, 1991, TITLED "RADWYN APARTMENTS ALTA/ACSM LAND TITLE SURVEY" AND FROM A FIELD SURVEY PERFORMED BY NEPO ASSOCIATES, INC. DURING APRIL 2015.
3. PROJECT LISTED WITH PENNSYLVANIA ACT 287, SERIAL NUMBER 20152363095. THE FOLLOWING UTILITY COMPANIES WERE NOTIFIED:
 - WINDSTREAM
 - AQUA PA
 - COMCAST CABLE COMMUNICATIONS
 - COMCAST CABLE
 - PECO
 - BIRMGIR TOWNSHIP
 - VERIZON PENNSYLVANIA

LEGEND

	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	PROPOSED POSSIBLE SWM/RAINGARDEN AREAS

OWNER/APPLICANT
RADWYN APARTMENTS, LP
275 S. BRYN MAWR AVENUE
BRYN MAWR, PA. 19010

RADWYN APARTMENTS
Radwyn Township, Delaware County, Pennsylvania

	SKETCH PLAN	Date: 3/7/16	SK-1
	NePo ASSOCIATES, INC. Engineers, Surveyors & Environmental Scientists 456 E. 42ND STREET, SUITE 200 PHILADELPHIA, PA. 19106 (215) 427-6500 FAX: (215) 282-3168	Sheet: 17-07 Drawn By: MAM Checked By: SJP Project Eng: SJP Project No: 004-12 Draw No: 004-12-001 Issue:	

**RESOLUTION NO. 2016-36
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, GRANTING FINAL PLAN APPROVAL FOR THE
LOT CONSOLIDATION PLAN FOR TGR, LLC CONCERNING THE
PROPERTY LOCATED ON GLENBROOK AVENUE**

WHEREAS, the Township Planning Commission recommended approval of the land development plan and the requested waivers; and

WHEREAS, the Applicant, TGR, LLC, has proposed to consolidate the four existing parcels, located at 812-814 Glenbrook Avenue, 816-818 Glenbrook Avenue, 820-822 Glenbrook Avenue, and 214 Bryn Mawr Avenue, to form one single, contiguous, undivided parcel;

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Lot Consolidation Plan for TGR, LLC, consisting of a lot consolidation plan prepared by Chester Valley Engineers, dated February 4, 2016 subject to the following conditions:

1. New deeds reflecting the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds. Copies of the deeds shall be reviewed and approved by the Township Solicitor and legal descriptions for these deeds shall be reviewed and approved by the Township Engineer.
2. The following waivers are approved for this lot consolidation plan:
 - a. Section 255-22.B(1)(k) as to features within 500 feet of the site.
 - b. Section 255-22.B(1)(p),(q) and (r) as to contour lines, datum of contour lines and the requirement to depict six inch caliper trees on the plan.
3. The Applicant shall comply with all other applicable Township, county, state, and federal statutes, ordinances, codes, rules and regulations.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this day of , 2016.

RADNOR TOWNSHIP

By: _____
Name: _____
Title: President

ATTEST: _____



Gannett Fleming

Excellence Delivered As Promised

Date: March 8, 2016

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

RE: TRC LLC Glenbrooke Avenue – Minor Final Subdivision Plan
Timothy R. Rubin – Applicant

Date Accepted: March 7, 2016
90 Day Review: June 5, 2016

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

The applicant is proposing to consolidate the four existing parcels to form one single, contiguous, undivided parcel. This project does not meet the criteria for an administration review exemption due to the number of parcels involved in the consolidation. No improvements are proposed at this time.

Lot Consolidation for TGR LLC

Plans Prepared By: Chester Valley Engineers
Dated: 02/04/2016

The applicant has indicated in the Subdivision and Land Development Application and on the plans that the following waivers are being requested due to the nature of the lot consolidation:

- §255.22.B(1)(k) – Features within 500 feet of the site.
- §255.22.B(1)(p) – Contour Lines
- §255.22.B(1)(q) – Datum of contour lines
- §255.22.B(1)(r) – Large trees over 6” in caliper



The applicant appeared before the Planning Commission on March 7, 2016. The Planning Commission recommended approval of the final plans as well as granting the requested waivers.

The plan may be considered for final approval at this time.

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: February 29, 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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: TRC LLC Glenbrooke Avenue – Minor Final Plan
Timothy R. Rubin – Applicant

Date Accepted: March 7, 2016

90 Day Review: June 5, 2016

Gannett Fleming, Inc. has completed a review of the Lot Consolidation 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 consolidate the four existing parcels to form one single, contiguous, undivided parcel. This project does not meet the criteria for an administration review exemption due to the number of parcels involved in the consolidation. No improvements are proposed at this time.

Lot Consolidation for TGR LLC

Plans Prepared By: Chester Valley Engineers

Dated: 02/04/2016

The applicant has indicated in the Subdivision and Land Development Application and on the plans that the following waivers are being requested of information shown on the plans due to the nature of the lot consolidation:

- §255.22.B(1)(k) – Features within 500 feet of the site.
- §255.22.B(1)(p) – Contour Lines
- §255.22.B(1)(q) – Datum of contour lines
- §255.22.B(1)(r) – Large trees over 6” in caliper



The description of property prepared by Chester Valley Engineers appears to accurately reflect the area shown on the consolidation plans. The following comments must be addressed:

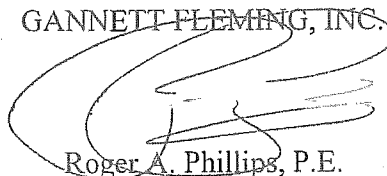
1. The consolidation plan must be signed by the Professional Engineer that prepared it.

We recommend the Planning Commission consider recommending approval of this conditioned on requiring the applicant to satisfactorily address the above comment.

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

CVE #20325-0000
TGR LLC
Consolidated Boundary
February 25, 2016
Page 1 of 2.

ALL THAT CERTAIN tract or parcel of land **SITUATE** in Radnor Township, Delaware County, Pennsylvania, shown on Plan of Minor Subdivision Lot Consolidation for TGR LLC, dated 2/4/2016, by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the centerline of Glenbrook Avenue (33 feet wide), a corner of lands now or late of SEPTA; thence along said centerline of Glenbrook Avenue the following two (2) courses and distances: (1) South 52 degrees 28 minutes 00 seconds East 47.94 feet to a point; (2) South 53 degrees 48 minutes 00 seconds East 70.44 feet to a corner of lands now or late of Glenbrook Real Estate Association; thence along said lands of Glenbrook Real Estate Association the following two (2) courses and distances: (1) leaving said Glenbrook Avenue right of way, crossing over the southwesterly legal right of way line thereof 16.50 feet distant, South 34 degrees 58 minutes 00 seconds West 130.42 feet to a point; (2) South 55 degrees 02 minutes 00 seconds East 24.06 feet to a corner of lands now or late of Radnor Township; thence along said lands of Radnor Township, through Bryn Mawr Avenue right of way (S.R. 1032. 60 feet wide), crossing over the northwesterly legal right of way line thereof 9.21 feet distant, South 08 degrees 44 minutes 00 seconds East 17.23 feet to a point on the title line in Bryn Mawr Avenue; thence along said title line the following two (2) courses and distances: (1) South 81 degrees 16 minutes 00 seconds West 41.26 feet to a point; (2) South 58 degrees 31 minutes 00 seconds West 40.66 feet to a corner of said lands now or late of SEPTA; thence along said lands of SEPTA the following two (2) courses and distances: (1) leaving said Bryn Mawr Avenue, re-crossing said northwesterly legal right of way line thereof 26.14 feet distant, North 31 degrees 03 minutes 00 seconds West 182.76 feet to a point; (2) through the bed of said Glenbrook Avenue, re-crossing said southwesterly legal right of way line thereof 132.70 feet distant, North 58 degrees 02 minutes 00 seconds East 150.02 feet to a point on the said

Chester Valley Engineers

CVE #20325-0000
TGR LLC
Consolidated Boundary
February 25, 2016
Page 2 of 2.

centerline of Glenbrook Avenue, and the point and place of beginning; and
CONTAINING in area 27,983 square feet of land, be the same, more or less.



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL E. 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

THOMAS J. O'BRIEN, AIA
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

February 19, 2016

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Title: Glenbrook Lot Consolidation
Applicant(s): TGR LLC
File Number: 34-7145-16
Meeting Date: 03/17/2016
Municipality: Radnor Township
Location: North west corner of Bryn Mawr Ave. and
Countyline Road
Received: 02/12/2016

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Jessica Dunford at (610) 891-5223.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Linda F. Hill (handwritten signature)
Linda F. Hill
Director

LFH/JGD

cc: TGR LLC

Chester Valley Engineers, Inc.



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 812-822 Glenbrook Ave. and 214 Bryn Mawr Ave.

Zoning District C-1 Application No. _____
(Twp. Use)

Fee \$350.00 Ward No. 5 Is property in HARB District No

Applicant: (Choose one) Owner _____ Equitable Owner X

Name TGR LLC, Timothy R. Rubin, Managing Member

Address 744 Providence Road Malvern, PA 19355

Telephone _____ Fax _____ Cell (215) 341-7518

Email trubin1206@gmail.com

Designer: (Choose one) Engineer _____ Surveyor X

Name J.David Shula, P.L.S., Chester Valley Engineers, Inc.

Address 83 Chestnut Road, P.O. Box 447 Paoli, PA 19301

Telephone (610) 644-4623 Fax (610) 889-3143

Email dshula@chesterv.com

Area of property 27,983 S.F. Area of disturbance 0

Number of proposed buildings 4 Existing Proposed use of property Residential/Commercial

Number of proposed lots 1

Plan Status: Sketch Plan _____ Preliminary X Final _____ Revised _____
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

- §255-22.B.(1)(k) FEATURES WITHIN 500 FEET OF THE SITE
- §255-22.B.(1)(p) CONTOUR LINES
- §255-22.B.(1)(q) DATUM OF CONTOUR LINES
- §255-22.B.(1)(r) LARGE TREES OVER 6" IN CALIPER

Are there any requirements of Chapter 255 (SALDO) not being adhered to?

Explain the reason for noncompliance.

The Sections described above are requested due to the non-building nature of the Lot Consolidation Application. No demolition, grading or construction is proposed.

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

The existing property is non-conforming with respect to building coverage, impervious coverage and building yard setbacks. All are existing conditions and no changes are proposed.

Individual/Corporation/Partnership Name

Timothy R. Rubin, Managing Member of TGR LLC

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature



Print Name

Timothy R. Rubin

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 TGR LLC, Timothy R. Rubin, Managing Member E-mail trubin1206@gmail.com

Address 744 Providence Road Malvern, PA 19355 Phone (215) 341-7518

Name of Development Glenbrook Avenue Lot Consolidation

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Chester Valley Engineers, Inc. Phone (610) 644-4623

Address 83 Chestnut Road, P.O. Box 447 Paoli, PA 19301

Contact J. David Shula, P.L.S. E-mail dshula@chesterv.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 type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input 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 C-1 Local Commercial

Tax Map # 36 / 41 / 203

Tax Folio # 36 / 05 / 03032 / 00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Lot Consolidation of four (4) parcels for future proposed apartments in four (4) existing buildings,

with retail in one (1) of the four existing buildings, and supporting parking.

Total Site Area 0.642 Acres
Size of All Existing Buildings 8,326 Square Feet
Size of All Proposed Buildings 8,326 Square Feet
Size of Buildings to be Demolished ⁰ Square Feet

Timothy R. Rubin
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

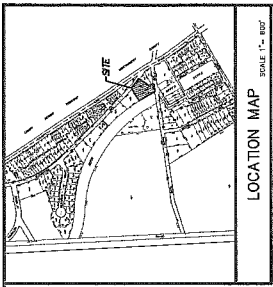
Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.



SCALE 1" = 800'

LOCATION MAP

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF DELAWARE
 IN THE CITY OF...
 A.D. 2016
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the plat as recorded in the office of the Recorder of Deeds for Delaware County, Pennsylvania, on this 24th day of February, 2016.

My Commission Expires: _____
 Notary Public

RECORDED THIS _____ DAY OF _____ IN THE OFFICE OF THE RECORDER OF DEEDS FOR DELAWARE COUNTY, PENNSYLVANIA, BOOK NO. _____ PAGE NO. _____

I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH THE APPLICABLE ZONING ORDINANCES AND REGULATIONS AND COMPLY WITH ALL REQUIREMENTS OF THE DELAWARE COUNTY ZONING ORDINANCES.

APPROVED AND ACCEPTED FOR THE RECORD:

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- NOTES:**
- 1- SHOW ALL EXISTING AND PROPOSED UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND TELEPHONE LINES.
 - 2- BOUNDARY AND SETBACK REQUIREMENTS FROM SURROUNDING RETRIBUTION RIGHTS FOR 200-200 GLENBROOK AVENUE ARE SHOWN ON THE PLAT.
 - 3- APPROVED TO SUBJECT PLANNED DEVELOPMENT ABOVE LEGAL RIGHT OF WAY LINES OF 200-200 GLENBROOK AVENUE AND 200-200 GLENBROOK AVENUE.
 - 4- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE FOUR EXISTING PARCELS TO FORM ONE PARCEL.
 - 5- THE PLANNED DEVELOPMENT IS SUBJECT TO THE DELAWARE COUNTY ZONING ORDINANCES AND REGULATIONS.
 - 6- EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
 - 7- EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
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 - 10- EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED.

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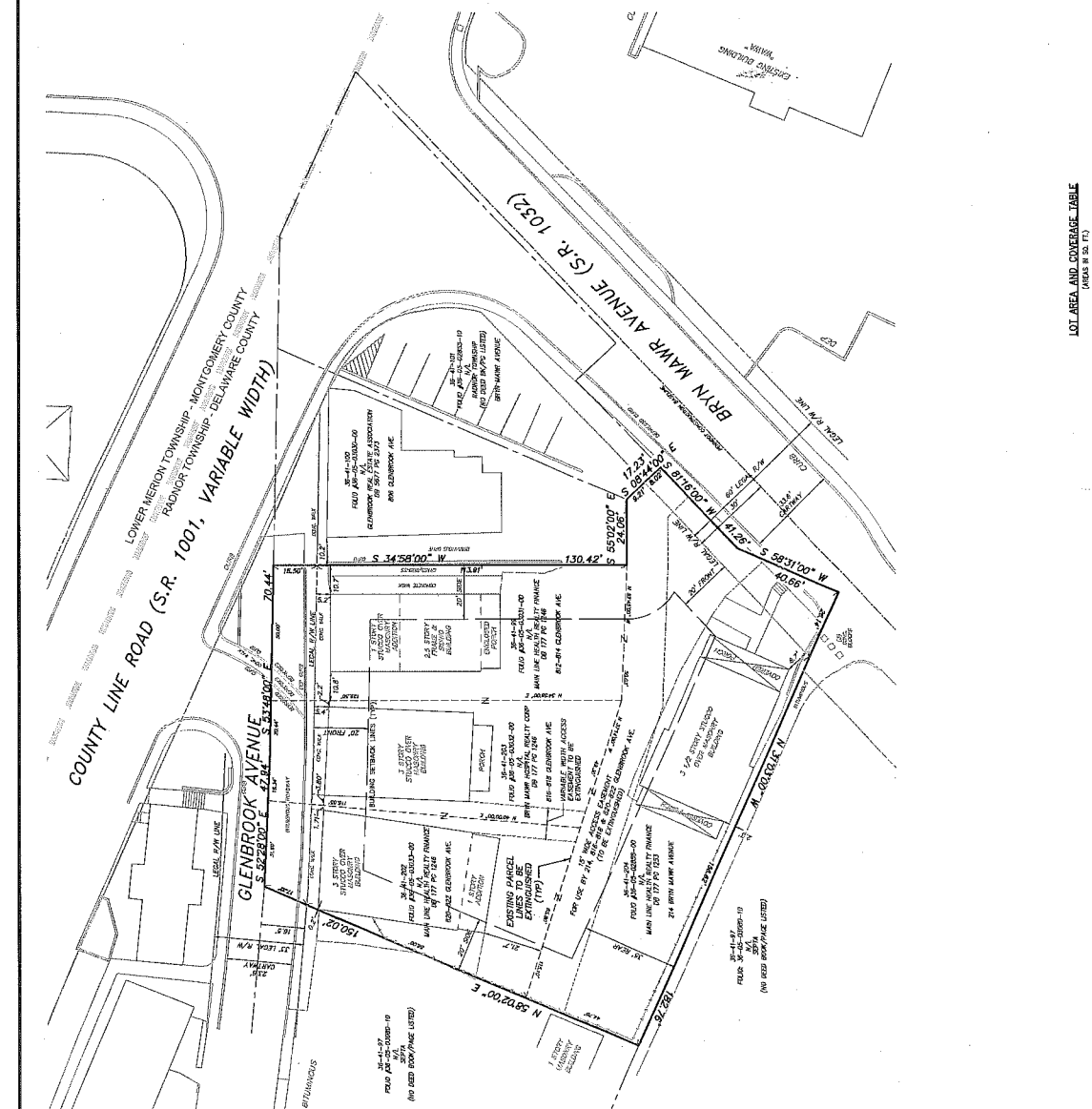
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LOT AREA AND COVERAGE TABLE
 (BASED ON 2016)

PARCEL	AREA (SQ. FT.)	NET AREA (SQ. FT.)	BLDG. COV. (%)	DRIVEWAY COV. (%)	OTHER COV. (%)	TOTAL COV. (%)	IMPROV. % OF NET
30-41-100	5,282	4,728	23.25	0.00	0.00	23.25	44.20
30-41-101	5,282	4,728	23.25	0.00	0.00	23.25	44.20
30-41-102	5,282	4,728	23.25	0.00	0.00	23.25	44.20
30-41-103	5,282	4,728	23.25	0.00	0.00	23.25	44.20
SITE TOTAL	21,128	18,912	23.25	0.00	0.00	23.25	44.20

APPROVED AND ACCEPTED FOR THE RECORD:

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PRELIMINARY / FINAL

PLAN OF MINOR SUBDIVISION
 LOT CONSOLIDATION
 TGR LLC

DELAWARE COUNTY - PENNSYLVANIA
 20325

Valley Engineers
 1100 N. MARKET ST.
 PHILADELPHIA, PA 19107

1100 N. MARKET ST.
 PHILADELPHIA, PA 19107

APPROVED AND ACCEPTED FOR THE RECORD:

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**RESOLUTION NO. 2016-37
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL LOT CONSOLIDATION
PLAN FOR 205 STRAFFORD AVENUE, LLC FOR THE PROPERTY
LOCATED AT 205 STRAFFORD AVENUE**

WHEREAS, The Board of Commissioners approved a land development plan consisting of four new building lots and one lot containing an existing single family dwelling at 205 Strafford Avenue pursuant to Resolution No. 2015-02; and

WHEREAS, 205 Stafford Avenue, LLC, the Applicant has proposed to adjust a lot line on this previously approved land development plan.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Lot Consolidation Plan for 205 Strafford Avenue, LLC, consisting of a title plan prepared by Inland Design, dated February 1, 2016 subject to the following conditions:

1. New deeds reflecting the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds. Copies of the deeds shall be reviewed and approved by the Township engineer.
2. The following waivers are approved for this lot consolidation plan:
 - a. Section 255-22.B(1)(d) [7] as to showing steep slope areas on the plan.
 - b. Section 255-22.B(1)(k) as to features within 500 feet of the site.
 - c. Section 255-22.B(1)(p),(q) and (r) as to contour lines, datum of contour lines and the requirement to depict six inch caliper trees on the plan.
3. The Applicant shall comply with all other applicable Township Ordinances and all applicable county, state, federal rules and regulations and statutes.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2016.

RADNOR TOWNSHIP

By: _____
Name: _____
Title: President

ATTEST: _____



Gannett Fleming

Excellence Delivered As Promised

Date: March 8, 2016

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

RE: 205 Strafford Avenue – Minor Final Subdivision Plan
205 Strafford Avenue, LLC – Applicant

Date Accepted: March 7, 2016
90 Day Review: June 5, 2016

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

The applicant is proposing to adjust lot lines on the previously approved subdivision and land development plan at the above location.

The applicant has requested waivers for the following items:

- §255.22.B(1)(d)[7] – Any steep slope area must be shown on the plan.
- §255.22.B(1)(k) – Features within 500 feet of the site must be shown on the plan. o
- §255.22.B(1)(p) – Contour Lines must be shown on the plan.
- §255.22.B(1)(q) – Datum of contour lines must be shown on the plan.
- §255.22.B(1)(r) – Large trees over 6” in caliper must be shown on the plan.

Title Plan for 205 Strafford Avenue

Plans Prepared By: Inland Design

Dated: 02/01/2016



Radnor Township Board of Commissioners
205 Strafford Avenue
March 8, 2016

1. New deeds that reflect the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds.

The applicant appeared before the Planning Commission on March 7, 2016. The Planning Commission recommended approval of the final plans as well as granting the requested waivers.

The plan may be considered for final approval at this time.

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 1, 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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 205 Strafford Avenue – Minor Final Plan
205 Strafford Avenue, LLC – Applicant

Date Accepted: March 7, 2016

90 Day Review: June 5, 2016

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Title Plan for 205 Strafford Avenue

Plans Prepared By: Inland Design

Dated: 02/01/2016



1. New deeds that reflect the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds.

We recommend the Planning Commission consider recommending approval of this conditioned on requiring the applicant to satisfactorily address the above comment.

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





INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

March 1, 2016

Board of Commissioners
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**Re: 205 Strafford Ave – Final Minor Subdivision Plan (Lot Line Change)
Final Subdivision Plan Waiver Requests
Inland Design Project No. 10394**

Dear Members of the Board:

Please consider this letter as our official request for a waiver from the Radnor Township Subdivision and Land Development Ordinance (SLDO) for the above referenced project as follows:

1. Section §255.22.B(1)(d)[7] of the Radnor Township Subdivision and Land Development Ordinance requiring all steep slope areas to be shown on the plan. This information was provided as part of the previously approved subdivision plan for this property.
2. Section §255.22.B(1)(k) of the Radnor Township Subdivision and Land Development Ordinance requiring all features within 500 feet of the site to be shown on the plan. This information was provided as part of the previously approved subdivision plan for this property.
3. Section §255.22.B(1)(p) of the Radnor Township Subdivision and Land Development Ordinance requiring contour lines to be shown on the plans. This information was provided as part of the previously approved subdivision plan for this property.
4. Section §255.22.B(1)(q) of the Radnor Township Subdivision and Land Development Ordinance requiring the datum for the contour lines to be shown on the plans. This information was provided as part of the previously approved subdivision plan for this property.

5. Section §255.22.B(1)(r) of the Radnor Township Subdivision and Land Development Ordinance requiring large trees over 6" in caliper must to be shown on the plans. This information was provided as part of the previously approved subdivision plan for this property.

Please let me know if you have any questions regarding this matter.

Very Truly Yours,



Charles A. Dobson, P.E.
President

/cad

C: Bo Erixson
file



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. 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

February 18, 2016

PLANNING COMMISSION

WILLIAM C. PAYNE
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297


RE: Name of Dev't: 205 Strafford Avenue
DCPD File No.: 34-6016-12-13-14-16
Developer: 205 Strafford Avenue, LLC
Location: Northeast corner of Eagle Road and
Strafford Avenue
Recv'd in DCPD: February 4, 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 February 18, 2016, 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

LFH/pmg

cc: 205 Strafford Avenue, LLC
Inland Design, LLC



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: February 18, 2016
File No.: 34-6016-12-13-14-16

PLAN TITLE: 205 Strafford Avenue
DATE OF PLAN: February 1, 2016
OWNER OR AGENT: 205 Strafford Avenue, LLC
LOCATION: Northeast corner of Eagle Road and
Strafford Avenue
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Final Subdivision
ZONING DISTRICT: R-4
SUBDIVISION ORDINANCE: Local
PROPOSAL: Adjust lot lines of 4 lots totaling
3.854 acres
UTILITIES: All Public
RECOMMENDATIONS: Approval
STAFF REVIEW BY: Jessica Dunford

REMARKS:

PREVIOUS ACTION

At its February 20, 2014 meeting, the Delaware County Planning Commission reviewed a final plan to develop 2.134 acres with 11 single-family attached dwellings. The Commission recommended approval, contingent upon receiving the requested access waiver and incorporating staff remarks. The plan was never stamped for recording by the Planning Department.



Date: February 18, 2016
File No.: 34-6016-12-13-14-16

REMARKS (continued):

CURRENT PROPOSAL

The current plan shows a three foot lot line change between five existing lots.

APPLICABLE ZONING

The site is located within the R-4 Residential district of the Radnor Township zoning map. The lot line change complies with area and bulk regulations for this district.

COMPLIANCE

The plan appears to comply with the Township zoning ordinance, and the Township subdivision and land development ordinance.

DEEDS

New deeds, which reflect the proposal, should be drafted and recorded in the Delaware County Recorder of Deeds Department.

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.

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 205 STRAFFORD AVENUE LLC E-mail BERIXXON@BBHOMES.US

Address 110 N. PHOENIXVILLE PK, MALVERN, PA Phone 610-721-1495

Name of Development 205 STRAFFORD AVENUE

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm INLAND DESIGN, LLC Phone 484-947-2928

Address 16 HAGERTY BLVD WEST CHESTER PA 19382

Contact CHUCK DOBSON E-mail CHUCK@INLANDDESIGN.NET

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 checked="" 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 R4

Tax Map # 36/01/541.1

Tax Folio # 36/01/00541/00
36/01/00541/03
36/01/00541/04
36/01/00541/05

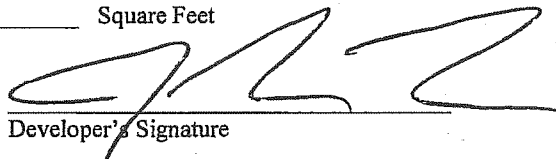
STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

SHIFT LOT LINE: SLIGHTLY BETWEEN
LOT 2 AND LOTS 3, 4 AND 5.

Total Site Area 2.114 1.731 2.39/2.102 Acres Changed per Joel Comanda of Inland Design
Size of All Existing Buildings 4500 (+/-) Square Feet
Size of All Proposed Buildings 4000 (+/-) Square Feet
Size of Buildings to be Demolished N.A. Square Feet

JOHN W BENSON III
205 STRAFFORD AVENUE LLC
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting March 7, 2016

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 # 34-6016-12-13-14

Roger A. Phillips, P.E. Township Engineer
Print Name and Title of Designated Municipal Official 610-650-8101
Phone Number


Official's Signature 2/4/2016
Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

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 205 STRAFFORD AVENUE LLC E-mail BERIXXON@BBHOMES.US

Address 110 N. PHOENIXVILLE PK, MALVERN, PA Phone 610-721-1495

Name of Development 205 STRAFFORD AVENUE

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

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Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
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<input checked="" type="checkbox"/> Subdivision	<input checked="" 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 R4

Tax Map # 36/01/541.1

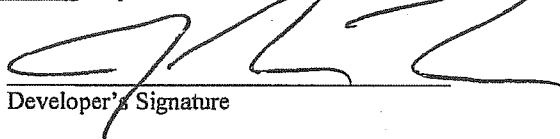
Tax Folio # 36/01/00541/00
36/01/00541/03
36/01/00541/04
36/01/00541/05

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

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LOT 2 AND LOTS 3, 4 AND 5.

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Size of All Proposed Buildings 4000 (+/-) Square Feet
Size of Buildings to be Demolished N.A. Square Feet

JOHN W BENSON III
205 STRAFFORD AVENUE LLC
Print Developer's Name

Developer's Signature

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Local Planning Commission Regular Meeting March 7, 2016


Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

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IMPORTANT: If previously submitted, show assigned DCPD File # 34-6016-12-13-14

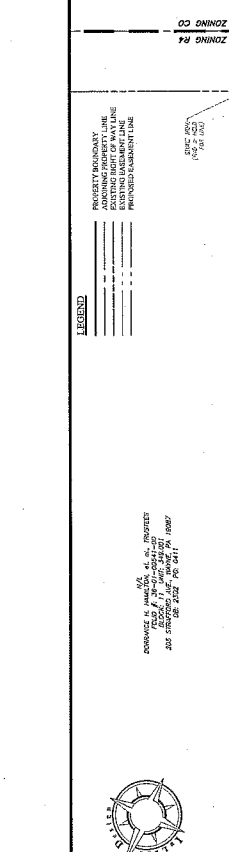
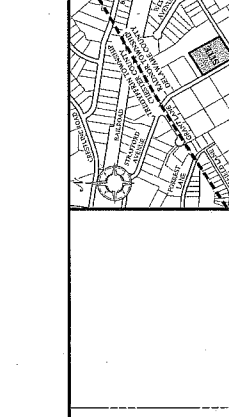
Roger A. Phillips, P.E. Township Engineer
Print Name and Title of Designated Municipal Official
610-650-8101
Phone Number


Official's Signature
2/4/2016
Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.



EAGLE ROAD
POSTED SPEED LIMIT 25 M.P.H.

STRAFFORD AVE.
POSTED SPEED LIMIT 25 M.P.H.

OWNER / APPLICANT:
DANIEL S. KRZYWICKI
300 STRAFFORD AVENUE
WAYNE, PA 19087

TITLE PLAN FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

PROJECT PROPOSED BY
EXISTING RIGHT OF WAY LINE
PROPOSED EASEMENT LINE

LEGEND
EXISTING PROPERTY
EXISTING RIGHT OF WAY LINE
PROPOSED EASEMENT LINE

OLD LOT AREA=1,209 S.F.
NEW LOT AREA=1,077 S.F.
OLD LOT AREA=1,143 S.F.
NEW LOT AREA=1,042 S.F.
OLD LOT AREA=16,785 S.F.
NEW LOT AREA=17,146 S.F.

OLD LOT AREA=55,294 S.F.
NEW LOT AREA=54,948 S.F.

305 STRAFFORD AVE
WAYNE, PA 19087
TEL: 484-930-8822
OR: 307-932

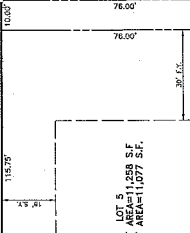
305 STRAFFORD AVE
WAYNE, PA 19087
TEL: 484-930-8822
OR: 307-932

GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SHOW AND V.L. LOT
2. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.
3. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.
4. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.
5. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.
6. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.
7. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.
8. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.
9. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.
10. ALL LOTS TO BE BOUND BY PUBLIC WATER AND SEWER.

R-4 RESIDENTIAL - AREA AND BULK REGULATIONS (TOTAL SITE=82,076 S.F. (2.14 ACRES))

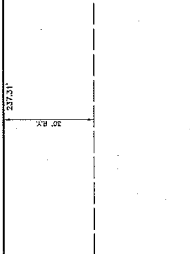
REGULATION	MINIMUM	MAXIMUM
MIN. LOT AREA	17,146 S.F.	14,431 S.F.
MIN. LOT WIDTH	25 FT.	25 FT.
MIN. FRONT YARD	5 FT.	5 FT.
MIN. SIDE YARD	5 FT.	5 FT.
MIN. REAR YARD	5 FT.	5 FT.
MAX. BULKY STORAGE	20%	20%
MAX. BULKY STORAGE HEIGHT	10 FT.	10 FT.

FINAL MINOR SUBDIVISION PLAN



SEAL

DATE	2/11/16
EXPIRES	2/11/17
CAD	103394



DELAWARE COUNTY PLANNING COMMISSION
REGISTERED PROFESSIONAL ENGINEER
DATE

DELAWARE COUNTY PLANNING COMMISSION
REGISTERED PROFESSIONAL ENGINEER
DATE

COUNTY OF DELAWARE

WITNESSES TO THE SIGNATURES OF THE APPLICANT AND THE REGISTERED PROFESSIONAL ENGINEER:
[Signature]
REGISTERED PROFESSIONAL ENGINEER
DATE

DELAWARE COUNTY PLANNING COMMISSION
REGISTERED PROFESSIONAL ENGINEER
DATE

DELAWARE COUNTY PLANNING COMMISSION
REGISTERED PROFESSIONAL ENGINEER
DATE

DELAWARE COUNTY PLANNING COMMISSION
REGISTERED PROFESSIONAL ENGINEER
DATE

SHEET
1
OF 2

OWNER / APPLICANT:
DANIEL S. KRZYWICKI
300 STRAFFORD AVENUE
WAYNE, PA 19087

TITLE PLAN FOR
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

FINAL MINOR SUBDIVISION PLAN

SEAL

DELAWARE COUNTY PLANNING COMMISSION
REGISTERED PROFESSIONAL ENGINEER
DATE

DELAWARE COUNTY PLANNING COMMISSION
REGISTERED PROFESSIONAL ENGINEER
DATE



Excellence Delivered As Promised

Date: March 22, 2016

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

RE: Radnor Memorial Library Renovation Expansion
Radnor Township – Applicant

Date Accepted: February 1, 2016
90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the Radnor Memorial Library Preliminary/Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This project proposes site and building improvement include, interior renovation, building expansion, parking lot renovation and improved site circulation and access. The project is located within the Wayne Business Overlay District (WBOD) South Wayne Special Use Area.

General plan note 7 on Sheet G1.0 of 14 indicates, “Drawings are NOT to be scaled for sizes or dimensions. Any discrepancy shall be immediately reported to the Architect for clarification prior to the performance of any work in question”.

Plans Prepared By: Kimmel Bogrette Architecture + Site, Inc. /Land Studies, Inc.
Dated: 02/01/2016 and last revised 03/15/2016 (received March 22, 2016)

The applicant has indicated on the Land Development Plans, that the following waivers will be requested:

- §255.29.A.1 – Parking Facility Dimensions
- §255.14 – Preliminary Plan Submission
- §255.20(5)(C)[1] – Transportation impact study
- §255.29(A)(14) – Minimum curb line radius in parking areas
- §245.22 – Groundwater Recharge
- §245.23 – Water Quality Requirements



The applicant has also indicated on the plans that the following are existing non-conformities that will be continued:

- §280.53.8.B – No side yard shall be required except where any lot abuts any residential zoned district in which case a buffer planting strip shall be provided.
- §280.53.9.D – Buffer strip along residentially zoned district.
- §280.53.17(D)(4) – Height of building or structure

The applicant appeared before the Planning Commission on March 7, 2016. The Planning Commission recommended approval the preliminary /final plans granting waivers 1-6 and that the applicant get any zoning relief that may be required and the entrance on the lower level be enhanced and provide community van access satisfactory with the township staff.

I. Zoning

1. §280-53.8.B – No side yard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district. This is an existing non-conformity that the applicant intends to continue.
2. §280-53.9.D – A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is an existing non-conformity that the applicant intends to continue.
3. §280-53.9.E – All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code. The applicant has added a note that indicates this project will conform to the Design Review Board standards.
4. §280-53.17.D(2) – Side yard and rear yard setbacks shall be 15 feet. The side yard on the easterly side of the building is proposed to be 3.5 feet. The applicant must request a variance for this condition.
5. §280-53.17.D(4) – The height of any building or structure shall not exceed 55 feet or be less than 30 feet. The applicant has indicated the standards on the zoning table that the building will be a minimum of 22 feet high and a maximum of 30 feet high. This is an existing non-conformity that the applicant intends to continue.

6. §280-53.17.E(1) – Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The expanded building will be 32,669 sq. ft. There are 32 existing spaces currently located on the site. The proposed plan is providing for a total of 30 available spaces. The expansion of 8,619 sf requires an additional 17 spaces be provided. The applicant must request a variance for this condition.
7. §280-109.A – No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. The applicant has indicated in the response letter that all walls along West Wayne Avenue will be compliant with the 6 foot height restriction.

II. Subdivision and Land Development

1. §255-14 – A separate preliminary and final plan submission is required for any land development. The applicant has requested a waiver from this requirement.
2. §255-20(5)(c)[1] – A Transportation Impact Study is required for all proposed institutional developments. The applicant has requested a waiver to this requirement.
3. §255-29.A(1) Parking Facilities – The plans indicate 70° parking spaces will be provided. There are no provisions for 70° parking within the Code. The applicant has provided a 15' wide one way driveway. Since the code does not have provisions for 70° parking spaces, the code does not specify a dimension for driveway width. The applicant has requested a waiver from these requirements.
4. §255-29.A(14) – No less than a five-foot radius shall be permitted for all curblines in parking areas. There are two locations of 2.5' radii located under the second story expansion over the parking lot. The applicant has requested a waiver for this requirement.

III. Stormwater

1. The applicant has indicated that the stormwater design is still being finalized. Preliminary comments have been included in this letter for the stormwater management design. Additional comments may be forthcoming as a detailed review is completed
2. §245-22 – Regarding groundwater recharge requirements - The applicant has requested a waiver from this requirement.
3. §245-23 – Regarding water quality requirements – The applicant has requested a waiver from this requirement.

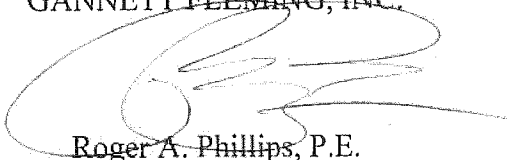
4. §245-24 – Regarding streambank erosion requirements – The applicant has indicated they intend to meet these requirements, see comment #1.
5. §245-25 – Regarding peak rate control requirements – The site is located within Stormwater District ‘A’. The applicant has indicated they intend to meet these requirements, see comment #1.
6. 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.

We suggest that consideration of final approval be conditioned upon adequately addressing the comments referenced above.

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 22, 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.

Reference: Radnor Township – Radnor Memorial Library
Preliminary/Final Land Development Review #3
16-01157
Radnor Township, Delaware County, PA
G&A 16-01157

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

Radnor Township is proposing to renovate and expand the existing township library located on W. Wayne Avenue. The project includes an 8,619 square foot expansion and modifications to the associated parking lot to improve site circulation and pedestrian facilities.

B. DOCUMENTS REVIEWED

1. Response letter dated March 15, 2016 prepared for Radnor Township and prepared by LandStudies, Inc.
2. Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation & Expansion, prepared for Radnor Township, prepared by Kimmel Bogrette Architecture + Site, Inc., consisting of 14 sheets, dated February 1, 2016 and last revised March 15, 2016.

C. WAIVERS REQUESTED

1. §255-14 The applicant requests a waiver from providing separate Preliminary and Final plan submissions.
2. §245-22 The applicant requests a waiver from Groundwater Recharge.
3. §245-23 The applicant requests a waiver from Water Quality Requirements.
4. §245-24 The applicant requests a waiver from Steambank Erosion Requirements.

5. §245-25 The applicant requests a waiver from the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms.
6. §255-20(5)(C)[1] The applicant requests a waiver from providing a Transportation Impact Study.
7. §255-29.A(1) The applicant requests a waiver from providing dimensional requirements of parking lots.
8. §255-29.A(14) The applicant requests a waiver from providing the minimum curblineline radius in parking areas.

D. GENERAL COMMENTS

1. As discussed at the March 7, 2016 Planning Commission meeting eliminate the metered parking spaces in front of the Radnor Memorial Library on W. Wayne Avenue and include a 10 minute loading zone for pickup and deliveries.
2. As discussed at the March 7, 2016 Planning Commission meeting, move the identified two staff parking spaces to the adjacent Municipal Lot and revise the spaces in front of the dumpster to a restricted loading/unloading zone as follows:
 - a. Trash Dumpster Parking space:
 - i. Provide pavement markings and gore striping to identify this area as PASSENGER LOADING AND UNLOADING ONLY.
 - ii. Replace staff parking signs with "10 MIN LOADING AND UNLOADING ONLY" signs
 - b. Shift the current location of the accessible parking space near the Municipal lot, one parking space east toward the Municipal Lot.
 - c. Install a stop bar across the entire one way aisle near the south building entrance and include an R1-1 STOP sign facing southbound approaching vehicles with an R5-1 DO NOT ENTER sign on the back side (size of the R5-1 determined to remain within the perimeter limits of the stop sign).
 - d. Adjust the pedestrian crosswalk accordingly and include a minimum 4' distance between the crosswalk and the above discussed stop bar.
 - e. Replace the proposed DO NOT ENTER signs facing the Municipal Lot traffic with a NO THRU TRAFFIC sign.
3. Provide or revise signs as indicated:
 - a. Include an additional ONE WAY and NO THRU TRAFFIC sign on the ingress immediately west of the entry way facing entering traffic (right side) to clarify onsite operations and provide a DO NOT ENTER on the backside of this sign assembly.
 - b. Immediately east of the entry way include a DO NOT ENTER sign on the backside of the sign assembly ONE WAY and NO THRU TRAFFIC sign.
 - c. Rotate the existing ONE WAY sign 90° clockwise on W. Wayne Avenue opposite the ingress from W. Wayne Avenue to face westbound traffic on W. Wayne Avenue.
4. Given the limited number of minor comments, we recommend the above general comments be worked out directly with the applicant's engineer.



March 16, 2016

To: Rodger Phillips, PE
Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403-2402
610-650-8101

From: LandStudies, Inc.
315 North Street
Lititz, PA 17543
717-627-4440

Reference: Radnor Memorial Library Renovation Expansion
Preliminary/Final Land Development
Radnor Township, Delaware County, PA

Response to Gannett Fleming, Inc. review for the referenced project to the comments made for Radnor Township.

I. WAIVERS BEING REQUESTED

1. §255.29.A.1 - Parking Facility Dimensions
2. §255-14 - Preliminary Plan Submission
3. §255-20(5)(C)[1] - Transportation Impact Study
4. §255-29(A)(1) - Minimum Curblin Radius for Parking Areas
5. §245.22 - Groundwater Recharge
6. §245.23 - Water Quality Requirements

EXISTING NON-COMFORMITIES TO BE CONTINUED

1. §280.53.8.B - No side yard shall be required except where any lot abuts any residential zoned district in which case a buffer planting strip shall be provided.
2. §280.53.9.D - Buffer strip along residentially zoned district.
3. §280.53.17(0)(4) - Height of building or structure

II. ZONING

1. §280-53.8.B - No side yard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district. This is an existing non-conformity that the applicant intends to continue.
2. §280-53.9.D - A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is a non-conformity that the applicant intends to continue.
3. §280-53.9.E - All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code. The applicant has added a note that indicates this project will conform to the Design Review Board standards.
4. §280-53. I 7.D(2) - Side yard and rear yard setbacks shall be 15 feet. The side yard on the easterly side of the building is proposed to be 3 .5 feet. The applicant must request a variance for this condition.

5. §280-53.17.0(4) - The height of any building or structure shall not exceed 55 feet or be less than 30 feet. The applicant has indicated the standards on the zoning table that the building will be a minimum of 22 feet high and a maximum of 30 feet high. This is an existing non-conformity that the applicant intends to continue.
6. §280-53.17.E(I) - Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The expanded building will be 32,669 sq. ft. There are 32 existing spaces and 31 proposed spaces. A total of 66 parking spaces is required. The applicant must request a variance for this condition.
7. §280-109.A - No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. The applicant has indicated in the response letter that all walls along West Wayne Avenue will be compliant with the 6 foot height restriction.

III. SUBDIVISION AND LAND DEVELOPMENT

1. §255-14 - *A separate preliminary and final plan submission is required for any land development. The applicant has requested a waiver from this requirement.*
Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.
2. §255-20(5)(c)[I] - *A Transportation Impact Study is required for all proposed institutional developments. The applicant has requested a waiver to this requirement.*
Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.
3. §255-29.A(I) *Parking Facilities - The plans indicate 70° parking spaces will be provided. There are no provisions for 70° parking within the Code. The applicant has provided a 15' wide one way driveway. Since the code does not have provisions for 70° parking spaces, the code does not specify a dimension for driveway width. A 15' width driveway is inadequate for 70° parking spaces. The applicant has requested a waiver from these requirements.*
Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.
4. §255-29.A(I) *Parking Facilities - The applicant has proposed 2 45° parking spaces in front of the existing dumpster. The dimensions of the parking spaces must be shown on the plans. Also signage must be provided to indicate that the parking in front of the dumpsters is reserved for staff.*
The parking area in front of the dumpster has been revised, per Planning Commission request, to serve as a loading/unloading zone for the Libraries van, and will no longer serve as employee parking. The library will coordinate with the waste disposal schedule to accommodate this shared space.
5. §255-29.A(14) - *No less than a five-foot radius shall be permitted for all curblines in parking areas. There are two locations of 2.5' radii located under the second story expansion over the parking lot. The applicant has requested a waiver for this requirement.*

Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.

6. §255-75.B(3)(a) - All parking areas shall have at least one tree for every five parking spaces in single bays and one tree for every 10 parking spaces in double bays. This calculation must be shown on the landscaping plans and adequate number of trees shown on the plans.

The following note has been added to the landscape plan, sheet L2.0, outlining compliance with this section:

1. PER SECTION 255.29(B)1, PARKING LOT LANDSCAPING REQUIREMENTS ARE MET AS FOLLOWS:
 - 1.1. PARKING LOT AREA: 11,100 SF
 - 1.2. LANDSCAPED AREA WITHIN PARKING LOT (10% MIN.): 1,800 SF (16.2%)
 - 1.3. PARKING LOT TREES (MARKED WITH "*" ON LANDSCAPE PLAN)
 - 1.3.1. REQUIRED: 3
 - 1.3.2. PROPOSED: 4
 - 1.3.3. EXISTING: 2

IV. STORMWATER

1. §245-22 - Regarding groundwater recharge requirements - The applicant has requested a waiver from this requirement.

Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.

2. §245-23 - Regarding water quality requirements - The applicant has requested a waiver from this requirement.

Waiver for this section was granted by Planning Commission at March 7, 2016 meeting, conditional upon the installation of a rain garden behind the dumpster pad. A rain garden has been added to the plans on sheet C3.0.

3. §245-24 - Regarding streambank erosion requirements - The applicant has requested a waiver from this requirement.

4. §245-25 - Regarding peak rate control requirements - The site is located within Stormwater District 'A'. The applicant has requested a waiver from this requirement.

A design solution to address items 3 and 4 is currently being developed for the site. Coordination with the Township Engineer is ongoing, and it is not anticipated that a waiver will need to be requested for the §245-24 or §245-25. The waiver request has been removed from the cover sheet. Supporting calculations will be submitted to the Township Engineer for review and approval prior to the Board of Commissioners submission on March 22, 2016.

We believe the comments provided in your February 1, 2016 review letter have been sufficiently corrected or addressed in this response letter.

Sincerely,



Andrew Korzon, RLA
Project Manager



Gannett Fleming

Excellence Delivered As Promised

Date: March 4, 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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: Radnor Memorial Library Renovation Expansion
Radnor Township – Applicant

Date Accepted: February 1, 2016

90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the Radnor Memorial Library Preliminary/Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This project proposes site and building improvement include, interior renovation, building expansion, parking lot renovation and improved site circulation and access. The project is located within the Wayne Business Overlay District (WBOD) South Wayne Special Use Area.

General plan note 7 on Sheet G1.0 of 14 indicates, “Drawings are NOT to be scaled for sizes or dimensions. Any discrepancy shall be immediately reported to the Architect for clarification prior to the performance of any work in question”.

Plans Prepared By: Kimmel Bogrette Architecture + Site, Inc. /Land Studies, Inc.
Dated: 02/01/2016 and last revised 02/15/2016 (received March 3, 2016)

The applicant has indicated on the Land Development Plans, that the following waivers will be requested:

- §255.29.A.1 – Parking Facility Dimensions
- §255.14 – Preliminary Plan Submission
- §255.20(5)(C)[1] – Transportation impact study
- §255.29(A)(14) – Minimum curb line radius in parking areas



- §245.22 – Groundwater Recharge
- §245.23 – Water Quality Requirements
- §245.24 – Stream Erosion Requirements
- §245.25 – Stormwater Peak Rate Control and Stormwater Districts Conditions

The applicant has also indicated on the plans that the following are existing non-conformities that will be continued:

- §280.53.8.B – No side yard shall be required except where any lot abuts any residential zoned district in which case a buffer planting strip shall be provided.
- §280.53.9.D – Buffer strip along residentially zoned district.
- §280.53.17(D)(4) – Height of building or structure

I. Zoning

1. §280-53.8.B – No side yard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district. This is an existing non-conformity that the applicant intends to continue.
2. §280-53.9.D – A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is an existing non-conformity that the applicant intends to continue.
3. §280-53.9.E – All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code. The applicant has added a note that indicates this project will conform to the Design Review Board standards.
4. §280-53.17.D(2) – Side yard and rear yard setbacks shall be 15 feet. The side yard on the easterly side of the building is proposed to be 3.5 feet. The applicant must request a variance for this condition.
5. §280-53.17.D(4) – The height of any building or structure shall not exceed 55 feet or be less than 30 feet. The applicant has indicated the standards on the zoning table that the building will be a minimum of 22 feet high and a maximum of 30 feet high. This is an existing non-conformity that the applicant intends to continue.
6. §280-53.17.E(1) – Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The expanded building will be 32,669 sq. ft. There are 32 existing spaces and 31 proposed spaces. A

total of 66 parking spaces is required. The applicant must request a variance for this condition.

7. §280-109.A – No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. The applicant has indicated in the response letter that all walls along West Wayne Avenue will be compliant with the 6 foot height restriction.

II. Subdivision and Land Development

1. §255-14 – A separate preliminary and final plan submission is required for any land development. The applicant has requested a waiver from this requirement.
2. §255-20(5)(c)[1] – A Transportation Impact Study is required for all proposed institutional developments. The applicant has requested a waiver to this requirement.
3. §255-29.A(1) Parking Facilities – The plans indicate 70° parking spaces will be provided. There are no provisions for 70° parking within the Code. The applicant has provided a 15' wide one way driveway. Since the code does not have provisions for 70° parking spaces, the code does not specify a dimension for driveway width. A 15' width driveway is inadequate for 70° parking spaces. The applicant has requested a waiver from these requirements.
4. §255-29.A(1) Parking Facilities – The applicant has proposed 2 45° parking spaces in front of the existing dumpster. The dimensions of the parking spaces must be shown on the plans. Also signage must be provided to indicate that the parking in front of the dumpsters is reserved for staff.
5. §255-29.A(14) – No less than a five-foot radius shall be permitted for all curblines in parking areas. There are two locations of 2.5' radii located under the second story expansion over the parking lot. The applicant has requested a waiver for this requirement.
6. §255-75.B(3)(a) – All parking areas shall have at least one tree for every five parking spaces in single bays and one tree for every 10 parking spaces in double bays. This calculation must be shown on the landscaping plans and adequate number of trees shown on the plans.

III. Stormwater

1. §245-22 – Regarding groundwater recharge requirements - The applicant has requested a waiver from this requirement.

2. §245-23 – Regarding water quality requirements – The applicant has requested a waiver from this requirement.
3. §245-24 – Regarding streambank erosion requirements – The applicant has requested a waiver from this requirement.
4. §245-25 – Regarding peak rate control requirements – The site is located within Stormwater District ‘A’. The applicant has requested a waiver from this requirement.
5. 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.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: February 25, 2016

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

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

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Radnor Township – Radnor Memorial Library
Preliminary/Final Land Development Review #2
Radnor Township, Delaware County, PA
G&A 16-01157

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

A. BACKGROUND

Radnor Township is proposing to renovate and expand the existing township library located on W. Wayne Avenue. The project includes an 8,619 square foot expansion and modifications to the associated parking lot to improve site circulation and pedestrian facilities.

B. DOCUMENTS REVIEWED

1. Response letter dated February 15, 2016 prepared for Radnor Township and prepared by LandStudies, Inc.
2. Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation & Expansion, prepared for Radnor Township, prepared by Kimmel Bogrette Architecture + Site, Inc., consisting of 14 sheets, dated February 1, 2016 and last revised February 15, 2016.

C. WAIVERS REQUESTED

1. §255-14 The applicant requests a waiver from providing separate Preliminary and Final plan submissions.
2. §245-22 The applicant requests a waiver from Groundwater Recharge.
3. §245-23 The applicant requests a waiver from Water Quality Requirements.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com

4. §245-24 The applicant requests a waiver from Steambank Erosion Requirements.
5. §245-25 The applicant requests a waiver from the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms.
6. §255-20(5)(C)[1] The applicant requests a waiver from providing a Transportation Impact Study.
7. §255-29.A(1) The applicant requests a waiver from providing dimensional requirements of parking lots.

D. GENERAL COMMENTS

1. Provide stall dimensions for the two 90° parking stalls in front of the dumpster. As discussed with the applicant, install signage indicating spaces are reserved for employee only parking and include the following General Note: The two parking spaces located in front of dumpster are reserved for Radnor Memorial Library Staff. The library staff shall coordinate with trash service to ensure the sanitation truck has immediate access to the dumpster area.
2. Provide a level 4'x4' landing area for the curb ramp on the east side the ingress crosswalk.
3. The applicant has indicated an 8' 4" clearance for the overhang area. We note this will limit access to vehicles such as trash trucks, fire trucks, delivery trucks (UPS/Fedex), buses and transit vans which typically exceed this clearance height. As such, a sign noting the height clearance restriction shall be posted on both sides of the overhang. The Township may want to require a height clearance assembly immediately upon entry to the parking access from W. Wayne Avenue as a physical warning for vehicles exceeding the height clearance.
4. Due to the onsite clearance restrictions, we recommend the Township consider eliminating one or two parking meters on W. Wayne Avenue in front of the building and reserving the parallel parking spaces as a short term loading area. The loading area could be utilized by delivery trucks, transport vans and small buses for deliveries and drop offs. If designated as a loading area, an ADA compliant curb ramp must be provided.
5. The Applicant should provide truck turning templates for a sanitation truck as well as a fire truck demonstrating how their onsite access and circulation will occur. In addition, the fire truck circulation template should be reviewed and approved by emergency services.
6. Provide details for the handicap parking stalls. Include gore striping details such as spacing and color.
7. Verify the location of the fencing around the dumpster pad; the fencing should be located between the curb and dumpster, and not within the parking stalls.
8. Rotate all signs to face approaching vehicles at the following locations:
 - a. Include an additional ONE WAY and NO THRU TRAFFIC sign on the ingress immediately west of the entry way facing entering traffic (right side) to clarify onsite operations and provide a DO NOT ENTER on the backside of this sign assembly.

- b. Rotate the ONE WAY and NO THRU TRAFFIC sign on the ingress immediately east of the entry way facing entering traffic (left side) to clarify onsite operations and include a DO NOT ENTER sign on the backside of the sign assembly.
 - c. Rotate the existing ONE WAY sign on W. Wayne Avenue opposite the ingress from W. Wayne Avenue to face westbound traffic on W. Wayne Avenue.
 - d. Rotate the DO NOT ENTER signs located at the exit driveway to the Municipal Lot to face the Municipal Lot.
9. Eliminate the duplicate crosswalk label for the driveway ingress from W. Wayne Avenue.
 10. Install pavement markings indicating traffic flow through the parking lot in three sets, evenly spaced indicating ONE WAY with an ARROW template.



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 114 WEST WAYNE AVENUE
DATE: FEBRUARY 17, 2016
CC: MR. PHILLIPS

Mr. Norcini

After reviewing the revised drawings for the Radnor Memorial Library Renovation and Expansion as Fire Codes Official I have a concern. With the overhang extending across the driveway to the property line, the height of the portico or drive through is too low for any Fire Equipment or Emergency vehicles. The minimum height for any Fire apparatus is fourteen (14') feet in height from grade. There are no notes on the original plan stating the height of the portico.

The addition of the portico would eliminate the only open space side of the building, and the Fire Company's access would be eliminated. There is no open space or public way for emergency personal to gain access to the building. The Fire Company would most likely use the Fire Hydrant in front of the Fire House and lay hose accordingly to the library. The use of the public parking lot to gain access is impractical given the size of the Fire equipment. The International Building Code 2009, section 506.2.2 provides open space for an approved Fire Lane Access. Section 506 in general addresses Building Area Modifications and Fire Access.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official



March 3, 2016

Radnor Township Planning Commission
301 Iven Avenue
Wayne, PA 19087

**RE: Radnor Memorial Library Renovation and Expansion
Land Development Application**

Dear Radnor Township Planning Commission:

Radnor Township is seeking approval of the provided land development plans, "Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation and Expansion", dated February 1, 2016 and prepared by Kimmel Bogrette Architecture + Site and LandStudies, Inc. With approval of these plans, the project will follow the schedule below:

- Public Bid – April 1, 2016 – May 6, 2016
- Vote to Award – May 15, 2016
- Construction – May 22, 2016 – May 21, 2017

An 8,619 square foot expansion of the existing library building and numerous renovations to the existing structure are proposed as part of the overall project. The final expansion and renovation of the building will include the following proposed improvements:

- Full materials and finish replacement on both levels
- Relocation of all offices on upper level
- Relocation and accessibility upgrade of all toilet facilities and plumbing
- HVAC system replacement
- Lighting replacement
- Electrical, Data and Wi-Fi upgrade
- Sprinkler System installed

In addition to interior and exterior improvements to the existing library building, site upgrades to improve circulation and accessibility within the site, manage stormwater, and improved site aesthetics are also proposed. The following proposed site improvements are provided on the

- Circulation and Access Improvements
 - ADA Accessibility
 - Van accessible parking to rear entrance
 - W. Wayne Ave to front entrance of library
 - Bike Racks (located at rear entrance)
 - New crosswalk and curb ramps along W. Wayne Avenue
 - New sidewalks between parking lot building and along W. Wayne Avenue
 - Renovated Parking Lot
 - 29 parking spaces, 1 van accessible
- Upgrade Site Features
 - New fence around dumpster pad
 - Relocated book drop in parking lot, under proposed building overhang
 - Renovated entrance terrace
- Native Landscaping
 - 9 – Native trees
 - 150 – Native shrubs

- 892 – Native perennials and grasses
- 58 – Spring flowering bulbs
- Stormwater Management
 - Expanded stormwater conveyance through installation of additional inlet and 18” pipe.

All proposed improvements comply with applicable zoning, subdivision and land development, and stormwater ordinances for Radnor Township, with exception to the following items.

- Subdivision and Land Development Ordinance (Ch. 255)
 - Section 255-29.A(1) – Parking Facility Dimensions
 - Section 255-14 – Preliminary Plan Submission
 - Section 255-20(C)[1] – Transportation Impact Study
 - Section 255-29(A)(1) – Minimum Curblineline Radius in Parking Areas
- Stormwater Management Ordinance (Ch. 245)
 - Section 245-22 – Groundwater Recharge
 - Section 245-23 – Water Quality Requirements
 - Section 245-24 – Streambank Erosion Requirements
 - Section 245-25 – Stormwater Peak Rate Control and Stormwater Districts

Radnor Township is seeking waivers on the areas of noncompliance listed above. Detailed explanations of why the plan requires an alternate approach to the prescribed standards has been provided with the responses to the Engineering review letters (Attached to this submission).

All requisite plans, documentation, applications, reports, and fees are included with this land development application. In the event that additional information is required, Radnor Township, Kimmel Bogrette Architecture + Site, and LandStudies, Inc. will provide the requested documentation.

Sincerely,



Andrew Korzon, RLA
Project Manager
LandStudies, Inc.

cc. Sherri Kimmel, Kimmel Bogrette Architecture + Site, Inc.
Steve Norcini, Radnor Township Director of Public Works

Encl. Radnor Township Land Development Application
Delaware County Planning Commission Act 247 Review Application
Preliminary/Final Land Development Plans (10 copies, 24x36)
Preliminary/Final Land Development Plans (30 copies, 11x17)
Stormsewer Analysis Report (2 copies)
Thumb Drives (10)
Radnor Township Land Development Application Fee
Radnor Township Professional Services Escrow Fee
Gannett Fleming Engineer Review Response Letter
Gilmore Associates Engineer Review Response Letter



March 3, 2016

To: Rodger Phillips, PE
Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403-2402
610-650-8101

From: LandStudies, Inc.
315 North Street
Lititz, PA 17543
717-627-4440

Reference: Radnor Memorial Library Renovation Expansion
Preliminary/Final Land Development
Radnor Township, Delaware County, PA

Response to Gannett Fleming, Inc. review for the referenced project to the comments made for Radnor Township.

I. WAIVERS BEING REQUESTED

The land development application will request the following waivers from Chapter 255 and Chapter 245. Explanations are provided below, outlining the reason for the waiver request.

1. §255.29.A.1 – Parking Facility Dimensions
2. §255-14 – Preliminary Plan Submission
3. §255-20(5)(C)[1] – Transportation Impact Study
4. §255-29(A)(1) – Minimum Curblin Radius for Parking Areas
5. §245.22 – Groundwater Recharge
6. §245.23 – Water Quality Requirements
7. §245.24 – Stream Erosion Requirements
8. §245.25 – Stormwater Peak Rate Control and Stormwater Districts Conditions

II. ZONING

1. §280-53.8.B - *No sideyard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district.*
This is a non-conformity that will be continued. A note has been added to the cover sheet indicating this.
2. §280-53.9.D - *A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is a non-conformity that the applicant intends to continue.*
This is a non-conformity that will be continued. A note has been added to the cover sheet indicating this.

3. §280-53.9.E - All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code.

A schedule for additional approvals has been added to the cover sheet. It is assumed that the following additional approvals will be required:

- Design Review Board
- Shade Tree Commission

4. §280-53.17.A(l)(b) - The project is located in the South Wayne Municipal Lot/Post Office section of the WBOD. The zoning table located on Sheet CS-1 of 14 must be revised to indicate this.

Project location revised per comment on Sheet CS-1

5. §280-53.17.D(l) - There shall be a minimum front yard setback of 25 feet measured from the center line of the street. This requirement must be added to the zoning table and dimensioned on the plans.

Minimum 25' setback added and clearly labeled on plans

6. §280-53.17.0(2) - Side yard and rear yard setbacks shall be 15 feet. It appears that the side yard on the easterly side of the building is less than 15 feet. This must be confirmed and dimensioned on the plans.

All proposed and existing setbacks are noted on sheet CS-1.

7. §280-53.17.0(3) - The maximum impervious coverage shall be 90%. This must be reflected on the zoning table.

Maximum impervious coverage shall be 90%, updated on Site/Zoning data table on Sheet cover sheet.

8. §280-53.17.0(4) - The height of any building or structure shall not exceed 55 feet or be less than 30 feet. This must be reflected on the zoning table.

Maximum and minimum building height has been added to the site/zoning data table on the cover sheet. Building height is an existing nonconformity that will be continued.

9. §280-53.17.E(l) - Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The plans must indicate the square footage of the building after the expansion to ensure there is an adequate number of parking spaces to meet the ordinance or a variance requested.

Plans have been updated to show the proposed number of parking spaces and proposed building square footage.

10. §280-109.A - No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. A detail for the proposed wall shown along West Wayne Avenue must be provided.

Walls/columns to be moved within 25' centerline setback and top and bottom wall elevations have been provided for proposed walls along West Wayne Ave to illustrate compliance with a 6.0' height restriction.

III. SUBDIVISION AND LAND DEVELOPMENT

1. §255-14 - *A separate preliminary and final plan submission is required for any land development. A waiver must be requested for Preliminary/Final Plan Submission consideration.*

A waiver is being requested for Preliminary/Final Plan submission. This has been noted on the cover sheet. The following reasoning is provided for this request:

Radnor Township received a Keystone Recreation, Park and Conservation Fund grant in the amount of \$500,000 to complete portions of the Radnor Memorial Library project. This grant required matching funds equal to the awarded amount in order for Radnor Township to be eligible for the funding. Since receiving the grant, the Township has requested an extension on the deadline for using the funds to accommodate the current design/construction schedule for the Library improvements. In order to maintain the grant, construction must be completed by October 2016, or the grant funding will likely be rescinded. A loss of the grant funding would cause the current project to be terminated until similar funding is obtained. The Township is requesting to submit the provided plans as preliminary/final to expedite the approvals process and maintain the current grant funding.

2. §255-22.B(d) - *The zoning requirements must be shown on the plans. The site acreage located on the site/zoning data on Sheet I appears to be incorrect. The Zoning data shows the total site acreage as being 9.2 Acres. This must be verified and corrected.*

The site acreage has been verified and corrected on the cover sheet.

3. §255-22.B(1)(2) - *The site plan must show the name and address of the owner/applicant.*

The name and address of owner/applicant has been provided on all plan sheets.

4. §255-22.B(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 the streets), must be provided on the plans.*

An additional plan has provided on sheet G-1 that provides aerial imagery and significant man-made structures within 500' of the site.

5. §255-22.B(l) - *The site plan must indicate a lot layout, with exact dimensions, areas and uses of lots, building setback lines and rear and side yard lines. The building setback lines and rear and side yard lines must be shown on the plans.*

Front, rear and side yard building setbacks were added to plans and dimensioned accordingly on sheet V1.0.

6. §255-27.C(l) - *The right-of-way and cartway for West Wayne Avenue must be clearly indicated on the plans.*

Labels and dimensions have been added to sheet V1.0 for right of way and cartway clarification,

7. §255-29.A(l) *Parking Facilities - Land Studies, Inc. has indicated that they are seeking a waiver for this section although no details of the request have been provided. The plans*

indicate 70° parking, parallel parking and a 12 foot wide two-way aisle will be provided. There are no provisions for 70° parking within the Code. The parallel parking spaces shown on the plan must be 8x22. The minimum two-way aisle width by code is 18 feet and the plan provides 12 feet.

Lot is one way from Wayne Avenue with 8x22 parallel spaces, 70 degree parking stalls and 15' one way drive aisle. An explanation outlining the need for a waiver from this section is provided below. A note is provided on the cover sheet requesting waiver.

The proposed building expansion includes a second story overhang across the proposed parking lot. The overhang requires the installation of ten (10) support structures, located within the proposed parking lot. In order to maximize the number of parking spaces in the parking lot and accommodate the support structures, the following parking dimensions were used:

- Angle: 70 degrees
- Length: 21.0 feet
- Width: 9.50 feet
- Aisle Width: 15.0 feet

The proposed parking angle and length do not comply with Section 255.29.A(1). The proposed parking stall length was determined by using the greater length between 60 degree and 90 degree parking. Per Section 255.29.A(1), the required stall length for 60 and 90 degree parking stalls are 21.0 feet and 20.0 feet, respectively. The greater length (21.0 feet) was used on the proposed plans.

8. §255-29.A(12)(b) - *The width of an entrance and exit drive must be a minimum of 25 feet. The plans indicate that a 15 foot entrance and exit drive is provided.*
A one way entrance to the site is provided from West Wayne Ave, 15' width as indicated on plans.
9. §255-29.A(14) - *No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The radius of curblines must be indicated on the plans.*
Plans have been revised to demonstrate all curb radii compliant with 5' radius. A waiver request is noted on sheet CS-1 for approval of two (2) noncompliant radii, located under the second story expansion over the parking lot. The waiver is being requested for the following reasons:

Curbing has been provided under the overhang to protect the central support column of the library's second story expansion over the parking lot, per the request of the Township's engineer. The curb was sized at the minimum acceptable dimension to maintain enough area to allow for five (5) compact parking spaces under the structure. The island width, curb-to-curb is 5.64'. This width will not allow for the construction of a 5.0' curb radius at the end of the island. To comply with the ordinance, an island width of 10.75' would be necessary to create the required radius. An island of this size would result in a loss of one (1) parking space. All remaining curb radii are compliant with a minimum radius of 5.0'.

IV. STORMWATER

1. §245-22 - Regarding groundwater recharge requirements - We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
2. §245-23 - Regarding water quality requirements - We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
3. §245-24 - Regarding streambank erosion requirements - We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
4. §245-25 - Regarding peak rate control requirements - The site is located within Storm water District 'A'. We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.

The following explains the reasons for requesting waivers from the sections above. Notes indicating request for waivers from these sections have been provided on the cover sheet.

The proposed stormwater conveyance system does not manage the required storm events, per Chapter 245. Infiltration testing performed on February 18 and 24, 2016 in 4 separate test holes, shown on provided grading plan (sheet C3.0 of 14). Each test hole returned an infiltration rate of 0.00 inches per hour at depths ranging from 1.90' to 6.9'. Additionally, the following limiting zones were observed at the depths listed below:

- Infiltration Pit #1
 - Mottled Soils – 1.5' to 7.5'
 - Groundwater – 7.8'
- Infiltration Pit #2
 - Mottled Soils – 2.5' to 9.0'
 - Groundwater – 8.0'
- Infiltration Pit #3
 - Mottled Soils – 5.0' to 9.0' (bottom of pit)
- Infiltration Pit #4
 - Mottled Soils – 1.0' to 6.0' (bottom of pit)

The proposed stormwater management system has been determined, by the Township, to provide the best solution to managing stormwater on site, given the results of the infiltration testing and site constraints.

V. GENERAL

1. The tree removal schedule has been revised and clarified to clearly indicate the quantity of trees being removed, and the compensatory trees required for replacement.
2. A note has been provided on the landscape plan that shows compliance with Section 255-29(B)(1), regarding landscaping in parking lot areas.

VI. Gilmore & Associates Review

The following responses are provided to the review letter from Gilmore & Associates, dated January 26, 2016. Comments listed below are in addition to the comments from Gannett Fleming's review. A response letter to the full Gilmore & Associates review is included with this application:

D. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

2. §255-20(5)(c)[1] – A Transportation Impact Study is required for all proposed institutional developments.

A waiver is being requested for the completion of a Traffic Impact Study for the following reasons:

The proposed improvements to the library are not designed to increase the patronage of the building or site. As a result, no impact to traffic patterns or volume are anticipated, and a waiver from this section is requested. Additionally, the traffic impact study would negatively impact the project schedule, and likely cause construction to extend beyond the life of the Keystone grant, explained in the request for waiver from Preliminary Plan Submission.

5. §255.29.A(17) – Pedestrian crosswalks in parking areas shall not be subject to passage or concentration of surface runoff. The Applicant should revise the plans to eliminate the concentrated runoff around the radius of the curb ramp at the back of the building. Detailed construction information should be provided for proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps. Concentrated flow across pedestrian crosswalk eliminated through additional storm drain. ADA curb ramp details are found on Sheet C6.0 and C7.0 of the plan set and spot elevations have been provided on the sheet C3.0.
6. §255-37.C. – Verify all sidewalks are a minimum four feet wide. A five foot sidewalk is preferred as shown in the detail on Sheet C6.0 of 14. The proposed sidewalk adjacent to the building and next to the parking area appears to measure less than four feet in width. Label the width of the sidewalk to demonstrate compliance with this section. The plan has been amended to provide a minimum width of 4 feet for all sidewalks. Dimensions are provided, where necessary, on sheet C2.0.

E. GENERAL COMMENTS

1. Based on the proposed reconfiguration of the parking lot including the angular parking stalls, a one-way traffic circulation from Wayne Avenue towards the municipal parking lot should be considered. One-way circulation will allow for a reduced aisle width that may allow 45° angled parking along both sides of the one-way aisle. One way circulation entering from Wayne Avenue is proposed and labeled on the plan.
2. Provide stall details for the parallel spaces and the angular parking stalls. Indicate the dimensions of each space and the proposed pavement markings (color and width). Details for parking spaces and markings labeled on sheet C2.0
3. We recommend straightening out the proposed onsite pedestrian crosswalk for a more direct pedestrian route. Relocation of the pedestrian crosswalk would require the loss of (1) parking space. It is preferred by the client to keep the crosswalk as it is shown on the plan, and maintain the additional parking space.
4. Detailed construction information should be provided for all proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable

standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps. Details for curb ramps are found on Sheet C6.0 and Sheet C7.0, spot elevations for curb ramps are provided on sheet C.3.0.

5. *Identify the entrances to the building. Consider locating the handicap parking closer to the entrances.*
Entrances have been Identified and labeled on proposed new structure
6. *The Applicant should provide additional details of the proposed overhang area including the vertical clearance. If warranted, height restrictions should be posted at the entrance from Wayne Avenue.*
Height restrictions at garage limited to 9'0" and will be marked on building. The use of signage or an overhead height restriction bar at the W Wayne Ave entrance is being explored as well.
7. *The Applicant should provide truck turning templates for a sanitation truck as well as a fire truck demonstrating safe and efficient circulation through the site.*
Turning radii have been added to plans, due to overhang height constraint, circulation through the site will be limited to vehicles 9'0" or less, and parking under the second story overhang will be limited to compact cars only.
8. *The Applicant should label all existing and proposed signage throughout the site.*
Existing and proposed signage has been added to sheets V1.0 and C2.0.
9. *Include the existing speed hump on the existing conditions plan sheet.*
The existing speed hump is labeled and shown on sheet V1.0.
10. *The Township may want to consider retaining a traffic calming speed hump to reduce cut-through traffic volume and enforce a lower travel speed through the parking lot.*
The township does not wish to retain a traffic calming speed hump at the entrance to the site.

We believe the comments provided in your January 28, 2016 review letter have been sufficiently corrected or addressed in this response letter, and will support your recommendation for preliminary approval.

Sincerely,



Andrew Korzon, RLA
Project Manager



March 3, 2016

To: Amy Kaminski, P.E., PTOE
Transportation Services Manager
65 E. Butler Ave., Suite 100
New Britain, PA 18901
215-345-4330

From: LandStudies, Inc.
315 North Street
Lititz, PA 17543
717-627-4440

Reference: Radnor Township – Radnor Memorial Library
Preliminary/Final Land Development Review #1
Radnor Township, Delaware County, PA
G&A 16-01157

Response to Gilmore & Associates, Inc. (G&A) transportation review for the referenced project to the comments made for Radnor Township.

A. BACKGROUND

Radnor Township is proposing to renovate and expand the existing township library located on W. Wayne Avenue. The project includes an 8,619 square foot expansion and modifications to the associated parking lot to improve site circulation and pedestrian facilities.

B. DOCUMENTS REVIEWED

1. A cover letter dated January 20, 2016 prepared by LandStudies, Inc
2. Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation & Expansion, prepared for Radnor Township, prepared by Kimmel Bogrette Architecture + Site, Inc., consisting of 14 sheets, dated February 1, 2016

C. WAIVERS REQUESTED

- A. §255.29.A.1 – Parking Facility Dimensions
- B. §255-14 – Preliminary Plan Submission
- C. §255-20(5)(C)[1] – Transportation Impact Study
- D. §255-29(A)(1) – Minimum Curblin Radius for Parking Areas
- E. §245.22 – Groundwater Recharge
- F. §245.23 – Water Quality Requirements
- G. §245.24 – Stream Erosion Requirements
- H. §245.25 – Stormwater Peak Rate Control and Stormwater Districts Conditions

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-12.A – *Preliminary and Final plan submission shall be separated to allow the Planning Commission and Board of Commissioners adequate time to review the submission. The Applicant should request a waiver from this requirement.*

A waiver is being requested for Preliminary/Final Plan submission. This has been noted on the cover sheet. The following explanation is provided to support the request:

Radnor Township received a Keystone Recreation, Park and Conservation Fund grant in the amount of \$500,000 to complete portions of the Radnor Memorial Library project. This grant required matching funds equal to the awarded amount in order for Radnor Township to be eligible for the funding. Since receiving the grant, the Township has requested an extension on the deadline for using the funds to accommodate the current design/construction schedule for the Library improvements. In order to maintain the grant, construction must be completed by October 2016, or the grant funding will likely be rescinded. A loss of the grant funding would cause the current project to be terminated until similar funding is obtained. The Township is requesting to submit the provided plans as preliminary/final to expedite the approvals process and maintain the current grant funding.

2. *§255-20(5)(c)[1] – A Transportation Impact Study is required for all proposed institutional developments.*

A waiver is being requested for the completion of a Traffic Impact Study. An explanation outlining the need for a waiver from this section is provided below. A note has been added to the cover sheet requesting the waiver.

The proposed improvements to the library are not designed to increase the patronage of the building or site. As a result, no impact to traffic patterns or volume are anticipated, and a waiver from this section is requested. Additionally, the traffic impact study would negatively impact the project schedule, and likely cause construction to extend beyond the life of the Keystone grant, explained in the request for waiver from Preliminary Plan Submission.

3. *§255-29.A(1) – The applicant has requested a waiver from this section of the ordinance; however, the applicant should investigate 45 degree angle parking stalls in an effort to meet the requirements of this section of the ordinance and to increase the number of onsite parking spaces.*

45 and 60 degree angle parking was investigated per the request of this letter. Due to space limitations created by the existing site conditions and proposed design conditions, it is necessary to continue with the parking as shown to best utilize the site and provide the maximum number of parking spaces possible. A note on the cover sheet indicates a request for a waiver from this section of the ordinance, and the following explanation is provided:

The proposed building expansion includes a second story overhang across the proposed parking lot. The overhang requires the installation of ten (10) support structures, located within the proposed parking lot. In order to maximize the number of parking spaces in the parking lot and accommodate the support structures, the following parking dimensions were used:

- Angle: 70 degrees
- Length: 21.0 feet
- Width: 9.50 feet

- Aisle Width: 15.0 feet

The proposed parking angle and length do not comply with Section 255.29.A(1). The proposed parking stall length was determined by using the greater length between 60 degree and 90 degree parking. Per Section 255.29.A(1), the required stall length for 60 and 90 degree parking stalls are 21.0 feet and 20.0 feet, respectively. The greater length (21.0 feet) was used on the proposed plans.

4. §255-29.A (14) – *No less than a five foot radius of curvature shall be permitted for all curblines in parking areas. The Applicant shall revise the plans to label all curb radii to demonstrate compliance with this section.*

Plans were revised to demonstrate all curb radii compliant with 5' radius. A waiver is being requested for two radii that do not meet this standard, as shown on the plans. The following explanation is provided for the waiver request.

Curbing has been provided under the overhang to protect the central support column of the library's second story expansion over the parking lot, per the request of the Township's engineer. The curb was sized at the minimum acceptable dimension to maintain enough area to allow for five (5) compact parking spaces under the structure. The island width, curb-to-curb is 5.64'. This width will not allow for the construction of a 5.0' curb radius at the end of the island. To comply with the ordinance, an island width of 10.75' would be necessary to create the required radius. An island of this size would result in a loss of one (1) parking space. All remaining curb radii are compliant with a minimum radius of 5.0'.

5. §255.29.A(17) – *Pedestrian crosswalks in parking areas shall not be subject to passage or concentration of surface runoff. The Applicant should revise the plans to eliminate the concentrated runoff around the radius of the curb ramp at the back of the building. Detailed construction information should be provided for proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.*

Concentrated flow across pedestrian crosswalk eliminated through additional storm drain. ADA curb ramp details are found on Sheet C6.0 and C7.0 of the plan set and spot elevations have been provided on the sheet C3.0.

6. §255-37.C. – *Verify all sidewalks are a minimum four feet wide. A five foot sidewalk is preferred as shown in the detail on Sheet C6.0 of 14. The proposed sidewalk adjacent to the building and next to the parking area appears to measure less than four feet in width. Label the width of the sidewalk to demonstrate compliance with this section.*

The plan has been amended to provide a minimum width of 4 feet on all sidewalks. Dimensions are provided where necessary on sheet C2.0.

E. GENERAL COMMENTS

1. *Based on the proposed reconfiguration of the parking lot including the angular parking stalls, a one-way traffic circulation from Wayne Avenue towards the municipal*

parking lot should be considered. One-way circulation will allow for a reduced aisle width that may allow 45° angled parking along both sides of the one-way aisle.
One way circulation entering from Wayne Avenue is proposed and labeled on the plan.

2. *Provide stall details for the parallel spaces and the angular parking stalls. Indicate the dimensions of each space and the proposed pavement markings (color and width).*
Details for parking spaces and markings labeled on sheet C2.0
3. *We recommend straightening out the proposed onsite pedestrian crosswalk for a more direct pedestrian route.*
Relocation of the pedestrian crosswalk would require the loss of (1) parking space. It is preferred by the client to keep the crosswalk as it is shown on the plan, and maintain the additional parking space.
4. *Detailed construction information should be provided for all proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.*
Details for curb ramps are found on Sheet C6.0 and Sheet C7.0, spot elevations for curb ramps are provided on sheet C.3.0.
5. *Identify the entrances to the building. Consider locating the handicap parking closer to the entrances.*
Entrances have been Identified and labeled on proposed new structure
6. *The Applicant should provide additional details of the proposed overhang area including the vertical clearance. If warranted, height restrictions should be posted at the entrance from Wayne Avenue.*
Height restrictions at garage limited to 9'0" and will be marked on building. The use of signage or an overhead height restriction bar at the W Wayne Ave entrance is being explored as well.
7. *The Applicant should provide truck turning templates for a sanitation truck as well as a fire truck demonstrating safe and efficient circulation through the site.*
Turning radii have been added to plans, due to overhang height constraint, circulation through the site will be limited to vehicles 9'0" or less, and parking under the second story overhang will be limited to compact cars only.
8. *The Applicant should label all existing and proposed signage throughout the site.*
Existing and proposed signage has been added to sheets V1.0 and C2.0.
9. *Include the existing speed hump on the existing conditions plan sheet.*
The existing speed hump is labeled and shown on sheet V1.0.
10. *The Township may want to consider retaining a traffic calming speed hump to reduce cut-through traffic volume and enforce a lower travel speed through the parking lot.*
The township does not wish to retain a traffic calming speed hump at the entrance to the site.

We believe the comments provided in your January 26, 2016 review letter have been sufficiently corrected or addressed in this response letter, and will support your recommendation for preliminary approval.

Sincerely,



Andrew Korzon, RLA
Project Manager

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 RADNOR TOWNSHIP E-mail SNORCINI@RADNOR.ORG

Address 301 IVEN AVE, WAYNE, PA 19087 Phone 610-688-1279

Name of Development RADNOR MEMORIAL LIBRARY (114 W. WAYNE AVE, WAYNE, PA 19087)

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm LANDSTUDIES, INC. Phone 717-627-4440

Address 315 NORTH STREET, LITITZ, PA 17543

Contact ANDREW KORZON, RLA E-mail ANDY@LANDSTUDIES.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 type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input 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 WAYNE BUSINESS OVERLAY

36 / 12 / 424-001
Tax Map # 36 / 12 / 424
36 / 06 / 03951 / 00
Tax Folio # 36 / 06 / 03950 / 00

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING USE/PROPOSED USE - LIBRARY

PROPOSED SITE AND BUILDING IMPROVEMENTS INCLUDING INTERIOR RENOVATION, BUILDING EXPANSION,

PARKING LOT RENOVATION, IMPROVED SITE CIRCULATION AND ACCESS

Total Site Area	<u>1.044</u>	Acres
Size of All Existing Buildings	<u>24,050</u>	Square Feet
Size of All Proposed Buildings	<u>8,619 (EXPANSION)</u>	Square Feet
Size of Buildings to be Demolished	<u>0.00</u>	Square Feet

Print Developer's Name

Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

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 114 W. WAYNE AVENUE, WAYNE, PA 19087

Zoning District WBOD Application No. _____
(Twp. Use)

Fee \$1,200.00 Ward No. 6 Is property in HARB District NO
\$10,000 (PEA)
Applicant: (Choose one) Owner X Equitable Owner _____

Name RADNOR TOWNSHIP

Address 301 IVEN AVE, WAYNE, PA 19087

Telephone 610-688-5600 Fax 610-688-1279 Cell _____

Email SNORCINI@RADNOR.ORG

Designer: (Choose one) Engineer X Surveyor _____

Name LANDSTUDIES, INC. (ANDREW KORZON, RLA)

Address 315 NORTH STREET, LITITZ, PA 17543

Telephone 717-627-4440 Fax 717-627-4660

Email ANDY@LANDSTUDIES.COM

Area of property 1.044 ACRES Area of disturbance 30,780 SF (0.71 AC)

Number of proposed buildings 0 Proposed use of property PUBLIC LIBRARY
(RENOVATION/EXPANSION)

Number of proposed lots 0
(NO CHANGE TO EXISTING LOTS)

Plan Status: Sketch Plan _____ Preliminary X Final X 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.

SECTION 255.29.A(1) - PARKING FACILITY DIMENSIONS; SECTION 255-14 - PRELIMINARY PLAN

SUBMISSION; SECTION 255-20(5)(C)[1] - TRANSPORTATION IMPACT STUDY; SECTION 255-29(A)(1) -

MINIMUM CURBLINE RADIUS FOR PARKING AREAS

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

THE FOLLOWING EXISTING NON-COMFORMITIES WILL BE CONTINUED BY THE PROPOSED

IMPROVEMENTS. SECTION 280-53.8.B - 10' BUFFER STRIP ALONG RESIDENTIALLY ZONED DISTRICT;

SECTION 280.53.9.D - BUFFER STRIP ALONG RESIDENTIALLY ZONED DISTRICT.

Individual/Corporation/Partnership Name

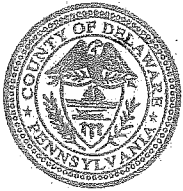
I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature _____

Print Name _____

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

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

PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA CHAIRMAN
THOMAS J. JUDGE VICE CHAIRMAN
KENNETH J. ZITARELLI SECRETARY
LINDA F. HILL DIRECTOR

COUNCIL

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

February 23, 2016

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Title: Radnor Memorial Library
Applicant(s): Radnor Township Public Works
File Number: 34-7146-16
Meeting Date: 03/17/2016
Municipality: Radnor Township
Location: South side of Wayne Ave. about 400' east of North Wayne Ave.
Received: 02/09/2016

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Jessica Dunford at (610) 891-5223.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Linda F. Hill JD
Linda F. Hill
Director

LFH/JGD

cc: Radnor Township Public Works
LandStudies, Inc.





Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: January 28, 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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: Radnor Memorial Library Renovation Expansion
Radnor Township – Applicant

Date Accepted: February 1, 2016

90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the Radnor Memorial Library Preliminary/Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This project proposes site and building improvement include, interior renovation, building expansion, parking lot renovation and improved site circulation and access. The project is located within the Wayne Business Overlay District (WBOD) South Wayne Special Use Area.

General plan note 7 on Sheet G1.0 of 14 indicates, "Drawings are NOT to be scaled for sizes or dimensions. Any discrepancy shall be immediately reported to the Architect for clarification prior to the performance of any work in question".

Plans Prepared By: Kimmel Bogrette Architecture + Site, Inc. /Land Studies, Inc.
Dated: 02/01/2016

The applicant has indicated in the Subdivision and Land Development Application and on the Land Development Plans, that the following waivers will be requested:

- §255.29.A.1 – Parking Facility Dimensions
- §245.22 – Groundwater Recharge
- §245.23 – Water Quality Requirements
- §245.24 – Stream Erosion Requirements

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



- §245.25 – Stormwater Peak Rate Control and Stormwater Districts Conditions

The cover letter prepared by Land Studies indicates that a detailed explanation of why the plan required the waivers has been provided with the land development application. This was not provided and has been requested from Land Studies.

I. Zoning

1. §280-53.8.B – No sideyard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district. This is a non-conformity that the applicant intends to continue.
2. §280-53.9.D – A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is a non-conformity that the applicant intends to continue.
3. §280-53.9.E – All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code.
4. §280-53.17.A(1)(b) – The project is located in the South Wayne Municipal Lot/Post Office section of the WBOD. The zoning table located on Sheet CS-1 of 14 must be revised to indicate this.
5. §280-53.17.D(1) – There shall be a minimum front yard setback of 25 feet measured from the center line of the street. This requirement must be added to the zoning table and dimensioned on the plans.
6. §280-53.17.D(2) – Side yard and rear yard setbacks shall be 15 feet. It appears that the side yard on the easterly side of the building is less than 15 feet. This must be confirmed and dimensioned on the plans.
7. §280-53.17.D(3) – The maximum impervious coverage shall be 90%. This must be reflected on the zoning table.
8. §280-53.17.D(4) – The height of any building or structure shall not exceed 55 feet or be less than 30 feet. This must be reflected on the zoning table.
9. §280-53.17.E(1) – Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The plans must indicate the square footage of the building after the expansion to ensure there is an adequate number of parking spaces to meet the ordinance or a variance requested.



10. §280-109.A – No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. A detail for the proposed wall shown along West Wayne Avenue must be provided.

II. Subdivision and Land Development

1. §255-14 – A separate preliminary and final plan submission is required for any land development. A waiver must be requested for Preliminary/Final Plan Submission consideration.
2. §255-22.B(d) – The zoning requirements must be shown on the plans. The site acreage located on the site/zoning data on Sheet 1 appears to be incorrect. The Zoning data shows the total site acreage as being 9.2 Acres. This must be verified and corrected.
3. §255-22.B(1)(2) – The site plan must show the name and address of the owner/applicant.
4. §255-22.B(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 the streets), must be provided on the plans.
5. §255-22.B(l) – The site plan must indicate a lot layout, with exact dimensions, areas and uses of lots, building setback lines and rear and side yard lines. The building set back lines and rear and side yard lines must be shown on the plans.
6. §255-27.C(1) – The right-of-way and cartway for West Wayne Avenue must be clearly indicated on the plans.
7. §255-29.A(1) Parking Facilities – Land Studies, Inc. has indicated that they are seeking a waiver for this section although no details of the request have been provided. The plans indicate 70° parking, parallel parking and a 12 foot wide two-way aisle will be provided. There are no provisions for 70° parking within the Code. The parallel parking spaces shown on the plan must be 8x22. The minimum two-way aisle width by code is 18 feet and the plan provides 12 feet.
8. §255-29.A(12)(b) – The width of an entrance and exit drive must be a minimum of 25 feet. The plans indicate that a 15 foot entrance and exit drive is provided.
9. §255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The radius of curblines must be indicated on the plans.



III. Stormwater

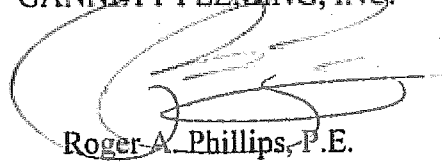
1. §245-22 – Regarding groundwater recharge requirements - We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
2. §245-23 – Regarding water quality requirements – We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
3. §245-24 – Regarding streambank erosion requirements – We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
4. §245-25 – Regarding peak rate control requirements – The site is located within Stormwater District 'A'. We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.

We recommend that consideration of preliminary approval not be given until such time as the outstanding zoning issue is adequately addressed and the plans are revised to reflect 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: January 26, 2016

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

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

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Radnor Township – Radnor Memorial Library
Preliminary/Final Land Development Review #1
Radnor Township, Delaware County, PA
G&A 16-01157

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

A. BACKGROUND

Radnor Township is proposing to renovate and expand the existing township library located on W. Wayne Avenue. The project includes an 8,619 square foot expansion and modifications to the associated parking lot to improve site circulation and pedestrian facilities.

B. DOCUMENTS REVIEWED

1. A cover letter dated January 20, 2016 prepared by LandStudies, Inc.
2. Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation & Expansion, prepared for Radnor Township, prepared by Kimmel Bogrette Architecture + Site, Inc., consisting of 14 sheets, dated February 1, 2016.

C. WAIVERS REQUESTED

1. §245-22 The applicant requests a waiver from Groundwater Recharge.
2. §245-23 The applicant requests a waiver from Water Quality Requirements.
3. §245-24 The applicant requests a waiver from Steambank Erosion Requirements.

4. §245-25 The applicant requests a waiver from the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms.
5. §255-29.A(1) The applicant requests a waiver providing dimensional requirements of parking lots.

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-12.A – Preliminary and Final plan submission shall be separated to allow the Planning Commission and Board of Commissioners adequate time to review the submission. The Applicant should request a waiver from this requirement.
2. §255-20(5)(c)[1] –A Transportation Impact Study is required for all proposed institutional developments.
3. §255-29.A(1) – The applicant has requested a waiver from this section of the ordinance; however, the applicant should investigate 45 degree angle parking stalls in an effort to meet the requirements of this section of the ordinance and to increase the number of onsite parking spaces.
4. §255-29.A (14) – No less than a five foot radius of curvature shall be permitted for all curblines in parking areas. The Applicant shall revise the plans to label all curb radii to demonstrate compliance with this section.
5. §255.29.A(17) – Pedestrian crosswalks in parking areas shall not be subject to passage or concentration of surface runoff. The Applicant should revise the plans to eliminate the concentrated runoff around the radius of the curb ramp at the back of the building. Detailed construction information should be provided for proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.
6. §255-37.C. – Verify all sidewalks are a minimum four feet wide. A five foot sidewalk is preferred as shown in the detail on Sheet C6.0 of 14. The proposed sidewalk adjacent to the building and next to the parking area appears to measure less than four feet in width. Label the width of the sidewalk to demonstrate compliance with this section.

E. GENERAL COMMENTS

1. Based on the proposed reconfiguration of the parking lot including the angular parking stalls, a one-way traffic circulation from Wayne Avenue towards the municipal parking lot should be considered. One-way circulation will allow for a reduced aisle width that may allow 45° angled parking along both sides of the one-way aisle.
2. Provide stall details for the parallel spaces and the angular parking stalls. Indicate the dimensions of each space and the proposed pavement markings (color and width).
3. We recommend straightening out the proposed onsite pedestrian crosswalk for a more direct pedestrian route.

4. Detailed construction information should be provided for all proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.
5. Identify the entrances to the building. Consider locating the handicap parking closer to the entrances.
6. The Applicant should provide additional details of the proposed overhang area including the vertical clearance. If warranted, height restrictions should be posted at the entrance from Wayne Avenue.
7. The Applicant should provide truck turning templates for a sanitation truck as well as a fire truck demonstrating safe and efficient circulation through the site.
8. The Applicant should label all existing and proposed signage throughout the site.
9. Include the existing speed hump on the existing conditions plan sheet.
10. The Township may want to consider retaining a traffic calming speed hump to reduce cut-through traffic volume and enforce a lower travel speed through the parking lot.



January 20, 2016

Radnor Township Planning Commission
301 Iven Avenue
Wayne, PA 19087

RE: Radnor Memorial Library Renovation and Expansion
Land Development Application

Dear Radnor Township Planning Commission:

Radnor Township is seeking approval of the provided land development plans, "Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation and Expansion", dated January 20, 2016 and prepared by Kimmel Bogrette Architecture + Site and LandStudies, Inc. With approval of these plans, the project will be following the schedule below:

- Public Bid – April 1, 2016 – May 6, 2016
- Vote to Award – May 15, 2016
- Construction – May 22, 2016 – May 21, 2017

An 8,619 square foot expansion of the existing library building and numerous renovations to the existing structure are proposed as part of the overall project. The final expansion and renovation of the building will include the following proposed improvements:

- Full materials and finish replacement on both levels
- Relocation of all offices on upper level
- Relocation and accessibility upgrade of all toilet facilities and plumbing
- HVAC system replacement
- Lighting replacement
- Electrical, Data and Wi-Fi upgrade
- Sprinkler System installed

In addition to interior and exterior improvements to the existing library building, site upgrades to improve circulation and accessibility within the site, manage stormwater, and improved site aesthetics are also proposed. The following proposed site improvements are provided on the

- Circulation and Access Improvements
 - ADA Accessibility
 - Van accessible parking to rear entrance
 - W. Wayne Ave to front entrance of library
 - Bike Racks (located at rear entrance)
 - New crosswalk and curb ramps along W. Wayne Avenue
 - New sidewalks between parking lot building and along W. Wayne Avenue
 - Renovated Parking Lot
 - 29 parking spaces, 1 van accessible
- Upgrade Site Features
 - New fence around dumpster pad
 - Relocated book drop in parking lot, under proposed building overhang
 - Renovated entrance terrace
- Native Landscaping

- 9 – Native trees
- 150 – Native shrubs
- 892 – Native perennials and grasses
- 58 – Spring flowering bulbs
- Stormwater Management
 - Expanded stormwater conveyance through installation of additional inlet and 18” pipe.

All proposed improvements comply with applicable zoning, subdivision and land development, and stormwater ordinances for Radnor Township, with exception to the following items.

- Subdivision and Land Development Ordinance (Ch. 255)
 - Section 255-29.A(1) – Parking Facility Dimensions
- Stormwater Management Ordinance (Ch. 245)
 - Section 245-22 – Groundwater Recharge
 - Section 245-23 – Water Quality Requirements
 - Section 245-24 – Streambank Erosion Requirements
 - Section 245-25 – Stormwater Peak Rate Control and Stormwater Districts

Radnor Township is seeking waivers on the areas of noncompliance listed above. Detailed explanations of why the plan requires an alternate approach to the prescribed standards has been provided with the land development application.

All requisite plans, documentation, applications, reports, and fees are included with this land development application. In the event that additional information is required, Radnor Township, Kimmel Bogrette Architecture + Site, and LandStudies, Inc. will provide the requested documentation.

Sincerely,



Andrew Korzon, RLA
Project Manager
LandStudies, Inc.

cc. Sherri Kimmel, Kimmel Bogrette Architecture + Site, Inc.
Steve Norcini, Radnor Township Director of Public Works

Encl. Radnor Township Land Development Application
Waiver Request for Ch.255 and Ch. 245 Noncompliance
Delaware County Planning Commission Act 247 Review Application
Preliminary/Final Land Development Plans (10 copies, 24x36)
Preliminary/Final Land Development Plans (30 copies, 11x17)
Stormsewer Analysis Report (2 copies)
Thumb Drives (10)
Radnor Township Land Development Application Fee
Radnor Township Professional Services Escrow Fee

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 114 W. WAYNE AVENUE, WAYNE, PA 19087

Zoning District WBOD Application No. _____
(Twp. Use)

Fee \$1,200.00 Ward No. 6 Is property in HARB District NO
\$10,000 (PEA)
Applicant: (Choose one) Owner X Equitable Owner _____

Name RADNOR TOWNSHIP

Address 301 IVEN AVE, WAYNE, PA 19087

Telephone 610-688-5600 Fax 610-688-1279 Cell _____

Email SNORCINI@RADNOR.ORG

Designer: (Choose one) Engineer X Surveyor _____

Name LANDSTUDIES, INC. (ANDREW KORZON, RLA)

Address 315 NORTH STREET, LITITZ, PA 17543

Telephone 717-627-4440 Fax 717-627-4660

Email ANDY@LANDSTUDIES.COM

Area of property 1.044 ACRES Area of disturbance 30,780 SF (0.71 AC)

Number of proposed buildings 0 Proposed use of property PUBLIC LIBRARY
(RENOVATION/EXPANSION)

Number of proposed lots 0
(NO CHANGE TO EXISTING LOTS)

Plan Status: Sketch Plan _____ Preliminary X Final X 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.

SECTION 255.29.A(1) - PARKING FACILITY DIMENSIONS (SEE ATTACHED FOR DETAILED

EXPLANATION

Are there any infringements of Chapter 280 (Zoning), and if so what and why?
THERE ARE NO KNOWN INFRINGEMENTS TO CHAPTER 280 (ZONING).

Individual/Corporation/Partnership Name

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature _____

Print Name _____

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 RADNOR TOWNSHIP E-mail SNORCINI@RADNOR.ORG

Address 301 IVEN AVE, WAYNE, PA 19087 Phone 610-688-1279

Name of Development RADNOR MEMORIAL LIBRARY (114 W. WAYNE AVE, WAYNE, PA 19087)

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm LANDSTUDIES, INC. Phone 717-627-4440

Address 315 NORTH STREET, LITITZ, PA 17543

Contact ANDREW KORZON, RLA E-mail ANDY@LANDSTUDIES.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 type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input 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 WAYNE BUSINESS OVERLAY

Tax Map # 36 / 12 / 424-001

Tax Folio # 36 / 06 / 03951 / 00
36 / 06 / 03950 / 00

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING USE/PROPOSED USE - LIBRARY

PROPOSED SITE AND BUILDING IMPROVEMENTS INCLUDING INTERIOR RENOVATION, BUILDING EXPANSION,

PARKING LOT RENOVATION, IMPROVED SITE CIRCULATION AND ACCESS

Total Site Area	<u>1.044</u>	Acres
Size of All Existing Buildings	<u>24,050</u>	Square Feet
Size of All Proposed Buildings	<u>8,619 (EXPANSION)</u>	Square Feet
Size of Buildings to be Demolished	<u>0.00</u>	Square Feet

Print Developer's Name

Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.



Gannett Fleming

Excellence Delivered As Promised

Date: March 16, 2016

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

RE: 131/133 Garrett Avenue – Preliminary/Final Plan
DJB Properties – Applicant

Date Accepted: May 4, 2015
90 Day Review: Extended to May 15, 2016

Gannett Fleming, Inc. has completed a review of the 131/133 Garrett Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct a semidetached twin dwelling at the above location. This project is located in the GH-N district of the Township.

Plans Prepared By: Joseph M. Estock
Dated: 04/27/2015, last revised 2/05/2016

The applicant has indicated on the plans that the following waiver be requested for this project:

- §255-21.B.1(e) – Relief from providing a location map showing the relation of the site to adjoining properties and streets within 500 feet.
- §255-21.B.1(k) – Relief from showing the required existing features within 500 feet of the site.
- §255-27.C.1 – Relief from providing the required 28' cartway and 60' right-of-way widths and allow for the existing 24' cartway and 33' right-of-way to remain.
- §255-38.B – Relief from the requirements to provide 2.1 street trees. 2 street trees are proposed.
- §255-94.A.2 – Relief from providing streetlights spaces a maximum of 40 feet apart.



The applicant appeared before the Planning Commission on March 7, 2016. The Planning Commission recommended approval of the preliminary /final plans conditioned on the street lights conforming to staff recommendations and granting the requested waivers 1-4, and not 5 (§255-94.A.2 – Relief from providing streetlights spaces a maximum of 40 feet apart).

I. Zoning

1. §280-49.6.A.3 – The total allowable impervious coverage for Lots 1 and 2 combined is 5,999 sq. ft. The plan indicates 3,838 sq. ft. of impervious coverage for Lot 1 and 2,145 sq. ft. of impervious coverage for Lot 2, for a total of 5,983 sq. ft. of impervious coverage. The Lots must be deed restricted to have a maximum allowable impervious coverage as follows:

	<u>sq. ft.</u>
Lot 1	3,838
Lot 2	2,161

The stormwater management systems must be designed for the maximum impervious condition.

II. Subdivision and Land Development

1. §255-22.A.(1)(e) – A location map showing the relation of site to adjoining properties and streets within 500 feet must be provided. The location map provided on sheet one does not show adjoining properties. The applicant has requested a waiver to this requirement.
2. §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 the streets), must be provided on the plans. The applicant has requested a waiver to this requirement.
3. §255-22.A.(2) – A formal contract for the maintenance of common open space, common driveways and stormwater facilities must be provided. A note has been added to Sheet 1 to indicate conformance with this requirement.
4. §255-22.A.(3) – Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act must be provided. The applicant has indicated that he is in the process of preparing the planning module submission.
5. §255-27.C.(1) – Garrett Avenue is classified as local streets. The right-of-way width required for Garrett Avenue is 60 feet with a 28 foot wide cartway. The existing cartway is 24 feet and the existing right-of-way is 33 feet. The applicant has requested a waiver to allow the existing right-of-way and cartway to remain.



6. §255-38.B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision. The applicant has indicated on sheet 5 that 2.1 trees are required for this project. The applicant is only providing 2 trees. The applicant has requested a waiver to this requirement.
7. §255-94.A.2 – Streetlights shall be spaced a maximum of 40 feet apart on each side of the street in an offset alternating arrangement along both sides of the street. The applicant has requested a waiver of 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.

We suggest that consideration of final approval be conditioned upon adequately addressing the comments referenced above.

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: February 29, 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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 131/133 Garrett Avenue – Preliminary/Final Plan
DJB Properties – Applicant

Date Accepted: May 4, 2015
90 Day Review: Extended to March 15, 2016

Gannett Fleming, Inc. has completed a review of the 131/133 Garrett Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This application was previously before the Planning Commission on June 1, 2015 and was tabled.

The applicant is proposing to construct a semidetached twin dwelling at the above location. This project is located in the GH-N district of the Township.

Plans Prepared By: Joseph M. Estock
Dated: 04/27/2015, last revised 2/05/2016

The applicant has indicated that the following waivers will be requested for this project.

The applicant has indicated on the plans that the following waiver be requested for this project:

- §255-21.B.1(e) – Relief from providing a location map showing the relation of the site to adjoining properties and streets within 500 feet.
- §255-21.B.1(k) – Relief from showing the required existing features within 500 feet of the site.



- §255-27.C.1 – Relief from providing the required 28’ cartway and 60’ right-of-way widths and allow for the existing 24’ cartway and 33’ right-of-way to remain.
- §255-38.B – Relief from the requirements to provide 2.1 street trees. 2 street trees are proposed.
- §255-94.A.2 – Relief from providing streetlights spaces a maximum of 40 feet apart.

I. Zoning

1. §280-49.6.A.3 – The total allowable impervious coverage for Lots 1 and 2 combined is 5,999 sq. ft. The plan indicates 3,838 sq. ft. of impervious coverage for Lot 1 and 2,145 sq. ft. of impervious coverage for Lot 2, for a total of 5,983 sq. ft. of impervious coverage. The Lots must be deed restricted to have a maximum allowable impervious coverage as follows:

	<u>sq. ft.</u>
Lot 1	3,838
Lot 2	2,161

The stormwater management systems must be designed for the maximum impervious condition.

II. Subdivision and Land Development

1. §255-22.A.(1)(e) – A location map showing the relation of site to adjoining properties and streets within 500 feet must be provided. The location map provided on sheet one does not show adjoining properties. The applicant has requested a waiver to this requirement.
2. §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 the streets), must be provided on the plans. The applicant has requested a waiver to this requirement.
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III. Stormwater

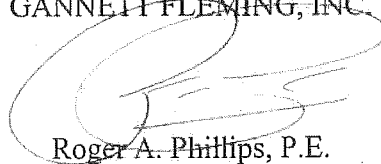
1. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: February 19, 2016

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

From: Amy Kaminski, P.E., PTOE
Gilmore & Associates, Inc., Transportation Services Manager

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager

Damon Drummond, P.E., PTOE
G&A Senior Transportation Engineer

Reference: 131-133 Garrett Avenue
Radnor Township, Delaware County
Minor Land Development 3rd Review

G&A # 15-05055

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced project. The submitted plan identifies the applicant intends to construct two single-family semi-detached dwelling units on a vacant parcel in the Garrett Hill Garrett Avenue Neighborhood. The plan includes a single/shared driveway access to Garrett Avenue with six (6) parking spaces to the rear of the lot. As such, Gilmore offers the following comments for Township consideration:

I. REVIEWED MATERIALS

1. 131-133 Garrett Avenue, dated April 27, 2015, revised February 5, 2016, prepared for DJB Properties, LP, prepared by Joseph M. Estock; consisting of 6 total sheets.
2. Response letter prepared for Radnor Township, prepared by Joseph M. Estock Consulting Engineers, dated February 8, 2016.

II. WAIVERS REQUESTED

1. §255-22.B(1)(e) – Waiver from providing a location map showing the relation of the site to adjoining properties and streets within 500 feet.
2. §255-22.B(1)(k) – Waiver from showing required existing features within 500 feet of the site.

3. §255-27.C(1) – Waiver from providing the requested 28 foot cartway and 60 foot right-of-way widths to allow for the existing 24 foot cartway and 33 foot right-of-way to remain.
4. §255-38.B – Waiver from the requirement to provide the calculated 2.1 street trees. Two (2) street trees are provided.
5. §255-94.A(2) – Waiver from providing streetlights spaced a maximum of 40 feet apart.

III. TRANSPORTATION COMMENTS

1. The applicant should obtain a 5' construction easement from the adjacent property owner (Robuca Associates, L.P.) to the north for the proposed sidewalk improvements along the adjacent property owner's site frontage.
2. Per a discussion with Township staff eliminate curb ramps and detectible warning surfaces (DWS) on the driveway.
3. A shared access agreement is required for the proposed shared driveway between the applicant and the Robuca Associates L.P.



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 131-133 GARRETT AVENUE
DATE: FEBRUARY 17, 2016
CC: MR. PHILLIPS

Mr. Norcini

My first two comments remain the same as in the December 2015 memo.

Please make the change to the sewer lateral connection/curb trap. The Townships ordinance requires a single cast iron trap and riser. The Township will specify the saddle when the application is submitted.

The Township should not require "truncated domes" be placed in/on every sidewalk change in elevation on residential sidewalks. It is not a requirement.

The last item we discussed is the brick weave pattern being placed within the sidewalk walkway. The bricks are laid in sand and will move and heave during freeze thaw period. This makes the sidewalk very uneven and poses a tripping and an ADA trip and fall hazard. This also results in the movement of the sewer curb box and the water shut off valve box. All the above issues are a property maintenance code issue and will continue to be a maintenance concern.

Respectfully,

Ray Daly

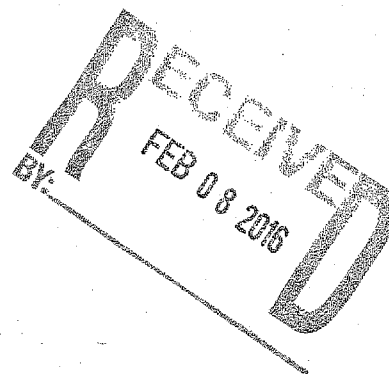
Building Codes/Fire Codes Official



February 8, 2016

Ms. Suzan Jones
Radnor Township Engineering Department
301 Iven Avenue
Wayne, PA 19087

Re: **131-133 GARRETT AVENUE**
Radnor Township, Delaware County, Pennsylvania
Job No. 15003



Dear Ms. Jones:

On behalf of the applicant, Mr. David J. Brosso of DJB Properties, LP, enclosed please find the following documents which constitute our resubmission of our revised application for subdivision and land development approval.

1. Twenty (20) sets of prints containing six (6) sheets each.
2. Ten (10) sets of half-sized prints containing six (6) sheets each.
3. Two (2) copies of the "PCSM Written Narrative" containing 65 pages each.
4. A compact disk containing a PDF copy of the plan set.

These plans were revised pursuant to the January 25, 2016 report by Mr. Roger Phillips, P.E. of Gannett Fleming, Inc. and the January 5, 2016 report by Ms. Amy Kaminski, P.E., PTOE of Gilmore & Associates, Inc.

Our response to Mr. Phillips' comments is as follows.

I. ZONING

1. Provided. See Sheet 1. Please note that the sizes of the units and decks have been increased from the previous plan submission. Furthermore, the lots sizes were also changed to be equal.
2. Provided. See Sheet 1.
3. Provided. See Sheet 1, General Note 7.

II. SUBDIVISION & LAND DEVELOPMENT

1. Waiver requested. See Sheet 1, "Waivers Requested"
2. Statement.
3. Statement.
4. Statement.
5. Statement.
6. Waiver requested. See Sheet 1, "Waivers Requested"
7. Statement.
8. Statement.
9. Statement.
10. Statement.
11. Both front and rear yard lamp post have been provided and detailed. See Sheet 5 for their locations and Sheet 6 for the Details.

III. STORMWATER

1. The groundwater recharge volume was calculated by all three (3) water quality methods allowed in the code. The methodology per §245-22.A.(2)(a) resulted in 2 cf, methodology per §245-23.D resulted in 560 cf and methodology per §245-22.A.(2)(c) resulted in 586 cf. These calculations can be found in the "Water Quality Calculation" section of the PCSM Narrative starting on page 51. The second two methods indicate consistency. Additionally, the infiltration volume provided is 699 cf, being 19% in excess of the requirement. Please keep in mind the scale this project; the watershed area is less than 0.2 acres.
2. Provided. See Sheet 1, General Note 8.

IV. GENERAL COMMENTS

1. Provided. See detail on Sheet 4.
 2. Provided. See Sheet 1, General Note 9.
-

Ms. Suzan Jones
Radnor Township Engineering Department
February 8, 2016
Page 3.

Our response to Ms. Kaminski's comments is as follows.

III. WAIVERS REQUIRED

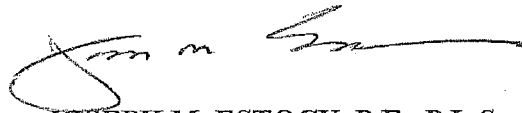
- 1.i. The sidewalks along Garrett Avenue are four (4) feet wide; being a combination of a three (3) foot width of concrete and a one (1) foot width of brick herringbone boarder. This detail is per the township's code for Garrett Hill.
- 1.ii. Provided. See Sheet 6.
2. Provided. See Sheets 1 for the Plan View, Sheet 5 for the Type 3A Driveway Apron Detail Standard Detail and Sheet 6 for the Driveway Apron Details.

IV. GENERAL TRANSPORTATION COMMENTS

1. The plan remains showing the herringbone brick pattern.
2. Provided. See Sheet 5.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



JOSEPH M. ESTOCK, P.E., P.L.S.

cc: Mr. David J. Brosso (w/ PCSM Written Narrative & half-sized set of prints)

DJB Properties LP

PO Box 988
Conshohocken, PA 19428
610-825-1442
djbprop@gmail.com

Rodger Phillips | Radnor Township Engineer

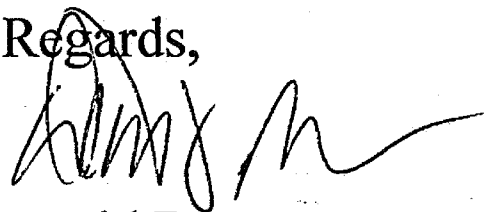
RE: Extension Requested for review of 131-133 Garrett Ave in Radnor, PA

Rodger,

Please note that I would like to formally request an extension of the time required for the Radnor Township personnel to render a decision on our proposed subdivision and development plans for 131-133 Garrett Ave, in Radnor, PA. I would request that we extend the deadline until May 15th, 2016.

Please let me know if this is acceptable.

Regards,



David Brosso

Partner, DJB Properties, LP



Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: January 25, 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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 131/133 Garrett Avenue – Preliminary/Final Plan
DJB Properties – Applicant

Date Accepted: May 4, 2015
90 Day Review: Extended to March 15, 2016

Gannett Fleming, Inc. has completed a review of the 131/133 Garrett Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This application was previously before the Planning Commission on June 1, 2015 and was tabled.

The applicant is proposing to construct a semidetached twin dwelling at the above location. This project is located in the GH-N district of the Township.

Plans Prepared By: Joseph M. Estock
Dated: 04/27/2015, last revised 12/22/2015

The applicant has indicated that the following waivers will be requested for this project.

The applicant has indicated on the plans that the following waiver be requested for this project:

- §255-21.B.1(k) – Relief from showing the required existing features within 500 feet of the site.

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



Gannett Fleming

Excellence Delivered As Promised

Date: March 16, 2016

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

RE: 427 E. Lancaster Avenue – Preliminary Land Development Plan
427 E. Lancaster, LLC – Applicant

Date Accepted: February 1, 2016

90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the 427 E Lancaster Ave. Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing buildings on the site and erect a multifamily residential building consisting of 22 units with parking located underneath the building. The project is located within the R6 Zoning District. The project is combining two parcels (.79 acres and .45 acres) into one parcel that will total 1.24 acres.

Plans Prepared By: Yohn Engineering, LLC

Dated: 12/31/2015, last revised 02/22/2016

The applicant appeared before the Planning Commission on March 7, 2016. The Planning Commission recommended approval of the preliminary plans conditioned on the applicant complying with all staff comments and that the 40' additional right-of-way be provided by the applicant.



I. Zoning

1. §280-36.1.F – Any development or redevelopment based on TOD shall have a minimum lot size of not less than two acres. The project proposed a combined lot size of 1.24 acres. This is an existing non-conformity that will remain.
2. §280-36.3.F – A building or structure shall not exceed four stories and shall not exceed 40 feet in height. The applicant has indicated on the plans that the building height is proposed to be 39.9 feet. The applicant must clearly indicate the height of the building on sheet A-3. It is very difficult to read the actual dimensions on the plan. The applicant has indicated that they will comply with the building height requirements and that the detail will be further refined during the final land development process.
3. §280-36.3.G – The greatest dimension on length or depth of a building shall not exceed 160 feet, except when such building contains visibly offset architectural features, subject to approval by the Design Review Board, at an angle of approximately 90°. The applicant has indicated that they will seek a review from the Design Review Board.
4. §280-105.E – All outside lighting, including sign lighting shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet. The applicant has indicated that a lighting plan will be provided with the final land development plans.
5. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant has indicates areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated that the areas of steep slopes as shown on the plans do not meet the Township definition of steep slopes. The Township Zoning officer has determined that the steep slopes are exempt under this section of the code.

II. Subdivision and Land Development

1. §255-20.B(6)(b)– A letter indicating the availability of central water supply from the appropriate utility must be provided. The applicant has indicated that a letter has been requested from Aqua Pennsylvania.
2. §255-27.C(1) – The existing right of way and cartway for Lancaster Avenue must be clearly indicated on the plans. The applicant is still investigating the right of way with PennDOT.

3. §255-27.H(6) – The minimum curb radii at street intersection shall be 25 feet for local streets, 30 feet for collectors, 25 feet for arterials, and 10 feet for driveways. The proposed curb radii of 10 feet for the driveway has been shown on the plans. The applicant should consider providing a greater curb radii to provide access for emergency vehicles.
4. §255-29.A(1) – The minimum width of a two way parking aisle is 22 feet. The 22 foot parking area entrance on the Southerly side of the building must be dimensioned on the plans.
5. §255-29.B(1) – All parking areas must have at least one tree 2/12 minimum in caliper for every five parking spaces in single bays. There are 11 single bay parking spaces located on the plans. The applicant has indicated on sheet LP-1 that there will be 2 shade trees required and 2 shade trees provided. This must be revised to indicate that 3 shades trees and required and must be provided or a waiver requested.
6. §255-38 – Within any land development or major subdivision, street trees shall be placed along all streets where suitable street trees do not exists. The applicant has indicated that street trees will be provided. The Landscape Compliance chart indicates that the street trees are based on 115 LF (excluding the driveway width) instead of the entire width of the property. This must be revised to show street trees based on the entire 140 LF width of the property.
7. §255-40.C(2) – Access and circulation for fire-fighting and their emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. This must be reviewed and approved by the Township Code Official/Fire Marshall.
8. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater

1. We note that the applicant has indicated that complete stormwater management calculations will be included as part of the Final Plan Submission. Groundwater Recharge, Water Quality Requirements, Stormwater Peak Rate Control, etc. must all be met and calculations submitted demonstrating compliance with the Stormwater Ordinance at that time.
2. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

We suggest that consideration of preliminary approval be conditioned upon adequately addressing the comments referenced above.

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: February 27, 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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 427 E. Lancaster Avenue – Preliminary Land Development Plan
427 E. Lancaster, LLC – Applicant

Date Accepted: February 1, 2016

90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the 427 E Lancaster Ave. Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing buildings on the site and erect a multifamily residential building consisting of 22 units with parking located underneath the building. The project is located within the R6 Zoning District. The project is combining two parcels (.79 acres and .45 acres) into one parcel that will total 1.24 acres.

Plans Prepared By: Yohn Engineering, LLC
Dated: 12/31/2015, last revised 02/22/2016

I. Zoning

1. §280-36.1.F – Any development or redevelopment based on TOD shall have a minimum lot size of not less than two acres. The project proposed a combined lot size of 1.24 acres. This is an existing non-conformity that will remain.
2. §280-36.3.F – A building or structure shall not exceed four stories and shall not exceed 40 feet in height. The applicant has indicated on the plans that the building height is



proposed to be 39.9 feet. The applicant must clearly indicate the height of the building on sheet A-3. It is very difficult to read the actual dimensions on the plan. The applicant has indicated that they will comply with the building height requirements and that the detail will be further refined during the final land development process.

3. §280-36.3.G – The greatest dimension on length or depth of a building shall not exceed 160 feet, except when such building contains visibly offset architectural features, subject to approval by the Design Review Board, at an angle of approximately 90°. The applicant has indicated that they will seek a review from the Design Review Board.
4. §280-105.E – All outside lighting, including sign lighting shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet. The applicant has indicated that a lighting plan will be provided with the final land development plans.
5. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant has indicates areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated that the areas of steep slopes as shown on the plans do not meet the Township definition of steep slopes. The Township Zoning officer has determined that the steep slopes are exempt under this section of the code.

II. Subdivision and Land Development

1. §255-20.B(6)(b)– A letter indicating the availability of central water supply from the appropriate utility must be provided. The applicant has indicated that a letter has been requested from Aqua Pennsylvania.
2. §255-27.C(1) – The existing right of way and cartway for Lancaster Avenue must be clearly indicated on the plans. The applicant is still investigating the right of way with PennDOT.
3. §255-27.H(6) – The minimum curb radii at street intersection shall be 25 feet for local streets, 30 feet for collectors, 25 feet for arterials, and 10 feet for driveways. The proposed curb radii of 10 feet for the driveway has been shown on the plans. The applicant should consider providing a greater curb radii to provide access for emergency vehicles.
4. §255-29.A(1) – The minimum width of a two way parking aisle is 22 feet. The 22 foot parking area entrance on the Southerly side of the building must be dimensioned on the plans.

5. §255-29.B(1) – All parking areas must have at least one tree 2/12 minimum in caliper for every five parking spaces in single bays. There are 11 single bay parking spaces located on the plans. The applicant has indicated on sheet LP-1 that there will be 2 shade trees required and 2 shade trees provided. This must be revised to indicate that 3 shade trees and required and must be provided or a waiver requested.
6. §255-38 – Within any land development or major subdivision, street trees shall be placed along all streets where suitable street trees do not exist. The applicant has indicated that street trees will be provided. The Landscape Compliance chart indicates that the street trees are based on 115 LF (excluding the driveway width) instead of the entire width of the property. This must be revised to show street trees based on the entire 140 LF width of the property.
7. §255-40.C(2) – Access and circulation for fire-fighting and their emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. This must be reviewed and approved by the Township Code Official/Fire Marshall.
8. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater

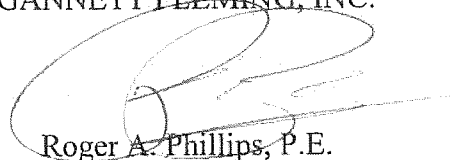
1. We note that the applicant has indicated that complete stormwater management calculations will be included as part of the Final Plan Submission. Groundwater Recharge, Water Quality Requirements, Stormwater Peak Rate Control, etc. must all be met and calculations submitted demonstrating compliance with the Stormwater Ordinance at that time.
2. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: March 1, 2016

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

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

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager

Damon Drummond P.E., PTOE
G&A Senior Transportation Engineer

Reference: 427 E. Lancaster Avenue (TMP 36-13-384)
Radnor Township, Delaware County
Preliminary Land Development Review
G&A# 16-01107

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Preliminary Land Development Plan for the 22 unit multi-family residential development at 427 E. Lancaster Avenue. The applicant proposes to construct a 22 unit condominium development with fifty (50) off-street parking spaces situated on a 1.24 acre parcel located in the R-6 Zoning District. In addition, the applicant proposes to remove the existing five unit apartment building and the Radnor Family Practice/Wayne Dental Associates building currently located on the lot.

We offer the following for Radnor Township's consideration:

A. REVIEWED MATERIALS

1. Response letter prepared by Yohn Engineering, LLC, dated February 22, 2016.
2. Preliminary Land Development Plans for 427 E. Lancaster Avenue dated December 31, 2015, revised February 22, 2016, prepared for 427 E. Lancaster, LLC, prepared by Yohn Engineering, LLC (3 sheets).
3. Transportation Impact Assessment prepared for 427 E. Lancaster, LLC, prepared by F. Tavani and Associates, Inc., dated February 22, 2016.

B. PRELIMINARY LAND DEVELOPMENT PLAN REVIEW COMMENTS

The applicant has noted on the completed Subdivision and Land Development Application Form no waivers are required for this application.

C. SALDO

The applicant shall revise the preliminary plans to address non-compliance or request a waiver from each of the identified ordinances:

1. §255-20.b(5) – Transportation impact study (TIS).
 - a. The applicant shall include a AM peak hour analysis for this residential housing project based on the AM peak two hours of the Lancaster Avenue.
 - b. The TIS indicates there are three other developments noted in the immediate vicinity. Update the TIS to include the information related to the three developments in Appendix D.
 - c. The analysis shall be updated to utilize the base critical headways and base follow-up headways from PennDOT Pub 46 exhibit 10-11 and exhibit 10-12 for a two-way stop control intersection,
2. §255-20.b(5)(d)[4] – This section requires the vehicular trip generation rates to be calculated utilizing SALDO Attachment 4, *Township of Radnor Trip Generation Rates*. The Applicant has utilized the Institute of Transportation Engineers Trip Generation Version 9 rates, which we believe are more appropriate for this development; therefore, we have no objection for a waiver from this requirement.
3. §255-20.b(6)(a)[4] – This section requires all streets and/or intersections showing a Level of Service (LOS) C be considered deficient and specific recommendations for elimination shall be provided. The driveway indicates a LOS D during the peak hours. Discuss mitigation to eliminate the LOS deficiencies or request a waiver from this requirement. The applicant has responded that the applicant's traffic engineer concludes the project will not warrant the addition of such lanes. We request inclusion of the right and left turn auxiliary lane analysis in future traffic impact study submissions.
4. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an "Engineering Firm" on the permit application within the PennDOT ePermitting System. We recommend the applicant contact PennDOT to discuss a HOP scoping application.
5. §255-27.C(2) – This section of the ordinance allows the Board of Commissioners to require additional right-of-way or cartway widths to lessen traffic congestion and secure adequate transportation provisions. Although the applicant's response letter dated February 22, 2016 does not appear to support providing the 40' half width additional right-of-way on Lancaster Avenue (S.R.0030), given the 2014 average daily traffic (ADT) volumes on Lancaster Avenue exceed 22,000 along with the number of

existing curb cuts and intersections along the corridor, the eventual construction of a center turn lane may be necessary to improve safety and reduce delays along the corridor.

6. §255-29 – The minimum dimensions of parking aisles shall be 22 feet for two-way traffic operations with 90° angled parking. The applicant has provided a 15 foot aisle.
7. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet.
 - a. Update the plans to identify the proposed width of the sidewalk to the east of the proposed building.
 - b. Update the plans to identify the proposed width of the sidewalk immediately east of the driveway.
 - c. Although the applicant's submission letter dated February 22, 2016 indicates the sidewalk shall be 4' wide; the plans do not include dimensioning for all sidewalks. The note indicating "4' WIDE MIN SIDEWALK TO BE CONFIRMED OR INSTALLED" does not adequately address this requirement. Provide the existing dimensions for the sidewalk along the Lancaster Avenue frontage and include a minimum 6" curb reveal along the frontage on Lancaster Avenue (S.R. 0030) to improve pedestrian safety. Additionally, the applicant should discuss this improvement with PennDOT and the Township during the PennDOT HOP process.
8. §255-40.C.(2) – Access and circulation for fire-fighting and other emergency, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience.
 - a. The truck turning templates (Maneuverability Diagrams) must be provided as part of the land development plan set as opposed to separate plan sheets.
 - b. The provided turning templates (Maneuverability Diagrams) did not analyze the westbound right turn movement into the site and the southbound right turn movement out of the site. All turning movements for each vehicle must be analyzed.
 - c. Several truck movements require crossing the centerline of the driveway and therefore encroach on opposing lane vehicular movements; this is not acceptable given how close the parking space is located to the roadway (less than 28'). While this encroachment is considered acceptable for emergency services (fire trucks and ambulance) this is not acceptable for day to day operations. Revise SU-30 and Radnor Township Sanitation Truck templates to eliminate the encroachment.
 - d. The applicant must clarify the onsite operation of sanitation services. The plan indicates two interior trash rooms but due to height restrictions for the garage, it is unlikely a sanitation truck could enter the garage. The applicant shall identify the pickup location(s) for refuse service. The applicant must demonstrate the onsite circulation of the trash truck from entering the site to the designated refuse pickup area to exiting the site.

- e. The applicant shall provide a secondary means of access to the site for emergency services.

D. GENERAL COMMENTS:

1. The applicant has indicated they are investigating the duplicate right-of-way lines along SR 0030. The comment shall remain until the issue is resolved.
2. The applicant may want to include a height clearance assembly prior to the garage entry as a physical warning for vehicles exceeding the height clearance.
3. Include a Pavement and Marking Sheet and identify the various proposed pavement markings and signage.
 - a. Include the all required ONE WAY, DO NOT ENTER, signs as required onsite along with the required pavement markings designating vehicular flow.
 - b. Provide signs and pavement markings identifying the designated guest parking area.
4. Install a curb ramp for the sidewalk at the northern end of the driveway.
5. Relocate Utility Pole #660 or construct sidewalk around the pole to meet pedestrian accessibility standards for a minimum 4' sidewalk clearance around the utility pole. In addition, PennDOT requires a minimum 2' clearance from the face of curb to utility poles; as such, it may be necessary to relocate the utility pole. However if the pole is not relocated, the 4' sidewalk must be constructed around the utility pole to maintain accessibility.
6. Ensure a minimum 2 feet of clearance from the face of curb on Lancaster Avenue to relocated Utility Pole #661. Provide a minimum 4' or greater accessible passageway around the relocated pole.

YOHN ENGINEERING, LLC
555 Second Avenue, Suite G-110
Collegeville, PA 19426-3674
610-489-4580
www.yohnengineering.com

February 22, 2016

Mr. Roger Phillips, PE
Radnor Township
301 Iven Ave.
Wayne, Pa 19087

**RE: 427 East Lancaster Avenue
Radnor Township, Delaware County**

File No. 15-031

Dear Mr. Phillips,

For your use and for review at the March Planning Commission meeting, included are forty-eight (48) copies (Eight 24"x36" that are signed by the applicant and notarized, Ten additional 24"x36" and Thirty 11"x17") of revised Preliminary Plans and two (2) copies of revised Stormwater Management Calculations, Maneuverability Diagrams and a Traffic Impact Study as well as ten (10) thumb drives including pdf files of the documents noted above for the proposed residential development at the above reference site. Please note that the plans have been revised to address your letter dated January 25th, 2016 as follows:

I. Zoning

1. The plans have been revised to include the minimum lot size in the zoning chart as well as a note that this is an existing non-conformity as shown on sheet 1. It is noted that the applicant received a determination from the Township Zoning Officer that the Property is lawfully nonconforming to the minimum lot size area requirement and may be built upon and used for the proposed dwelling units without Zoning Hearing Board approval related to the minimum lot size requirements.
2. The Applicant will comply with the applicable building height requirements. It is noted that the plans have been revised to include preliminary grading and the average grade around the building as shown on sheet 1. These details will be further refined during the final land development and permitting processes.
3. The applicant will seek review from the Design Review Board at the appropriate time.
4. The plans have been revised to include General Note #10 stating that a Lighting Plan will be provided with the Final Land Development Plans in accordance with the applicable codes as shown on sheet 1.
5. The applicant obtained a determination from the Township Zoning Officer that any regulated steep slopes are exempt under Code 280-112.J. Even if the Property was not exempt, the slopes in question do not meet the definition of regulated steep slopes under the Zoning Ordinance.
6. The plans have been revised to include General Note #11 stating that the monument sign will be in accordance with the applicable codes as shown on sheet 1.

II. Subdivision and Land Development

1. The plans have been revised to include the acreage of the site as shown on sheet 1.
2. The plans have been revised to include additional information for the adjoining properties as shown on sheet 1 and within 500' as shown on sheet 3.
3. A Planning Module Exemption Waiver was included in the initial submission for approval by the Township.
4. The applicant has requested a water availability letter from AQUA Pennsylvania.
5. The plans have been revised to include General Note #15 stating that a Highway Occupancy Permit shall be obtained from PennDOT as shown on sheet 1.
6. The Applicant is investigating the right of way, but to be conservative, the plans have been revised to respect the 30' half right of way.
7. The plans have been revised to include 10' radiuses for the driveway as shown on sheet 1.
8. The plans have been revised to increase the garage entrance to 22' as shown on sheet 1.
9. The applicant does not believe this section is applicable to the interior parking garage and also notes that the garage parking is separated into 3 areas due to the location of the proposed lobbies, stairs, trash and utility rooms, etc.
10. Code 255-30 addresses the requirements for loading spaces when they required. Since a specifically sized loading space is not required by Code, the plans have been revised to remove the loading space designation as shown on sheet 1.
11. The plans have been revised to include the minimum lot size in the zoning chart as well as a note that this is an existing non-conformity as shown on sheet 1. See response 1 above under zoning compliance for further information.
12. As requested by Gilmore & Associates, Inc., the Township's traffic engineer in its initial review, the plans have been revised to show the existing wall to be removed. The plans have also been revised to note that the sidewalk shall be 4' wide as shown on sheet 1.
13. A Landscape Plan is included with this submission illustrating street trees.
14. As discussed at our January 28, 2016 meeting with you and Code Official/Fire Marshal Raymond Daly, improved maneuverability has been provided for in this plan revision. Numerous steps have been taken in this regard, including increasing radiuses at the driveway, providing a second means of egress for the underground garage and providing a front turn around area. Diagrams for the largest Radnor fire truck, a 30' single unit truck, garbage truck, paramedic truck and ambulance van are included with this submission. The intent of the plan is to provide areas for these vehicle both near the front and rear building entrances and to allow for the vehicles to turnaround using the area closest to the street. It is noted that pursuant to discussions with the Fire Marshal, Raymond Daly that firefighting would be expected to take place primarily from Lancaster Avenue, but nonetheless improved maneuverability has been provided.
15. A Landscape Plan is included with this submission illustrating buffer plantings.
16. The plans have been revised to include General Note #17 stating that the applicant will pay a fee in lieu of providing park and recreation land as shown on sheet 1.
17. The plans have been revised to include General Note #17 stating that the applicant will pay a fee in lieu of providing park and recreation land as shown on sheet 1.
18. Applicant assumes that Fire Marshal review on these items will be forthcoming, perhaps during later stages of the review and approval process such as final land development and/or permitting..

III. Stormwater

1. The Stormwater Management calculations have been revised to include recently obtained infiltration test results and the potential stormwater systems have been revised accordingly.
2. As noted, complete stormwater management calculations will be included with the Final Plans.
3. As noted, complete stormwater management calculations will be included with the Final Plans.
4. The plans have been revised to include an underground pipe system as shown on sheet 1 and to not include the stone storage volume as shown in the revised calculations.
5. As noted, complete stormwater management calculations will be included with the Final Plans.

IV. General

1. The plans have been revised to correct note #6 to indicate that the site is located within Zone X as shown on sheet 1.
2. The plans have been revised to include General Note #4 stating that the applicant proposes a wastecaddy or similar product be used to wheel the dumpsters out of the garage for pickup as shown on sheet 1.
3. The plans have been revised to include 10' radiuses for the driveway as shown on sheet 1.

The plans have also been revised to address comments in the Gilmore & Associates, Inc., the Township's traffic engineer, review letter dated January 20th, 2016 as follows:

1. SALDO

- i. Although Code 255-20.B(5) requires traffic studies for residential developments of at least 50 units, a Traffic Study is included with this submission. Given the small project scope and the low traffic volumes associated with the project, Applicant does not believe that PADOT will require a scoping application. Applicant's traffic engineer considered whether the Project would warrant auxiliary turn lane(s) and concluded that the Project does not warrant the addition of such lanes. Applicant will conduct PADOT for further feedback. It is noted that this Project represents in several instances, an improvement over existing conditions from a traffic standpoint. For example, two curb cuts serving the apartment/medical office use of the site are being reduced to one and improved radiuses for improved access are being provided.
- ii. The plans have been revised to include General Note #15 stating that a Highway Occupancy Permit shall be obtained from PennDOT as shown on sheet 1.
- iii. Comment for the Township, however the applicant does not agree with providing additional right of way at this time.
- iv. The plans have been revised to include 10' radii for the driveway as shown on sheet 1.
- v. The plans have been revised to remove the loading space label as shown on sheet 1 and maneuverability diagrams are included with this submission.
- vi. As recommended by Gilmore & Associates, Inc., the plans have been revised to show the existing wall to be removed. The plans have been revised to note that the sidewalk shall be 4' wide as shown on sheet 1.
- vii. The plans have been revised to include a note indicating that the sidewalk shall continue across the driveway at grade as shown on sheet 1.
- viii. The plans have been revised to include General Note #18 stating that walkway slopes shall not exceed 5% as shown on sheet 1.

- ix. Maneuverability Diagrams are included with this submission. Applicant does not own the adjoining properties and does not have the ability to provide for a cross easement over such property.

2. General Comments

- i. The plans have been revised to turn off text editing boxes. The Applicant is investigating the right of way, but to be conservative, the plans have been revised to respect the 30' half right of way.
- ii. The plans have been revised to include General Note #16 stating that accessible routes during construction shall be provided as required by PennDOT as shown on sheet 1.
- iii. The plans have been revised to correctly dimension the parking spaces as shown on sheet 1.
- iv. The plans have been revised to relocate the mechanical room doors so they will not be blocked by vehicles as shown on sheet 1.
- v. The plans have been revised to correct the DWL labels as shown on sheet 1.
- vi. The plans have been revised to include notes indicating that the sidewalks shall be ADA compliant as shown on sheet 1.
- vii. The plans have been revised to include a second garage access at the rear of the garage as shown on sheet 1. See comment ix above for additional information.

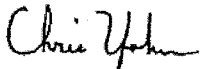
The plans have also been revised to address comments in the Raymond Daly memorandum dated January 26th, 2016 as follows:

- The plans have been revised to include a second garage access at the rear of the garage as shown on sheet 1.
- The plans have been revised to widen the driveway width from the Lancaster Avenue entrance to the garage entrance as shown on sheet 1.
- The plans have been revised to increase the garage entrance to 22' as shown on sheet 1.
- The plans have been revised to include 10' radiuses for the driveway as shown on sheet 1.
- The plans have been revised to include an additional building access at the rear of the building as shown on sheet 1.
- Maneuverability Diagrams for the largest Radnor fire truck, a 30' single unit truck, garbage truck, paramedic truck and ambulance vane are included with this submission. The intent of the plan is to provide areas for these vehicle both near the front and rear building entrances and to allow for the vehicles to turnaround using the area closest to the street.

Please call with any questions or concerns or if you require any additional information.

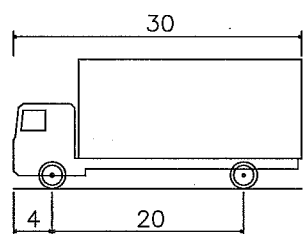
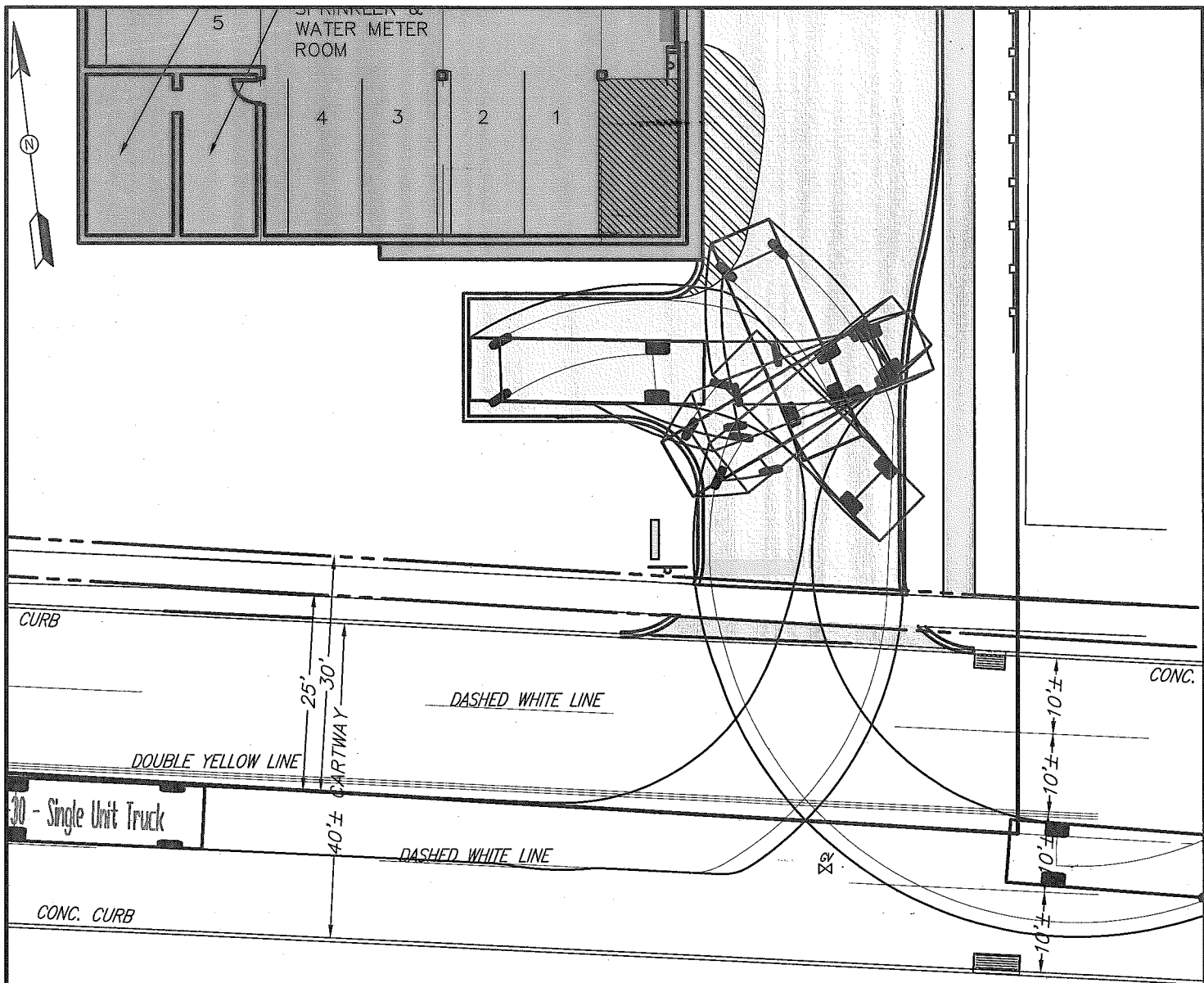
Regards,

Yohn Engineering, LLC



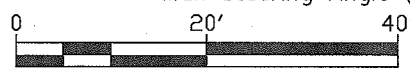
Christopher C. Yohn, P.E., CPESC

150311L01_RT.docx

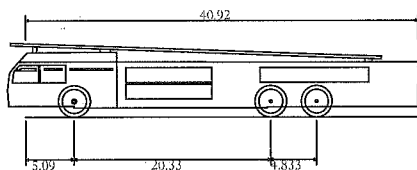
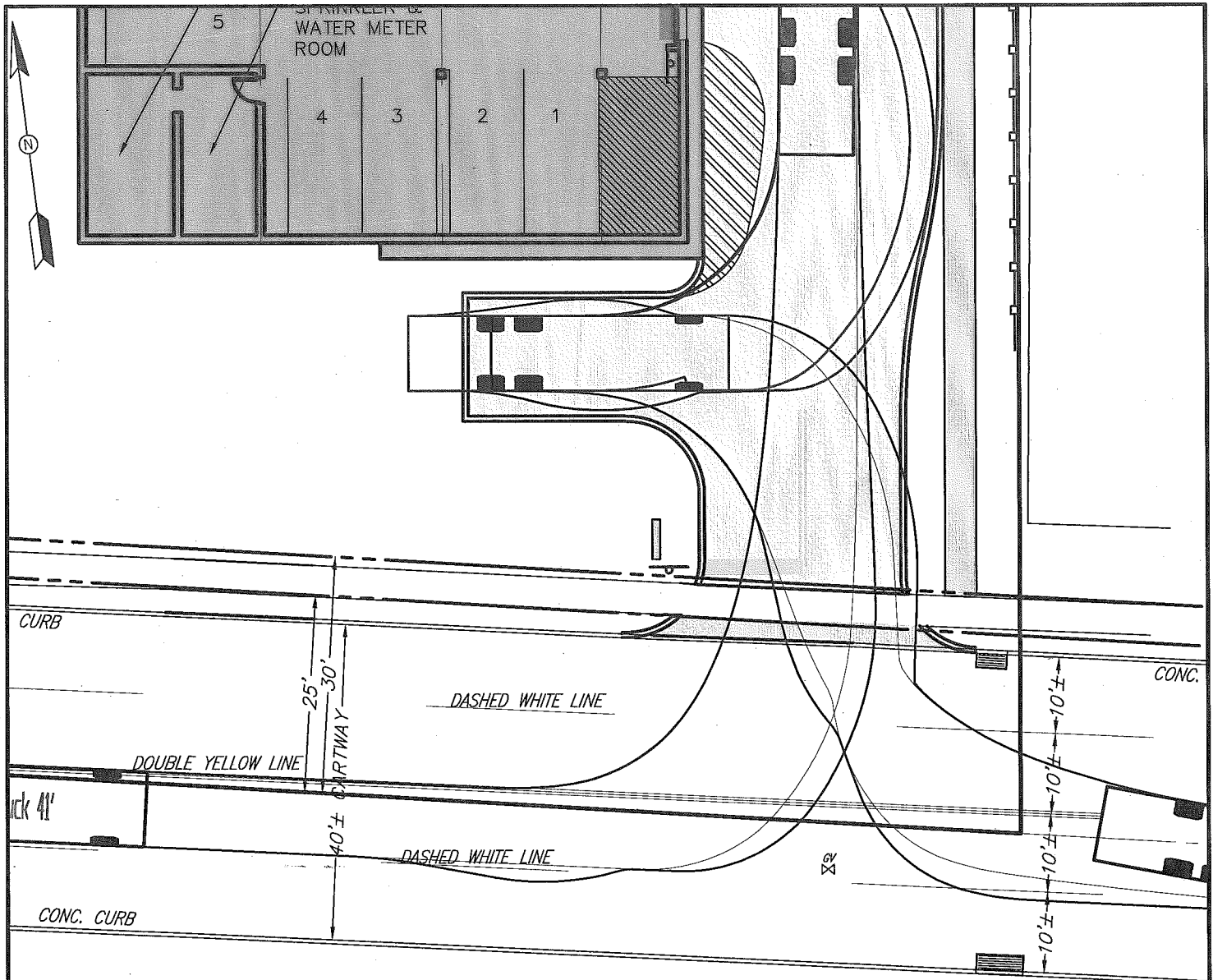


SU-30 - Single Unit Truck

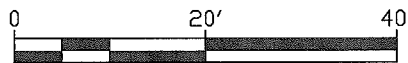
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



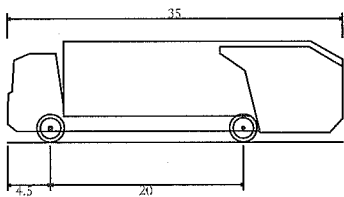
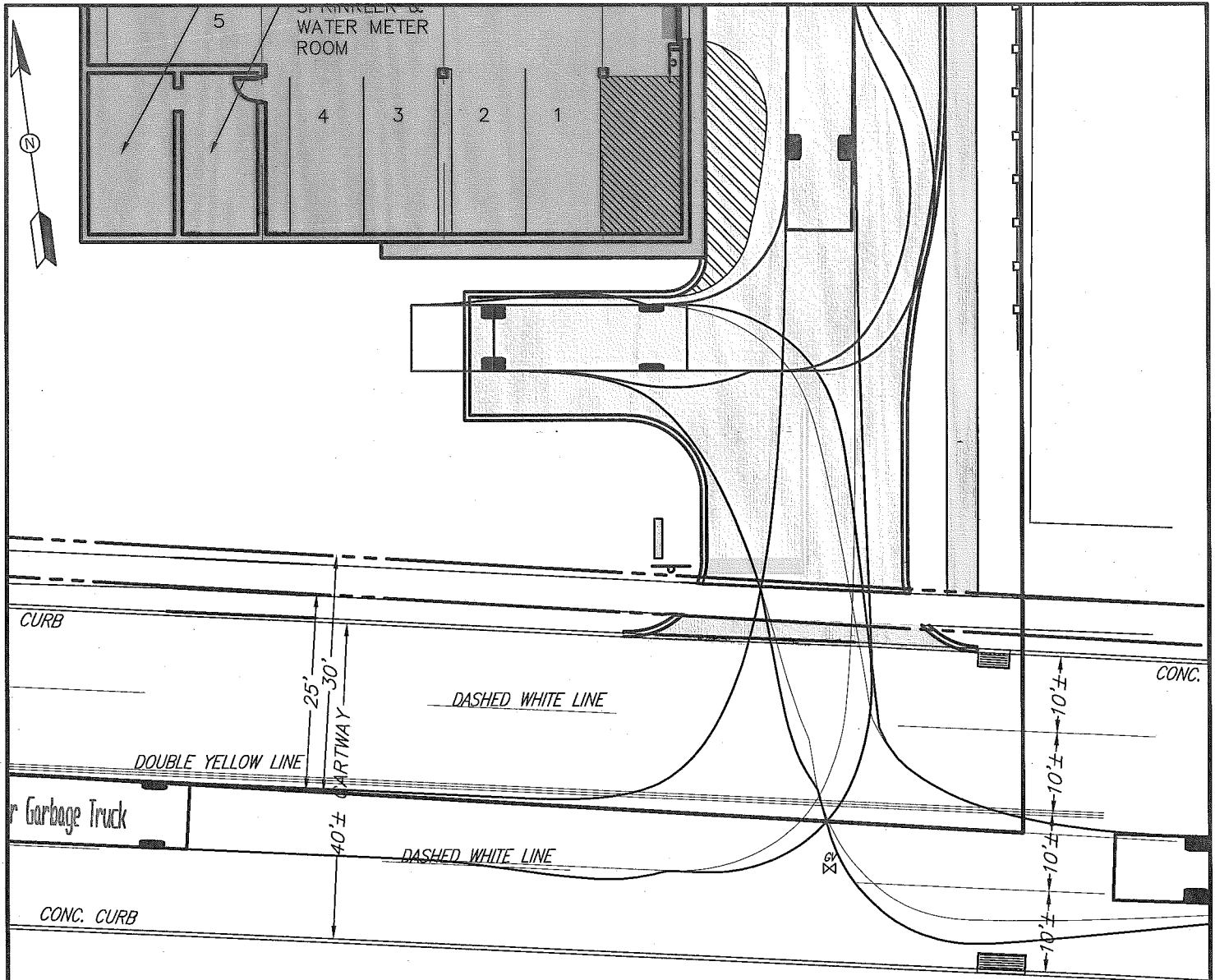
SHEET NAME: 30' TRUCK MANEUVERABILITY PLAN 1	
PROJECT ADDRESS: 427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY: RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PREPARED BY: YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE G-110 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM	PREPARED FOR: 427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA FEBRUARY 22, 2016 15-031
DATE: PROJECT NUMBER:	



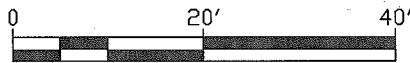
Radnor Fire Truck 41'	
Overall Length	40.920ft
Overall Width	9.500ft
Overall Body Height	7.733ft
Min Body Ground Clearance	0.983ft
Track Width	9.500ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



SHEET NAME: RADNOR FIRE TRUCK MANEUVERABILITY PLAN 1	
PROJECT ADDRESS: 427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY: RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PREPARED BY: YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE G-110 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM	PREPARED FOR: 427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA DATE: FEBRUARY 22, 2016 PROJECT NUMBER: 15-031



Radnor Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	33.330ft



SHEET NAME:

RADNOR GARBAGE TRUCK MANEUVERABILITY PLAN 1

PROJECT ADDRESS:

427 EAST LANCASTER AVENUE, WAYNE, PA 19087

MUNICIPALITY:

RADNOR TOWNSHIP

COUNTY:

DELAWARE COUNTY

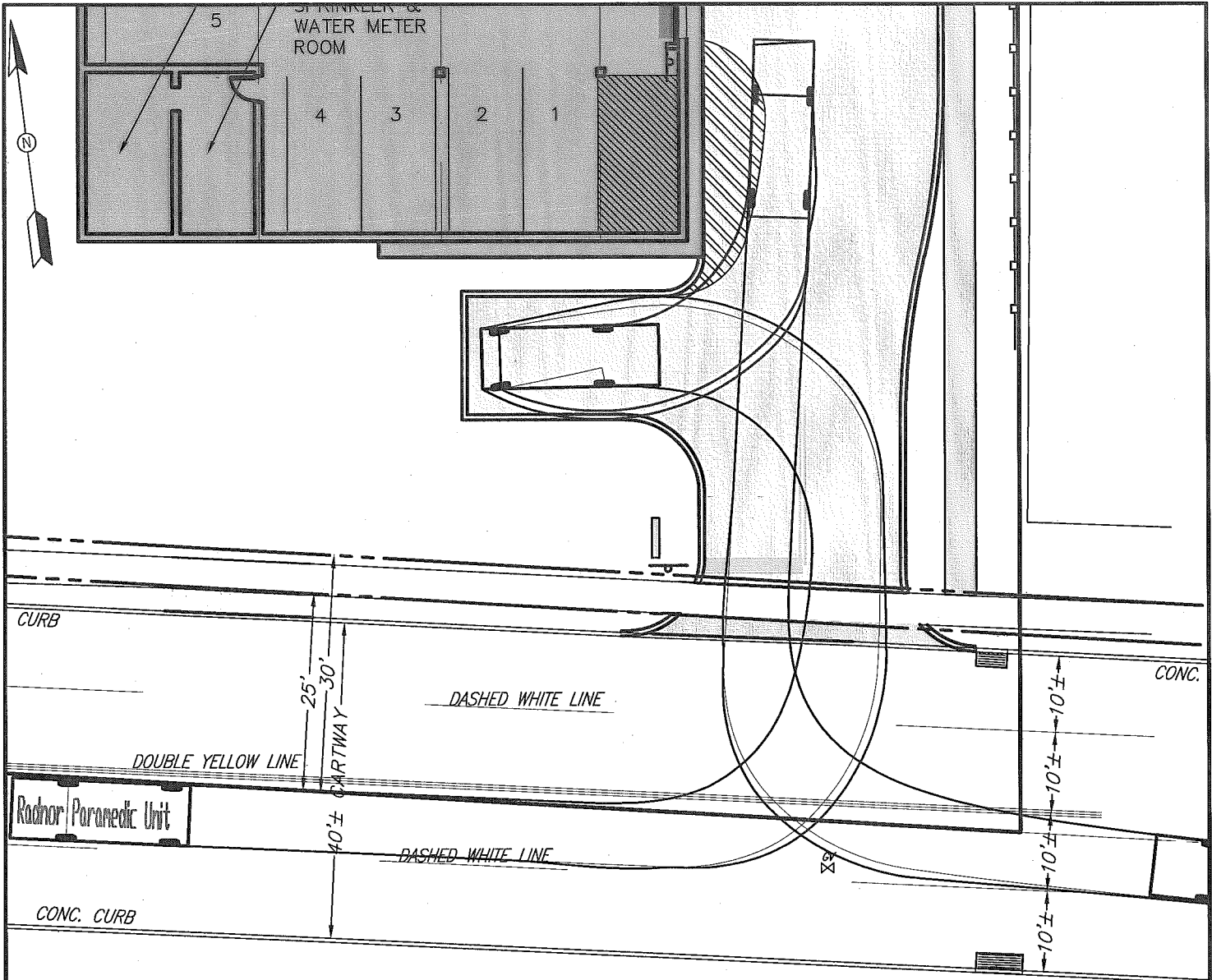
PREPARED BY:

**YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE G-110
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM**

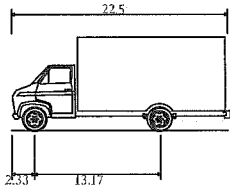
PREPARED FOR:

**427 E LANCASTER, LLC
44 PAPER MILL ROAD
NEWTOWN SQUARE, PA
FEBRUARY 22, 2016
15-031**

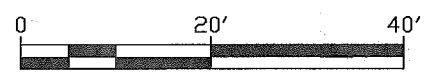
DATE:
PROJECT NUMBER:



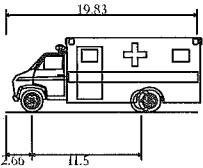
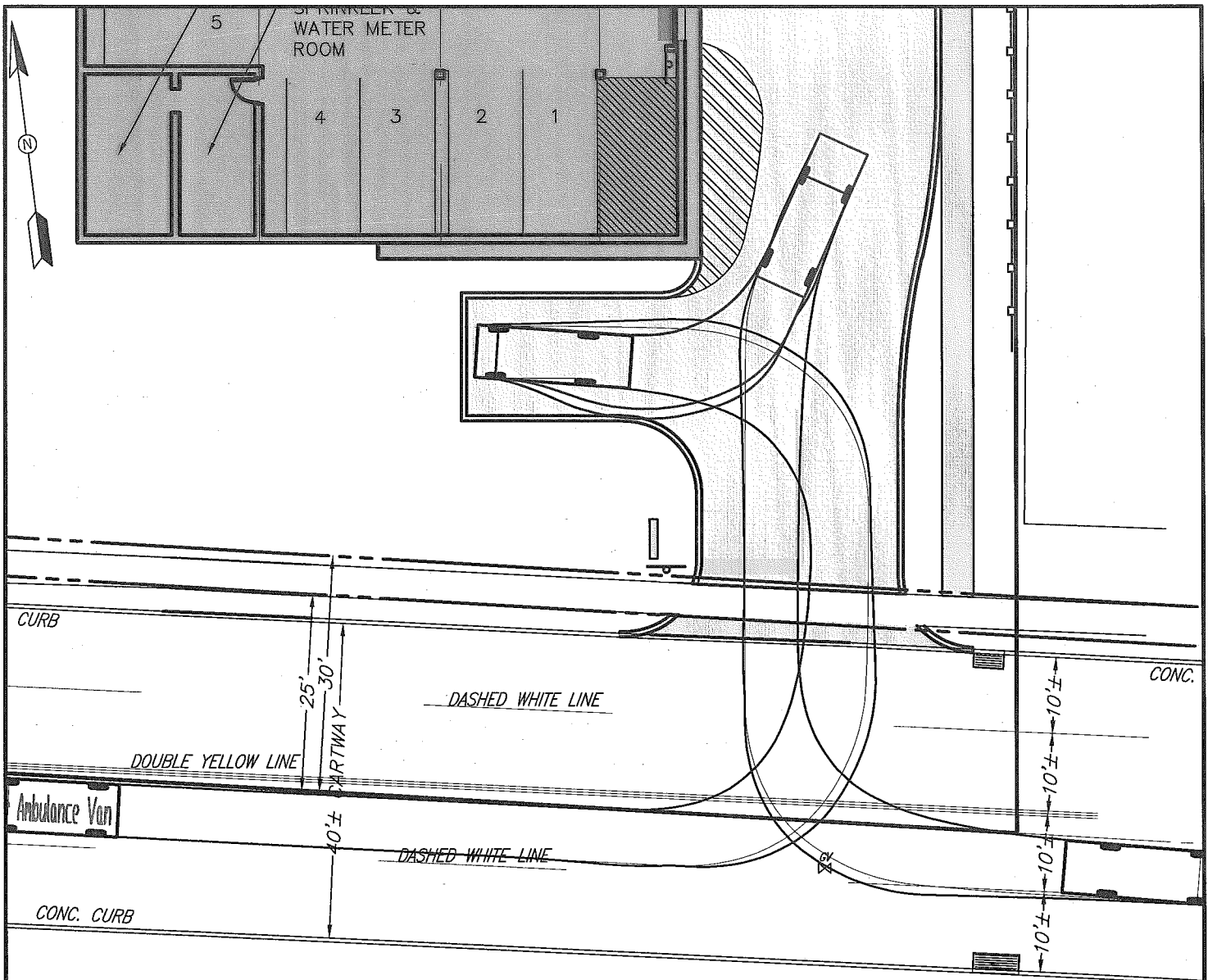
Radnor Paramedic Unit



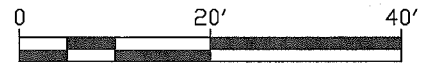
Radnor Paramedic Unit
 Overall Length 22.500ft
 Overall Width 7.670ft
 Overall Body Height 9.715ft
 Min Body Ground Clearance 0.438ft
 Track Width 7.670ft
 Lock-to-lock time 5.00s
 Wall to Wall Turning Radius 30.830ft



SHEET NAME: RADNOR PARAMEDIC TRUCK MANEUVERABILITY PLAN 1	
PROJECT ADDRESS: 427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY: RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PREPARED BY: YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE G-110 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM	PREPARED FOR: 427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA FEBRUARY 22, 2016 15-031
DATE: PROJECT NUMBER:	



Radnor Ambulance Van	
Overall Length	19.830ft
Overall Width	6.670ft
Overall Body Height	7.780ft
Min Body Ground Clearance	0.523ft
Track Width	6.670ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	27.170ft



SHEET NAME:

RADNOR AMBULANCE VAN MANEUVERABILITY PLAN 1

PROJECT ADDRESS:

427 EAST LANCASTER AVENUE, WAYNE, PA 19087

MUNICIPALITY:

RADNOR TOWNSHIP

COUNTY:

DELAWARE COUNTY

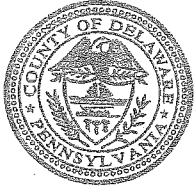
PREPARED BY:

YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE G-110
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

PREPARED FOR:

427 E LANCASTER, LLC
44 PAPER MILL ROAD
NEWTOWN SQUARE, PA
FEBRUARY 22, 2016
15-031

DATE:
 PROJECT NUMBER:



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. 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

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CHAIRMAN

THOMAS J. JUDGE
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KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

February 18, 2016

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Dev't: 427 E. Lancaster Avenue
DCPD File No.: 34-7144-16
Developer: 427 Lancaster Ave., LLC
Location: North side of East Lancaster Avenue,
approx. 322' west of Chamounix Road
Recv'd in DCPD: January 21, 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 February 18, 2016, 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

LFH/pmg

cc: 427 Lancaster Ave., LLC
Yohn Engineering, LLC



DELAWARE COUNTY PLANNING DEPARTMENT

DCPD

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: February 18, 2016
File No.: 34-7144-16

PLAN TITLE: 427 E. Lancaster Avenue
DATE OF PLAN: December 31, 2015
OWNER OR AGENT: 427 Lancaster Ave., LLC
LOCATION: North side of East Lancaster Avenue,
approx. 322' west of Chamounix Road
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Preliminary Subdivision
Preliminary Land Development
ZONING DISTRICT: R-6
SUBDIVISION ORDINANCE: Local
PROPOSAL: Incorporate 2 lots totaling 1.24
acres into 1 lot
Develop 1.24 acres with a 22,325 sq.
ft. multifamily residential
building
UTILITIES: All Public
RECOMMENDATIONS: Proceed to the preparation of final
plans
STAFF REVIEW BY: Jessica Dunford



Date: February 18, 2016
File No.:34-7144-16

REMARKS:

PROPOSAL

The applicant proposes to consolidate two lots that total 1.24 acres, and to develop the consolidated lot with a 22,325 sq. ft. condominium building.

APPLICABLE ZONING

The site is located the R-6 district, with regulations established in Article VIIIA of the Radnor Township zoning code. A high density multifamily building is a permitted principal use in this district.

COMPLIANCE

The plan appears to comply with area and bulk regulations in this district.

ACCESS

The applicant should be alerted to concerns from the Township that access to underground parking for residents of the proposed building is too limited, with only one access for entry and egress. The space for service vehicles and emergency vehicles also appears to be limited.

HISTORIC AND ARCHEOLOGICAL SIGNIFICANCE

The proposed development is on a site that has a low potential for underground archaeological resources. The building to be demolished began as a home circa 1904. It has retained much of its exterior front facade, but has probably lost interior integrity during the years of a newer use.

Date: February 18, 2016
File No.:34-7144-16

REMARKS (continued):

STORMWATER MANAGEMENT

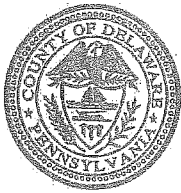
The municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding any need for a revision to the municipality's Act 537 Sewage Facilities Plan.

RECORDING

Should this plan be approved, 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.



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

MARIO J. CIVERA, JR.
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Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
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PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

February 1, 2016

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Title: 427 E. Lancaster Avenue
Applicant(s): 427 Lancaster Ave., LLC
File Number: 34-7144-16
Meeting Date: 02/18/2016
Municipality: Radnor Township
Location: North side of East Lancaster Avenue, approx.
322' west of Chamounix Road
Received: 01/21/2016

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Jessica Dunford at (610) 891-5223.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Linda F. Hill
Director

LFH/JGD

cc: 427 Lancaster Ave., LLC
Yohn Engineering, LLC

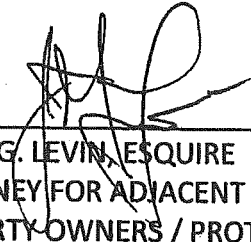


IN RE:	:	PLANNING COMMISSION
	:	OF RADNOR TOWNSHIP
427 E. LANCASTER, LLC, APPLICANT/ EQUITABLE OWNER AND WALKER FAMILY PROPERTIES, LLP, RECORD OWNER	:	
CONDOMINIUM PLAN FOR 427 E. LANCASTER AVENUE RADNOR TOWNSHIP, PA 19087	:	NO. 2015 - D - 11

PRAECIPE FOR ENTRY OF APPEARANCE

TO THE HONORABLE PLANNING COMMISSION OF RADNOR TOWNSHIP:

Kindly enter my appearance on behalf of adjacent property owners / Protestants,
Aberwyck Apartments and The Crestwood Apartments, as well as Protestant Wessex House
Apartments, in the above captioned matter.



JAMES G. LEVIN, ESQUIRE
ATTORNEY FOR ADJACENT
PROPERTY OWNERS / PROTESTANTS
ATTORNEY I.D. #49207
P.O. BOX 196
WAYNE, PA 19087-0196
610.971.0920

IN RE:	:	PLANNING COMMISSION
	:	OF RADNOR TOWNSHIP
427 E. LANCASTER, LLC, APPLICANT/ EQUITABLE OWNER AND WALKER FAMILY PROPERTIES, LLP, RECORD OWNER CONDOMINIUM PLAN FOR 427 E. LANCASTER AVENUE RADNOR TOWNSHIP, PA 19087	: : : : : : : : : :	NO. 2015 – D -11

STATEMENT IN OPPOSITION

Aberwyck Apartments, The Crestwood Apartments and Wessex House Apartments by and through James G. Levin, Esquire, protest the proposed use by Applicant, for property located at 427 E. Lancaster Avenue, Radnor Township, Pennsylvania 19087 in the instant matter and in support thereof, sets forth as follows:

Aberwyck Apartments, 435 E. Lancaster Avenue, St. Davids, PA 19087 and The Crestwood Apartments, 421 E. Lancaster Avenue, St. Davids, PA 19087, (hereinafter, "Aberwyck" and/or "Crestwood"), are both adjacent to the property that is the subject of the instant appeal. Wessex House Apartments, 505 E. Lancaster Avenue, St. Davids, PA 19087 (hereinafter, "Wessex") is located across Chamounix Road from Aberwyck and is within the notice area for the subject Application. Aberwyck, Crestwood and Wessex, (collectively, "Protestants") are all "aggrieved parties" pursuant to the Municipalities Planning Code.

Protestants incorporate by reference all of the engineering comments in this matter promulgated by Gannett Fleming, Inc. and Gilmore & Associates, Inc. and other comments of record as though fully set forth herein at length.

Applicant's property is zoned, R-6 Residence District, a zoning classification that Applicant's predecessor specifically agreed to, when it was adopted in 2004.

The R-6 Residence District at Radnor Township Zoning Ordinance Section 280-36.1, states as its purpose to provide for "...multiple dwellings when located close to a public mass transit opportunity..." .

Among other requirements for development or redevelopment in the R-6 Residence District, is the condition that the project:

" Shall have a minimum lot size of not less than two acres." Section 280-36.1.F.

According to records, Applicant's combined lot size is only 1.17 acres, which is obviously not in compliance with the parameters of the R-6 Residence District. As such, redevelopment of the property is prohibited under the current zoning classification.

The current uses at the Applicant's property are apartments and medical offices. The medical office is a nonconforming use.

Applicant should not be permitted to redevelop the subject property as planned since the lot size does not conform with the 2 acre requirement of the ordinance. Applicant is limited to the current use since the prior owner agreed to the zoning change to R-6.

In addition to the many other reasons not to grant Applicant's Plan Application, there are the very real and insidious problems of increased traffic, noise, light pollution and storm water runoff that would negatively impact the neighbors and residents of the adjacent properties.

Since Record Owner acquired the subject property, the larger number of doctors, staff, supply trucks and patients have already resulted in parking issues that have spilled over into the adjacent properties.

In the event that the Planning Commission is inclined to approve the subject Application, Protestants insist on walls or fencing along the common property lines inset far enough to provide appropriate landscaping in order to protect Protestants properties from parking and congestion issues created by Applicant.

Applicant's proposed truck loading and vehicular circulation are wholly inadequate and clearly violative of Radnor Zoning Code Section 280-104 "Off-street loading."

Delivery, emergency, trash disposal and moving vehicles are all subjects of concern.

Steep slope areas have been delineated on the subject property. According to Radnor Zoning Code Section 280-112 "Slope controls", in subsection "D.", uses are severely limited in those areas and are primarily reserved for natural or agricultural uses, but certainly not for the proposed use.

The Township spent in excess of \$2,000,000 acquiring and developing the park across the street from the subject property in order to create a "greenway" travel area as a gateway to downtown Wayne. This is the opposite goal of building a looming four story building.


The building height and dimensional length are far too large for the property size, shape and location.

Radnor Township has imposed a Storm Water Fee in order to attempt to mitigate the voluminous problems of increased storm water runoff. Additional density such as Applicant's proposal adds to the problem since the water must go somewhere and the neighbors across the street already live in a high water table location.

Protestants reserve the right to comment further as Applicant's Plan evolves as as may become necessary or expedient.

Applicant has clearly not met their burden. The property may still be used in a reasonable, meaningful manner, as is.

WHEREFORE, Protestants, Aberwyck Apartments, The Crestwood Apartments and Wessex House Apartments respectfully request denial of Applicant's Preliminary Plan Application.



JAMES G. LEVIN, ESQUIRE
ATTORNEY FOR PROTESTANTS
ATTORNEY ID #49207
P.O. BOX 196
WAYNE, PA 19087-0196
610.971.0920



Date: January 25, 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.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 427 E. Lancaster Avenue
427 E. Lancaster, LLC – Applicant

Date Accepted: February 1, 2016
90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the 427 E Lancaster Ave. Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing buildings on the site and erect a multifamily residential building consisting of 22 units with parking located underneath the building. The project is located within the R6 Zoning District. The project is combining two parcels (.79 acres and .45 acres) into one parcel that will total 1.24 acres.

Plans Prepared By: Yohn Engineering, LLC
Dated: 12/31/2015

The applicant has indicated in the Subdivision and Land Development Application that the following is not in conformance with the Zoning Ordinance:

- §280.36.1.F – The minimum lot size of 2 acres is required in the R-6 District. The property has a tract area of 1.24 acres (.79 acres and .45 acres)

A variance must be requested for this because the combined parcels do not meet the minimum lot size of 2 acres.

I. Zoning

1. §280-36.1.F – Any development or redevelopment based on TOD shall have a minimum lot size of not less than two acres. The project proposed a combined lot size of 1.24 acres. The applicant must request a variance for this condition.
2. §280-36.3.F – A building or structure shall not exceed four stories and shall not exceed 40 feet in height. The applicant has indicated on the plans that the building height is proposed to be 39.4 feet. The applicant must clearly indicate how the height of the building on sheet A-4 was calculated to be 39.4 feet. Building height must be measured as the vertical distance from the average grade to the top of the highest roof beams of a flat roof or to the mean level of a sloped roof, provided that chimneys and spires shall not be included measuring the height. Elevator, stair and equipment penthouses, tanks and air-conditioning towers shall not be included. The height shall be measured from finished grade, but such measurement shall not be made from a point higher than eight feet above original grade.
3. §280-36.3.G – The greatest dimension on length or depth of a building shall not exceed 160 feet, except when such building contains visibly offset architectural features, subject to approval by the Design Review Board, at an angle of approximately 90°. Approval from the Design Review Board must be obtained.
4. §280-105.E – All outside lighting, including sign lighting shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet.
5. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant has indicates areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated that the areas of steep slopes as shown on the plans do not meet the Township definition of steep slopes. Clarification must be provided by the applicant.
6. §280-121.C – Any signs that will be provided for this project must be in conformance with this section.

II. Subdivision and Land Development

1. §255-20.B(e)[5]i – The total acreage of the site must be provided on the plans.

2. §255-20.B(1)(n) – Existing buildings and their respective uses, and driveway 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 the street), must be shown on the plans.
3. §255-20.B(6)(a)– A letter indicating the availability of public sanitary sewer facilities from the appropriate utility must be provided.
4. §255-20.B(6)(b)– A letter indicating the availability of central water supply from the appropriate utility must be provided.
5. §255-27.A(8) – Any applicant who encroaches within the legal right of way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation.
6. §255-27.C(1) – The existing right of way and cartway for Lancaster Avenue must be clearly indicated on the plans.
7. §255-27.H(6) – The minimum curb radii at street intersection shall be 25 feet for local streets, 30 feet for collectors, 25 feet for arterials, and 10 feet for driveways. The proposed curb radii for the driveway must be shown on the plans. The applicant should consider providing a greater curb radii to provide access for emergency vehicles.
8. §255-29.A(1) – The minimum width of a two way parking aisle is 22 feet. It appears that the entrance to the parking area under the building is only 19 feet wide.
9. §255-29.A(7) – No one area for off-street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten-foot-wide planting strips and concrete curbs.
10. §255-30.A – Each off street loading spaces shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. The applicant has provided an off street loading space on the plans. The space must be dimension on the plan. Also the applicant must indicate adequate maneuvering area.
11. §255-34.A – Lot dimensions and areas shall not be less than specified by Chapter 280, Zoning. The applicant has indicated that the lot area is less than specified in Chapter 280.
12. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. The applicant must clearly indicate on the plan the width of the existing sidewalk.
13. §255-38 – Within any land development or major subdivision, street trees shall be placed along all streets where suitable street trees do not exists. The applicant must indicate the location of all proposed street trees on the plans.

14. §255-40.C(2) – Access and circulation for fire-fighting and their emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. The applicant must indicate how these items will be addressed.
15. §255-42.A– Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The extent of the screening required shall be determined by the type of use proposed and the adjacent uses or streets surrounding the proposed development. The applicant must indicate on the plans the adjacent uses surrounding the proposed development so that the type of buffer screen required can be determined.
16. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four (4) or more lots and/or dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee-in-lieu of \$3,307.00 per dwelling unit (existing or proposed).
17. §255-43.1.E – Where the Township determines that the dedication of the land required for recreation purposes is not feasible under the criteria set forth in this Section, and upon agreement with the applicant or developer, the applicant or developer shall pay a fee-in-lieu of dedication of any such land to the Township.
18. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater

1. §245-22.1 – We note that no infiltration testing results have been provided at this time. This is has been indicated in the Stormwater Management Narrative. Infiltration testing results must be submitted and supporting calculations/documentation must be provided demonstrating that the required volume can be infiltration into the ground in 96 hours or less.
2. Volume management requirements must be met and calculations submitted demonstrating that the requirements are being met as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process (see comment #5, this section).

3. §245-25 – At this time no stormwater peak rate control requirement calculations have been submitted. Calculations demonstrating that the requirements are being met must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process (see comment #5, this section)
4. §245-27.J – Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). We note that the applicant is proposing to address stormwater management onsite utilizing an underground stonebed system. This is not permitted. The applicant must provide an alternative way to handle stormwater management onsite.
5. 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

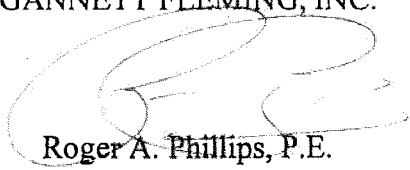
1. Note 6 on sheet 1 of 3 indicate that this project by graphic plotting only is located in the Flood Hazard Area. The applicant must confirm that this is accurate.
2. The applicant must indicate how the trash removal service will access the trash rooms under the building.
3. The applicant should consider providing a larger radius along the entrance way on Lancaster Avenue to allow emergency vehicles more adequate access to the site.

We recommend that consideration of preliminary approval not be given until such time as the outstanding zoning issue is adequately addressed and the plans are revised to reflect 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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 20, 2016

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

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

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager

Damon Drummond P.E., PTOE
G&A Senior Transportation Engineer

Reference: 427 E. Lancaster Avenue (TMP 36-13-384)
Radnor Township, Delaware County
Preliminary Land Development Review
G&A# 16-01107

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Preliminary Land Development Plan for the 22 unit multi-family residential development at 427 E. Lancaster Avenue. The applicant proposes to construct a 22 unit condominium development with fifty (50) off-street parking spaces situated on a 1.24 acre parcel located in the R-6 Zoning District. In addition, the applicant proposes to remove the existing five unit apartment building and the Radnor Family Practice/Wayne Dental Associates building located on the lot.

We offer the following for Radnor Township's consideration:

I. REVIEWED MATERIALS

1. Preliminary Land Development Plans for 427 E. Lancaster Avenue dated December 31, 2015, prepared for 427 E. Lancaster, LLC, prepared by Yohn Engineering, LLC (4 sheets).
2. Subdivision and Land Development Application Form.
3. Delaware County Planning Commission Application for Act 247 Review.

II. PRELIMINARY LAND DEVELOPMENT PLAN REVIEW COMMENTS

The applicant has noted on the completed Subdivision and Land Development Application Form no waivers are required for this application.

1. SALDO

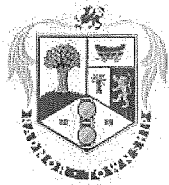
The applicant is required to revise the preliminary plans to address non-compliance or request a waiver from each of the identified ordinances:

- i. §255-20.B(5)(c)[2]: We recommend the Township request a limited transportation impact analysis in coordination with the analysis that will likely be required from PennDOT for the highway occupancy permit application for access to Lancaster Avenue (S.R. 30). The study shall include the investigation of an auxiliary left turn lane into the proposed driveway access during the PM and Saturday peak hours. The applicant shall submit a Transportation/Highway Occupancy Permit Scoping Application to both PennDOT and the Township to determine the scope of work required for the TIA.
- ii. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an “Engineering Firm” on the permit application within the PennDOT ePermitting System.
- iii. §255-27.C(2) – We recommend the Township consider requiring the applicant provide a 40’ half-width right-of-way along the Lancaster Avenue (S.R. 30) arterial frontage. Given the 2014 average daily traffic (ADT) volumes on Lancaster Avenue exceed 22,000 along with the number of existing curb cuts and intersections along Lancaster Avenue, the eventual construction of a center turn lane may be necessary to improve safety and reduce delays along the corridor.
- iv. §255-27.H(6) – Revise the plans to identify the curb radii for the driveway access to Lancaster Avenue (S.R. 30).
- v. §255-30.A and E. or §255-40.C.(2) The applicant shall identify the purpose of the proposed loading space and shall also provide the proper turn around area. If the area is correctly identified as a loading space; off-street loading facilities shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering space, and located entirely on the lot being served. If the area will be utilized for trash receptacle will be located in the loading space, the labeling must be revised and truck turning templates must be provided to demonstrate sanitation trucks can adequately maneuver within the provided pavement.
- vi. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. The plans should be updated to include the proposed width of the sidewalk. We recommend eliminating the stone wall, constructing a 4’ sidewalk and installing a minimum 6” curb reveal along the frontage on Lancaster Avenue (S.R. 30) to improve pedestrian safety. The applicant should discuss this improvement with PennDOT and the Township at the HOP scoping meeting.

- vii. §255-37.F – The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways.
- viii. §255-37.H – Sidewalks and pedestrian paths shall not exceed a seven percent (7%) grade. The property appears to have a steep grade at the driveway entrance and should be identified on the plans. Steps and ramps shall be constructed to maintain the maximum grades, where necessary. Where sidewalk grades exceed 5%, a nonslip surface texture shall be used.
- ix. §255-40.C.(2) – The applicant shall demonstrate adequate access and circulation for fire-fighting and other emergency equipment; a secondary emergency access should be considered to the rear of the property by obtaining a cross easement through the eastern adjacent parcel.

2. General Comments:

- i. Plan Presentation:
 - a. To improve plan legibility; turn off text editing boxes.
 - b. Eliminate duplicate right-of-way lines; verify the legal right-of-way along Lancaster Avenue
- ii. During construction, Pedestrian accessible routes must be maintained or temporary facilities provided for all existing pedestrian routes along Lancaster Avenue (S.R. 30).
- iii. Verify the parking stall widths are 10 feet as noted on the plans; revise as needed.
- iv. It appears that parked vehicles may block the mechanical rooms; building code reviewers should review the plan to verify adequate access is available to mechanical rooms when parked vehicles are present.
- v. The plans should be revised to correctly label the line identified as "DWL".
- vi. We recommend the applicant provide an ADA compliant crosswalk from the walkway along the driveway to both lobby entrances.
- vii. The applicant should consider constructing a driveway access north of the site through a cross easement, to provide motorists immediate access to the traffic signal at Chamounix Road and Lancaster Avenue. If this is infeasible, an emergency access to the rear of the site should be provided.



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 427 E. LANCASTER AVENUE
DATE: JANUARY 26, 2016
CC: MR. PHILLIPS

Mr. Norcini

Comments from the Fire and Emergency side of the table would be to make the driveway entrance on the west side, have larger swings to enter the drive way. The driveway could be made the same width of the building to allow Emergency access off Lancaster.

The last request is to continue the driveway in front of the building to continue the entire length of the building, again for better Emergency access.

From the building perspective I have concerns with only one entrance/exit to the underground parking area. Emergency access could be cut off if there was an issue at the entrance. Another issue is the trash dumpster area and how would someone get the trash to the only garage door without blocking the driveway, another reason to widen the entrance to the building.

Thank you for the opportunity to make comments.

Respectfully,

Raymond Daly

JAMES C. HIGGINS
President

LUCAS A. CLARK
Vice President

ELAINE P. SCHAEFER

DONALD E. CURLEY

JOHN NAGLE

RICHARD F. BOOKER

PHILIP AHR



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 970-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

January 14, 2016

Scott Brehman
427 E. Lancaster, LLC
44 Paper Mill Road
Newtown Square, PA 19073

**RE: Land Development Application #2015-D-11-Preliminary
427 E. Lancaster Avenue**

Dear Mr. Brehman:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary plan application to demolish the two existing buildings and erect a multifamily residential building consisting of 22 units. Therefore, I have accepted the application for preliminary plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Monday, February 1, 2016**. You or your representative should plan to attend all scheduled meetings.

If the Planning Commission takes action, your plan will then be reviewed by the Board of Commissioners at a future meeting. These dates will be provided to you once it is placed on the agenda.

Sincerely,

Roger Phillips, P.E.
Township Engineer

George W. Broseman
Direct Dial: (610) 941-2459
Direct Fax: (610) 684-2005
Email: gbroseman@kaplaw.com
www.kaplaw.com

December 31, 2015

VIA HAND DELIVERY

Roger Phillips, P.E.
Radnor Township Engineer
301 Iven Avenue
Wayne, PA 19087

RE: 427 E. Lancaster Avenue - Preliminary Land Development Application
Our Reference No.: 13476-5

Dear Roger:

I represent 427 E. Lancaster, LLC (“**Applicant**”) equitable owner of the property located at 427 E. Lancaster Avenue in Wayne, Pennsylvania (“**Property**”). The Property is currently improved with two buildings and related improvements. Applicant proposes redevelopment of the Property with a 22-unit multiple-family dwelling (“**Project**”).

I. SUBMISSION.

Along with this letter, I am filing the following:

1. A signed Subdivision and Land Development Application;
2. Eighteen (18) copies of Preliminary Land Development Plans for the Property consisting of three (3) sheets prepared by Yohn Engineering, LLC dated December 30, 2015, consisting of the following sheets:
 - (a) Sheet 01: Illustrative Site Plan
 - (b) Sheet 02: Existing Conditions/Demolition Plan
 - (c) Sheet 03: Vicinity Plan

Ten (10) of these copies are 24” x 36” folded and stapled, of which eight are signed by the Applicant and notarized;

3. Thirty (30) copies of the Preliminary Land Developments Plans at 11" x 17" in size;
4. A completed Delaware County Planning Commission application form;
5. A Planning Module Exemption form;
6. A redacted Agreement of Sale for the Property establishing Applicant's equitable interest in the Property;
7. A title report for the Property;
8. A draft copy of the Declaration of Condominium for the Property;
9. Ten (10) thumb drives containing all of the above-referenced submission materials;
10. Three (3) checks as follows:
 - a. \$12,500.00 payable to Radnor Township for the Preliminary Land Development application fee;
 - b. \$10,000.00 payable to Radnor Township to establish the Professional Escrow Account for review of the Preliminary Land Development application; and
 - c. \$370.00 payable to the Treasurer of Delaware County for the Delaware County Planning Commission review.

II. PROJECT NARRATIVE.

Please allow this letter to provide a brief project narrative.

A. Background.

By virtue of the aforementioned Agreement of Sale, Applicant is the equitable owner of the Property. Pursuant to the Radnor Township Code ("Code") and Zoning Map, the Property is located in the R-6 Residence District ("**R-6 District**"), which specifically permits the multiple-family dwelling use. *Code § 280-36.2*. The Property fronts on East Lancaster Avenue/U.S. Route 30, and is located in close proximity to SEPTA bus and rail transportation, including the St David's train station. The bordering properties are also located in the R-6 District.

B. Proposed Redevelopment.

Applicant proposes a four-story, 22-unit multiple-family dwelling to be served by fifty (50) off-street automobile parking spaces. The Project is permitted as a use by-right in the R-6 District under Code § 280-36.2.A. The Project has been designed to comply with other applicable Code provisions.

III. REVIEW.

Please submit the Preliminary Land Development Plans and supplemental information to the Delaware County Planning Commission and appropriate Township staff, consultants and bodies for review, and public meetings. Please provide us with copies of all reviews, correspondence, notices and other documentation relating to this Project. Please contact us immediately if you have any questions or require any further information to process this application.

Sincerely,



George W. Broseman

Enclosures

cc: Christopher Yohn, P.E.
427 E. Lancaster Ave, LLC
Jeffrey Martin, R.A.
Lisa Thomas, R.L.A.
Nicholas Caniglia, Esq.

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 427 E. Lancaster, LLC E-mail sbrehman@aol.com

Address 44 Paper Mill Road, Newtown Square, PA 19073 Phone 610-639-5304

Name of Development _____

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Yohn Engineering, LLC Phone 610-489-4580

Address 555 Second Avenue, Suite G-110, Collegeville, PA 19041

Contact Chris Yohn E-mail chris@yohnengineering.com

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input 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 R-6

Tax Map # 36 / 13 / 384

Tax Folio # 36 / 02 / 01219 / 00

**STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.**

Existing and/or Proposed Use of Site/Buildings:

The Property is currently improved with two buildings and related improvements, including a garage, driveway, and parking areas.

Applicant proposes to demolish the existing buildings and erect a multifamily residential building consisting of 22 units, with parking located underneath of the building.

Total Site Area	<u>1.24</u>	Acres
Size of All Existing Buildings	<u>7,304</u>	Square Feet
Size of All Proposed Buildings	<u>22,325</u>	Square Feet
Size of Buildings to be Demolished	<u>7,304</u>	Square Feet

427 E. Lancaster, LLC
Print Developer's Name

D. Scott Brekman
Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting Feb 1, 2016

Local Governing Body Regular Meeting Feb 22, 2016

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

610-650-8101
Phone Number

[Signature]
Official's Signature

1-12-16
Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

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 427 E. Lancaster Avenue, Wayne, PA 19087

Zoning District R-6 Application No. _____
(Twp. Use)

Fee \$12,500.00 Ward No. 1 Is property in HARB District No _____

Applicant: (Choose one) Owner _____ Equitable Owner X

Name 427 E. Lancaster, LLC c/o D. Scott Brehman

Address 44 Paper Mill Road, Newtown Square, PA 19073

Telephone 610-639-5304 Fax _____ Cell _____

Email sbrehman@aol.com

Designer: (Choose one) Engineer X Surveyor _____

Name Yohn Engineering, LLC

Address 555 Second Avenue, Suite G-110, Collegeville, PA 19426

Telephone 610-489-4580 Fax _____

Email chris@yohnengineering.com

Area of property 1.24 acres Area of disturbance 1.1 acres

Number of proposed buildings 1 Proposed use of property Multifamily Residential

Number of proposed lots 1

Plan Status: Sketch Plan _____ Preliminary X 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?

The Property is nonconforming as to lot size. Section 280.36.1.F requires a minimum lot size of two (2) acres in the R-6 District; the Property has a tract area of 1.24 (+/-) acres and lot area of 1.16 (+/-) acres.

Individual/Corporation/Partnership Name

427 E. Lancaster, LLC

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

D. Scott Brehman

Print Name

D. SCOTT BREHMAN

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.

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 427 E. Lancaster Avenue, Wayne, PA 19087

Zoning District R-6

Application No. _____
(Twp. Use)

Fee \$12,500.00

Ward No. 1

Is property in HARB District No. _____

Applicant: (Choose one) Owner _____

Equitable Owner X

Name 427 E. Lancaster, LLC c/o D. Scott Brehman

Address 44 Paper Mill Road, Newtown Square, PA 19073

Telephone 610-639-5304

Fax _____

Cell _____

Email sbrehman@aol.com

Designer: (Choose one) Engineer X

Surveyor _____

Name Yohn Engineering, LLC

Address 555 Second Avenue, Suite G-110, Collegeville, PA 19426

Telephone 610-489-4580

Fax _____

Email chris@yohnengineering.com

Area of property 1.24 acres

Area of disturbance 1.1 acres

Number of proposed buildings 1

Proposed use of property Multifamily Residential

Number of proposed lots 1

Plan Status: Sketch Plan _____ Preliminary X 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?

The Property is nonconforming as to lot size. Section 280.36.1.F requires a minimum lot size of two (2)
acres in the R-6 District; the Property has a tract area of 1.24 (+/-) acres and lot area of 1.16 (+/-) acres.

Individual/Corporation/Partnership Name

427 E. Lancaster, LLC

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature _____

Print Name _____

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.