

**BOARD OF COMMISSIONERS**

**AGENDA**

**Monday, May 23, 2016 - 6:30 PM**

Pledge of Allegiance

Notice of Executive Session on May 23, 2016

1. Certificate of Appreciation – First Responder’s for the NCAA Men’s Basketball Final Four and Championship Game in April 2016
2. Presentation - Forge to Refuge Trail Feasibility Study

3. Consent Agenda

- a) Disbursement Review and Approval: 2016-05A and 2016-05B
- b) Acceptance of Department Monthly Reports
- c) Approval of Minutes of the Board of Commissioners meeting of April 25, 2016
- d) Resolution #2016-62 - Award of the 2016 Superpave Resurfacing Program
- e) Resolution #2016-63 - Authorization for Capital Purchases: Vehicles and Equipment
- f) Resolution #2016-64 - Forge to Refuge Trail Feasibility Study Approval

4. Public Participation

5. Committee Reports

**FINANCE & AUDIT**

A. Q1 Finance Update Report

**COMMUNITY DEVELOPMENT**

B. Motion to approve White Dog Restaurant Settlement Agreement

**PUBLIC WORKS & ENGINEERING**

C. Resolution #2016-65 - *Caucus/Final* – Minor Subdivision Plan Subdivision of Edward F. McGinley, III

**PUBLIC SAFETY**

D. Ordinance #2016-06 (*Adoption*) - Amending The Code Of The Township Of Radnor, Chapter 270, Vehicles And Traffic, Section 270-30, Time Limit Parking

E. Ordinance #2016-07 (*Adoption*) - Amending The Code Of The Township Of Radnor, Section 270-13, One-Way Streets, Section 270-16 Stop Intersections And Section 270-28, Parking Prohibited On Meredith Avenue

**PERSONNEL & ADMINISTRATION**

F. Discussion from the Board of Commissioners on the Willows RFP

**PARKS & RECREATION**

**LIBRARY**

**PUBLIC HEALTH**

Old Business

New Business

Public Participation

Adjournment

Certificate of Appreciation  
– First Responder’s for the  
NCAA Men’s Basketball  
Final Four and  
Championship Game in  
April 2016

Presentation - Forge to  
Refuge Trail Feasibility  
Study

**RADNOR TOWNSHIP**  
**DISBURSEMENTS SUMMARY**  
**May 23, 2016**

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The table below summarizes the amount of disbursements made since the last public meeting held on May 9, 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>

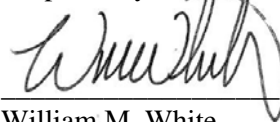
<b>Fund (Fund Number)</b>	<b>2016-5A May 6, 2016</b>	<b>2016-5B May 13, 2016</b>	<b>Total</b>
General Fund (01)	168,514.22	297,553.28	\$466,067.5
Sewer Fund (02)	2,901.74	13,079.75	15,981.49
Capital Improvement Fund (05)	0.00	4,128.44	4,128.44
Police Pension Fund (07)	4,560.00	0.00	4,560.00
OPEB Fund (08)	0.00	130,674.99	130,674.99
Civilian Pension Fund (11)	3,440.00	0.00	3,440.00
Grants Fund (16)	0.00	15,420.24	15,420.24
The Willows Fund (23)	47.70	0.00	47.70
<b>Total Accounts Payable Disbursements</b>	<b>\$179,463.66</b>	<b>\$460,856.70</b>	<b>\$640,320.36</b>
<i>Electronic Disbursements</i>	n/a	n/a	1,152,879.29
<b>Grand Total</b>	<b>\$179,463.66</b>	<b>\$460,856.70</b>	<b>\$1,793,199.65</b>

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,




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William M. White  
*Finance Director*

**ELECTRONICALLY PAID DISBURSEMENT LISTING**

Estimated Through June 13, 2016

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	6/10/2016	5/16 Credit Card Revenue Processing Fees	\$6,000.00 *
Payroll [Pension] Transaction - Estimated	07-492-4980	5/1/2016	6/16 Police Pension Payments	\$186,839.03
Payroll [Pension] Transaction - Estimated	11-495-4980	5/1/2016	6/16 Civilian Pension Payments	\$129,240.26
Payroll [Bi-Weekly] Transaction - Estimated	01-various	5/19/2016	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	5/19/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	5/19/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	6/2/2016	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	6/2/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	6/2/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
<b>Period Total</b>				<b>\$1,152,879.29</b>

Submitted:

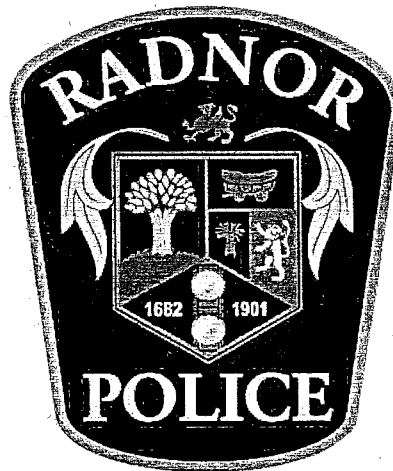


\* Credit card fees are charged to the Township's accounts on the tenth of the month

<u>Original Estimate</u>			<u>Actual Amount</u>
\$400,000.00	5/5/2016	Salaries and Payroll Taxes - General Fund	\$425,491.37
\$15,000.00	5/5/2016	Salaries and Payroll Taxes - Sewer Fund	\$14,137.44
\$400.00	5/5/2016	Salaries and Payroll Taxes - K-9 Fund	\$271.28
<b>\$415,400.00</b>			<b>\$439,900.09</b>

# **RADNOR TOWNSHIP POLICE DEPARTMENT**

## **Monthly Report**



**April 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**

**April 2016**

The Radnor Police Department responded to 2,187 calls for service for the month of April 2016. Radnor Officers issued 637 traffic citations for motor vehicle violations. 57 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 1,267 parking tickets were issued for expired meter violations. Radnor Police Officers made 25 misdemeanor/felony arrests during April 2016.

**Radnor Township Police Department**  
**April 2016 Accidents / Violations / Investigations / Juvenile Report**

<b>Accidents</b>	<b>Apr-16</b>	<b>YTD 2016</b>	<b>Apr-15</b>	<b>YTD 2015</b>	<b>YTD from 16 to 15</b>
Accidents - Fatal	0	1	0	1	0
Accidents - Reportable- With Injuries	4	17	3	20	-3
Accidents - Reportable - No Injuries	17	61	12	53	8
Accidents - Non Reportable	61	200	54	205	-5
Accidents - Hit & Run	10	40	9	28	12
Accidents - No Report	9	35	7	33	2
Pedestrian Accidents - With Injuries	0	0	0	0	0
Pedestrian Accidents - Fatal	0	0	0	0	0
<b>Total Accidents</b>	<b>101</b>	<b>354</b>	<b>85</b>	<b>340</b>	<b>14</b>
<b>Violations</b>					
Arrests - Felony & Misdemeanor	25	65	15	64	1
Traffic Violations	637	1787	440	1759	28
Non-Traffic Violations	57	181	77	207	-26
Parking Meter Violations	1267	6109	754	5736	373
Abandoned Vehicles	0	4	2	6	-2
<b>Total Violations</b>	<b>1986</b>	<b>8146</b>	<b>1288</b>	<b>7772</b>	<b>374</b>
<b>Complaints</b>					
Complaints	1493	5631	1350	5081	550
Unlocked Businesses	3	24	14	33	-9
Alarms	119	524	125	494	30
Animal Complaints	16	65	11	48	17
					0
<b>Total Complaints</b>	<b>1631</b>	<b>6244</b>	<b>1500</b>	<b>5656</b>	<b>588</b>



# PATROL HIGHLIGHTS



**1<sup>st</sup> Platoon: Sergeant Shawn Dietrich**  
**3<sup>rd</sup> Platoon: Sergeant Mark Stiansen**

**2<sup>nd</sup> Platoon: Sergeant Joseph Pinto**  
**4<sup>th</sup> Platoon: Sergeant Anthony Radico**

**April 2016**

## **Highlights**

On April 5<sup>th</sup>, a resident from Aldwyn Lane reported criminal mischief to her mailbox. Officer spoke with the resident who reported the mailbox was knocked off its post following a Villanova basketball game. She explained numerous students ran down Aldwyn Lane after the game but she did not see the vandalism to the mailbox occur.

On April 6<sup>th</sup>, a resident of St. Davids Avenue came to the Police Station to report criminal mischief to the basement window of his residence. The resident completed a written statement and there was nothing missing or disturbed. Officer took pictures of the damaged window.

On April 8<sup>th</sup>, a resident from Berwind Road reported a theft that occurred overnight at his residence. Police responded and met with the resident who said that he had left the garage door open overnight and the next morning he noticed several power tools had been taken.

On April 9<sup>th</sup>, an anonymous caller reported a noise complaint on Aldwyn Lane coming from the Santander Bank. It appeared that the generator kicked on and reset the power to both buildings and then shut off. Officer did not see any power lines down in the area or had not received calls regarding a power outage.

On April 10<sup>th</sup>, DelCom reported a male loitering at the Wawa. Officers arrived on location and observed a male sitting on the sidewalk. Due to past incidents, the male was identified and asked to leave the establishment. He was notified that he would be receiving notification in the mail banning him from the Wawa.

On April 11<sup>th</sup>, there was a report of a hit and run in the 500 block of Devon Avenue. Witness #1 stated she observed a vehicle travelling westbound on South Devon Avenue and enter the park. The operator was a w/m. Witness #2 confirmed the vehicle's registration. The registration was a vehicle from Devon Home Properties. Tredyffrin Police met Officer at the location but no one was home. Tredyffrin Police and Easttown Police were advised and would be checking the area. Officer placed caution tape at the scene to alert pedestrians and pictures were taken of the scene. A 3<sup>rd</sup> witness advised the operator was wearing a baseball hat which fell in the park. Officer was able to recover the hat and placed it and the RPD camera card into temporary evidence.

On April 14<sup>th</sup>, a resident from Meadowood Road came to the Police Department to report vandalism to her vehicle on 04/10/16. She completed a written statement in which she reported the windshield of her car was cracked and she believed the damage was caused by a BB gun. Her son's soccer net was also slashed. She requested added patrol on her street.

On April 15<sup>th</sup>, a resident from Matlack Lane reported a theft from his residence. The resident completed a written statement in which he reported a watch collection valued at \$3000.00 was stolen from his residence. He had contractors and cleaners in and out of his house. He provided additional information and details on the items stolen.

On April 17<sup>th</sup>, Officer reported finding property from a resident on Castlefinn Lane. While tracking with K-9 Bear, Officer found a case of clear packing tape. The case had a shipping label from Castlefinn Lane. The resident confirmed that his unsecured vehicle was entered overnight. The case of tape was in the rear area of the vehicle, but nothing else was taken. A statement was left to complete.

On April 17<sup>th</sup>, Officer reported conducting a pedestrian stop of three females carrying cups of beer along the 200 block of David Drive. The females were identified and advised they would be mailed citations for violating the Township Ordinance against open containers.

On April 19<sup>th</sup>, a resident from Morningside Circle came to the Police Station to report check fraud. On April 4<sup>th</sup>, the resident sold a slot machine on Craigslist to a buyer identified by an email address. The slot machine was being sold for \$1,100.00, however, the resident received a certified check from the buyer totaling \$2,950.00. The resident advised the buyer that she overpaid and the buyer requested the balance be sent to an address in Florida via certified check. The resident received notice from the Bank that the original cashed check was fictitious and the money was removed from her account. Officer advised that this was a known scam. An internet search revealed many scams similar to this across the country.

On April 20<sup>th</sup>, a resident from North Aberdeen Avenue came to the Police Station to report an unauthorized use of motor vehicle. Officer reported the resident completed a written statement in which she stated that her vehicle is usually operated by an employee who did not show up for work. The resident was told the employee was using the vehicle to flee from the Police. The resident wanted to withdraw her permission for the employee to operate the vehicle. The information was faxed to DelCom.

On April 21<sup>st</sup>, a resident from Maplewood Road reported trash collection taking place in the early morning hours at the Wayne Elementary School. An added patrol was requested to make contact with the trash company. During this most recent incident, the resident expressed he heard the truck picking up trash at 0440 hours. Officer asked for a follow up to check for a company name from the school. The trash company was issued citation for violating Section #200-6 of the Township Ordinance.

On April 22<sup>nd</sup>, an anonymous caller reported a group of juveniles fighting on the field at Cowan Park. Officer arrived on location and spoke with a group of juveniles who stated they were having a dance off. Officer spoke with the juveniles who just left the park and stated there were no issues.

On April 23<sup>rd</sup>, Springfield Police Department requested a K-9 assist after a confirmed burglary from an alarm activation. Officer and K-9 Rocky arrived in Springfield and Upper Darby Police Department K-9 were also on location. Upper Darby K-9 conducted search of the track, since they arrived on scene first. Officer assisted Upper Darby Police Department K-9 which yielded negative results (heavy rain prior to and during track).

On April 24<sup>th</sup>, a Safety Officer from Cabrini College reported a suspicious b/m had attempted to get on school property without proper identification and then fled. Police responded and met with the male. Safety Officer told Police the male attempted to pass the front gate without ID and when the Officer confronted him, the male fled the scene. Police searched the area with negative results.

On April 25<sup>th</sup>, DelCom reported Cabrini Public Safety chasing three subjects through the woods on campus. Contact was made with Public Safety who advised that the subjects had been previously told that they were not to be on campus. The subjects were later identified as VFMA students. Both subjects were cited for Simple Trespass. The three subjects were transported back to VFMA.

On April 26<sup>th</sup>, DelCom reported a theft at the Radwyn Apartments. Officer made contact with a female resident that stated she was inside her apartment when she saw five b/m's around the common area where residents place their bikes. She saw one of the males take her daughter's bike. Officer made contact with the manager who stated she saw a group of males in the parking lot with bikes. The resident filled out a written statement and a property report. Officer checked the area, yielding negative results.

On April 29<sup>th</sup>, a resident from Rock Rose Lane reported two solicitors selling home improvements. Officer located two w/m's who identified themselves. Officer requested their permit for soliciting in Radnor Township and was supplied with a State of Delaware permit. They were advised both of the Ordinance and issued citations for Radnor Township Ordinance 209-1 Soliciting. Both left the area without incident.

On April 30<sup>th</sup>, a female called to report criminal mischief to her vehicle while parked on West Wayne Avenue. She parked her vehicle at approximately 2030 hours and upon her return, she observed scratches around the entire surface of her vehicle. She could not estimate the cost of the damage at that time.

# Calls for Service - by UCR Code



Incidents Reported Between 04/01/2016 and 04/30/2016

## RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0224	ASSAULT TO RAPE-OTHER FORCIBLE MEANS	1			
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	2			
0490	ASSAULT - REPORTS	1			
0511	BURGLARY-FORCED ENTRY-RESIDENCE-NIGHT	1			
0512	BURGLARY-FORCED ENTRY-RESIDENCE-DAY	1			
0522	UNLAWFUL ENTRY-NO FORCE-RESIDENCE-DAY	1			
0533	ATTEMPTED FORCIBLE ENTRY-RES.-UNKNOWN	2			
0590	BURGLARY - REPORTS	1			
0611	THEFT-\$200 & OVER-POCKET PICKING	1			
0613	THEFT-\$200 & OVER-RETAIL THEFT	1			
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	6			
0615	THEFT-\$200 & OVER-AUTO ACCESSORIES	1			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	6			
0619	THEFT-\$200 & OVER-ALL OTHER	8			
0623	THEFT-\$50 TO \$200-RETAIL THEFT	1			
0624	THEFT-\$50 TO \$200-FROM AUTO (EXCPT 0625)	3			
0626	THEFT-\$50 TO \$200-BICYCLES	1			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	3			
0629	THEFT-\$50 TO \$200-ALL OTHER	1			
0634	THEFT-UNDER \$50-FROM AUTO (EXCEPT 0635)	1			
0644	THEFT-ATTEMPTED-FROM AUTO (EXCEPT 0645)	1			
0800	ASSAULTS - OTHER ASSAULTS (SIMPLE)	3			
0810	SIMPLE PHYSICAL ASSAULTS	1	1		
1100	FRAUD	5			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	1			
1140	UNAUTHORIZED USE OF A MV	1			
1150	FRAUD - CREDIT CARDS	3			
1190	FRAUD-ALL OTHER(FLIM FLAM,CONFIDENCE	1			
1191	FRAUD - REPORTS	11			
1331	STOLEN PROP.-POSSESSING - MOTOR VEHICLE	1			
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	8			
1440	CRIMINAL MISCHIEF - ALL OTHER	2			
1465	INSTITUTIONAL VANDALISM	1			
1490	CRIMINAL MISCHIEF - REPORTS	8			
1810	DRUG VIOLATIONS	1			
1813	DRUGS-SALE/MFG-SYNTHETIC NARCOTICS	1			
1822	NARCOTICS-MANUFACTURE-MARIJUANA,ETC.	1			
1831	NARCOTICS-POSSESSION-MORPHINE,HEROIN,ETC	1			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	8			
1890	NARCOTICS - REPORTS	1		1	
1891	DRUG EQUIPMENT VIOLATIONS	0	1		
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	1			
2122	DRIVE UNDER INFLUENCE - DRUGS-IMPAIRED	0		1	
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	2	2		1
2230	LIQUOR LAW-ALL OTHER VIOLATIONS	1			
2300	PUBLIC DRUNKENESS	3	1		
2400	DISORDERLY CONDUCT	2	1		
2410	HARASSMENT BY COMMUNICATION	5			

# Calls for Service - by UCR Code



Incidents Reported Between 04/01/2016 and 04/30/2016

## RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
2420	DISORDERLY CONDUCT-PUBLIC PLACES	4			
2440	DISORDERLY CONDUCT-DISTURBING THE PEACE	1			
2450	HARASSMENT	7	2		
2480	DISORDERLY CONDUCT-ALL OTHERS	4			
2490	DISORDERLY CONDUCT-REPORTS	1			
2636	ALL OTHERS-HOUSING CODE(ORDINANCE VIO.)	0	1		
2640	ALL OTHER ORDINANCE VIOLATIONS	6	1		
2660	TRESPASSING OF REAL PROPERTY	2	1		
2691	PEEPING TOM	1			
2900	JUVENILE RUNAWAYS	7			
2910	LOST/MISSING PROPERTY	3			
3000	LOST/RECOVERED PROPERTY	1			
3200	CHECK ON WELFARE	5			
3300	CIVIL DISPUTES	9			
3310	ATTEMPTED SUICIDES	0	1		
3500	DISTURBANCE - DISORDERLY PERSONS	8			
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	28			1
3502	DISTURBANCE-UNDERAGE PARTY(NO ARREST)	1			
3520	DOMESTIC PROBLEM (NO ARREST)	19	1		
3610	DISTURBANCES-JUVENILE	2			
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	7			
3650	ELECTRIC COMPANY-POWER OUTAGES,ETC	3			
3700	FIRE - RESIDENTIAL	2			
3703	FIRE-ALL OTHERS	5			
3704	FIRE-BURNING ORDINANCE VIOLATION	1			
3706	FIRE - LEAVES, BRUSH, ETC.	3			
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	1			
3850	HAZARDOUS CONDITIONS	16			
3880	OPEN DOORS/WINDOWS - DISCOVERED	6			
3900	GAS LEAKS (NATURAL GAS)	5			
4000	JUVENILE PROBLEMS (NO ARREST)	3			
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	6			
4090	NON-CRIMINAL - REPORTS	1			
4200	MISSING PERSONS(EXCEPT JUVENILES)	1			
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	1			
4301	MENTAL HEALTH-ALL OTHERS	4	1		
4400	OFFICER INJURED ON DUTY	2			
4500	OPEN DOORS/WINDOWS	3	2		
4600	ORDINANCE VIOL -EXCEPT BURNING/SOLICIT	7	1		
4650	POLICE INFORMATION	65			
4655	CID/DTF INVESTIGATION	0	1		
4660	911 HANG UP CALL	28			
4700	ADDED PATROL-REQUEST FOR	32	1		
4701	ADDED PATROL - BUSINESS CHECKS	88	1		
4702	ADDED PATROL - SCHOOL CHECKS	45			
4800	SOLICITING-WITHOUT PERMIT	0	1		
4801	SOLICITING-COMPLAINTS	1			
4900	SUSPICIOUS PERSON	29			

# Calls for Service - by UCR Code



Incidents Reported Between 04/01/2016 and 04/30/2016

## RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
4901	SUSPICIOUS CIRCUMSTANCE	37			
4902	SUSPICIOUS VEHICLES	24	1		
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	8			
5004	LOST & FOUND - FOUND ARTICLES	7			
5005	FOUND BICYCLES	2			
5006	LOST & FOUND - LOST ANIMAL	3			
5008	LOST & FOUND - LOST ARTICLES	4			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	7			
5200	TRAFFIC HAZARD-POTHOLES/OBSTRUCTIONS/ICE	4			
5300	TREES DOWN AND/OR BLOCKING ROADWAY, ETC	3			
5400	VEHICLES-ABANDONED	1			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	18			
5402	VEHICLES-DISABLED	17			
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	23	1		
5404	VEHICLES-PARKING COMPLAINTS	19	1		
5405	VEHICLES-TOWED	18	4	1	
5406	VEHICLES-REGISTRATION/LOST OR STOLEN	1			
5501	WIRES DOWN - NO HAZARD	13			
5502	ANIMAL COMPLAINTS - BARKING DOGS	8			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	4			
5510	ANIMAL COMPLAINTS - OTHER	8			
5590	ANIMAL COMPLAINTS - REPORTS	3			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	2			
6001	ACCIDENT - WITH INJURIES	4			
6002	ACCIDENT - NO INJURIES (REPORTABLE)	17			
6003	ACCIDENT - NON REPORTABLE	61			
6004	ACCIDENT - HIT & RUN	10			
6005	ACCIDENT - NO REPORT DONE	9			
6312	TRAFFIC ENFORCEMENT - WARNINGS	1			
6606	TRAFFIC RELATED - DIRECT TRAFFIC	12			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	2			
6614	TRAFFIC RELATED - OTHER TRAFFIC	1			
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	2			
7004	NOTIFICATION - ELECTRICIAN	1			
7008	NOTIFICATION - SEWER DEPT.	2			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	6			
7016	FOLLOW UP INFORMATION	1			
7090	PUBLIC SERVICES - REPORTS	1			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	3			
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	2			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	8			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	92	1		
8002	FIRE/MEDICAL ALARM - CITATION ISSUED	1			
8003	FIRE/MEDICAL ALARM - NO CITATION	24			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	2			
8590	CITIZEN COMPLAINT REPORT	2			
9000	ANIMALS - DOG COMPLAINTS	9			
9002	ANIMALS - ALL OTHER	4			

# Calls for Service - by UCR Code



Incidents Reported Between 04/01/2016 and 04/30/2016

## RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
9005	ANIMALS - ALL INVOLVING DEER	3			
9038	K-9 ASSIST	5	6		
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	4			
9040	ASSIST LOWER MERION PD	2			
9041	ASSIST HAVERFORD PD	1	1		
9044	ASSIST EASTTOWN PD	1			
9045	ASSIST TREDYFFRIN PD	1			
9046	ASSIST UPPER MERION PD	2			
9050	ASSIST SICK/INJURED	135			
9051	ASSIST AMBULANCE	5			
9052	ASSIST OTHER POLICE DEPARTMENT	1	1		
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	2		1	
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	147	1		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	34			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	48			
9972	MOTOR OFFICER ACTIVITY	0	2	3	
CITN	NON-TRAFFIC CITATION	57			
CITT	TRAFFIC CITATION	637			
<b>Total Calls</b>		<b>2,187</b>			

**Radnor Township Police Department**  
**April 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	1	0	0	0	0
Night (6 PM to 6 AM)	1	0	0	0	0	0
Time Unknown	0	0	2	0	0	0
<b>Total Burgs - 4/16</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Burgs - YTD</b>	<b>9</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>
<b><i>Burglaries by Area</i></b>						
<b>Patrol Area</b>	<b>District</b>	<b>Burgs 4/16</b>	<b>Burgs YTD 16</b>			
Northeast Beat	1	0	2			
Northwest Beat	2	4	12			
Southwest Beat	3	1	2			
Southeast Beat	4	1	2			
Villanova University	7	0	0			
<b>Total Burglaries</b>		<b>6</b>	<b>18</b>			



**Radnor Township Police Department**  
**April 2016 Property Stolen Recovered Report**

Type of Property	Apr-16 Stolen	2016 YTD Stolen	Apr-16 Recovered	2016 Y-T-D Recovered
Currency, Notes, Stocks Etc.	\$3,874.00	\$25,247.00	\$2,900.00	\$2,900.00
Clothing & Furs	\$1,034.00	\$1,864.00	\$0.00	\$0.00
Locally Stolen Motor Vehicles	\$0.00	\$35,000.00	\$0.00	\$0.00
Office Equipment	\$2,250.00	\$8,108.00	\$200.00	\$200.00
Televisions, Radios, Cameras	\$600.00	\$600.00	\$200.00	\$200.00
Firearms	\$0.00	\$0.00	\$0.00	\$0.00
Household Goods	\$600.00	\$1,225.00	\$0.00	\$55.00
Consumable Goods	\$0.00	\$0.00	\$0.00	\$0.00
Jewelery & Precious Metals	\$30,850.00	\$72,050.00	\$0.00	\$0.00
Livestock	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$20,612.00	\$36,582.00	\$0.00	\$0.00
<b>Total Property Value</b>	<b>\$59,820.00</b>	<b>\$180,676.00</b>	<b>\$3,300.00</b>	<b>\$3,355.00</b>

**Radnor Township Police Department**  
**April 2016 Crime Report**

<b>CLASS 1 Offenses</b>							
<b>Offense</b>	<b>Inc 4/16</b>	<b>Inc YTD 16</b>	<b>Clr'd 4/16</b>	<b>Clr'd YTD 16</b>	<b>Inc YTD 15</b>	<b>Clr'd YTD 15</b>	<b>Inc YTD 16 to 15</b>
Criminal Homicide	0	0	0	0	0	0	0
Forcible Rape	1	1	0	0	0	0	1
Robbery	0	0	0	0	0	0	0
Assault	9	22	1	11	8	2	14
Burglary	6	18	1	1	9	0	9
Larceny	34	87	2	3	70	4	17
Auto Theft	0	1	0	0	3	1	-2
Arson	0	0	0	0	0	0	0
<b>Total Class 1 Off.</b>	<b>50</b>	<b>129</b>	<b>4</b>	<b>15</b>	<b>90</b>	<b>7</b>	<b>39</b>
<b>CLASS 2 Offenses</b>							
Vandalism	19	41	0	0	29	0	12
Illegal Drugs	12	30	8	18	31	25	-1
DUI	1	11	4	14	21	16	-10
Disorderly Conduct	24	47	0	9	31	3	16
Fraud Related	22	65	0	0	85	0	-20
Underage Drinking	3	11	4	8	12	7	-1
All Other Class 2	9	35	11	27	32	13	3
<b>Total Class 2 Off.</b>	<b>90</b>	<b>240</b>	<b>27</b>	<b>76</b>	<b>241</b>	<b>64</b>	<b>-1</b>
<b>Grand Total</b>	<b>140</b>	<b>369</b>	<b>31</b>	<b>91</b>	<b>331</b>	<b>71</b>	<b>38</b>





## RECREATION & COMMUNITY PROGRAMMING DEPARTMENT MARCH & APRIL 2016 REPORT

### Events/Excursions/Programs

- Programming/Events consisted of/registration underway:
  - Radnor Youth Basketball (969 League participants - includes 51 travel participants)
  - Hoops Clinic (103 participants - includes 1<sup>st</sup> & 2<sup>nd</sup> graders)
  - Little Hoops Stars (160 participants - includes 109 Kindergarteners and 51 Preschoolers)
  - Gryphon Volleyball Program (23 participants)
  - Youth Wrestling Clinic (17 participants)
  - After School Chess at Ithan Elementary with Shining Knights (23 participants)
  - After School Science at Ithan Elementary with Professor Bob (20 participants)
  - Junior & Adult Tennis Lessons with David Broida (41 participants)
  - Men's Basketball (27 participants)
  - School's Out Program with Jump Start Sports (3/10 & 11 – 35 participants, 4/26 – 24 participants)
  - **Spring Break Sports Camp with Jump Start Sports (47 participants)**
  - **Spring Break Soccer Camp with World Cup Sports Academy (27 participants)**
  - **Spring Junior Soccer with Soccer Shots (80 participants)**
  - **Spring Junior Soccer with World Cup Sports Academy (57 participants)**
  - **Spring Multisport Camp with Young Sports (program cancelled)**
  - **Spring Tennis with Pam Rende (28 participants registered)**
  - **Preschool T-ball with Jump Start Sports (96 participants)**
  - **Radnor Day Camp (235 registered to date)**
  - **Summer Preschool Camp (40 registered to date)**
  - Regal Movie Discount Ticket Program (57 movie tickets sold to date 2016)
  - PRPS Discount Ticket Program – Ski Resort Tickets (114 sold to date 2016)
  - **Spring Eggstravaganza Celebration (cancelled after four scheduled dates)**
  - **Youth Trout Derby at Saw Mill Park (211 participants)**
  - **Radnor Free Tree Giveaway (150 trees were distributed)**
  - **Wheels of Wayne Car Show Event (118 vehicles registered; Approximately 4,500 in attendance)**
  - **Arbor Day Celebration (event was held earlier in the day due to approaching inclement weather, members of the Radnor Township staff and Radnor Conservancy were in attendance)**
- Met with spring and summer programming and event vendors/instructors, aligned contractual agreements, and continued to administer the current Child Protective Services Laws.
- Coordinated facility schedules for seasonal programming and events.
- Developed and circulated the Summer 2016 Recreational Activities Brochure; provided and proofed detail for the Spring and Summer Township Newsletters.
- Coordinated Winter 2016 Radnor Youth Basketball Program in cooperation with Jump Start Sports and the basketball program coordinator that included program communications, final weeks of practices and game schedules, championship games at Villanova University's Pavilion, program evaluations, meetings with program leaders, referees, and parents; and final usage analyses for facilities and program financials. We are working closely with community leaders of the program who are beginning to develop the program into an independent sports organization for the 2017 season that would interface with the Township.
- Developed components of Radnor Day Camp and Summer Preschool Camp including facility usage and logistics at Radnor Elementary School; daily and trip transportation schedules with RTSD Transportation Department; general registration organization including the processing of 42 scholarship applications and providing support for 54 special needs campers; hiring and staff development for all summer positions; staff training structure; camp trip and visitor schedules; daily activities and schedules with camp directors and coordinators; communications with families and camp welcome packet; and structure of upcoming Back-to-Camp Night.
- Events coordinated consisted of:
  - Spring Eggstravaganza – worked closely with Villanova University Risk Management Department regarding insurance requirements for event; coordinated entertainment,

- vendors, sponsors, prizes, supplies, staffing and logistics – all were impacted by rescheduling the three times due to inclement weather and event was rescheduled twice at Dittmar Park.
- Youth Trout Derby – organization of registrations and logistics.
- Wheels of Wayne – coordinated Township staffing, logistics, and safety; activities and entertainment; vehicles, vendors, and event sponsors; BBQ & Pizza Contests; vehicle registrants, trophies, and judging across 15 categories.
- Arbor Day Celebration – coordinated with the Radnor Conservancy, Scouts and PA Bureau of Forestry.
- Grand Opening of the Delaware County Sports Hall of Fame Museum at the Radnor Township Building – worked with museum’s curator on logistics and set up.
- Great American Backyard Campout – coordinated activities with the Scouts, sponsors, and set up and opened online registration.
- Bo Connor Park Concert – coordinated entertainment and sponsors.
- Night at the Ball Park - coordinated activities and entertainment, sponsors, and fireworks.
- Radnor Run - attended monthly planning meeting and worked through planning objectives for 2016.
- 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 2016 events and programs; sponsorship proceeds are currently at \$56,000.
- Worked with three potential advertisers for Township website advertising buttons.
- Met to discuss partnership collaborations with Young Sports, Christ Church Conestoga, Radnor Memorial Library, Villanova University, and the Wayne Business Association.

#### **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.
- Coordinated Department transition of staff due to vacancy of Program Supervisor position.
- 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;
- Continued working on Passport to Parks Project and Department Strategic Plan; began working at the direction of the Finance Department on an Enterprise Resource Planning Project (approved by BOC in early May) that will integrate each department's financial management system, payroll, work orders, enable online registration for recreation programming, and more.
- 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.
- Attended monthly Wayne Senior Center Board Meeting.
- Attended Wayne Business Association Meeting hosted by Radnor Township.

- Attended Garrett Hill Committee Social and Meeting, presented updated on Clem Macrone Park Project.

**Parks & Facilities Usage**

- **Athletic Fields:** Coordinated field scheduling for spring and summer 2016 with the community sports organizations, local schools, and programs; coordinated spring field requests with primary spring users - Radnor Boys and Girls Lax; Radnor Wayne Little League; Radnor Soccer Club; St. Katharine's of Siena School; Agnes Irwin School; Sacred Heart; and many other schools and organizations for rentals.
- **Park Areas:** Continued taking reservations for the 2015 season.
- **Radnor Activity Center:** Coordinated usage and rentals – 10 rentals took place in March and 11 rentals took place in April (the majority were for multiple dates) along with the Department's seasonal recreational usage including Radnor Youth Basketball, Futsal, Men's Basketball League, preschool soccer programs, programs for in-service days and spring break, Radnor Middle School programs, and the Main Line Independent Guard; the facility also served as a polling location for the April 26 election; met with contractors to evaluate floor resurfacing and bleacher replacement projects; met with insurance adjuster, RTSD staff, and Township risk adviser regarding floor damages that occurred in late February, continued to work through the process of repairs and restitution.

**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 soon in 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 26<sup>th</sup> 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 2015 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 has been approved; Kimmel Bogrette has finalized the project's bid documents and we are waiting for DCNR's compliance review; 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, infield 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; most of the work on the new concession stand building has been finalized and a grand opening is anticipated on Memorial Day; scoreboards have been installed; additional site work will include repairs to the driveway access off Iven Avenue and stormwater management; the Encke A field infield has been converted to 50/70 distances; additional projects within the park include fencing upgrades, replacement to the bleachers, and press box construction.
- **Fenimore Woods Rehabilitation Project** – met with architectural firm Kimmel-Bogrette to discuss park improvement goals – project agreement for design services was authorized in March by the BOC; 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 has been milled and redone; the top coating will be reapplied and after the asphalt has cured and after the equipment has been reinstalled – the skatepark closed on April 11 and will reopen once all of the work has been completed.
- **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:** An updated proposal has been submitted by St. David's Nursery School to operate and improve the Mansion that includes more detail than the initial proposal that was presented at the January Parks and Recreation Board Meeting and at the February Board of Commissioners Meeting; the Board of Commissioners voted on April 25 to issue a new, modified Request for Proposals (RFP) for the future use of the Mansion and the terms will be discussed on May 23 - their goal was to find a use for the Mansion that will allow for its continued public use, would provide an update to the building, and would minimize the impact of the use on the surrounding park; replacement of the Willows entryway bridge will be completed in mid-May.

Respectfully Submitted,

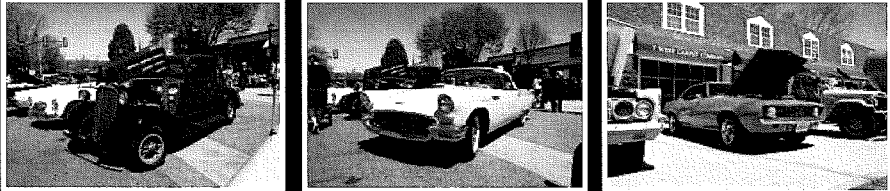



Tammy S. Cohen  
Director of Recreation & Community Programming

**RADNOR TOWNSHIP RECREATION & COMMUNITY PROGRAMMING**  
presents...

# WHEELS OF WAYNE

**SUNDAY, APRIL 24, 2016**  
1:00PM TO 4:00PM  
DOWNTOWN WAYNE



The 4<sup>th</sup> annual event took place on Sunday, April 24<sup>th</sup> on North Wayne Avenue and West Avenue in Downtown Wayne! The streets were adorned with Classic Cars, Trucks, Motorcycles, Businesses, Vendors, Community Groups, Entertainment, and many community members!







**Some of the awesome activities offered for kids and families were:**

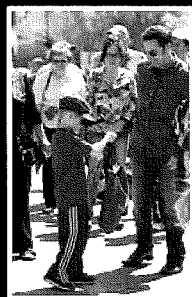
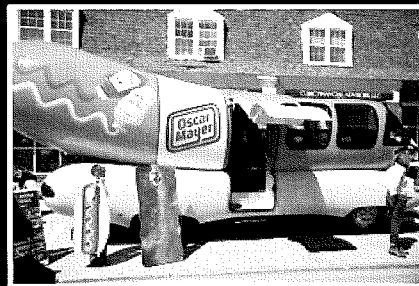
**Moon Bounces**  
**Mr. Jim's Balloon Art**  
**Balloons by Jim Burkardt**  
**NEW THIS YEAR: Video Gaming Trailer**  
**DJ-Musical Entertainment**




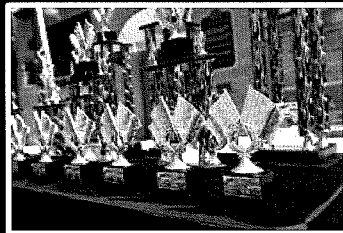
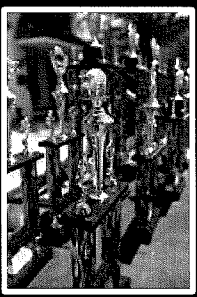
**Fun for the whole family!**



**We would like to thank the Oscar Meyer Weiner Mobile for coming to our event this year!**



**We would also like to thank Villanova University for contributing prize packs and basketballs signed by Coach Jay Wright!**

**🏆 This year there were 19 awards given! 🏆**

- Best in Show Car
- First Runner Up Car
- Best in Show Truck
- First Runner Up Truck
- Best in Show Motorcycle
- Best Foreign Vehicle
- Best Domestic Vehicle
- Best Convertible
- Most Unique Vehicle
- Best Paint Job
- Best Public Safety/Utility Vehicle
- Best Muscle Car
- Best Eco-Friendly Vehicle
- People's Choice Award
- First Runner Up People's Choice Award
- Pulled Pork Contest Winner
- First Runner Up Pulled Pork Contest
- Pizza Contest Winner
- First Runner Up Pizza Contest

**🏆 CONGRATULATIONS TO OUR WINNERS! 🏆**

<u>1953 Caribbean Packard</u>	<u>1955 Triumph</u>	<u>1947 Ford Pickup</u>
		
BEST IN SHOW CAR Roger Sternfeld	BEST IN SHOW MOTORCYCLE Richard Zackavich	BEST IN SHOW TRUCK Peter Schroeder
<u>1936 Mercedes 500K</u>	<u>1955 Chevrolet Cameo</u>	
		
FIRST RUNNER UP CAR Glen Gullborg	FIRST RUNNER UP TRUCK Joseph Burke	

**CONGRATULATIONS TO OUR WINNERS!**

<p><u>1955 Rolls Royce</u> <u>Silver Dawn</u></p>  <p><b>BEST FOREIGN VEHICLE</b> Steve Plotkin</p>	<p><u>1969 Oldsmobile</u> <u>Cutlass S</u></p>  <p><b>BEST DOMESTIC VEHICLE</b> Eric Vermillion</p>	<p><u>1929 Packard</u> <u>Sport Phaeton</u></p>  <p><b>BEST CONVERTIBLE</b> Warren Rubin</p>
<p><u>1930 Ford Model A Speedster</u></p>  <p><b>MOST UNIQUE VEHICLE</b> Tony Cardamone</p>	<p><u>2013 Dodge Viper</u></p>  <p><b>BEST PAINT JOB</b> David Kelleher</p>	<p><u>1968 Ford Shelby GT500</u></p>  <p><b>BEST MUSCLE CAR</b> Susan Stanley</p>

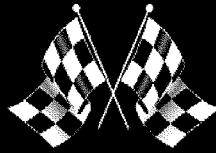
**CONGRATULATIONS TO OUR WINNERS!**

<p><u>1950 Mercury CP</u></p>  <p><b>PEOPLE'S CHOICE AWARD</b> Lewis Winnemore</p>	<p><u>2014 Smart Car Fortwo ED</u></p>  <p><b>BEST ECO-FRIENDLY VEHICLE</b> Ted Merriman</p>	<p><u>1954 Mack B75</u></p>  <p><b>BEST PUBLIC SAFETY/UTILITY VEHICLE</b> Radnor Fire Company</p>
<p><u>1967 Austin Healey 3000</u></p>  <p><b>PEOPLE'S CHOICE AWARD RUNNER UP</b> Josh Hilbert</p>	<p>For a full list of the participating vehicles in this year's event, including the award winners, click <a href="#">here!</a></p>	

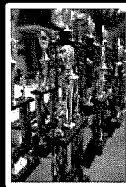
# CONGRATULATIONS TO OUR WINNERS OF THE PIZZA AND PULLED PORK CONTEST!



**PULLED PORK WINNER**  
**Teresa's Next Door**



**PIZZA WINNER**  
**Vecchia Pizzeria**



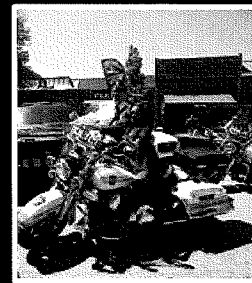
**FIRST RUNNER UP**  
**PULLED PORK**  
**Christopher's**

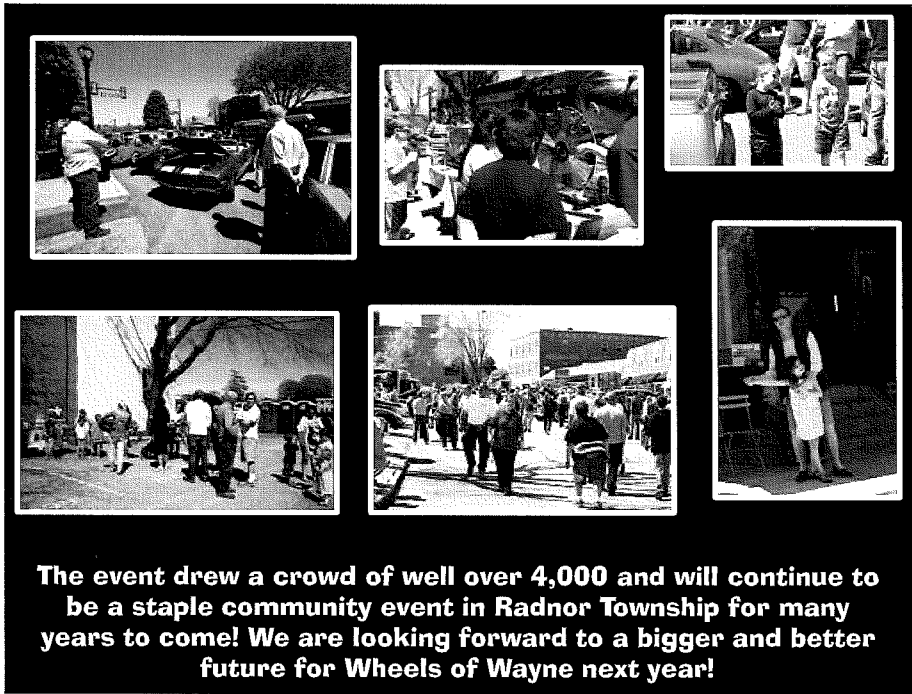


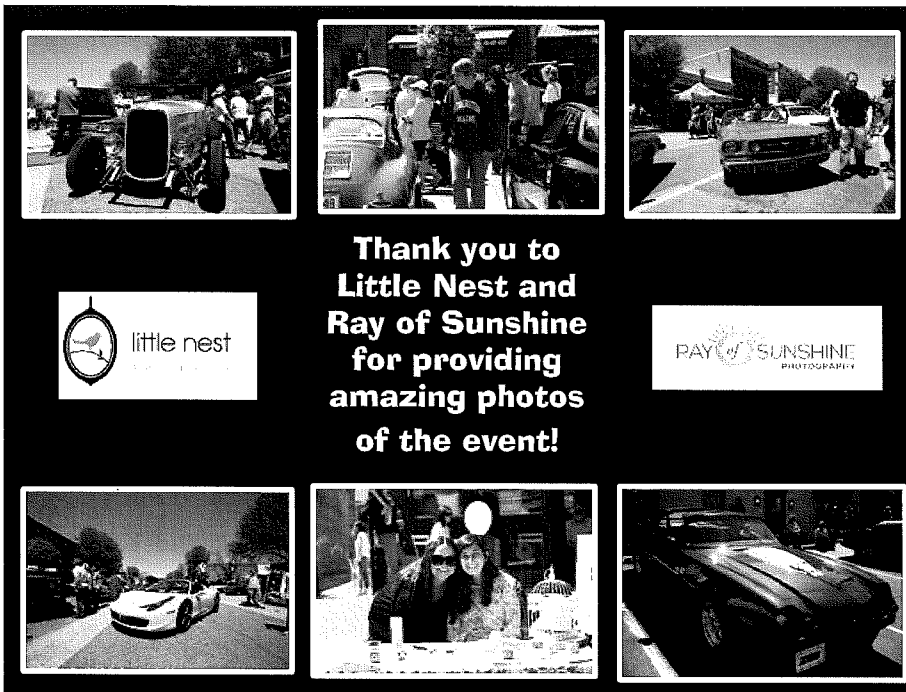
**FIRST RUNNER UP**  
**PIZZA**  
**Paola's Pizzeria**



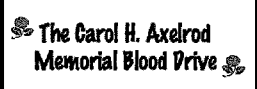
**THANK YOU TO ALL OF THE RADNOR  
TOWNSHIP STAFF MEMBERS FOR  
THEIR HARD WORK AND EFFORTS IN  
MAKING THIS EVENT A HUGE SUCCESS!**







❖ THANK YOU TO OUR SPONSORS! ❖



**Radnor Township**  
**Public Works Department**  
**Monthly Report for April 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  
– 41 vehicles
- Vehicle safety inspections for all departments  
– 15 vehicles
- Major Repairs  
Unit #6 – Replace broken blend door actuator  
Unit #73 – Remove fuel tank and replace fuel pump, Replaced rear brake lines and bleed system  
Unit #85 – Replace front end parts and mass air flow sensor  
Unit #47 – Replace upper control arm and ball joint, Replace u-joints and rear brake pad & rotors  
Unit #5 – Replace belt tensioner and pulley, replace both heater hoses, filled cooling system  
Unit #11 – Replace front brakes and rotors, 1 tire  
Unit #36 – Rear packer floor replaced and new top trash plate rebuilt, new bracing installed

Unit #34 – New rear hub assembly and bearings installed

- Hydraulic Hose Assemblies – made 6 assemblies in house

• Scheduled Vehicle Maintenance

Unit #6	Unit #17
Unit #T-3	Unit #5
Unit #77	Unit #H-1
Unit #12	Unit #11
Unit #85	Unit #8
Unit #47	Unit #45
Unit #16	Unit #2
Unit #75	

- Repair, Service and Maintain 128 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
- Replaced and repaired signs as needed
- Set up Radnorshire Room for Meetings
- Created faded sign list
- Assisted Police with Deer
- Removed trash for library
- Installed plows & chains on dump trucks
- All hands in for salting event – 4/9
- Repaired sinkhole at 7 Rodney
- Installed Fountains at the Willows Pond
- Repaired 2 Inlets on Drexel from the ground up – used 2 cubes of bricks

- 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
- Delivered Leaf Compost to EAC pickup locations
- Replaced pipe to pond at the Willows
- Installed mailboxes at various locations that we damaged.
- Repaired numerous inlets
- Crew on Inlet Repair
- Repaired plows & chains on all dump trucks
- Continued cleaning the inside of inlets throughout the Township - also making repairs
- Replacing manhole frames and lids prior to paving schedule
- Sweeper out cleaning bad spots
- Cleaned Business District Parking Lots
- Assisted Police with NOVA Games (Barricades & Clean Up)



- Top soil work at S. Wayne & Audubon (seeded & erosion control matting)

- Assisted Police with NOVA Games (Barricades & Clean Up)
- 

**Parks** *13 men*

- Attended all staff meetings
- Cleaned all Park Restrooms, 3 times per week
- Groomed ballfields, 3 times per week
- Picked up trash at parks and bike trail, 3 times per week
- Checked the Radnor Bike Trail after all storms
- Installed Fence at Friends or Radnor Trails Park
- Cleaned and Repaired all grills
- Washed all Vehicles
- Repaired all fences in the parks
- Checked all park playground equipment
- Cleaned garages
- Cleaned Public Works Buildings and Restrooms
- Installed Fountains at Willows Pond
- Spring Clean Up of all Parks & Trail
- 

- Pruned 10 trees in right of way
- Removed 2 trees in right of way
- Removed 2 trees in parks
- Removed 1 fallen trees from roads at night
- Cleared 6 trees from waterway
- Pruned trees along roadway
- Mulched Township Building Flower Beds
- Installed wood chips at flower beds
- Weeded all flower beds
- Repaired swings at tot-lots
- Repaired small equipment
- 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
- Installed clay at all ballfields

**Sewer** *3 men*

- Pumping Stations (5) check and maintain 5 times per week – 100 times per month
- PA One Call markouts – 292 for the month of April
- Cleaned 10 manholes
- Camared sewer lines
- Repaired 12 manholes
- Fueled generators at pumping stations
- 9 stoppages for the month of April

- Generators (4) - check and maintain 5 times per week – 80 times per month
- Jet Truck – cleaned 4,180 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

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

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

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

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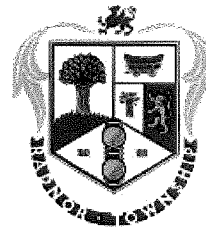
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# Interoffice Memorandum

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**TO:** BOARD OF COMMISSIONERS  
**FROM:** KEVIN KOCHANSKI, DIRECTOR  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
**SUBJECT:** APRIL MONTHLY REPORT  
**DATE:** MAY 4, 2016  
**CC:** ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development  
Department**

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

- Building Permit Fee Revenue totaled \$382,128.00 with 83 permits issued
  - Electric Permit Fee Revenue totaled \$47,228.00 with 48 permits issued
  - Mechanical Permit Fee Revenue totaled \$4,468.00 with 23 permits issued
  - Plumbing Permit Fee Revenue totaled \$6,383.00 with 39 permits issued
  - Zoning Permit Fee Revenue totaled \$1,050.00 with 14 permits issued
  - Banner Permit Fee Revenue totaled \$200.00 with 4 permits issued
  - Design Review Board Application Fee Revenue totaled \$2,300.00 with 7 applications received
  - Zoning Hearing Board Revenue totaled \$2,000.00 with 3 application received
- 
- Permit and application revenue for April 2016:           \$ 445,757.00
  - Permit and application revenue year to date:           \$ 731,364.00
- 
- Permits and applications for April 2016:               221
  - Permits and applications year to date:                 797
- 
- Inspections conducted for April 2016:                 770
  - Inspections conducted year to date:                   2,010

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: April 2016 Monthly Summary Report and Yearly Summary Report

\*\*\*\*\*

We hereby submit for your review the April 2016 Engineering and Public Works Departments Revenue, respectively \$ 20,350.00 and \$ 1,500.00 as outlined below.

➤ 19	Grading Permit Applications - \$ 5,725.00	year-to-date - \$ 18,725.00
➤ 0	Clearing Permit Application - \$ 0.00	year-to-date - \$ 0.00
➤ 2	SALDO Application - \$ 700.00	year-to-date - \$ 2,900.00
➤ 7	Sidewalk Permit Applications - \$ 400.00	year-to-date - \$ 1,000.00
➤ 26	Sidewalk blocks replaced -	year-to-date - 49 blocks
➤ 3	Septic Permit Applications - \$ 1,800.00	year-to-date - \$ 2,550.00
➤ 35	Property inspections - \$ 2,275.00	year-to-date - \$ 7,065.00
➤ 52	Certificate of Occupancy Applications - \$ 9,450.00	year-to-date - \$ 19,950.00
➤ 8	Highway Permit Applications - \$ 1,500.00	year-to-date - \$ 45,535.00

Engineering income for 2016 year-to-date \$ 52,190.00  
Public Works income for 2016 year-to-date \$ 45,535.00

Engineering Assistant Doug Meder, SEO, performed the following:

➤ 48	Site visits	year-to-date - 238
➤ 44	Mark outs for property resale (sidewalks)	year-to-date - 114
➤ 44	Sewer inspections	year-to-date - 114
➤ 8	Complaints investigated	year-to-date - 34
➤ 10	Grading Permit applications reviewed	year-to-date - 31
➤ 32	Meetings attended	year-to-date - 123
➤ 0	Sewage Permit Review	year-to-date - 1
➤ 0	Sewage Permit Septic Installations	year-to-date - 1
➤ 1	Sewage Permit Percolation Tests	year-to-date - 1
➤ 1	Sewage Permit Deep Holes	year-to-date - 2
➤ 0	Sewage Permit Pre-soaks	year-to-date - 0
➤ 1	Storm percolation tests	year-to-date - 7
➤ 16	Deliveries to Shade Tree and Planning Commission members	year-to-date - 64

Professional Service Fees Reimbursed for 2016 year-to-date \$ 105,335.61

**TOWNSHIP OF RADNOR**  
***Minutes of the Meeting of April 25, 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***

*Philip Ahr, President*

*Elaine Schaefer*

*Donald Curley*

*Luke Clark, Vice President*

*John Nagle*

*Richard F. Booker*

*James C. Higgins*

***Also Present:*** *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; Robert Tate, Assistant 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; Amy Kaminski, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

*Vice President Clark called the meeting to order and led the assembly in the Pledge of Allegiance*

*Notice of Executive Session on April 25, 2016*

All commissioners were in attendance at the April 25, 2016 executive session; where matters of personnel, real estate and litigation were discussed.

Commissioner Clark announced that items 2 & 3 will be moved to the beginning of the agenda. Mr. Zienkowski requested that items D & F be removed from the agenda this evening. Commissioner Booker made a motion to remove the items, motion failed for lack of a second.

*1. Distinguished Unit Citation for 3<sup>rd</sup> Platoon – Radnor Police Department*

Superintendent Colarulo recognized members of the 3rd Platoon for an incident which occurred on Monday, March 7, 2016.

*2. Commendation of Merit – Police Department*

Superintendent Colarulo awarded a commendation of merit to members of the Radnor Police Department, Philadelphia Police Department and Upper Darby Police Department for their acts of intelligence, valuable police service and arrest through highly skilled performance that exemplifies the finest level of police professionalism for an incident which occurred on March 29, 2016.

Superintendent Colarulo also announced the promotion of Officer Jamie Metzler to Detective.

*Election of President*

Commissioner Clark explained that at the March 28, 2016 Board of Commissioners meeting Commissioner Higgins resigned as President. Nominations were opened for President of the Board. Commissioner Ahr and Clark were both nominated for President and then nominations were closed. Commissioner Clark inquired if there were any further nominations.

Commissioner Booker made a motion to reopen the nominations, seconded by Commissioner Curley.

Commissioner Booker made a motion to nominate Commissioner Curley, seconded by Commissioner Clark.

There was a brief discussion in regards to the Commissioners that have been nominated for President of the Board of Commissioners.

### Public Comment

Leslie Morgan, Farm Road – She commented about the election of the Board President.

Dan Sherry, Wayne – He commented in regards to the resignation of Commissioner Higgins as President and the anticipated votes for President of the Board.

Jim Caniglia, Barcladen Road – He spoke in support of Commissioner Ahr as President.

Sara Pilling, Garrett Avenue – She spoke in support of Commissioner Clark as President.

Joe Riser, Villanova – He commented that Commissioner Higgins should abstain from the vote and set a precedent.

Patti Barker, Garrett Hill – She spoke in support of Commissioner Ahr.

Commissioner Clark called the vote on the nomination of Lucas Clark as President. Motion failed 3-4 with Commissioners Higgins, Ahr, Schaefer and Nagle opposed.

Commissioner Clark called the vote on the nomination of Phil Ahr as President. Motion passed 4-3 with Commissioners Booker, Clark and Curley opposed.

### ***Commissioner Clark called a brief recess.***

Commissioner Ahr made brief comments and thanked Commissioner Clark for running the past 2 meetings as well as thanked all of the Commissioners for meeting with him so he was able to gain a better understanding of what was important to each of them.

### 3. Consent Agenda

- a) Disbursement Review and Approval: 2016-04B, 2016-04C
- b) Acceptance of Department Monthly Reports
- c) Acceptance of Staff Traffic Minutes dated April 20, 2016
- d) Approval of minutes for the Board of Commissioners meeting of March 28, 2016 & April 11, 2016
- e) Resolution #2016-56 - Authorizing the Township Manager to renew the Township's agreement with Mitel for the phone equipment lease
- f) Resolution #2016-57 - Authorizing the Township Manager to enter into an agreement with Line Systems for phone service
- g) Resolution #2016-54 - Authorizing Approval for the Purchase of Skatepark Equipment for Radnor Skatepark
- h) Resolution #2016-55 - Authorizing Approval for the Installation of a Water Fountain at Radnor Skatepark
  - i) Resolution #2016-49 – St. Thomas Way Traffic Signal (PENNDot T-160 Form)
  - j) Resolution #2016-50 – Ithan and Stanford Hall Traffic Signal (PENNDot T-160 Form)
  - k) Resolution #2016-51 – Sproul road-Spring Mill Road Traffic Signal (PENNDot T-160 Form)

- l) Resolution #2016-52 – Ithan and Dormitory Parking Garage Traffic Signal (PENNDot T-160 Form)
- m) Resolution #2016-53 – Ithan Avenue Traffic Signal (PENNDot T-160 Form)
- n) Resolution #2016-58 – Approval of proposal from Campbell Thomas & Co. for services rendered for implementation of the Extension of the Radnor Trail

Commissioner Curley made a motion to approve, seconded by Commissioner Nagle. Motion passed 7-0.

#### 4. Public Participation

Jane Galli, Rosemont – She commented in regards to the recent donation to Villanova University for renovations to the Pavilion and her frustrations with the University.

Dan Sherry, Wayne – He commented in regards to Public Comment at the meetings as well as his thoughts on the President and Vice-President seats.

Mr. Zienkowski commented about the unfair comments that are made towards Commissioners and Staff and that they are not necessary.

#### 5. Committee Reports

##### **PERSONNEL & ADMINISTRATION**

##### A. Discussion and Possible Motion(s) - Pine Tree Road Traffic Calming

Mr. Zienkowski briefly commented in regards to items for Traffic Calming on Pine Tree Road and asked the Board for direction on how to proceed. There was a discussion amongst the Commissioners and Staff. Mr. Norcini asked the Board to consider authorizing Gilmore and Associates to survey, design, construction drawings, specifications, and bidding documents for the installation of traffic calming medians on Pine Tree Road as well as authorize to receive bids for the installation of traffic calming medians on Pine Tree Road.

Commissioner Curley made a motion to authorize staff to develop the contract document for the Pine Tree Road traffic calming intervention, seconded by Commissioner Clark. Motion passed 7-0.

##### B. Hiring a professional broker to solicit offers for leasing and or purchasing the Willows Mansion and a small residential lot underneath the Mansion

Commissioner Booker discussed briefly the background of the failed redevelopment of the Willows Mansion to date and his belief that the need to hire a professional broker to solicit offers for leasing and or purchasing the Willows Mansion. Commissioner Booker invited Leslie Morgan (resident Ward 1) to approach the Board and discuss her thoughts on the future of the Willows Mansion.

Commissioner Booker made a motion to (a) hire a professional broker to solicit offers for leasing and or purchasing the Willows Mansion and a small residential lot underneath the Mansion (b) in conjunction with (a) performing a forecast of the public use component with each such use to be considered, seconded by Commissioner Clark

There was an in depth discussion amongst the Commissioners in regards to their wishes for the future of the Willows and what they would like to see in the request for proposals. Mr. Zienkowski commented that staff has met with St. David's Nursery school several occasions but have still not met the

requirements that have been set forth. Staff anticipates meeting with them within the next couple weeks with the Nursery School.

### Public Comment

Sara Pilling, Garrett Avenue – She commented in regards to the resident meeting that was held on Wednesday, April 13<sup>th</sup> and she reported back some of the ideas that came out of the meeting. The group also discussed having another meeting and it being held at the Township Building and televised so she asked the Board to waive the room rental fee.

Joe Riser, Villanova – He commented in regards to his support of the resident meetings and the importance of defining the premise of the RFP for it to be effective.

Mr. Zienkowski commented that he would like to go with Commissioner Booker's recommendation to use a professional real estate firm before going to RFP and suggested to use Avison Young as they are currently working with CARFAC.

Commissioner Ahr made a motion to amend the original motion to remove the purchase aspect out of it, seconded by Commissioner Nagle. Motion failed 2-5 with Commissioners Higgins, Booker, Clark, Schaefer and Curley opposed.

Commissioner Ahr called the vote on the original motion. Motion failed 3-4 with Commissioners Higgins, Schaefer, Curley and Nagle opposed.

Commissioner Schaefer made a motion to direct staff to begin the RFP process with drafting an RFP beginning with the last RFP but scaling back the ask to be more in line with the lease at the Cruetzburg Center, seconded by Commissioner Higgins.

Commissioner Curley discussed that he would like to see in the RFP a paragraph to include a request for concepts and visions from community groups. There was a discussion that followed.

Commissioner Schaefer amended her motion to add a request for concept and vision aspect that the building and the site would be exclusively park use to the RFP, seconded by Commissioner Higgins.

Mr. Zienkowski asked the Board if there would be a consideration to take the building down and start anew. There was not an agreement amongst the Board to support this.

### Public Comment

Leslie Morgan, Farm Road – She commented about an article that was in Philly.com about West Chester Borough.

Jane Galli, Barcladen Road – She commented about her frustrations with the process on whether it is to remain public/private and who is going to pay for it.

Commissioner Ahr called the vote on the original motion including Commissioner Schaefer's amendment, motion passed 7-0.

Commissioner Ahr made a motion to waive all fees related to the use of the meeting room for the resident group to use at the Township Building in regards to the future of the Willows, seconded by Clark. Motion passed 7-0.

C. Actual business forecast on the public use component of the Willows Mansion

*Discussed under agenda item above.*

**COMMUNITY DEVELOPMENT**

D. Consideration to forward the request from the Penn Medicine / University of Pennsylvania Health Systems (Amending Chapter 280 of the Radnor Township Code, Zoning, Article XV PLO - Planned Laboratory-Office District, to allow for additional permitted uses within the district, amendment of certain area and height regulations, creation of special development definitions, and financial subdivision) to the Township and County Planning Commissions for review and comment.

It was agreed amongst the Commissioners that item F on the agenda will be discussed under this line item as well. Commissioner Higgins commented that he will not participate in items pertaining to Penn Medicine as he has a conflict since the University of Pennsylvania and its health system are clients in his law practice.

Dave Falcone, representing the applicant, Eric Swanson, architect for applicant and Mike Kissinger, engineer for applicant briefly discussed the proposed zoning amendment as well as presented the proposed sketch plans which can be found on the Township website at: <http://www.radnor.com/809/145-King-of-Prussia-Road---Penn-Medicine>. The proposed Zoning Amendment pertains to Chapter 280 of the Radnor Township Code, Zoning, Article XV PLO - Planned Laboratory-Office District, to allow for additional permitted uses within the district, amendment of certain area and height regulations, creation of special development definitions, and financial subdivision.

There was a discussion amongst the Commissioners, staff and representatives for the applicant in regards to landscaping, density, impervious conditions, parking calculations, whether the applicant is a non-profit corporation, permitted/non permitted uses, gross floor area, traffic neutrality, campus setting preferred, set-backs, heights of buildings, parking garages, signage and stormwater.

**Public Comment**

Lloyd Goodman, Radnor Racquet Club – He commented in regards to implications the changes of the amendment would have on his property.

**PUBLIC WORKS & ENGINEERING**

E. Resolution #2016-48 - Final Approval– Preliminary Plan – 427 E. Lancaster Avenue

George Broseman, representing the applicant commented that the resolution is acceptable to the applicant. 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. There was a brief discussion amongst the Commissioners, staff and the applicant for clarification. In response to a question from Commissioner Higgins, the developer stated that he would be willing to consider contributing towards a sidewalk improvement for the Bateman-Gallagher Post of the American Legion along the north side of Lancaster Avenue at some time in the future.

Commissioner Higgins made a motion to approve, seconded by Commissioner Nagle. Motion passed 7-0.



F. Penn Medicine / University of Pennsylvania Health System – Sketch Plan Presentation

*Discussed during item D of the agenda.*

**PARKS & RECREATION**

None

**FINANCE & AUDIT**

None

**PUBLIC SAFETY**

None

**LIBRARY**

Commissioner Booker commented that at the last meeting of the Board of Trustees the Library will close on Sunday, May 15<sup>th</sup> at the current location and will reopen at the Old Library Building on Lancaster Avenue. The hours will be Monday, Wednesday and Friday 9 AM to 6 PM; Tuesday and Thursday 1PM to 9 PM and Saturday 9AM to 5 PM. There will be 11 staff members remaining on and others will be furloughed which will be given the opportunity to come back when the new library reopens. They are still trying to raise funds for the Library.

**PUBLIC HEALTH**

None

Old Business

None

New Business

Mr. Zienkowski commented in regards to a situation that was brought to the Township attention in regards to trees that have been significantly damaged throughout a construction project that they are going to be looking for relief. Mr. Zienkowski will be imposing a significant fine on the property owner.

The Carol H. Axelrod Memorial Blood Drive

Commissioner Clark announced that the Blood Drive is scheduled for May 10, 2016 7 AM to 7 PM at the Township Building.

Public Participation

None

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

*Respectfully submitted,*

*Jennifer DeStefano*

**RESOLUTION NO. 2016-62**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, AWARDED THE 2016  
SUPERPAVE RESURFACING PROJECT**

*WHEREAS*, the Public Works Department received sealed bids via Penn BID for the 2016 Superpave Resurfacing Program

*WHEREAS*, the lowest responsible bidder for the project was Allan Myers, L.P., in the amount of \$1,010,600

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby award of the 2016 Superpave Resurfacing Program to Allan Myers, LP, in the amount of \$1,010,600.00.

*SO RESOLVED* this 23rd day of May, A.D., 2016

**RADNOR TOWNSHIP**

By: \_\_\_\_\_

Name: Philip M. Ahr

Title: President

ATTEST: \_\_\_\_\_

Robert A. Zienkowski

Manager/Secretary

# Radnor Township

## PROPOSED LEGISLATION

**DATE:** May 17th, 2016

**TO:** Radnor Township Board of Commissioners

**FROM:** Stephen F. Norcini, P.E., Director of Public Works *SFN*

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

**LEGISLATION:** Resolution 2016-62: Authorization to Award the 2016 Superpave Resurfacing Program

**LEGISLATIVE HISTORY:** In March of 2016, the Board of Commissioners authorized the Public Works Department to receive sealed bids for the 2016 Superpave Resurfacing Program. The contract before you is a combination of the 2015 and 2016 resurfacing programs, as noted below.

YEAR	Street Name	TO	FROM
	Castlefinn	ALL	ALL
	Mattack	ALL	ALL
2	Saw Mill	ALL	ALL
0	Donna Lane	ALL	ALL
1	Charmounix	Paul	Aberdeen Terr.
5	Windermere	Louella	S. Aberdeen
	Louella	Windermere	Pembroke
	Brookside	Iven	Conestoga
	St. Davids	Orchard	Midland
	Pembroke	Louella	Lancaster
	Roberts	Portledge	S. Ithan
	Tindall	ALL	ALL
	Strafford Avenue	Eagle	Grant
2	Parks Run Lane	Conestoga	Lesley
0	Maplewood	Highland	570 Maplewood
1	Wooded Lane	ALL	ALL
6	Malln	Earles	Briarwood
	Rawles Run	ALL	ALL
	Radnor Valley Dr.	ALL	ALL
	Brooklea	Meadowood	Falfax
	Orchard Way	Brookside	St. Davids
	Lesley	ALL	ALL
	Wister	ALL	ALL
	Lowrey's	County Line	Lancaster

**PURPOSE AND EXPLANATION:** The project entails milling the existing surface of the street to maintain curb reveal and remove oxidized asphalt, repairing any areas that are deteriorated, leveling course (if needed), and the installation of 1.5" of compacted 9.5 mm Superpave wearing course. Roads are chosen for consideration based on the following criteria: alligating, oxidation, rutting, deformation, utility cuts, general condition, and use. Along with our State Liquid Fuel Funds, we are using PECO funds towards the resurfacing of Windermere (\$11,000) and anticipated Delaware County Aid funds (estimated at \$36,000). The bid tabulation, including the balance of the 2015 streets and those proposed for 2016, for a total of +/- 6 miles of double lane paving, is as follows:

Allan Myers, LP	\$1,010,600.00
Joseph E. Sucher and Sons, Inc.	\$1,029,287.00
Glasgow, Inc.	\$1,057,618.55
General Asphalt Paving Company of Philadelphia	\$1,138,846.95
Innovative Construction Services	\$1,146,554.00
Reading Site Contractors, Division of H Group, Inc.	\$1,284,731.00

The lowest responsible bidder is Allan Myers, LP, in the amount of \$1,010,600.00.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, the notice of award will be sent as soon as possible. Upon receipt of the required bonds and documents, the Notice to Proceed will be issued. At that time, I will have the proposed (weather dependent) schedule, with a proposed completion date of NLT August 31, 2016. I will provide the schedule to the Board of Commissioners and post it on the website.

**FISCAL IMPACT:** Funding for this project is provided in the Liquid Fuels Account, #03-439-4880.

**RECOMMENDED ACTION:** *I respectfully request the Board of Commissioners authorize the award of the 2016 Superpave Resurfacing Program to Allan Myers, LP, in the amount of \$1,010,600.00.*

**MOVEMENT OF LEGISLATION:** It is being requested the Board of Commissioners approve this motion.

RESOLUTION NO. 2016-63

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZATION FOR CAPITAL PURCHASES: VEHICLES & EQUIPMENT

WHEREAS, the Public Works Department prepared a capital vehicle, equipment, and facilities replacement plan

WHEREAS, said plan was part of the 2016 Radnor Township Manager's Recommended Budget

WHEREAS, the Public Works Department requests authorization to purchase the following:

Public Works Division	Unit#	Year	Type	Mileage	Replacement Type	Cost
Highway	57	1997	Pick Up	89,000	3/4 ton PU 4WD w/plow	\$34,000
Parks Maintenance	70	2000	Pick Up	115,390	3/4 ton PU 4WD w/plow	\$34,000
Parks Maintenance	76	2002	Pick Up	*106,290	3/4 ton PU 4WD w/plow	\$34,000
Parks Maintenance	K3	2005	Mower (Kubota)	N/A	Mower (Kubota)	\$26,250
Parks Maintenance	GM2	2007	Mower (Toro)	N/A	Mower (large-Toro)	5 year capital lease
Fleet Maintenance	N/A	N/A	Tire Balancer	N/A	Tire Balancer	\$9,000
Highway	58	1998	Dump Truck (CDL)	58,000	Dump Truck (CDL)	5 year capital lease
Highway	LV2	1999	Leaf Vacuum	N/A	Leaf Vacuum	5 year capital lease

\*#76: cracked frame, out of service

NOW, THEREFORE, be it RESOLVED by the Board of Commissioners of Radnor Township does hereby authorize the purchase of three pickup trucks, two mowers, tire balancer, dump truck, and leaf vacuum,

SO RESOLVED this 23rd day of May, A.D., 2016

RADNOR TOWNSHIP

By:

\_\_\_\_\_  
Name: Philip M. Ahr  
Title: President

ATTEST:

\_\_\_\_\_  
Robert A. Zienkowski  
Manager/Secretary

# Radnor Township

## PROPOSED LEGISLATION

DATE: May 17th, 2016

TO: Radnor Township Board of Commissioners

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

FROM: Stephen F. Norcini, P.E., Director of Public Works *ASN*

LEGISLATION: Resolution #2016-63, Authorization of Capital Purchases: Vehicles and Equipment

**LEGISLATIVE HISTORY:** Similar legislation was before the Board of Commissioners in January of 2014.

**PURPOSE AND EXPLANATION:** As noted in the 2016 Capital Budget, I am requesting authorization to purchase the following vehicles and equipment:

Public Works Division	Unit #	Year	Type	Mileage	Replacement Type	Cost
Highway	57	1997	Pick Up	89,000	3/4 ton PU 4WD w/plow	\$34,000
Parks Maintenance	70	2000	Pick Up	115,390	3/4 ton PU 4WD w/plow	\$34,000
Parks Maintenance	76	2002	Pick Up	*106,290	3/4 ton PU 4WD w/plow	\$34,000
Parks Maintenance	K3	2005	Mower (Kubota)	N/A	Mower (Kubota)	\$26,250
Parks Maintenance	GM2	2007	Mower (Toro)	N/A	Mower (large-Toro)	5 yr cap lease
Fleet Maintenance	N/A	N/A	Tire Balancer	N/A	Tire Balancer	\$9,000
Highway	58	1998	Dump Truck (CDL)	58,000	Dump Truck (CDL)	5 yr cap lease
Highway	LV2	1999	Leaf Vacuum	N/A	Leaf Vacuum	5 yr cap lease

\*#76: cracked frame, out of service

As noted in the table above, the pickup trucks range in age and mileage from 14 years old to 19 years old; truck #76 has been taken out of service permanently due to a cracked frame. The pickup trucks will be purchased as 4 wheel drive with snow plows. The dump truck will be purchased with a snow plow and salt spreader. Although each of these trucks is listed by the appropriate division, in snow storms, severe weather events, and during peak need, the use of these vehicles crosses Public Works Department division lines.

**IMPLEMENTATION SCHEDULE:** Upon authorization by the Board of Commissioners, a purchase order will be processed for the above noted rolling stock and equipment. The pickup trucks, Kubota Mower, and tire balancer will be purchased via CoStars, the dump truck, leaf vacuum, and Toro Mower once financing for the lease is obtained.

**FISCAL IMPACT:** Funding is provided in Capital Account 05-400-4830.

**RECOMMENDED ACTION:** I respectfully request the Board of Commissioners authorize the purchase of the Public Works Department vehicles and equipment noted in the table, consisting of 3 pickup trucks, 1 dump truck, 2 mowers, 1 tire balancer and 1 leaf vacuum.

**RESOLUTION NO. 2016-64  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE VALLEY FORGE TO HEINZ  
REFUGE CORRIDOR FEASIBILITY STUDY**

*WHEREAS*, the Township adopted Resolution 2014-03 on January 6, 2014 engaging Campbell Thomas & Co. to prepare the Valley Forge to Heinz Refuge Corridor Feasibility Study (“Study”) for the Township of Radnor; and

*WHEREAS*, the goal of the project was to analyze, assess, and determine the feasibility of constructing on- or off-road, non-motorized, multi-use trails within two study areas; and

*WHEREAS*, the project would study two segments of the proposed project area: the segment between S. Radnor Chester Road and Sproul Road on Villanova’s campus (Study Area 1) and the segment that begins near the Wynnwood Station of the High Speed Line in Montgomery County and travels through Karakung Park and Philadelphia’s park properties to the Cobbs Creek Trail at 63<sup>rd</sup> and Market Streets (Study Area 2); and

*WHEREAS*, the Study was financed in part by a Community Conservation Partnerships Program grant under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation, under contract number BRC-TAG-17-19; and

*WHEREAS*, the Study was also financed in part by a William Penn Foundation grant under the administration of the Delaware Valley Regional Planning Commission, under project number 11-47-490.

*NOW, THEREFORE, BE IT HEREBY RESOLVED* by the Board of Commissioners of the Township of Radnor that:

- a. The project was completed in accordance with the Grant Agreements.
- b. All project expenditures have been made and were in accordance with the Grant Agreements.
- c. The Study and related materials are acceptable to the Township of Radnor.
- d. The Study and related materials will be used to guide future recreation and conservation decisions.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 23<sup>rd</sup> day of May, 2016.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Philip Ahr  
Title: President

ATTEST: \_\_\_\_\_  
Name: Robert Zienkowski  
Title: Township Manager / Secretary

**Radnor Township**  
**PROPOSED LEGISLATION**



**DATE:** May 16, 2016

**TO:** Board of Commissioners

**FROM:** Melissa Conn, Contracts and Purchasing Coordinator

**LEGISLATION:** Resolution #2016-64 Authorizing the Approval of the Valley Forge to Heinz Refuge Corridor Feasibility Study ("Study").

**LEGISLATIVE HISTORY:** On June 18, 2012, the Board of Commissioners approved Resolution 2012-51 authorizing the execution of a grant application to the Pennsylvania Department of Conservation and Natural Resources Community Conservation Partnerships Program (DCNR C2P2) for the Valley Forge to Heinz Refuge Corridor Feasibility Study. On January 6, 2014, the Township engaged Campbell Thomas & Co. (Resolution 2014-03) to prepare the Study.

**PURPOSE AND EXPLANATION:** Radnor Township received a \$45,000 DCNR C2P2 grant and a \$45,000 DVRPC William Penn Foundation grant for the preparation of the Study. The purpose of the project was to analyze, assess, and determine the feasibility of constructing on- or off-road, non-motorized, multi-use trails within the two segments of the proposed project area: the segment between S. Radnor Chester Road and Sproul Road on Villanova's campus (Study Area 1) and the segment that begins near the Wynnwood Station of the High Speed Line in Montgomery County and travels through Karakung Park and Philadelphia's park properties to the Cobbs Creek Trail at 63rd and Market Streets (Study Area 2). Per Resolution 2014-03, Campbell Thomas & Co. was the consultant approved to prepare the Study. During the course of the development of the Study, Campbell Thomas & Co. worked with Township staff, held meetings with the Forge to Refuge Steering Committee, key stakeholders and partners, held public workshops, and presented draft study findings to Township staff and Forge to Refuge Steering Committee.

The work on the Study has now been completed by Campbell Thomas & Co. and the final Study is before the Board of Commissioners for approval.

**FISCAL IMPACT:** There is no direct fiscal impact or financial obligation to authorizing the approval of the Study.

**RECOMMENDED ACTION:** To ensure that the final version of the Study is formally adopted by the Board of Commissioners, it is recommended that this resolution be adopted.



# Public Participation

# Q1 Results and FY 2016 Financial Outlook

Radnor Township | April 8, 2016

# Agenda

- General Fund | 1<sup>st</sup> Quarter FY 2016 Results  
and full year projection
- Sanitary Sewer Fund Revenue Look
- Stormwater Fund Revenue Look

# General Fund Summary

- **Revenues** | Overall, revenues are strong against expectations to-date
  - Real Estate Taxes hit their collection targets (with one timing diff. variance)
  - Development revenues continue to be very strong
  - Police enforcement revenues continue to lag expectations
  - Parking revenue continues to lag expectations
  - BPT/MT: Due date is in May, so too early to determine if expectations will be met
- **Expenditures** | Overall, expenditures are in-line with expectations to-date.
  - Legal expenses continue to be a concern / drain on the operating budget
  - Large variances in some of the departments are the result of timing differences
  - Large EOC expense to be reimbursed
  - Township should remain conservative on capital spending until after the Act 511 due date when expectations can be re-evaluated.

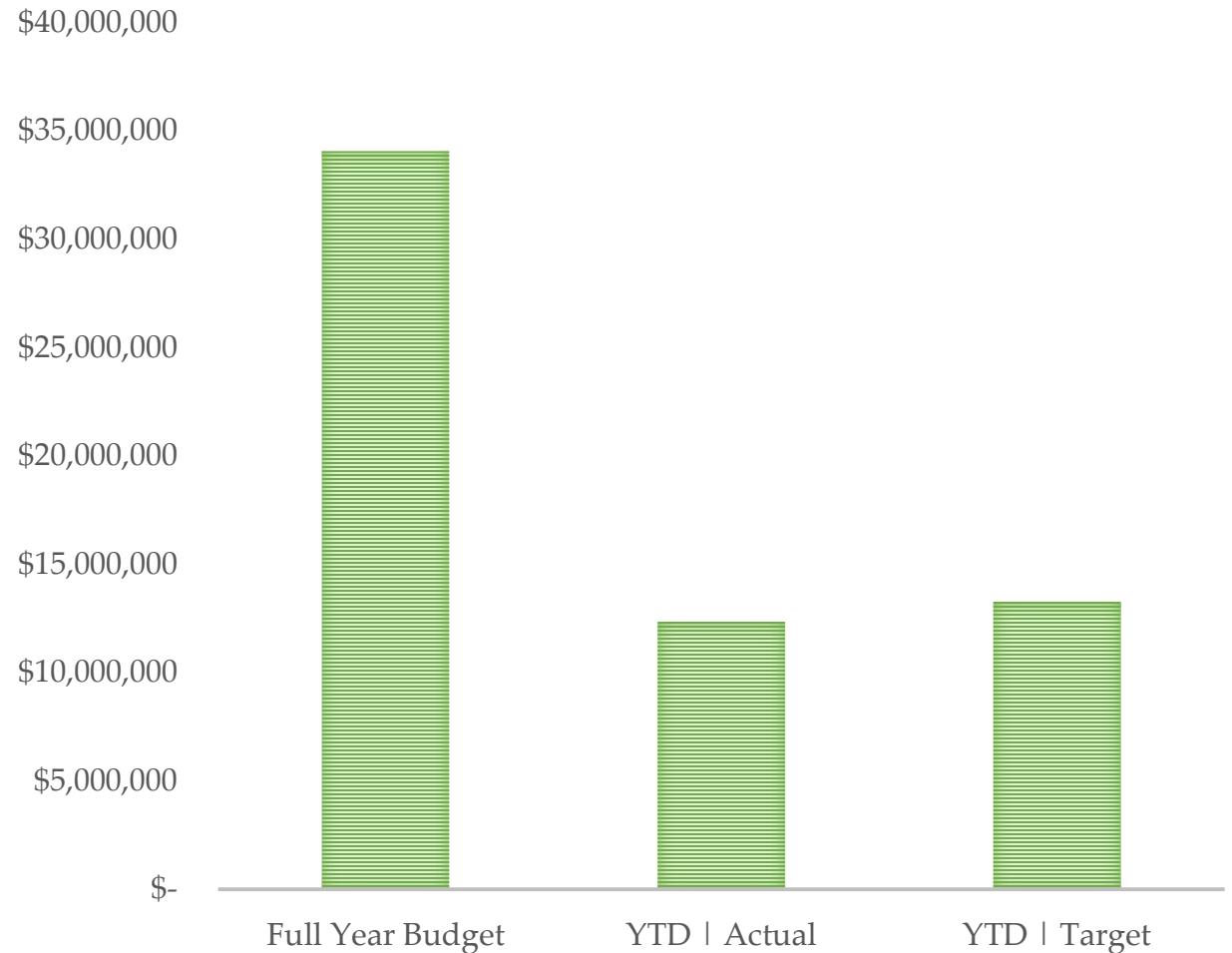
# 1st Quarter 2016 – Highlights

## General Fund Revenues

	Target %	1 <sup>st</sup> Quarter	
Full Year Budget	100%	\$34,055,204	\$40,000,000
YTD   Actual	36%	12,360,521	\$35,000,000
YTD   Target	39%	13,281,530	\$30,000,000
Variance	-3%	(921,009)	\$25,000,000

### Take Away:

- Large escrow holding transaction (\$1.8M) occurred in April 2016 versus March in prior years represents the entire variance
- Full Year Projection | **On Target**
- Significant Dates:
  - Real Estate Tax | April 30
  - Business Taxes | May 15



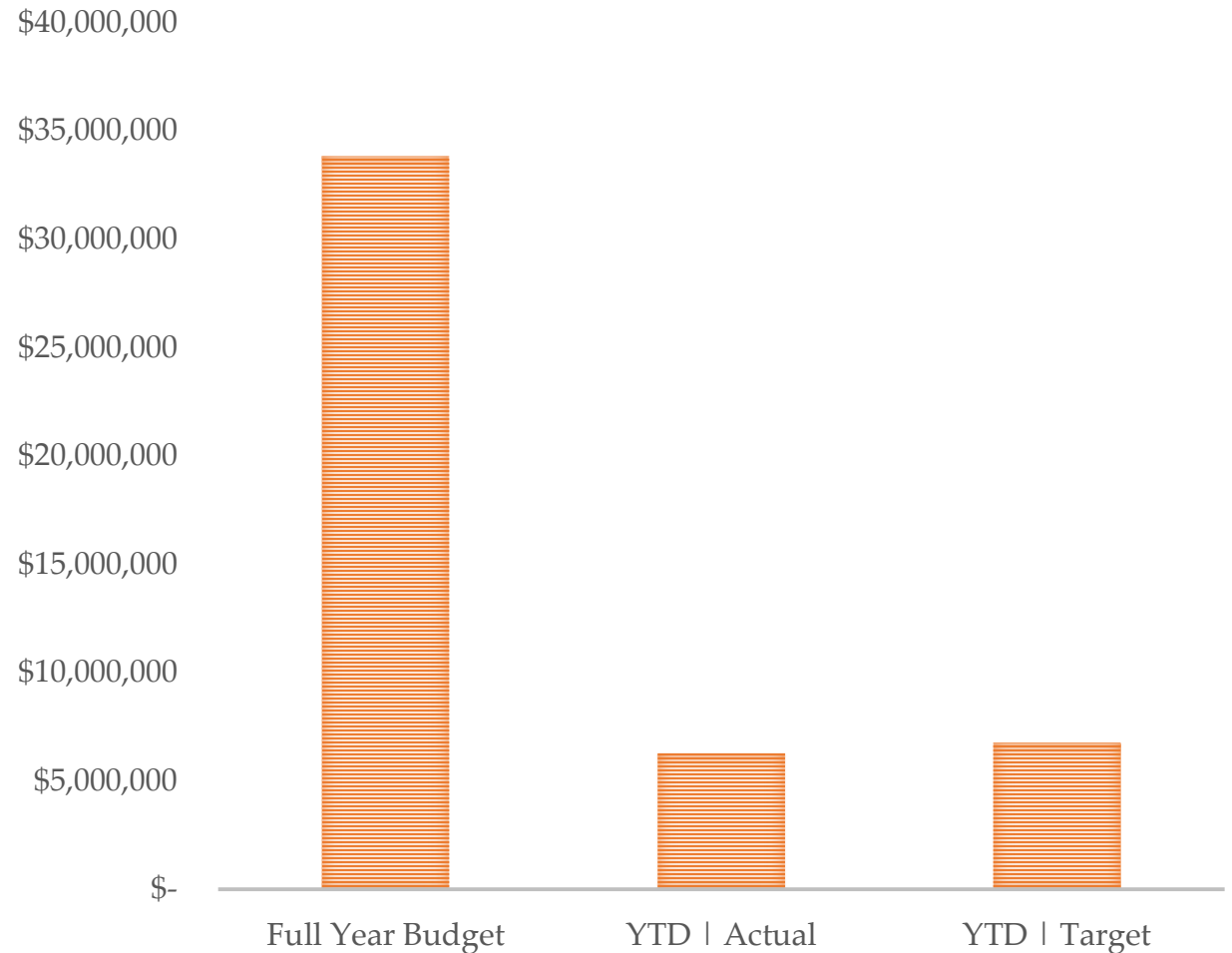
# 1st Quarter 2016 – Highlights

## General Fund Expenditures

	Target %	1 <sup>st</sup> Quarter
Full Year Budget	100%	\$33,820,550
YTD   Actual	19%	6,291,005
YTD   Target	20%	6,764,110
Variance	1%	473,105

### Take Away:

- Better than expected winter expenses
- VU Final Four costs of \$234,400 not yet reimbursed (as of March)
- Police has several major negative variances (detailed later in presentation)
- Full Year Projection | **On Target**



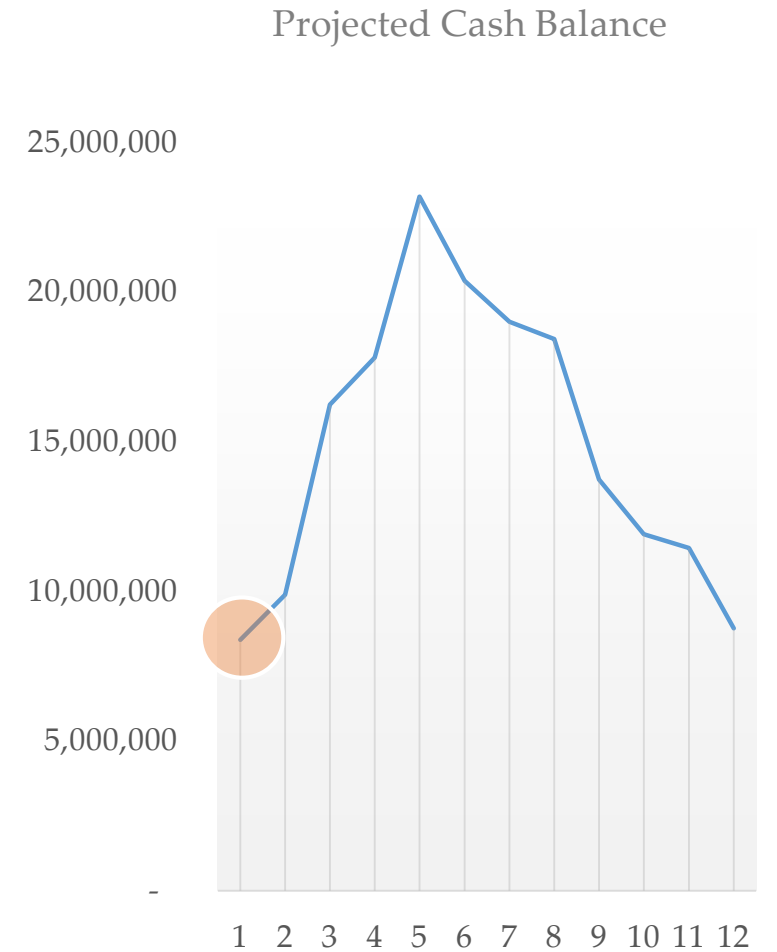
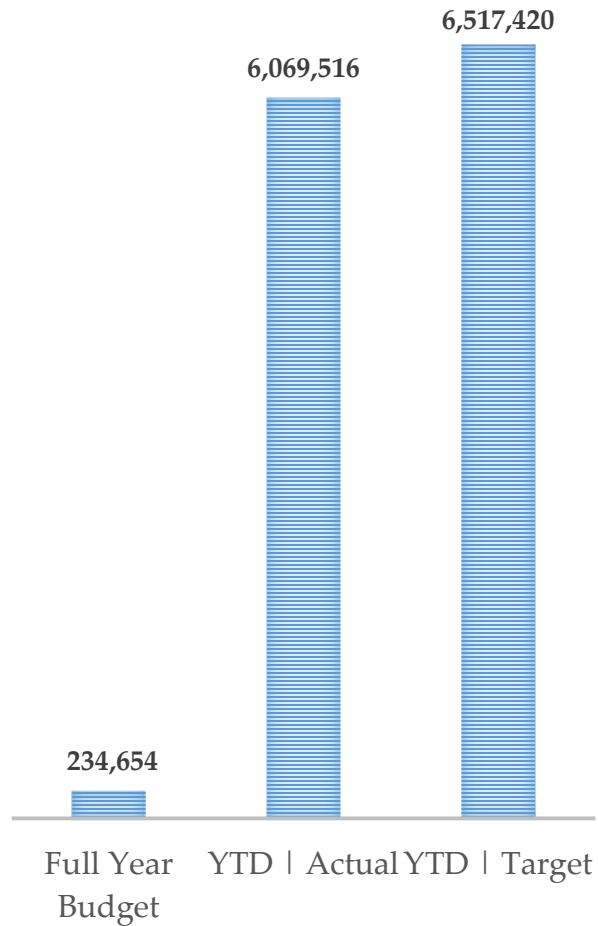
# 1st Quarter 2016 – Highlights

## General Fund Net Revenues and Cash Balance Projection

	1 <sup>st</sup> Quarter
Full Year Budget	\$234,654
YTD   Actual	6,069,516
YTD   Target	6,517,420
Variance	(447,904)

### Take Away:

- Full year net revenue is budgeted to be \$234,654
- Variance is due to \$1.8M escrow timing difference
- Full Year Projection | **On Target**



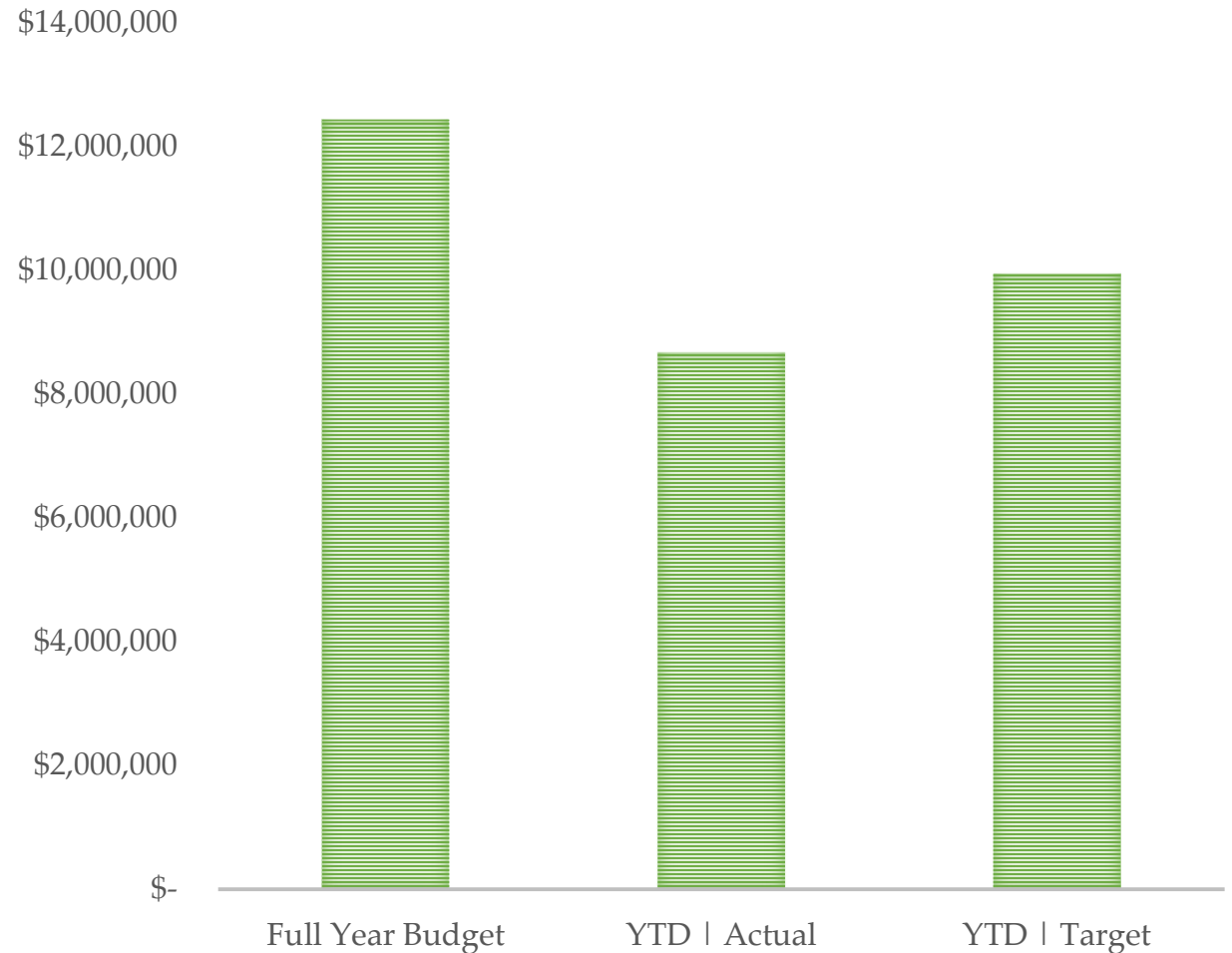
# 1st Quarter 2016 – Highlights

## Real Estate Taxes

	Target %	1 <sup>st</sup> Quarter
Full Year Budget	100%	\$12,430,304
YTD   Actual	70%	8,672,716
YTD   Target	80%	9,944,243
Variance	-10%	(1,271,527)

### Take Away:

- Collections lag historical trends
- Large escrow holding transaction occurred in April 2016 versus March in prior yrs.
- Due date is April 30
- Full Year Projection | **On Target**





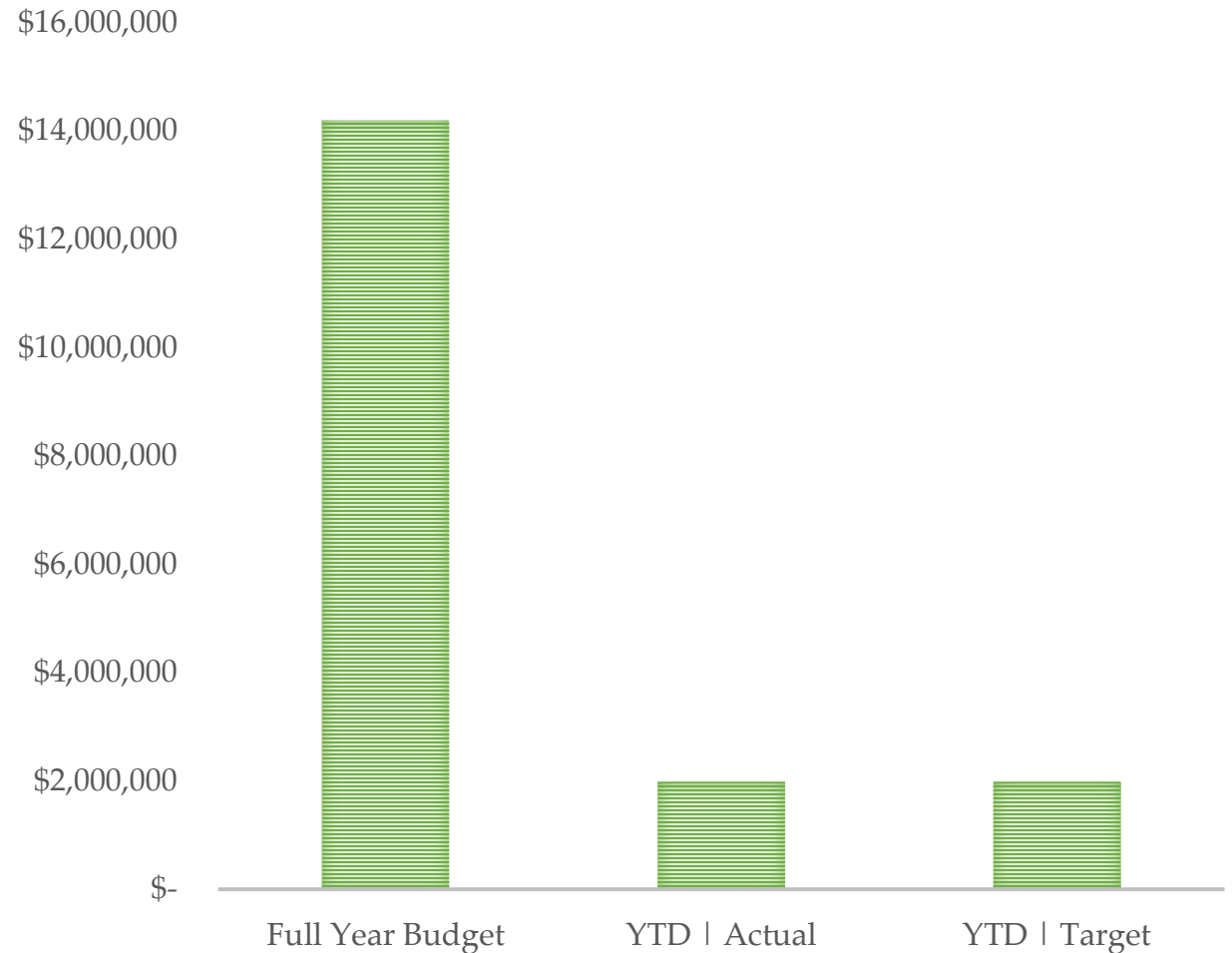
# 1st Quarter 2016 – Highlights

## Act 511 Taxes

	Target %	1 <sup>st</sup> Quarter
Full Year Budget	100%	\$14,188,044
YTD   Actual	14%	1,987,688
YTD   Target	14%	1,986,326
Variance	0%	1,362

### Take Away:

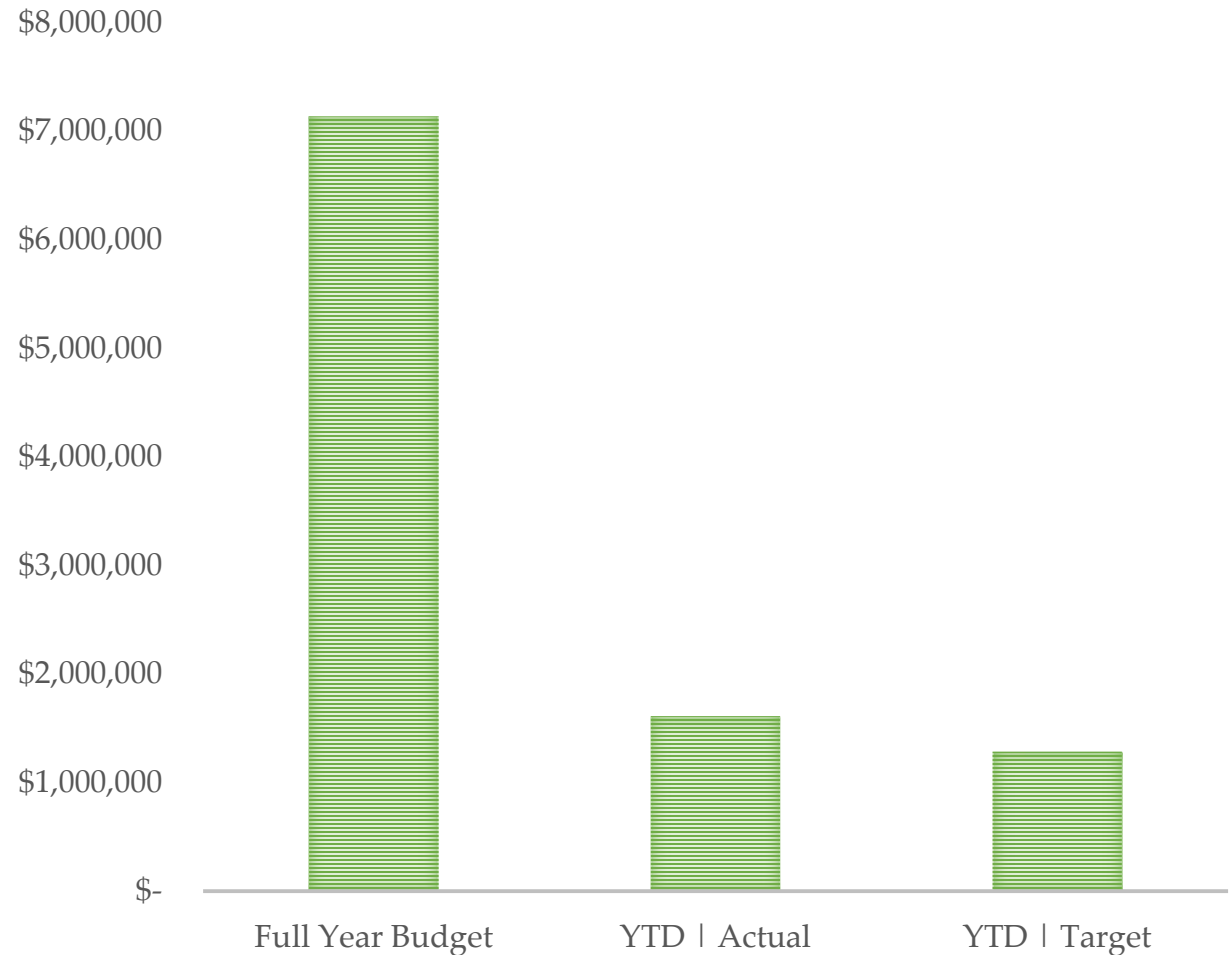
- Collections to-date met historical trends
- Due date for BPT / MT is May 15<sup>th</sup>
- RE Transfer is lagging (-6%)
- Full Year Projection | **On Target**



# 1st Quarter 2016 – Highlights

## All Other General Fund Revenue

	Target %	1 <sup>st</sup> Quarter
Full Year Budget	100%	\$7,136,856
YTD   Actual	23%	1,613,632
YTD   Target	18%	1,284,634
Variance	5%	328,998



### Take Away:

- Collections to-date are ahead of targets
- Building permitting is strong to-date
- Engineering permitting is strong to-date
- Double County Liquid Fuel contr. (+\$32K)
- Full Year Projection | **On Target**

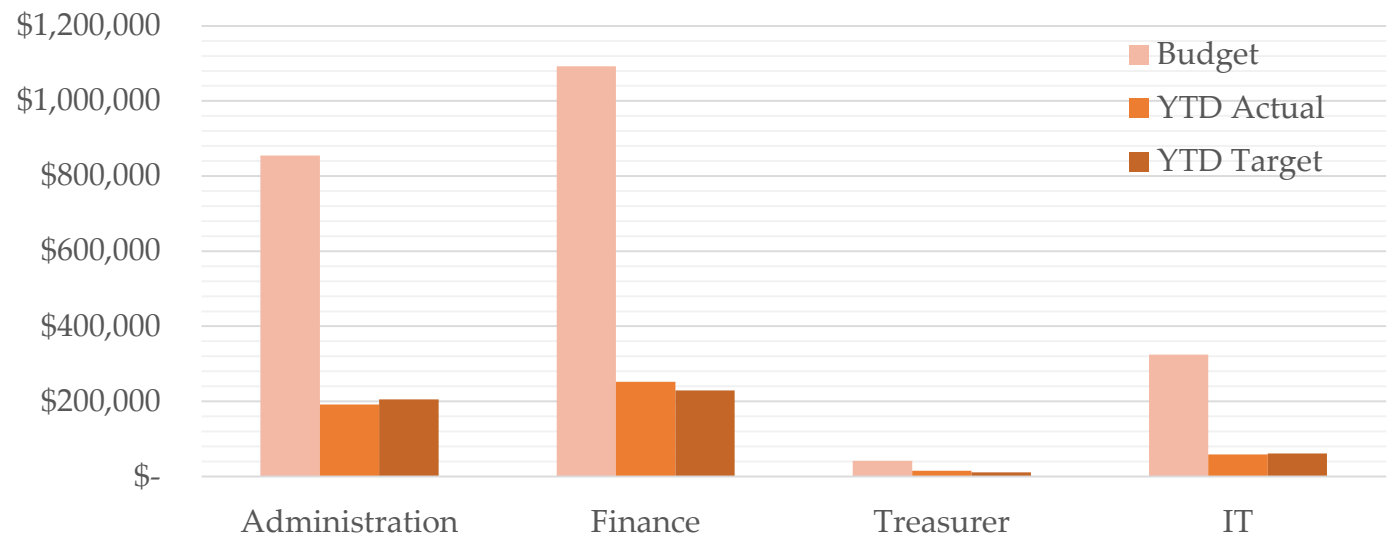
# 1st Quarter 2016 – Highlights

## General Government Expenditures

	Target %	Budget	YTD Actual	YTD Target	Variance
Administration	24%	\$854,505	\$191,483	\$205,081	\$13,598
Finance	21%	1,092,765	252,537	229,481	(23,056)
Treasurer	27%	41,362	14,979	11,168	(3,811)
IT	19%	324,627	58,856	61,679	2,823

### Take Away:

- **Administration** | Contractual services are under budget while legal expenses are over budget
- **Finance** | Act 511 legal and audit expenses are ahead of targets (revenue offset)
- **Administration** | Legal expenses are a concern
- **Finance** | Act 511 discovery fees will be higher than budgeted (revenue offset)



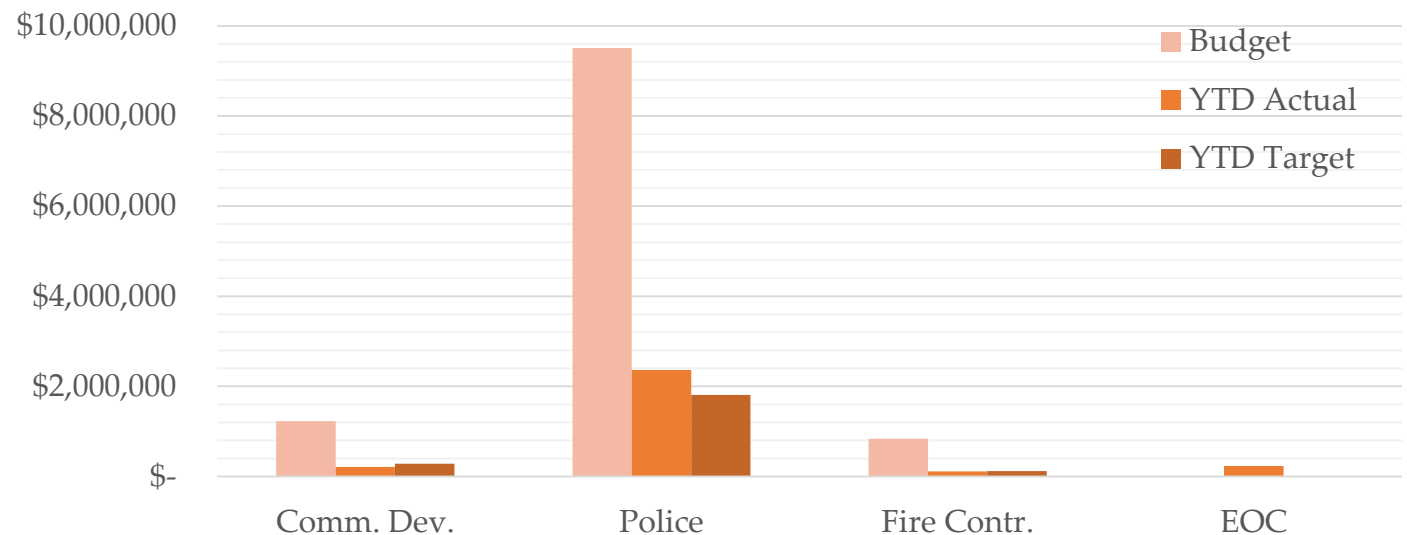
# 1st Quarter 2016 – Highlights

## Protection to Persons and Property

	Target %	Budget	YTD Actual	YTD Target	Variance
Community Dev.	23%	\$1,228,121	\$213,174	\$282,468	\$69,294
Police	19%	9,509,584	2,363,302	1,806,821	(556,481)
Fire Contributions	14%	839,855	115,257	117,580	2,323
Emerg. Ops. Center	0%	-	234,422	-	(234,422)

### Take Away:

- **Police** | Paid OPEB (\$374,550) and a portion of MMO (\$210,000) in March 2016 vs Sept in prior years
- **Police** | Paid \$110,000 in a BWC settlement
- **EOC** | Costs incurred will be reimbursed by Villanova (Final Four)



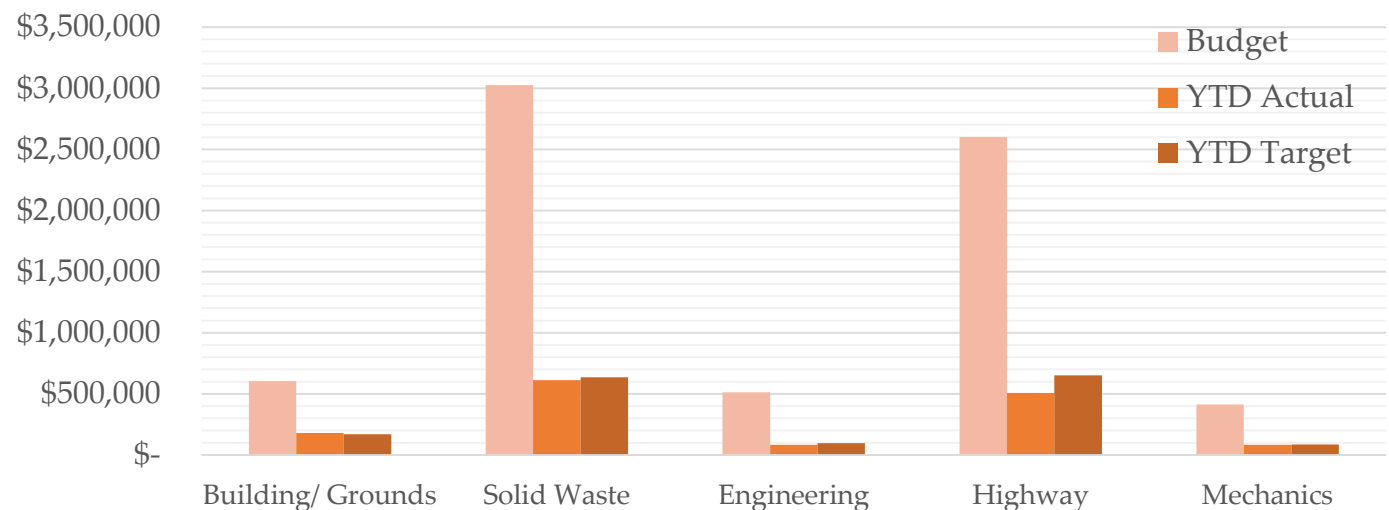
# 1st Quarter 2016 – Highlights

## Public Works

	Target %	Budget	YTD Actual	YTD Target	Variance
Building/ Grounds	28%	\$604,020	\$178,881	\$169,126	\$(9,755)
Solid Waste/ Recycling	21%	3,025,942	613,035	635,448	22,412
Engineering	19%	512,936	84,287	97,458	13,171
Highway	25%	2,600,454	508,430	650,114	141,683
Mechanics	21%	412,541	82,796	86,634	3,838

### Take Away:

- **Building/Grounds** | Higher overtime and Twp. Building repairs to-date
- **Highway** | Significantly lower snow/ice costs in 2016 versus prior years (still have \$177K unspent; usually this is already overspent)



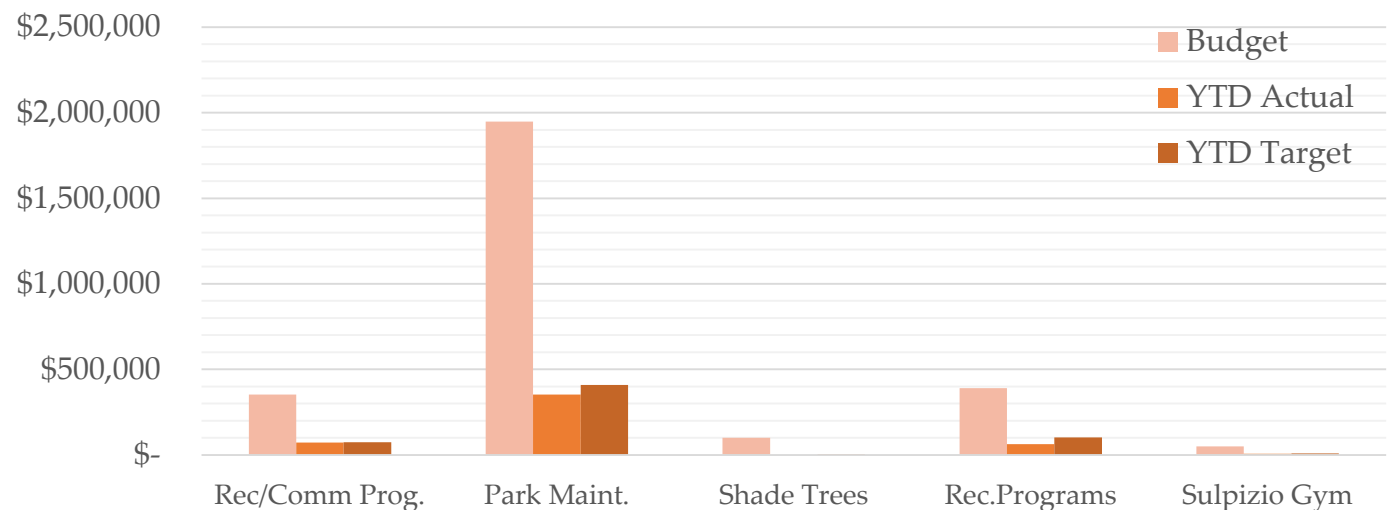
# 1st Quarter 2016 – Highlights

## Parks and Recreation

	Target %	Budget	YTD Actual	YTD Target	Variance
Recreation / Community Programming	21%	\$352,376	\$72,965	\$73,999	\$1,034
Park Maintenance	21%	1,947,174	353,018	408,907	55,889
Shade Trees	4%	100,000	-	4,000	4,000
Recreation Programs	26%	391,020	62,476	101,665	39,190
Sulpizio Gym	17%	50,605	7,846	8,603	757

### Take Away:

- **Park Maint** | lower supply costs to date versus expectations
- **Recreation Programs** | Variance is the result of timing diff in program expenses versus prior year trends



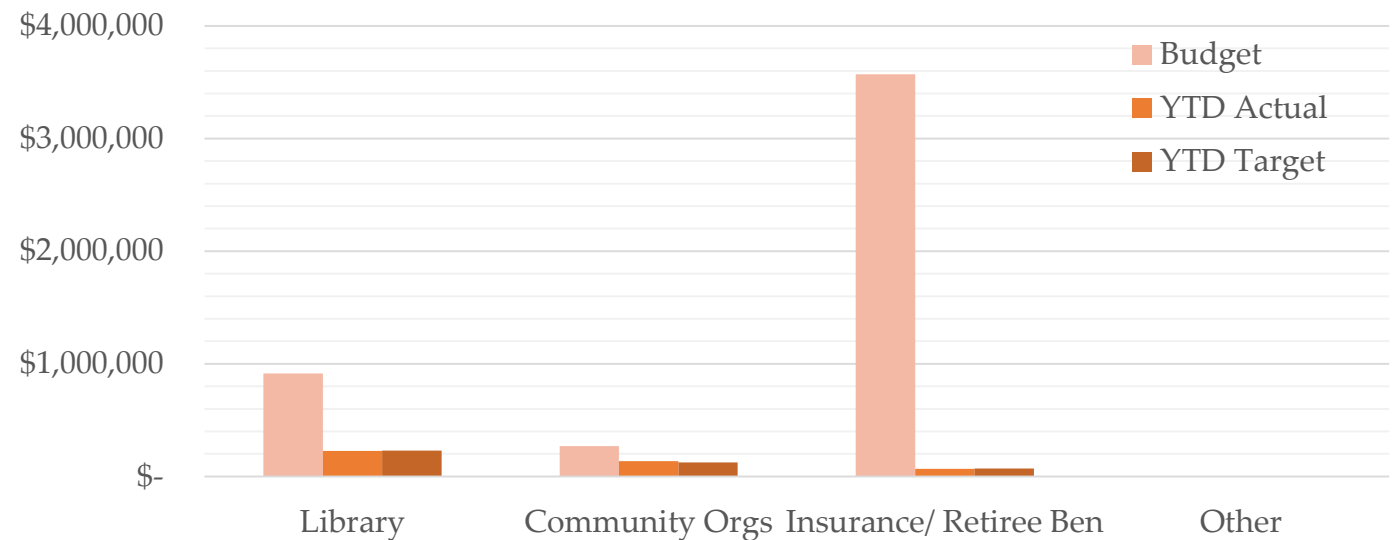
# 1st Quarter 2016 – Highlights

## All Other General Fund Expenditures

	Target %	Budget	YTD Actual	YTD Target	Variance
Library	25%	\$915,221	\$226,180	\$228,805	\$2,625
Community Orgs	46%	270,194	136,123	124,289	(11,834)
Insurance / Retiree Ben.	2%	3,570,535	68,671	71,411	2,739
Other	13%	3,600	539	468	(71)

### Take Away:

- **Community Organizations** | Variance is the result of timing differences in when contributions were made in 2016 versus prior years.
- **Insurance / Retiree Benefits** | The retiree medical expense is now accounted for out of the OPEB fund instead of General Fund. Therefore, the budgeted amount in this category will be expensed as OPEB contributions (from General to OPEB, similar to MMO)



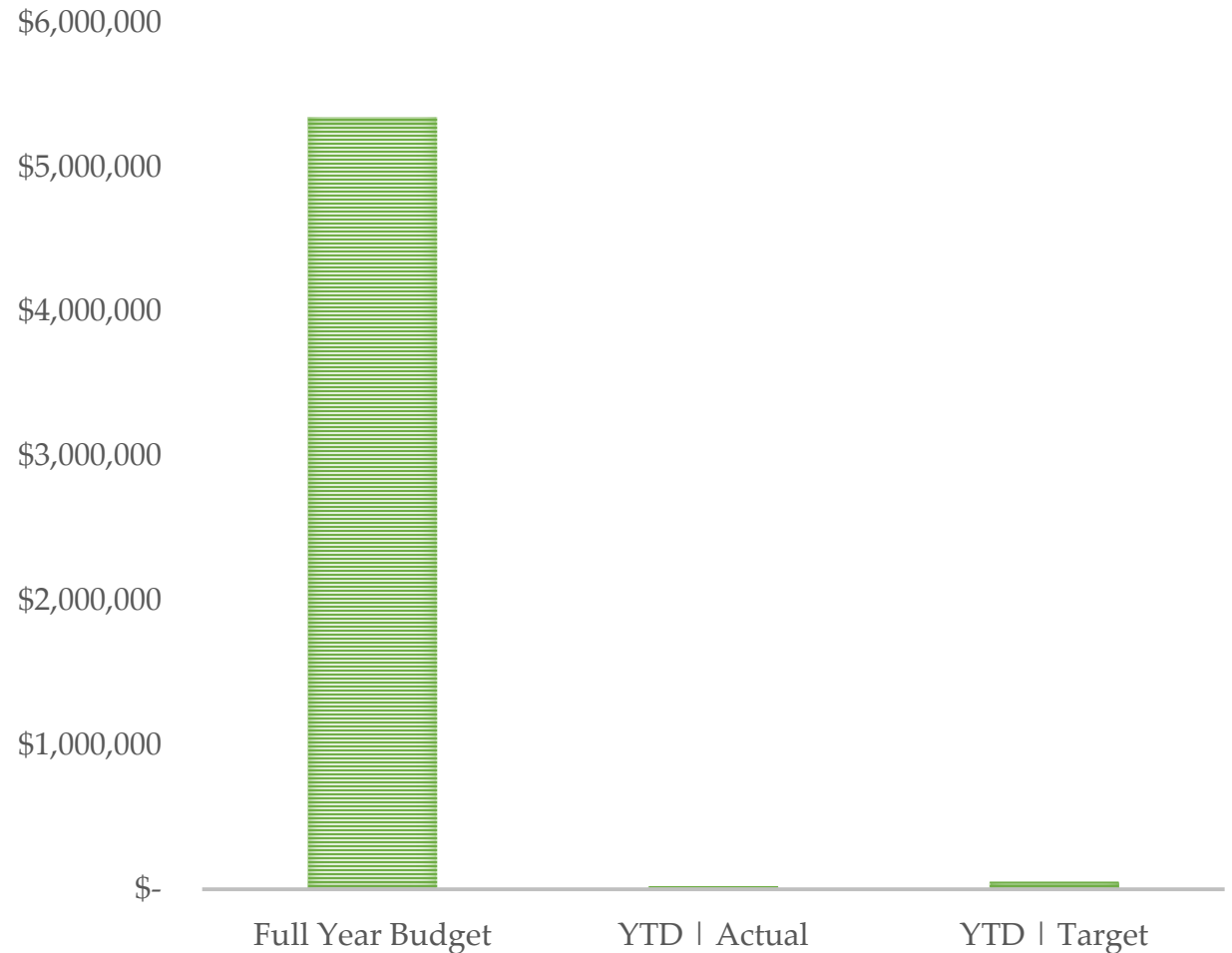
# 1st Quarter 2016 – Highlights

## Sanitary Sewer Fund (#02) Revenues

	Target %	1 <sup>th</sup> Quarter
Full Year Budget	100%	\$5,344,991
YTD   Actual	0%	23,426
YTD   Target	1%	53,450
Variance	-1%	(30,024)

### Take Away:

- Too early to know collection rate
- Billing period begins April 1 and bills are due April 30





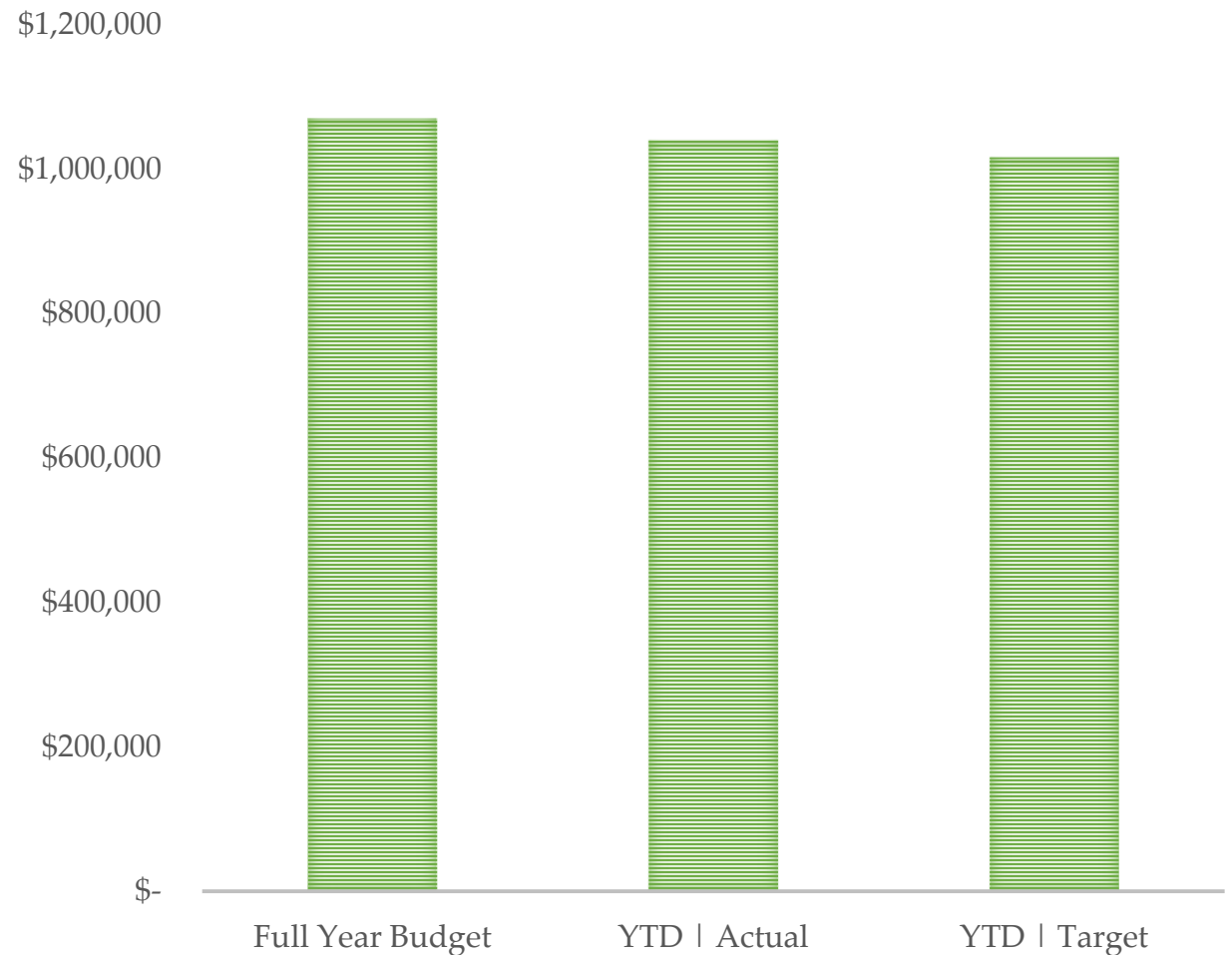
# 1st Quarter 2016 – Highlights

## Stormwater Fund (#04) Revenues

	Target %	1 <sup>th</sup> Quarter
Full Year Budget	100%	\$1,069,500
YTD   Actual	97%	1,039,400
YTD   Target	95%	1,016,025
Variance	+2%	23,375

### Take Away:

- Collections met expectations
- Billing period is complete (due date was January 31)



# Q1 Results and FY 2016 Financial Outlook

Thank you



**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

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Lucky Dog Enterprises, LLC

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Attorney for  
Radnor Township

**APPEAL OF LUCKY DOG ENTERPRISES, LLC FROM VARIOUS DECISIONS OF  
MAGISTERIAL COURT NO. 32129**

**IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY**

**DOCKET No. s:SA-1032-13 & SA-1407-1**

**SETTLEMENT AGREEMENT**

**THIS SETTLEMENT AGREEMENT (“Agreement”)** by and between **Lucky Dog Enterprises, LLC (“LDE”)**, a Pennsylvania limited liability company, with an address of c/o White Dog Café, 200 W. Lancaster Avenue, Wayne, PA 19087 and **Radnor Township (“Township”)**, a Pennsylvania Township of the first class with an address of 301 Iven Avenue Radnor, PA 19087.

**BACKGROUND**

- A. LDE leases space, including an adjacent outdoor patio area, within a multi-tenant building (“**Building**”) located at the property now known as Town Center at Wayne at 200 West Lancaster Avenue (“**Property**”) in Wayne, Radnor Township, Delaware County, PA.

- B. The Property is owned by Wayne Town Center, LP (“**WTCLP**”), a Pennsylvania Limited Partnership. The Property is improved with two buildings that contain a mix of uses and 157 off-street parking spaces.
- C. There is a large public parking lot located across Lancaster Avenue from the Building containing approximately 102 public parking spaces (“**Bellevue Municipal Parking Lot**”).
- D. Pursuant to the provisions of the Radnor Township Code, (“**Code**”), the Property is located in the Wayne Business Overlay District (“**WBOD**”). The WBOD was adopted to enhance the character and vibrancy of the downtown Wayne area. The WBOD permits a mix of uses including restaurants and outdoor dining.
- E. LDE, within the space it leases, operates a restaurant known as The White Dog Café (“**WDC**”), which is a Township licensed food establishment.
- F. LDE has a certificate of occupancy from the Township that permits 118 indoor dining seats in the WDC within the Building. Pursuant to a settlement agreement dated 05/21/2012, (“**Outdoor Dining Agreement**”), LDE has approval for 47 outdoor dining seats on the Patio (“**Outdoor Dining Area**”). A copy of the Outdoor Dining Agreement, together with follow-up letters dated June 14, 2012 from John Rice, Esquire to George W. Broseman, Esquire, and a letter dated June 29, 2012 from George W. Broseman, Esquire to John Rice, Esquire are attached as Exhibit A.
- G. The Township has issued certain citations alleging certain Code violations in connection with the operation of WDC. Those citations allege that LDE has exceeded the number of allowed seats and persons within WDC and has failed to properly post these capacity requirements. Those citations are subject to various appeals (“**LDE Appeals**”) pending in the Court of Common Pleas of Delaware County (“**Court**”).
- H. Based on analysis of the Code, WDC can accommodate a greater number dining seats and occupants than is currently permitted by the Township.
- I. The Township and LDE have reached an amicable resolution of the LDE Appeals and are entering into this Agreement to confirm their understandings regarding the disposition of the LDE Appeals, the number of dining seats, the number of occupants, and certain operational aspects of WDC.

### **AGREEMENT**

NOW THEREFORE, intending to be legally bound, LDE and the Township agree as follows:

1. **Indoor Dining Area**. WDC shall be permitted a seating capacity of one hundred forty (140) indoor dining seats in accordance with the Building Permit Plan

(defined below) and this Agreement. In connection with the increase in indoor dining seating from the currently permitted number, certain modifications/improvements to WDC, including but not limited to, addition of another means of egress, are proposed.

2. **Permits for Indoor Dining Seats.** Not later than thirty (30) business days after submission of the full and complete Building Permit Application (defined below) to the Township, if said submission is found to be compliant with all applicable codes, the Township shall issue to LDE all of the necessary building permits, and other required permits and approvals (“**Work Permits**”) to carry out the necessary modifications/improvements to WDC to allow for one hundred forty (140) indoor dining seats and an indoor occupant load of two hundred Nine (209) persons (collectively “**Work**”) subject to the following requirements:
  - a. LDE shall file a fully and properly completed building permit application for the Work in form as attached on Exhibit B (“**Building Permit Application**”);
  - b. LDE shall pay the building permit application fee to the Township based on the Township’s current Consolidated Fee Schedule;
  - c. LDE shall file a fully and properly completed application for an annual license to operate a public eating or drinking place; and
  - d. LDE shall submit the plans for the Building Permit Application (“**Building Permit Plan**”) to the Township in accordance with the plan entitled “White Dog Cafe Life Safety Plan” bearing revision date of 02/25/15, prepared by EBL Fire Engineering (“**EBL Plan**”) attached as Exhibit C with the following modifications where indicated:
    - i. Dining A (Garden Room) – No modifications.
    - ii. Dining B (Living Room<sup>1</sup>) – No modifications to the number and arrangement of seats in this room. The Building Permit Plan, however, shall show the emergency exit to the Outdoor Dining Area as depicted on the EBL Plan and shall also show and note the installation of an interior wall wash for the exterior wall and this emergency exit. This wall wash shall be similar to and match or exceed the effectiveness of the interior wall wash currently installed in Dining A (Garden Room).
    - iii. Dining C (Kitchen) – No modifications to the number and arrangement of seats in this room. The Building Permit Plan, however, shall show that the first two-person table along the bench seats on the left side as you enter this room shall be bolted to the floor so that it cannot be moved closer to the entrance way.

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<sup>1</sup> The EBL Plans refer to this area as the “Living Room”. WDC refers to it as the “Library”.

- iv. Dining D (Family Room) – The Building Permit Plan shall note that the non-handicapped two-person table along the bench and closest to the Bar shall be bolted to the floor so that it cannot be moved closer to the Bar.
  - v. Bar Area – No modifications.
  - vi. Wait Station – No modifications.
  - vii. Employees – Total staff shall be listed and capped as not to exceed thirty (30) employees on the largest shift.
  - viii. Exterior Dining (Terrace) – The Building Permit Plan shall contain the following modifications:
    - (1) The Building Permit Plan shall note that no objects, including furniture and decorations, shall be located within or impinge upon any of the required egress paths on the Outdoor Dining Area.
    - (2) The four-person table closest to the left exit from the Outdoor Dining Area (the one going to the parking lot) shall be bolted to the floor so that it cannot be shifted closer to this exit.
3. **Occupant Load.** The legal indoor occupant load for the WDC shall be two hundred nine (209) in accordance with the EBL Plan and the Building Permit Plan. After the Work is completed in accordance with Paragraph four (4) below, the Township shall issue certificates of occupancy and any other permits and approvals for the legal indoor occupant load of two hundred nine (209) persons in accordance with the Building Permit Plan. As part of the Work, LDE shall create and post within each dining room/area new seating plans for that room/area in compliance with the Code.
4. **Certificates of Occupancy etc.** Not later than seven (7) business days after LDE notifies the Township that Work, or a portion thereof, has been completed, the Township shall conduct the required rough or final inspection to determine if the Work, or portion thereof, has been completed in accordance with the Township Codes, Ordinances, Rules and Regulations, along with the Building Permit Application; the Building Permit Plan; and the issued Permits (collectively “**Building Documents**”) and take the following actions, when applicable:
- a. If the Work has been completed in accordance with the Building Documents, the Township shall, not later than five (5) business days thereafter, issue to WDC a certificate of occupancy, and a food establishment license, and all other required permits and approvals to operate WDC with one hundred forty (140) indoor dining seats and an indoor occupant load of two hundred nine (209) persons (collectively “**Permits & Approvals**”), so long as WDC has

filed a fully and properly completed applications and has paid all appropriate fees for such permits and approvals,. This provision does not require the automatic issuance of future permits and/or approvals by the Township.

- b. If the Work has not been completed in accordance with the Building Documents, the Township shall within five (5) business days of the inspection provide LDE with a written description specifically detailing how the Work does not comply with the Building Documents. In such event LDE shall have the following options: (1) correct the stated deficiencies and request a new inspection, in which case the process outlined in this Paragraph 4 shall again be applicable; (ii) provide a written response to the Township detailing why it believes the Township has erroneously determined that the Work was not carried out in accordance with the Building Documents, in which case the Township shall provide a written response within three (3) business days accepting the response and issuing the Permits & Approvals or specifically describing how the response fails to address the claimed deficiencies; (iii) appeal to the Radnor Township Code Appeals Board; or (iv) submit the issue(s) to a mediator in accordance with Paragraph 11 below.
5. **Outdoor Dining Seats.** WDC shall be permitted 47 outdoor dining seats in accordance with the Outdoor Dining Agreement.
  6. **Outdoor Dining Agreement.** The Outdoor Dining Agreement shall continue in full force and effect.
  7. **Employee Parking.** WDC employees who drive an automobile to work shall continue to park that automobile in public parking lots as required by the Outdoor Dining Agreement.
  8. **Required Parking.** Notwithstanding any Code provisions to the contrary, no additional off-street parking spaces shall be required on the Property or otherwise due to the increase in the number of indoor seats from the previously approved number of one hundred eighteen (118) seats with twenty (20) employees to the one hundred forty (140) indoor seats and two hundred nine (209) person indoor occupancy load set forth under this Agreement. LDE shall contribute to the Township the sum of Five Thousand Dollars (\$5,000.00) that the Township shall use to address parking issues.
  9. **Table/Seating Arrangement Flexibility.** It is acknowledged that restaurants need and are afforded flexibility in the arrangement of their seating to accommodate groups of patrons of differing sizes. For purposes of illustration, and not by way of limitation, for example, two smaller tables with two dining seats each might be slid together to accommodate a group of three or four patrons; or a table with four seats might be joined with a table with two seats to accommodate a group of five or six patrons. Therefore, provided that the overall dining seat count, or occupant load is not increased beyond the capacities

permitted under this Agreement or the Outdoor Dining Agreement, the table and seating layout maybe adjusted as described herein, provided further that such adjustments do not interfere with required exits or required pathways. This flexibility and adjustment, however, shall not permit the following:

- a. Tables and chairs shall not be moved within Dining D (Family Room).
  - b. No additional seats shall be added to the Bar area.
  - c. Tables and chairs shall not be moved between rooms.
  - d. Indoor tables cannot be more than doubled in size (based on the number of seats of the largest table being moved).
10. **Permits/Approvals.** The Permits and Approvals shall not be conditioned on any item that is not required by this Agreement and/or applicable codes.
11. **Mediation of Building Permit/Certificate of Occupancy Issues.** LDE shall have the right to submit any dispute as to whether the Work Permits or the Permits & Approvals should be issued or whether any Work performed is in compliance with the Building Documents, this Agreement, and/or applicable codes to mediation. In such case, the relevant materials shall be submitted to David A. Naples (presently of Remington & Vernick Engineers and Affiliates), or another licensed Building Code Official acceptable to the Township and LDE (“**Mediator**”). The Mediator’s decision shall be based on whether the Building Documents comply with this Agreement or whether the Work has been completed in accordance with the Building Documents and shall be final and binding. If the Mediator determines that the Township has improperly withheld the Work Permits, the Permits & Approvals, refused to approve any work, or otherwise acted improperly, the Township shall within five (5) business days issue the Work Permits and the Permits & Approvals, as the case may be. If the Mediator determines that the Township has acted properly, LDE shall correct the deficiencies and the Township shall again review the Building Permit Plan and/or the Work in accordance with Paragraphs 3 and 4 above. LDE shall be solely responsible to bear the Mediator’s costs for the services performed under this Paragraph 11.
12. **Future Violations.** If it is determined by the Township Zoning Officer that the number of indoor dining seats exceeds one hundred forty (140), the number of indoor occupants exceeds two hundred nine (209), or the number of outdoor dining seats exceeds forty-seven (47), LDE shall be subject to a fine of \$1,000.00 (“**Occupancy Fine**”) for the first time the number of dining seats or occupants is determined to be in excess of the permitted limits set forth in this Agreement. Such determination must be made as the result of an actual seat/occupancy count performed by the Zoning Officer or a duly appointed Township Code Official. (“**Occupancy Violation**”). A WDC representative currently onsite and identified



to the Township must be given the opportunity to witness the Township's count and make his or her own count at the same time. Notice of any Occupancy Violation shall be submitted to LDE in writing and LDE shall be required to remit the Occupancy Fine to the Township within seven (7) business days of receipt of written notice. If there is more than one Occupancy Violation in any 12 month period, then the fines for the additional Occupancy Violations in that period, shall double for each additional Occupancy Violation. For purposes of illustration, if there is an additional Occupancy Violation within 12 months of the initial Occupancy Violation, the second Occupancy Fine would increase to \$2,000 (Two Thousand Dollars); if there is third Occupancy Violation within 12 months of the first, then the third Occupancy Fine would increase to \$4,000 (Four Thousand Dollars); and so on. Unless it has reasonable cause to believe that the number of dining seats or occupants at WDC is in violation of this Agreement, the Township shall not subject WDC to more frequent seat or occupant counts than it conducts at other food establishments in the Township. Other alleged violations will be subject to the procedures of applicable law.

13. **Future Renovations.** Future renovations to WDC shall be permitted and shall not affect the continued validity of this Agreement, unless such renovations change the size of the individual rooms of the WDC, the size and/or location of furniture and/or fixtures within the rooms, the width and/or location of access ways within the WDC, or the width and/or location of exits from the WDC. This Agreement shall not be construed to permit any additional seats or increase in occupant load over those permitted in this Agreement, unless applicable codes are satisfied for such increase(s) or this Agreement is duly amended to allow for such increase(s). Any future renovations must be done in compliance with the applicable Township Codes, Ordinances, Rules and Regulations, including, but not limited to, application for and receipt of all necessary permits and approvals.
14. **Court Approval and Enforcement.** Upon approval of this Agreement by the parties hereto, the Joint Motion for Court Approval of this Agreement in form as attached as Exhibit D, shall be filed by the Parties with the Court. Upon approval, the Parties agree that the Court shall retain jurisdiction for purposes of enforcement. Prior to seeking Court enforcement of this Agreement, the party seeking such relief shall provide at least ten (10) business days prior written notice and opportunity to cure of the alleged breach to the allegedly breaching party. Any legal action arising out of this Agreement must be filed in the Court of Common Pleas of the County of Delaware, and this Agreement shall be interpreted in accordance with Pennsylvania law. Any breach of this Agreement shall not release the non-breaching party from its obligations under this Agreement, unless the relief granted by the Court to the non-breaching party in response to legal action against the breaching party is inconsistent with any provision of this Agreement. In such a case, the Court's relief shall supersede the inconsistent provision.

15. **Withdrawal of LDE's Appeal.** Not later than five (5) business days after issuance of the Work Permits and the expiration of any applicable appeal periods, LDE shall terminate the LDE Appeals by filing a praecipe to "settle, discontinue and end" the LDE Appeals with the Court.
16. **Time of Essence.** All times stated in this Agreement shall be of the essence of this Agreement.
17. **Business Day.** For purposes of this Agreement, a "business day" shall mean any day that is not: a Saturday, a Sunday, a legal holiday recognized by the Commonwealth of Pennsylvania; a day on which the Radnor Township Administration Building is closed; a "snow day" for the Radnor Township School District; and/or a day on which a "state of emergency" has been declared for the area that includes any portion of Radnor Township.
18. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the Parties and their successors and assigns, including any successor owner of WDC.
19. **Drafting Party.** This Agreement was negotiated by the Parties and accordingly it shall not be construed against any individual party as the drafter.
20. **Background/Exhibits.** The Background and exhibits hereto shall form a part of this Agreement.
21. **Counterparts.** This Agreement may be executed in counterparts. Photocopied, scanned, or facsimile signatures shall be acceptable for an effective agreement.
22. **Amendment.** This Agreement may be amended from time to time pursuant to subsequent written amendments signed by the parties.
23. **Non-Admission of Liability.** The parties agree that neither this Agreement nor the furnishing of consideration in exchange for this Agreement shall be deemed or construed at any time for any purpose as an admission by either party of any liability or unlawful conduct of any kind.
24. **Incorporation.** The parties agree that this Agreement contains all of the agreements between the parties and that there are no other agreements or representations made by either of them. This Agreement sets forth the entire understanding between the parties and any representations, oral or written, not contained therein are without affect.
25. **Waiver.** The parties agree that neither this Agreement nor the furnishing of consideration in exchange for this Agreement shall be deemed or construed at any time for any purpose as a waiver by any party of any right or obligation under any statute, ordinance, rule, and/or regulation of any kind, except as provided for

herein and in the Outdoor Dining Agreement. Moreover, forbearance by either party to exercise their rights under this Agreement in the event of any breach by the other party shall not be deemed or construed to be a waiver of any of non-breaching party's rights under this Agreement. No delay or omission by a party in the exercise of any right or remedy upon any breach by the other party shall impair such right or remedy or be construed as a waiver.

26. **Review and Consultation.** The parties represent that they have had the opportunity to review the terms of this Agreement with their legal counsel, and they understand all of the terms, conditions, and obligations contained herein.
27. **Notices.** To be effective, any notice required under this Agreement must be in writing and either hand delivered to the party entitled to such notice or given by mail. If given by mail, such notice must be forwarded to the following addresses or such other address as designated by notice from a party hereto:

For LDE                   to: Martin Grims  
                                  2419 Whitehorse Road  
                                  Berwyn, PA 19312

                                  with a copy to: George W. Broseman, Esquire  
  Kaplin Stewart  
  Union Meeting Corporate Center  
  910 Harvest Drive  
  P.O. Box 3037  
  Blue Bell, PA 19422-0765

For Township       to: Robert Zienkowski, Township Manager  
                                  Radnor Township  
                                  301 Iven Avenue  
                                  Radnor, PA 19087

                                  with a copy to: John Rice, Esquire  
  Grim, Biehn & Thatcher  
  104 South Sixth Street  
  P.O. Box 215  
  Perkasie, PA 18944

28. **Recording.** A memorandum of this Agreement shall be recorded in the Delaware County Recorder of Deeds Office.
29. **Severability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid, unenforceable, unconstitutional, or void, for any reason, only that provision shall be illegal, invalid, unenforceable, unconstitutional, or void and the remainder of this Agreement shall be in full force and effect.

30. **Survivability.** The provisions of this Agreement shall survive the settlement contemplated hereunder; and shall be binding on all current and subsequent owners of the WDC.
31. **Effective Date.** The Effective Date of this Agreement shall be the date on which both parties have signed this Agreement.

WHEREFORE, the Parties have executed this Agreement on the dates set forth below.

**LUCKY DOG ENTERPRISES, LLC**

Dated: 10/20, 2015

By: 

Name: MARTIN BRIMS

Title: Managing Member

**RADNOR TOWNSHIP**

Dated: \_\_\_\_\_, 2015

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

BY: George W. Broseman, Esquire  
I.D. No. 62649

Union Meeting Corporate Center  
910 Harvest Drive, P.O. Box 3037  
Blue Bell, PA 19422-3037  
(610) 941-2459  
gbroseman@kaplaw.com

Attorney for Appellant  
Lucky Dog Enterprises, LLC

**GRIM, BIEHN & THATCHER**

BY: John B. Rice, Esquire  
I.D. No. 46489  
104 South Chestnut Street, P.O. Box 215  
Perkasie, PA 18944  
(215)-257-6811  
jrice@grimlaw.com

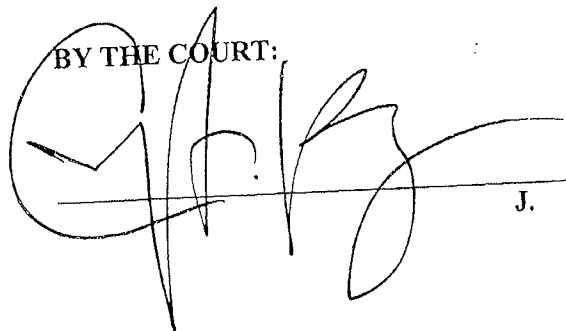
Attorney for  
Radnor Township

APPEAL OF LUCKY DOG ENTERPRISES, LLC FROM THE DECISION OF THE ZONING HEARING BOARD OF RADNOR TOWNSHIP DATED JULY 27, 2011	IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY  No. 11-006590  LAND USE APPEAL
--	--

AND NOW, this 24 day of MAY, 2012, upon consideration of the Uncontested Joint Motion of Lucky Dog Enterprises, LLC and Radnor Township for Court Approval of Settlement Agreement pertaining to the above-captioned appeal, it is hereby ORDERED and DECREED that:

1. The Settlement Agreement is approved.
2. The Court shall retain jurisdiction for purposes of enforcement of the Settlement Agreement.

BY THE COURT:

  
J.

2012 MAY 24 AM 10:35

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

BY: George W. Broseman, Esquire  
I.D. No. 62649  
Union Meeting Corporate Center  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422-3037  
(610) 941-2459  
gbroseman@kaplaw.com

Attorney for Appellant  
Lucky Dog Enterprises, LLC

**GRIM, BIEHN & THATCHER**

BY: John B. Rice, Esquire  
I.D. No. 46489  
104 South Chestnut Street  
P.O. Box 215  
Perkasie, PA 18944  
(215)-257-6811  
jrice@grimlaw.com

Attorney for  
Radnor Township

**APPEAL OF LUCKY DOG ENTERPRISES, LLC FROM THE DECISION OF  
THE ZONING HEARING BOARD OF RADNOR TOWNSHIP DATED JULY 27,  
2011**

**IN THE COURT OF COMMON  
PLEAS OF DELAWARE COUNTY**

No. 11-006590

**LAND USE APPEAL**

**SETTLEMENT AGREEMENT**

**THIS SETTLEMENT AGREEMENT (“Agreement”)** by and between **Lucky Dog Enterprises, LLC (“LDE”)**, a Pennsylvania limited liability company, with an address of c/o White Dog Café, 200 W. Lancaster Avenue, Wayne, PA 19087 and **Radnor Township (“Township”)**, a Pennsylvania Township of the first class with an address of 301 Iven Avenue Radnor, PA 19087.

**BACKGROUND**

- A. LDE leases space, including an adjacent outdoor patio area (“**Patio**”), within a multi-tenant building (“**Building**”) located at the property now known as Town Center at Wayne at 200 W. Lancaster Avenue (“**Property**”) in Wayne, Radnor

Township, Delaware County, PA. The Patio is located between the Building and Lancaster Avenue (*a.k.a. Route 30*).

- B. The Property is owned by Wayne Town Center, LP (“**WTCLP**”), a Pennsylvania Limited Partnership. The Property is improved with two buildings that contain a mix of uses with differing peak parking demand times and 158 off-street parking spaces.
- C. Pursuant to the provisions of the Radnor Township Code, (“**Code**”), the Property is located in the Wayne Business Overlay District (“**WBOD**”). The WBOD was adopted to enhance the character and vibrancy of the downtown Wayne area. The WBOD permits a mix of uses including restaurants and outdoor dining.
- D. LDE, within the space it leases, operates a restaurant known as The White Dog Café (“**WDC**”), which is a Township licensed food establishment. LDE and WTCLP intended that the Patio be available for outdoor dining accessory to WDC.
- E. The WBOD in Code section 280-53.16 permits outdoor dining as an accessory use to a licensed food establishment.
- F. LDE applied for a permit from the Township to allow outdoor dining accessory to WDC on the Patio (“**Outdoor Dining Area**”) pursuant to the WBOD provisions. In accordance with Code section 280-53.16.A(8), the Township Design Review Board (“**DRB**”) issued approval for the Outdoor Dining Area.
- G. The Township Zoning Officer denied the outdoor dining permit application solely on the ground that the Code-required parking was not provided. LDE filed a timely appeal to the Township Zoning Hearing Board (“**ZHB**”), contending that the Code does not require parking for accessory outdoor dining facilities. The ZHB denied that appeal.
- H. LDE filed a timely appeal of the ZHB decision (“**LDE’s Appeal**”) to the Court of Common Pleas of Delaware County (“**Court**”). The Township and WTCLP intervened in LDE’s Appeal.
- I. The Township and LDE have reached an amicable resolution of LDE’s Appeal and are entering into this Agreement to confirm their understandings regarding the Outdoor Dining Area.
- J. The other parties to LDE’s Appeal, WTCLP and the ZHB, do not object to this Agreement.



## AGREEMENT

NOW THEREFORE, intending to be legally bound, LDE and the Township agree as follows:

1. **Outdoor Dining Area.** The Patio may be used for outdoor dining accessory to WDC. The Outdoor Dining Area shall consist of a wait station, other equipment/appurtenances facilitating outdoor dining (*e.g. umbrellas, fencing, etc.*), and tables and chairs with a maximum seating capacity of fifty (50), subject to compliance with all applicable health, building, accessibility, fire and plumbing codes of Radnor Township. No other patron facilities for the Outdoor Dining Area will be permitted without prior written approval on behalf of the Township and WTCLP. The furniture utilized shall be in accordance with DRB approval. LDE meets Code requirements for onsite parking for WDC. No additional onsite parking spaces shall be required for the operation of the Outdoor Dining Area.
2. **Hours/Dates of Operation.** The use of the Outdoor Dining Area shall be limited to April 1 through September 30 of each calendar year (“**Season**”) during the hours of (a) 5:30 p.m. to 10:00 p.m. Monday through Friday and (b) 11:00 a.m. to 10:00 p.m. on Saturday and Sunday (collectively “**Permitted Hours**”). The Season and Permitted Hours may be extended if: (i) the Code is amended to allow longer periods of use, it being understood, however, that the Permitted Hours on Monday through Friday shall only be extended if WTCLP approval is also obtained; or (ii) permission is obtained for an expanded Season or expanded Permitted Hours from both WTCLP and the Township.
3. **Employee Parking.** WDC employees who drive an automobile to work shall park that automobile in public parking lots. LDE shall adopt, enforce, and provide to its employees, a written policy requiring adherence to this policy. Consistent violations of this policy will be a violation of this Agreement and order of the Court, and may subject LDE to per diem fines and penalties for each day of violation. Each employee shall be given a copy of the policy and shall provide their automobile make and model description and license number to LDE. If the Township has a reasonable belief that the policy is being violated, the Township may require that LDE provide the Township with employee automobile make, model and license tag information for the sole purpose of verifying compliance with the policy on a monthly basis. Upon receipt of this information, the Township shall keep it strictly confidential, not release, show and/or reveal it to any other person or entity, and shall not use it for any purpose other than verification of compliance with the policy.

The general form of this policy is attached as **Exhibit “A”**.

4. **Continuation of Outdoor Dining.** LDE shall be entitled to operate the Outdoor Dining Area each Season in accordance with this Agreement, provided it pays applicable permitting fees, and subject to compliance with applicable health, sign, building and plumbing code regulations.
5. **Court Approval.** Upon approval of this Agreement by the parties hereto the Joint Motion for Court Approval of this Agreement shall be filed by the Parties with the Court. Upon approval, the Parties agree that the Court shall retain jurisdiction for purposes of enforcement.
6. **Issuance of Permits.** Upon Court approval of this Agreement, and payment by LDE to the Township of the annual outdoor dining fee the Township shall issue to LDE all necessary permits and approvals to allow the use of the Outdoor Dining Area subject to compliance with applicable health, sign, building and plumbing code regulations.
7. **Withdrawal of LDE's Appeal.** Not later than five (5) business days after issuance of all necessary permits and approvals for the Outdoor Dining Area, LDE shall (i) terminate LDE's Appeal by filing a praecipe to "settle, discontinue and end" LDE's Appeal with the Court, and (ii) pay to the Township the sum of Four Thousand Dollars (\$4,000.00) to assist in defraying the costs of installing a parking kiosk system in the Bellevue Avenue municipal lot.
8. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the Parties and their successors and assigns, including any successor restaurant to WDC.
9. **Drafting Party.** This Agreement was negotiated by the Parties and accordingly it shall not be construed against any individual party as the drafter.
10. **Background/Exhibits.** The Background and exhibits hereto shall form a part of this Agreement.
11. **Counterparts.** This Agreement may be executed in counterparts.
12. **Recording.** A memorandum of this Agreement shall be recorded in the Delaware County Recorder of Deeds Office.

[SIGNATURE PAGE FOLLOWS ON NEXT PAGE]

WHEREFORE, the Parties have executed this Agreement on the dates set forth below.

Dated: May 18<sup>th</sup>, 2012

LUCKY DOG ENTERPRISES, LLC

By: 

Name: MARTIN BRIMS

Title: PRESIDENT

Dated: May 21, 2012

RADNOR TOWNSHIP

By: 

Name: William Spangler

Title: President

## EXHIBIT A

### FORM OF WHITE DOG CAFÉ (RADNOR TOWNSHIP) POLICY ON EMPLOYEE PARKING

In deference to residents who are concerned with availability of parking on the residential streets of the neighborhood, White Dog Café employees who drive an automobile to work are to refrain from parking on these streets, and are required to park in the Bellevue Avenue or other municipal parking lots. This is a requirement of an agreement with Radnor Township. Employees who drive an automobile to work will be required to provide automobile make, model and license tag information, which information will be shared with Radnor Township on a confidential basis for purposes of enforcement of this policy. LDE will monitor employees' compliance with these requirements.

LAW OFFICES  
**GRIM, BIEHN & THATCHER**

J. LAWRENCE GRIM, JR.  
STEPHEN P. MOYER  
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 \*  
COLBY S. GRIM  
DIANE M. SODANO \*  
PATRICK M. ARMSTRONG  
JOEL STEINMAN  
LAURA A. CULLEN  
SEAN M. GRESH  
KELLY L. EBERLE\*  
MATTHEW J. MCHUGH

\* ALSO ADMITTED IN NEW JERSEY  
◊ ALSO ADMITTED IN NEW YORK  
† MASTERS IN TAXATION  
\* ALSO A CERTIFIED PUBLIC ACCOUNTANT

A PROFESSIONAL CORPORATION  
SUCCESSOR TO  
GRIM & GRIM AND BIEHN & THATCHER  
ESTABLISHED 1895 AND 1956,  
RESPECTIVELY  
116TH ANNIVERSARY 1895-2011

[www.grimlaw.com](http://www.grimlaw.com)

PLEASE REPLY TO:  
PERKASIE

John B. Rice  
e-mail: [jrice@grimlaw.com](mailto:jrice@grimlaw.com)

JOHN FREDERIC GRIM, OF COUNSEL  
JEAN M. KEELEK, OF COUNSEL  
LAURA A. CULLEN, 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

RT #11-16

June 14, 2012

*VIA ELECTRONIC CORRESPONDENCE*

George W. Broseman, Esquire  
KAPLIN STEWART  
Union Meeting Corporate Center  
910 Harvest Drive, P.O. Box 3037  
Blue Bell, PA 19422

Re: White Dog Settlement Agreement

Dear George:

This letter is to confirm the agreement between White Dog, Wayne Town Center LP, and Radnor Township that the outdoor dining seats will be reduced from 50 to 47, notwithstanding the approved settlement agreement. As you know, the settlement agreement required compliance with all Township building code requirements and the reduction in the outdoor seating is directly related to that compliance issue. It is the Township's understanding that a second means of egress will be constructed from the outdoor area resulting in the loss of one on-site parking space.

Based on the foregoing agreement, the certificate of occupancy will continue conditioned on the foregoing compliance. If you have any questions regarding this matter, please feel free to call me.

Sincerely,

GRIM, BIEHN & THATCHER

By: \_\_\_\_\_

John B. Rice

JBR/LDG

cc: Kevin Kochanski, Director – via email  
Robert A. Zienkowski – via email  
John Kelly – via email

George W. Broseman  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: [gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

June 29, 2012

**VIA E-MAIL (JRICE@GRIMLAW.COM)**

John Rice, Esquire  
Grim Biehn & Thatcher  
Sixth & Chestnut Streets  
P.O. Box 215  
Perkasie, PA 18944

Re: **White Dog Settlement Agreement**  
**Our Reference: 11859-002**

Dear Mr. Rice:

I am writing in response to your June 14, 2012 letter regarding the agreement between Lucky Dog Enterprises, LLC (Operator of the White Dog Café Restaurant), Wayne Town Center, LP in Radnor Township regarding the outdoor dining area for the White Dog Café Restaurant. Your letter correctly noted that the outdoor dining seats will be reduced from 50 to 47. As a further compromise, and at the Township's request, a second means of egress for the outdoor dining area was constructed and one parking space at the end of that egress point was eliminated. I am writing to clarify the understanding of the parties as confirmed in a June 13, 2012 e-mail which is attached. Namely, that the reduction in outdoor dining seats from 50 to 47 compensates for the loss of one parking space on the site. The use and operations of the remainder of White Doge Café or other uses on the site will not be affected by the loss of the one parking space.

I am pleased that we were able to amicably resolve the issues regarding outdoor dining and believe that the outdoor dining will prove to be an attractive amenity for the Wayne Business District.

Sincerely,

  
George W. Broseman

Enclosure

John Rice, Esquire  
June 29, 2012

cc via e-mail: Marty Grims  
Kevin Kochanski  
John Kelly  
David Sikora  
Nicholas Caniglia

## George W. Broseman

---

**From:** John B. Rice [jrice@grimlaw.com]  
**Sent:** Wednesday, June 13, 2012 9:25 PM  
**To:** George W. Broseman; Kevin Kochanski; Marty Grims; jkelly@easternpropertygroup.com  
**Cc:** Bob Zienkowski  
**Subject:** RE: White Dog [KS-IMAN\_BB.FID585994]

George: Kevin and I discussed this today and please accept this as confirmation of the compromise outlined in your email. I will follow up with a letter confirming that the 47 seats is consistent with the court settlement. Thanks

---

**From:** George W. Broseman [gbroseman@kaplaw.com]  
**Sent:** Wednesday, June 13, 2012 2:16 PM  
**To:** Kevin Kochanski; Marty Grims; jkelly@easternpropertygroup.com  
**Cc:** Bob Zienkowski; John B. Rice  
**Subject:** RE: White Dog [KS-IMAN\_BB.FID585994]

Kevin

Thank you for following up.

Your proposal will be an acceptable compromise of our position that a second means of egress should not be required, with the understanding that the reduction in the permitted outdoor dining seats from 50 per the Settlement Agreement to 47 seats will allow for the loss of the one parking space as you have outlined and that the number of indoor seats and employees permitted at White Dog Café will not be reduced as a result of the loss of the one parking space from the site.

As to timing it is my understanding that John Kelly has made arrangements to have the work you described performed and tomorrow. Upon completion we would then like to be in a position to have authorization to use all 47 outdoor dining seats starting Friday June 15th . This will allow us to meet the deadline under the temporary certificate of occupancy and get up to the 47 seat level for this weekend which is another Holiday weekend (Father's Day already) during which Marty expects strong demand for outdoor seating especially given the promising weather forecast.

Assuming that you agree with this the work will be commenced and we will not need the letter from Ray Daly since we will not need to proceed to the Township Code Appeals Board.

Please confirm that we may move ahead as outlined above.

Thanks

George Broseman

George W. Broseman  
Attorney-at-Law  
Kaplin Stewart  
Union Meeting Corporate Center  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422-0765

gbroseman@kaplaw.com<mailto:gbroseman@kaplaw.com>  
[www.kaplaw.com](http://www.kaplaw.com)<<http://www.kaplaw.com>>  
direct dial 610.941.2459 (land line)  
wireless 215.565.6448  
K/S Main 610.260.6000  
fax 610.684.2005  
Assistant-Sandy Lagan -- 610.941.2511

Please visit our new website at [www.kaplaw.com](http://www.kaplaw.com)



From: Kevin Kochanski [mailto:kkochanski@radnor.org]  
Sent: Tuesday, June 12, 2012 12:57 PM  
To: George W. Broseman; 'Marty Grims'; jkelly@easternpropertygroup.com  
Cc: Bob Zienkowski; John Rice  
Subject: RE: White Dog [KS-IMAN\_BB.FID585994]

George,

I just spoke with Bob and he agreed with my recommendation as follows:

A second means of egress is to be provided from the western side of the patio. The width of the opening at the patio shall be no less than 42". The width of the egress path shall be no less than 36" and shall exit into and through an existing parking space on the western side of the site. This space shall be permanently striped as an egress area and can no longer be utilized as a parking space. As a result of the loss of this parking space, the total permitted number of outdoor dining seats shall be reduced by three (3); so that no more than forty-seven (47) seats are permitted on the patio.

Once you have had the chance to discuss this with your client, please let me know if this is acceptable or not. If this is not acceptable, we can issue you a formal letter on the code issue. Please remember that the Temporary Certificate of Occupancy for the outdoor dining area expires this Friday June 15th. I would like to have an understanding of how we will be proceeding prior to this date.

Kevin

Kevin W. Kochanski, RLA, CZO  
Director of Community Development

Radnor Township  
301 Iven Avenue  
Wayne, PA 19087  
(610) 688-5600 ext. 168

kkochanski@radnor.org<mailto:kkochanski@radnor.org>  
[www.radnor.com](http://www.radnor.com)<http://www.radnor.com>

From: George W. Broseman [mailto:gbroseman@kaplaw.com]  
Sent: Tuesday, June 12, 2012 12:17 PM  
To: Kevin Kochanski  
Cc: Marty Grims; jkelly@easternpropertygroup.com  
Subject: RE: White Dog [KS-IMAN\_BB.FID585994]

Kevin

Can we meet with you and Bob to talk this through. Would be helpful to have John Rice there too.

George W. Broseman  
Attorney-at-Law  
Kaplin Stewart  
Union Meeting Corporate Center  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422-0765

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[www.kaplaw.com](http://www.kaplaw.com)<http://www.kaplaw.com/>  
direct dial 610.941.2459 (land line)  
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K/S Main 610.260.6000  
fax 610.684.2005  
Assistant-Sandy Lagan -- 610.941.2511

Please visit our new website at [www.kaplaw.com](http://www.kaplaw.com)

From: Kevin Kochanski [<mailto:kkochanski@radnor.org>] <[mailto:\[mailto:kkochanski@radnor.org\]](mailto:[mailto:kkochanski@radnor.org])>  
Sent: Tuesday, June 12, 2012 12:10 PM  
To: George W. Broseman  
Cc: 'Marty Grims'; [jkelly@easternpropertygroup.com](mailto:jkelly@easternpropertygroup.com) <<mailto:jkelly@easternpropertygroup.com>>  
Subject: RE: White Dog [KS-IMAN\_BB.FID585994]

George,

Any reduction in the size of the already non-conforming spaces will require the Commissioners' approval. I would agree that the change is de minimis. If this is the option that is accepted, then I would encourage you to use that argument with the Board.

The options are what they are and I will express those to you after I meet with Bob. Concessions will be required of all parties. If none of the options are acceptable to you or Marty, we will issue the code determination letter and we can proceed from there.

Kevin

Kevin W. Kochanski, RLA, CZO  
Director of Community Development

Radnor Township  
301 Iven Avenue  
Wayne, PA 19087  
(610) 688-5600 ext. 168

[kkochanski@radnor.org](mailto:kkochanski@radnor.org) <<mailto:kkochanski@radnor.org>>  
[www.radnor.com](http://www.radnor.com) <<http://www.radnor.com>>

From: George W. Broseman [<mailto:gbroseman@kaplaw.com>] <[mailto:\[mailto:gbroseman@kaplaw.com\]](mailto:[mailto:gbroseman@kaplaw.com])>  
Sent: Tuesday, June 12, 2012 11:27 AM  
To: Kevin Kochanski  
Cc: Marty Grims; [jkelly@easternpropertygroup.com](mailto:jkelly@easternpropertygroup.com) <<mailto:jkelly@easternpropertygroup.com>>  
Subject: RE: White Dog [KS-IMAN\_BB.FID585994]

Thanks

As I noted I am happy to discuss with Bob as well if that would be productive.

Please be aware that certain of your options are not acceptable to my client, so let's try to find one that works for everyone. In my opinion the option I highlighted should not need B or C approval given the de minimis nature of the space size adjustment (approx 3 inches) and will allow us to timely resolve this matter.

George

George W. Broseman  
Attorney-at-Law  
Kaplin Stewart  
Union Meeting Corporate Center  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422-0765

gbroseman@kaplaw.com<mailto:gbroseman@kaplaw.com>  
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fax 610.684.2005  
Assistant-Sandy Lagan -- 610.941.2511

Please visit our new website at [www.kaplaw.com](http://www.kaplaw.com)

From: Kevin Kochanski [<mailto:kkochanski@radnor.org>]<<mailto:kkochanski@radnor.org>>  
Sent: Tuesday, June 12, 2012 11:23 AM  
To: George W. Broseman  
Cc: 'Marty Grims'; [jkelly@easternpropertygroup.com](mailto:jkelly@easternpropertygroup.com)<<mailto:jkelly@easternpropertygroup.com>>  
Subject: RE: White Dog [KS-IMAN\_BB.FID585994]

George, I should hopefully be meeting with Bob today on this matter. There are several options some of which may require BOC approval. I will be in touch later today.

Kevin W. Kochanski, RLA, CZO  
Director of Community Development

Radnor Township  
301 Iven Avenue  
Wayne, PA 19087  
(610) 688-5600 ext. 168

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[www.radnor.com](http://www.radnor.com)<<http://www.radnor.com>>

From: George W. Broseman [<mailto:gbroseman@kaplaw.com>]<<mailto:gbroseman@kaplaw.com>>  
Sent: Tuesday, June 12, 2012 9:31 AM  
To: Kevin Kochanski  
Cc: Marty Grims; [jkelly@easternpropertygroup.com](mailto:jkelly@easternpropertygroup.com)<<mailto:jkelly@easternpropertygroup.com>>  
Subject: White Dog [KS-IMAN\_BB.FID585994]

Kevin

Following up on our call from last Friday.

Are we going to be able to move forward with the proposal to provide the disputed second means of egress by restriping the 12 spaces?

We need to know ASAP.

Thanks

George

George W. Broseman  
Attorney-at-Law  
Kaplin Stewart  
Union Meeting Corporate Center  
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Assistant-Sandy Lagan -- 610.941.2511

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TO AVOID ANY PENALTIES THAT MAY BE IMPOSED UNDER FEDERAL TAX LAWS. IF YOU WOULD LIKE US TO PREPARE WRITTEN TAX ADVICE INTENDED TO PROVIDE PENALTY PROTECTION, PLEASE CONTACT US.

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**EXHIBIT B**



301 Iven Avenue  
Wayne, PA 19087  
610-688-5600  
610-971-0450

**RADNOR TOWNSHIP**  
**Community Development Department**  
**Application for Building/Zoning Permit**

Permit No. \_\_\_\_\_  
CO No. \_\_\_\_\_  
Fee: \_\_\_\_\_  
\*\*Include \$4.00 PA Surcharge and \$2.00 Administrative fee.

**Location of Building**

Street Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Is property located in the Historic District? Yes  No

*2 sets of Engineered or Architectural plans must be submitted with this application, unless not required by the Code Official. A CD containing the final building plans in either a .pdf or .tif format must be submitted before issuance of Certificate of Occupancy*

**Ownership**

Private (individual, corporation, nonprofit, institutional, etc.)  Public (Federal, State, or local government)

<b>Type of Improvement</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair, replacement <input type="checkbox"/> Demolition <input type="checkbox"/> Foundation only <input type="checkbox"/> Fence <input type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Interior Alteration <input type="checkbox"/> Other _____	<b>Proposed Use</b> <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<b>Cost of Project</b> Building _____ Electrical _____ Plumbing _____ HVAC _____ Sprinkler _____ Other _____ Total cost _____

**Principal type of frame**

Masonry  Wood Frame  Structural Steel  Reinforced Concrete  Other \_\_\_\_\_

**Principal type of heating fuel**

Gas  Electricity  Oil  Coal  Other \_\_\_\_\_

<b>Type of sewage disposal</b> <input type="checkbox"/> Public <input type="checkbox"/> Private	<b>Type of water supply</b> <input type="checkbox"/> Private company <input type="checkbox"/> Well	<b>Type of mechanical</b> <input type="checkbox"/> Air conditioning <input type="checkbox"/> Elevator	<b># Off-Street Parking Spaces</b> Enclosed _____ Outdoors _____
--	---	--	--

<b>Residential Buildings Only</b> Number of Bedrooms _____ Number of Bathrooms Full _____ Partial _____	<b>Dimensions</b> No. of Stories _____ Total Square Feet of floor area, all floors, based on exterior dimensions _____ Total land area _____
--	---

***Radnor Township requires contractors submitting for building permits to submit ALL sub-contractors permit applications at the same time***

**PERMITS ARE NON-TRANSFERRABLE**

<b>DESCRIPTION OF WORK</b>

<b>IDENTIFICATION—to be completed by all applicants</b>		
Owner or Lessee		Telephone
Mailing Address		
Email Address		Cell Phone
Contractor/Company Name		Telephone
Mailing Address		HIC#
Email Address		Cell Phone
Architect/Engineer		Telephone
Mailing Address		
Email Address		Cell Phone
<i>The owner of this building and the undersigned agree to conform to all applicable laws of this jurisdiction. Please note: An incomplete application is subject to rejection.</i>		
Signature of applicant	Address	Date

DO NOT WRITE BELOW THIS LINE

\_\_\_\_\_  
Township Official

\_\_\_\_\_  
Date Approved



Workers' Compensation Insurance Coverage Information  
(attach to building permit application)

**A. The applicant is**

A contractor within the meaning of the Pennsylvania Workers' Compensation Law

Yes       No

If the answer is "yes", complete Sections B and C below as appropriate.

---

---

**B. Insurance Information**

Name of Applicant \_\_\_\_\_

Federal or State Employers Identification No. \_\_\_\_\_

Applicant is a qualified self-insurer for workers' compensation.

Certificate Attached

Name Workers Compensation Insurer \_\_\_\_\_

Workers Compensation Insurance Policy No. \_\_\_\_\_

Certificate Attached

Policy Expiration Date \_\_\_\_\_

---

---

**C. Exemption**

Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania Workers' Compensation Law for one of the following reasons, as indicated:

Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the Township.

Religious exemption under the Workers' Compensation Law.

Subscribed and sworn to before me this  
\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
(Signature of Notary Public)

My commission expires: \_\_\_\_\_ (Seal)

Signature of applicant \_\_\_\_\_

Address \_\_\_\_\_

County of \_\_\_\_\_

Municipality of \_\_\_\_\_

**EXHIBIT C**



**EXHIBIT D**

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

BY: George W. Broseman, Esquire

I.D. No. 62649

Union Meeting Corporate Center

910 Harvest Drive

P.O. Box 3037

Blue Bell, PA 19422-3037

(610) 941-2459

[gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)

Attorney for Appellant

Lucky Dog Enterprises, LLC

**GRIM, BIEHN & THATCHER**

BY: John B. Rice, Esquire

I.D. No. 46489

104 South Chestnut Street

P.O. Box 215

Perkasie, PA 18944

(215)-257-6811

[jrice@grimlaw.com](mailto:jrice@grimlaw.com)

Attorney for

Radnor Township

APPEAL OF LUCKY DOG ENTERPRISES, LLC FROM VARIOUS DECISIONS OF MAGISTERIAL COURT NO. 32129	IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY  No. SA-1032-13 No. SA-1407-1  LAND USE APPEAL
--	--

**UNCONTESTED JOINT MOTION OF LUCKY DOG ENTERPRISES, LLC AND  
RADNOR TOWNSHIP FOR COURT APPROVAL OF SETTLEMENT AGREEMENT**

Lucky Dog Enterprises, LLC (“**LDE**”) and Radnor Township (“**Township**”) (collectively, “**Parties**”) by and through their respective attorneys, Kaplin, Stewart, Meloff, Reiter & Stein, P.C., and Grim, Biehn & Thatcher hereby jointly move this Court to approve the Settlement Agreement regarding the use and operation of a restaurant known as White Dog Café. entered into between LDE, and the Township, and in support thereof state as follows:

1. LDE leases space, including an adjacent outdoor patio area, within a multi-tenant building (“**Building**”) located at the property now known as Town Center at Wayne at 200 W. Lancaster Avenue (“**Property**”) in Wayne, Radnor Township, Delaware County, PA

2. The Property is owned by Wayne Town Center, LP (“**WTCLP**”), a Pennsylvania Limited Partnership. The Property is improved with two buildings that contain a mix of uses with differing peak parking demand times and 157 off-street parking spaces.
3. There is a large public parking lot located across Lancaster Avenue from the Building containing approximately 102 public parking spaces (“**Bellevue Municipal Parking Lot**”).
4. Pursuant to the provisions of the Radnor Township Code, (“**Code**”), the Property is located in the Wayne Business Overlay District (“**WBOD**”). The WBOD was adopted to enhance the character and vibrancy of the downtown Wayne area. The WBOD permits a mix of uses including restaurants and outdoor dining.
5. LDE, within the space it leases, operates a restaurant known as The White Dog Café (“**WDC**”), which is a Township licensed food establishment.
6. LDE has a certificate of occupancy from the Township that permits 118 indoor dining seats in the WDC within the Building.
7. The Township has issued certain citations alleging certain Code violations in connection with the operation of WDC. Those citations allege that LDE has exceeded the number of allowed seats and persons within WDC and has failed to properly post these capacity requirements. Those citations are subject to various appeals (“**LDE Appeals**”) pending in the Court of Common Pleas of Delaware County (“**Court**”).
8. Based on analysis of the Code, WDC can accommodate a greater number dining seats and occupants than is currently permitted by the Township.
9. The Township and LDE have reached an amicable resolution of the LDE Appeals and are entering into this Agreement to confirm their understandings regarding the disposition of the LDE Appeals, the number of dining seats, the number of occupants, and certain operational aspects of WDC.
10. The Settlement Agreement advances the public interest and resolves all of the issues involved in the LDE Appeals.
11. There is a strong judicial policy in favor of parties voluntarily settling litigation. *See, Rothman v. Fillette*, 503 Pa. 259, 469 A.2d 543 (Pa. 1983); *Muhammad v. Strassburger, McKenna, Messer, Shilobod and Gutnick*, 526 Pa. 541, 587 A.2d 1346 (Pa. 1991); *Gallagher Bassett Services v. Workers’ Compensation Appeal Board*, 756 A.2d 702 (Pa. Cmwlth. 2000).
12. Under Pennsylvania law, Court approval of settlements of use cases involving land use issues are customary and lawful. *Summit Township Taxpayers Association v. Summit Township Board of Supervisors*, 411 A.2d 1263 (Pa.

Cmwlth. 1980); *Boeing Co. v. Zoning Hearing Board of Ridley Township*, 822 A.2d 153 (Pa. Cmwlth. 2003); *Rees v. Board of Supervisors of Indiana Township*, 513 A.2d 584 (Pa. Cmwlth. 1986).

13. Based upon the foregoing, LDE and the Township respectfully request that the Court approve the Settlement Agreement as an Order of the Court, with continuing jurisdiction for purposes of enforcement of the Settlement Agreement.

GRIM BIEHN & THATCHER

KAPLIN STEWART MELOFF REITER &  
STEIN, P.C.

---

JOHN B. RICE., ESQUIRE  
Attorney for Township

---

GEORGE W. BROSEMAN, ESQUIRE  
Attorney for LDE

**EXHIBIT "1"**



**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

BY: George W. Broseman, Esquire  
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(610) 941-2459  
[gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)

Attorney for Appellant  
Lucky Dog Enterprises, LLC

**GRIM, BIEHN & THATCHER**

BY: John B. Rice, Esquire  
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Perkasie, PA 18944  
(215)-257-6811  
[jrice@grimlaw.com](mailto:jrice@grimlaw.com)

Attorney for  
Radnor Township

APPEAL OF LUCKY DOG ENTERPRISES, LLC FROM VARIOUS DECISIONS OF MAGISTERIAL COURT NO. 32129	IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY No. SA-1032-13 No. SA-1407-1 LAND USE APPEAL
--	--

**ORDER**

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2015, upon consideration of the Uncontested Joint Motion of Lucky Dog Enterprises, LLC and Radnor Township for Court Approval of Settlement Agreement pertaining to the above-captioned appeals, it is hereby ORDERED and DECREED that:

1. The Settlement Agreement is approved.
2. The Court shall retain jurisdiction for purposes of enforcement of the Settlement Agreement.

**BY THE COURT:**

\_\_\_\_\_  
**J.**

**KAPLIN STEWART MELOFF REITER & STEIN, P.C.**

BY: George W. Broseman, Esquire

I.D. No. 62649

Union Meeting Corporate Center

910 Harvest Drive

P.O. Box 3037

Blue Bell, PA 19422-3037

(610) 941-2459

[gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)

Attorney for Appellant

Lucky Dog Enterprises, LLC

APPEAL OF LUCKY DOG ENTERPRISES, LLC FROM VARIOUS DECISIONS OF MAGISTERIAL COURT NO. 32129	IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY  No. SA-1032-13 No. SA-1407-1  LAND USE APPEAL
--	--

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing “Uncontested Joint Motion of Lucky Dog Enterprises, LLC and Radnor Township for Court Approval of Settlement Agreement” was caused to be sent by First-Class Mail, postage prepaid by the undersigned on the date stated below, to the addressees stated below, and at the addresses stated below:

John Rice, Esquire  
Grim Biehn & Thatcher  
Sixth & Chestnut Streets  
P.O. Box 215  
Perkasie, PA 18944

---

George W. Broseman, Esquire  
Attorney I.D. No. 62649  
Kaplin Stewart Meloff Reiter & Stein, P.C.  
Union Meeting Corporate Center  
P.O. Box 3037  
Blue Bell, PA 19422  
(610) 260-6000  
Attorney for Appellant

**Dated:** \_\_\_\_\_, 2015

**From:** [James Higgins](#)  
**To:** [George Broseman](#)  
**Cc:** [Kevin Kochanski](#); [Robert Zienkowski](#)  
**Subject:** RE: White Dog Settlement [KS-IMAN\_BB.FID585994]  
**Date:** Wednesday, May 18, 2016 11:37:30 AM

---

Thanks, George. I will circulate your note to the residents and with this email I am sending it to Bob Zienkowski and Kevin Kochanski.

**James Higgins**  
**Commissioner, Radnor Twp.**

**175 Strafford Ave., Suite 1**  
**Strafford, Penna. 19087-3396**  
**610-975-4404**  
**610-687-7860 (Fax)**  
**[www.jchigginslaw.com](http://www.jchigginslaw.com)**

---

**From:** George W. Broseman [mailto:[gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)]  
**Sent:** Tuesday, May 17, 2016 2:00 PM  
**To:** Jim Higgins  
**Subject:** White Dog Settlement [KS-IMAN\_BB.FID585994]

Jim

I am writing concerning the proposed White Dog restaurant settlement agreement. In the past you have told me that residents who live along Francis Avenue, and perhaps other streets in the vicinity of Francis Avenue were concerned about business employees in the area parking along Francis Avenue and other public streets of the Township. I assume that the parking in question is for the most part legal parking on public streets, but that the residents of those streets prefer that business employees do not park on these public streets, whether or not such parking is legal.

On January 12, 2016 I sent you an email that set forth my point of view that White Dog does not contribute to this parking issue and of some of the other merits of the proposed settlement agreement. For your convenience I have copied and pasted that email below.

I understand that the Township has undertaken various efforts since January to address the parking issues described above including providing for free employee parking in the S. Bellevue lot and providing for parking restrictions on Francis Avenue. I would be interested to know how these efforts have been received.

I wanted to further address the issue of White Dog employee parking. As you know White Dog agreed to require its employees to park in municipal parking lots. White Dog has included this requirement in its employee manual and reinforces this requirement from time to time in staff meetings. Mr. Grims believes his employees comply with this requirement. This requirement was instituted in 2012 as part of the outdoor dining agreement and Mr. Grims has not received any complaints since 2012 that this requirement was not being followed. Although we do not believe

that White Dog employees are contributing to the business parking issues that the residents have raised I have discussed this issue with Mr. Grims and if necessary Mr. Grims is willing to also agree to supplement purchase of or provide parking passes to his employees for the municipal lots to further encourage compliance with this requirement.

Please let me know if there is other information required.

Thank you

George Broseman

**COPY AND PASTE OF MY JANUARY 12, 2016 TO YOU:**

-  
I am writing as a follow up to our recent discussion about the status of the White Dog settlement agreement. You advised that you were meeting with certain neighbors that live on the South side of Lancaster Avenue who are concerned with parking on Banbury, Francis and the Windsor/Farm neighborhood. You said they expressed concern that adding 22 seats (118 to 140) to White Dog would add to parking issues on these streets. I thought it would be helpful if I provided you with a summary of why I do not believe the White Dog settlement and the modest increase in seats will have any impact on the parking on those streets, and also touch on some other points covered by the agreement. Here it is:

- There are 157 parking spaces on the property where White Dog is located. This includes parking on the sides and rear of the building. I can think of few, if any other properties in the WBOD that have this many parking spaces on-site. Per the WBOD Code many other sites are permitted to have restaurants and other permitted uses where there is no parking at all on site. It is inequitable and illogical to prohibit White Dog from having a modest additional amount of seating where there is a significant amount of on-site parking.
- The property is a mixed use property, which is encouraged in the WBOD. The 2<sup>nd</sup> floor of the building that White Dog is in is office use and the balance of the first floor and the stand-alone 1 story building on site (LuLu Lemon) are retail uses. This mixed use is favorable to parking as the busiest time for restaurants are dinner times and weekends when the office uses are shut down. Much of the retail on site is also shut down or winding down as the dinner crowd expands.
- The property is directly across from a municipal parking lot with over 100 spaces. In the outdoor dining settlement agreement approved by the Township White Dog made a contribution for establishment of the parking kiosk system for this lot.
- At lunch time White Dog provides a valet service pursuant to an agreement with the Landlord to help relieve parking pressure at that hour. The valet typically takes the cars to open spaces in the municipal lot across the street and pays for the parking. Use of the municipal lot relieves parking on the streets while enhancing Twp revenues.

- The outdoor dining settlement agreement approved by the Twp requires employees to park off site in municipal lots to ease parking demands on site.
- When we were dealing with the efforts to add the outdoor dining White Dog hired a professional traffic engineer to count the available spaces in the lot on the property and in the municipal lot across the street. The traffic engineer, drawing upon nationally recognized standards put out by the Urban Land Institute and the international Council of Shopping Centers, determined that the peak time for restaurant use is 5 pm to 10 pm on weekdays and on weekends. The traffic engineer went to the site and counted available spaces in the 2 lots during this peak time on a Friday and on a Saturday at 1 hour intervals (note he counted during what would be expected the busiest days of a typical week– Friday and Saturday). The traffic engineer found that there were between 79-107 open spaces on the property during each hour on a Friday and between 77 to 122 parking spaces open on a Saturday during each peak hour. The lot across the street also had a significant amount of open parking spaces during the counts.
- I patronize White Dog frequently both during lunch and dinner. I have never had a problem getting a parking space in the lot on site. During lunch although the valet was an option I never had to use it as there were plenty of spaces. I am also a frequent user of the municipal lot across the street and have never had a problem parking there.

The primary issue with adding additional seats has always been the Twp's concern with life safety issues. Not to say parking was ignored – it hasn't been as described at length above. To address the life/safety concerns White Dog hired a Code/Life safety expert who wrote a report concluding that even more seats than proposed by the settlement agreement could be properly provided under fire/life safety codes. Notwithstanding that, White Dog has agreed to go above and beyond by adding a 3<sup>rd</sup> means of egress to the space and adding still more fire suppression systems. In addition, the settlement agreement goes to great lengths to ensure that adequate aisle widths etc are maintained. Even though parking is not a real issue in my opinion White Dog has again agreed to make a contribution (5k) to the Twp to be used at the Twp's discretion to address parking issues in the Twp. I do not know of any other restaurant in the Twp. that has gone to these type of lengths to address the concerns for life/safety and parking issues.

A final note. White Dog is a beautiful facility which Marty Grims has made a huge investment in to create. As a patron of the entire WBOD I see it as a real asset and a feather in the cap for Radnor to attract and keep establishments like White Dog. This agreement will end litigation which is costly to both parties and allow White Dog to continue to be successful without contributing to detrimental impacts to parking or life/safety issues.

Thank you for your attention to this matter.

George

**George W. Broseman, Esquire**  
**Zoning, Land Use & Development**  
**Real Estate**  
[See My Mobile Business Card](#)

[gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
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**Kaplin Stewart**  
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**Blue Bell, PA 19422-0765**

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**RESOLUTION NO. 2016-65  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE FINAL MINOR SUBDIVISION PLAN  
OF EDWARD F. MCGINLEY FOR THE PROPERTY LOCATED AT 741  
NEWTOWN ROAD**

*WHEREAS*, Edward F. McGinley, III (“Applicant”) submitted a Final Minor Subdivision Plan prepared by G.D. Houtman & Sons, Inc. dated April 1, 2016 last revised May 5, 2016; and

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

*WHEREAS*, the Board of Commissioners now intends to approve the Final Minor Subdivision Plan of Applicant for the property located at 741 Newtown Road subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Minor Subdivision Plan of Edward F. McGinley, III said Plan prepared by G.D. Houtman consisting of three (3) sheets dated April 1, 2016, last revised May 5, 2016 and subject to the following conditions:

1. The Applicant shall comply with the May 17, 2016 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning building code, and all county, state, federal rules and regulations and statutes.
3. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
4. In addition to the Final Plan approval conditions, the following SALDO waivers are approved:
  - a. Section 255.34.D as to property lines being at a right angle for the proposed property line between Lot 1 and Lot 2.
  - b. Section 255.22.B(1)(k) as to the requirement that man-made features be shown on the plan within 500 feet of the site.

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

RADNOR TOWNSHIP BOARD OF  
COMMISSIONERS

By: \_\_\_\_\_  
Name: Phil Ahr  
Title: President

ATTEST: \_\_\_\_\_



# Gannett Fleming

*Excellence Delivered As Promised*

**Date:** May 17, 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:** Subdivision of Edward F. McGinley, III – Minor Final Plan  
Edward F. McGinley, III – Applicant

Date Accepted: May 2, 2016  
90 Day Review: July 31, 2016

---

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

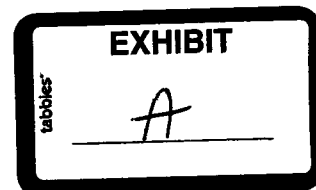
The applicant is proposing to consolidate the six existing parcels to form three lots. This project does not meet the criteria for an administration review exemption due to the number of parcels involved in the consolidation. No improvements are proposed at this time. This project is located in the R1 zoning district of the Township.

Final Minor Subdivision Plan Edward F. McGinley, III

Plans Prepared By: G.D. Houtman & Son, Inc.  
Dated: 04/01/2016 and last revised 05/05/2016

The applicant has indicated in the Subdivision and Land Development Application and on the plans that the following waivers are being requested:

1. §255.34.D – Insofar as practical, side lot lines shall be at right angles to straight lines or radial to curved street lines. Acute angles or small projections shall be avoided. However, different lot shapes will be permitted if they can be shown to be necessary or desirable to relate to building sites to the terrain or to provide better site utilization and building relationship. The proposed property line between Lot#1 and Lot#2 in not at a right angle, but has been located to follow and existing fence line and along the top of a sloped landscaped area as opposed to across the slope/landscape area.





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, railroad and other significant man-made features within 500 feet of and within the site (this includes properties across street) must be shown on the site plan.

I. Subdivision and Land Development

1. §255.22.B(1)(k) – Existing principal buildings ( and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroad and other significant man-made features within 500 feet of and within the site (this includes properties across street) must be shown on the site plan. The applicant has requested a waiver of this requirement.
2. §255.34.D – Insofar as practical, side lot lines shall be at right angles to straight lines or radial to curved street lines. Acute angles or small projections shall be avoided. However, different lot shapes will be permitted if they can be shown to be necessary or desirable to relate to building sites to the terrain or to provide better site utilization and building relationship. The proposed property line between Lot#1 and Lot#2 in not at a right angle, but has been located to follow and existing fence line and along the top of a sloped landscaped area as opposed to across the slope/landscape area. The applicant has requested a waiver of this requirement.

II. General

1. Descriptions of the new parcels must be submitted to the County for recording.

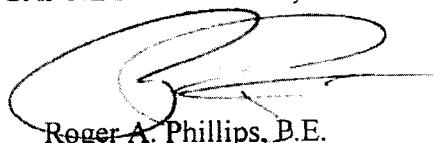
The applicant appeared before the Planning Commission on May 2, 2016. The Planning Commission recommended approval of the final plans as well as granting the requested waivers.

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, B.E.  
Senior Project Manager



**Date:** May 17, 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:** Subdivision of Edward F. McGinley, III – Minor Final Plan  
Edward F. McGinley, III – Applicant

Date Accepted: May 2, 2016

90 Day Review: July 31, 2016

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

The applicant is proposing to consolidate the six existing parcels to form three lots. 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. This project is located in the R1 zoning district of the Township.

Final Minor Subdivision Plan Edward F. McGinley, III

Plans Prepared By: G.D. Houtman & Son, Inc.

Dated: 04/01/2016 and last revised 05/05/2016

The applicant has indicated in the Subdivision and Land Development Application and on the plans that the following waivers are being requested:

1. §255.34.D – Insofar as practical, side lot lines shall be at right angles to straight lines or radial to curved street lines. Acute angles or small projections shall be avoided. However, different lot shapes will be permitted if they can be shown to be necessary or desirable to relate to building sites to the terrain or to provide better site utilization and building relationship. The proposed property line between Lot#1 and Lot#2 in not at a right angle, but has been located to follow and existing fence line and along the top of a sloped landscaped area as opposed to across the slope/landscape area.



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, railroad and other significant man-made features within 500 feet of and within the site (this includes properties across street) must be shown on the site plan.

I. Subdivision and Land Development

1. §255.22.B(1)(k) – Existing principal buildings ( and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroad and other significant man-made features within 500 feet of and within the site (this includes properties across street) must be shown on the site plan. The applicant has requested a waiver of this requirement.
2. §255.34.D – Insofar as practical, side lot lines shall be at right angles to straight lines or radial to curved street lines. Acute angles or small projections shall be avoided. However, different lot shapes will be permitted if they can be shown to be necessary or desirable to relate to building sites to the terrain or to provide better site utilization and building relationship. The proposed property line between Lot#1 and Lot#2 in not at a right angle, but has been located to follow an existing fence line and along the top of a sloped landscaped area as opposed to across the slope/landscape area. The applicant has requested a waiver of this requirement.

II. General

1. Descriptions of the new parcels must be submitted to the County for recording.

The applicant appeared before the Planning Commission on May 2, 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, B.E.  
Senior Project Manager

**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](mailto:planning_department@co.delaware.pa.us)

**To:** Robert A. Zienkowski, Manager  
**CC:** Edward F. McGinley  
PA Department of Environmental Protection  
G.D. Houtmann & Son, Inc.  
**From:** Michael Leventry, Environmental Planner  
**Subject:** Act 537 Review  
Edward F. McGinley Subdivision  
Radnor Township  
Edward F. McGinley  
1-23013-251-3J  
**Date:** May 10, 2016

---

Dear Mr. Zienkowski:

This letter is to acknowledge receipt of the Act 537 Sewage Facilities Planning Module for Edward F. McGinley subdivision, submitted to the Delaware County Planning Department for review on May 9, 2016. The applicant proposes to reverse subdivide six existing lots into three lots, one of which will contain an existing dwelling. The resultant subdivision will create two residentially developable lots that will generate 2 EDUs and a sewage flow of approximately 525 gpd (the existing dwelling is currently served by public utilities). Sewerage will be conveyed by the Radnor Haverford Marple Sewer Authority and processed by the Philadelphia Southwest Water Pollution Control Plant. Please note that DCPD will proceed with the review process and forward appropriate copies within the 60-day time period.

If you have any questions concerning this matter, please do not hesitate to contact me at (610) 891-5215.



EDOUARD N. HOUTMANN, C. E.  
1928-1994

MATTHEW R. HOUTMANN, P. E.  
GUSTAVE N. HOUTMANN, P. E.  
REGISTERED PROFESSIONAL  
ENGINEERS

**G. D. HOUTMAN & SON, INC.**

CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS  
139 E. BALTIMORE PIKE  
MEDIA, PENNSYLVANIA 19063

610-565-6363  
FAX 610-565-6976

STEPHEN J. WASYLYSZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

May 6, 2016

Ms. Suzan Jones, Administrative Assistant  
Radnor Township Municipal Building  
301 Iven Avenue  
Wayne, PA 19087

Re: Final Minor Subdivision Plans  
Edward F. McGinley III  
741 Newtown Road

Dear Ms. Jones

Enclosed are five (5) revised copies of the above Plan. These have been revised as per comments received from the Planning Commission members and a review letter prepared by Roger Phillips, PE, the Radnor Township Engineer. The following responses reference his review letter dated April 26, 2016.

Waiver request

255.34.D- Insofar as practical, side lot lines shall be at right angles to straight lines or radial to curved street lines.

*We had presented an explanation of the location of the proposed lot line along with pictures indicating the reasoning behind the configuration. The Planning Commission recommended approval of this waiver request. We are closely following a division line between two specific planted areas, a low shrub line associated with the Lot #1 and a tree row associated with Lot #2.*

Zoning

1. Section 280.15.A: Each Lot in the r-1 district shall have an area not less than 1 acre, and such lot shall not be less than 120 feet in width at the building line.

*The Lots have been slightly modified and the lot widths noted in the zoning chart.*

2. All interior lots require that the front yard setback be increased by a factor of 1.4 over the minimum required for that district. The front yard setback for Lot #2 and 3 must be adjusted.

*The front setback line for Lot #3 has been revised as requested. Lot #2 has been slightly reconfigured so that it is no longer considered an interior line. Thus the 60' required setback would be the correct setback.*

3. Section 280.15.C: The existing pool will now be located with the 84' front yard setback for Lot #2.

*The reconfigured Lot line eliminates the noncompliance of the swimming pool.*

4. Section 280.15.F; The maximum impervious surface is 22%

*The Impervious Coverage Chart for Lot #2 has been added to the Plan.*

#### Subdivision and Land Development

1. Section 255.22.B(1)(k); Locate principal buildings, utility etc within 500 feet of the site.

*We revised the Plans to include a Waiver request from this Section. The Planning Commission recommended the granting of this waiver request.*

2. Section 255.22.B(2); DEP Planning Modules required for the site.

*The Planning Module process has been started. Modules were submitted to Radnor Township signature.*

#### General

1. Title Reports required

*Title Reports for each Lot were submitted to Radnor Township for review.*

2. Descriptions of the new parcels must be prepared and submitted to the County for recording purposes.

*Copies of the new Lot descriptions are included with this submission.*

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

Sincerely,

  
Stephen J. Wasylyszyn PLS  
G. D. Houtman & Son, Inc.

cc: Edward F. McGinley III

EDOUARD N. HOUTMANN, C. E.  
1928-1994

MATTHEW R. HOUTMANN, P. E.  
GUSTAVE N. HOUTMANN, P. E.  
REGISTERED PROFESSIONAL  
ENGINEERS

**G. D. HOUTMAN & SON, INC.**

CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS

139 E. BALTIMORE PIKE  
MEDIA, PENNSYLVANIA 19063

610-565-6363

FAX 610-565-6976

STEPHEN J. WASYLYSZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

May 6, 2016

LEGAL DESCRIPTION of Lot 1 - Edward F. McGinley III Subdivision.

ALL THAT CERTAIN parcel of ground SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania described according to a Final Major Subdivision Plan of Property of Edward F. McGinley III prepared by G. D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated April 1, 2016 last revised May 5, 2016, as follows:

BEGINNING at a point on the Title Line of Camp Woods Circle (60' Wide R/W), a corner of Lot # 1 and Lands of Raymond F. Regan (Tax Map #36-37-016); thence from said point of beginning leaving said Title Line crossing over the westerly right-of-way line, partially along the division line with Lands of Regan and partially along Lands of David Blair (Tax Map #36-37-014), along the centerline of a 20' Wide Sanitary Sewer Easement North 89 degrees 33 minutes 43 seconds West 350.98 feet to a point, a common corner of Lot #1, Lands of Blair and Lands of Martin Avery Snyder (Tax Map #36-37-001); thence along said Lands of Snyder the two (2) following course and distances (1) North 09 degrees 17 minutes 28 seconds East 85.50 feet to a point and (2) North 19 degrees 33 minutes 30 seconds West 93.36 feet to a point, a corner of Lots #1 & 2; thence along the division line between Lots #1 & 2 the four (4) following course and distances; (1) North 69 degrees 46 minutes 30 seconds East 248.20 feet to a point; (2) South 20 degrees 13 minutes 30 seconds East 8.50 feet to a point; (3) North 69 degrees 46 minutes 30 seconds East 74.46 feet to a point and (4) crossing over the westerly right-of-way line of the Camp Woods Circle cul-de-sac South 63 degrees 05 minutes 00 seconds East 121.78 feet to a point of curve on the Title Line of Camp Woods Circle; thence along said Title Line the

three (3) following courses and distances, (1) along a curve to the right with a radius of 593.77 feet an arc distance of 126.85 feet to a point; (2) South 14 degrees 00 minutes 57 seconds West 93.70 feet to a point of curve and (3) along a curve to the left with a radius of 212.53 feet an arc distance of 15.00 feet to a point, a corner of Lot # 1 and Lands of Raymond F. Regan (Tax Map #36-37-016); the first mentioned point and place of beginning.

CONTAINING within said Parcel 2.112 Ac. Gross and 1.369 Ac. Net.



EDOUARD N. HOUTMANN, C. E.  
1928-1994

MATTHEW R. HOUTMANN, P. E.  
GUSTAVE N. HOUTMANN, P. E.  
REGISTERED PROFESSIONAL  
ENGINEERS

**G. D. HOUTMAN & SON, INC.**

CIVIL ENGINEERS · LAND SURVEYORS  
LAND PLANNERS

139 E. BALTIMORE PIKE  
MEDIA, PENNSYLVANIA 19063

610-565-6363

FAX 610-565-6976

STEPHEN J. WASYLISZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

May 6, 2016

LEGAL DESCRIPTION of Lot 2 - Edward F. McGinley III Subdivision.

ALL THAT CERTAIN parcel of ground SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania described according to a Final Major Subdivision Plan of Property of Edward F. McGinley III prepared by G. D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated April 1, 2016 last revised May 5, 2016, as follows:

BEGINNING at a point on the Title Line of Camp Woods Circle (60' Wide R/W), the center of the cul-de-sac with a radius of 56.00 feet, a corner of Lots 41 & 2; thence from said point of beginning leaving said Title Line crossing over the westerly right-of-way line, along the division line with Lot #1 the four (4) following courses and distances; (1) North 63 degrees 05 minutes 00 seconds West 121.78 feet to a point; (2) South 69 degrees 46 minutes 30 seconds West 74.46 feet to a point; (3) North 20 degrees 13 minutes 30 seconds West 8.50 feet to a point and (4) South 69 degrees 46 minutes 30 seconds West 248.20 feet to a point in line of Lands of Martin Avery Snyder (Tax Map #36-37-001); thence along the division line between Lot 42 and lands of Snyder the three (3) following courses and distances (1) North 19 degrees 33 minutes 30 seconds West 176.64 feet to a point; (2) partially crossing over a 20' Wide Utility Easement North 69 degrees 56 minutes 50 seconds East 61.25 feet to a point; and (3) continuing through the Easement North 20 degrees 27 minutes 10 seconds West 100.43 feet to a point, a corner of Lot #2 and Lands of Babak Etemad (Tax Map #36-29-074); thence along said division line North 69 degrees 41 minutes 40 seconds East 245.81 feet to a point; thence continuing along said division line, passing over the northerly side of a 20' Wide Access Easement, through a 20'

Wide Utility Easement and partially along the southerly terminus of Atterbury Road (50' Wide R/W), North 66 degrees 40 minutes 50 seconds East 137.00 feet to a point, a corner of Lands of James L. Cobb (Tax Map #36-29-096); thence passing through the 20' Wide Access Easement, into the 20' Wide Utility Easement, along the division line with Lands of Cobb and along the division line between Lots #2 & 3, South 21 degrees 32 minutes 10 seconds East 138.42 feet to a point of curve; thence crossing over the cul-de-sac of Camp Woods Circle (60' Wide R/W), with a radius of 56.00 feet, along a curve to the right with a radius of 593.77 feet an arc distance of 241.59 feet to a point on the Title Line of Camp Woods Circle (60' Wide R/W), the center of the cul-de-sac with a radius of 56.00 feet, a corner of Lots #1 & 2; the first mentioned point and place of beginning.

CONTAINING within said Parcel 2.770 Ac. Gross and 2.660 Ac. Net.

EDOUARD N. HOUTMANN, C. E.  
1928-1994

MATTHEW R. HOUTMANN, P. E.  
GUSTAVE N. HOUTMANN, P. E.  
REGISTERED PROFESSIONAL  
ENGINEERS

**G. D. HOUTMAN & SON, INC.**

CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS

139 E. BALTIMORE PIKE  
MEDIA, PENNSYLVANIA 19063

610-565-6363

FAX 610-565-6976

STEPHEN J. WASYLYSZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

May 6, 2016

LEGAL DESCRIPTION of Lot 3 - Edward F. McGinley III Subdivision.

ALL THAT CERTAIN parcel of ground SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania described according to a Final Major Subdivision Plan of Property of Edward F. McGinley III prepared by G. D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated April 1, 2016 last revised May 5, 2016, as follows:

BEGINNING at a point on the Title Line of Camp Woods Circle (60' Wide R/W), the center of the cul-de-sac with a radius of 56.00 feet, a corner of Lots #2 & 3; thence from said point of beginning leaving said Title Line crossing over the northerly right-of-way line, along the division line with Lot #2 along a curve to the left with a radius of 593.77 feet an arc distance of 241.59 feet to a point, said point being located within a 20' Wide Utility Easement; thence passing through the 20' Wide Utility Easement North 21 degrees 32 minutes 10 seconds West 118.42 feet to a point on the southerly side of a 20' Wide Access Easement, a corner of Lot #3 and Lands of James L. Cobb (Tax Map #36-29-096); thence partially along the southerly side of said Access Easement and along the division line with Lands of Cobb, the three (3) following courses and distances (1) North 66 degrees 40 minutes 50 seconds East 251.00 feet to a point; (2) South 32 degrees 09 minutes 46 seconds East 130.79 feet to a point and (3) partially along Lands of Cobb and partially along Lands of Vincent Massara (Tax Map #36-29-097) South 11 degrees 38 minutes 14 seconds East 156.09 feet to a point, a corner of Lot #3 and Lands of John Finley (Tax Map #36-29-079); thence along the division line with lands of Finley the two (2) following course and distances South 76 degrees 11 minutes 20 seconds West 242.91 feet to a point of

curve and (2) thence crossing over the northerly right-of-way line of Camp Woods Circle (60' Wide R/W) over the cul-de-sac with a radius of 56.00 feet along a curve to the right with a radius of 613.77 feet an arc distance of 122.70 feet to a point in line of Lands of Elitky (Tax Map #36-29-078); thence South 83 degrees 58 minutes 24 seconds West 20.18 feet to a point on the Title Line of Camp Woods Circle (60' Wide R/W), the center of the cul-de-sac with a radius of 56.00 feet, a corner of Lots #2 & 3; the first mentioned point and place of beginning.

CONTAINING within said Parcel 1.648 Ac. Gross and 1.624Ac. Net.



**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](mailto: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

April 28, 2016

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

**RE: Title:** Edward McGinley III  
**Applicant(s):** Edward F. McGinley III  
**File Number:** 34-7160-16  
**Meeting Date:** 05/19/2016  
**Municipality:** Radnor Township  
**Location:** At terminus of Camp Woods Circle  
**Received:** 04/08/2016

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 Dennis De Rosa at (610) 891-5222.

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/pmg

cc: Edward F. McGinley III  
G.D. Houtman & Son, Inc.





**Date:** April 26, 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:** Subdivision of Edward F. McGinley, III – Minor Final Plan  
Edward F. McGinley, III – Applicant

Date Accepted: May 2, 2016

90 Day Review: July 31, 2016

---

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

The applicant is proposing to consolidate the six existing parcels to form three lots. 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. This project is located in the R1 zoning district of the Township.

Final Minor Subdivision Plan Edward F. McGinley, III

Plans Prepared By: G.D. Houtman & Son, Inc.

Dated: 04/01/2016

The applicant has indicated in the Subdivision and Land Development Application and on the plans that the following waiver is being requested:

1. §255.34.D – Insofar as practical, side lot lines shall be at right angles to straight lines or radial to curved street lines. Acute angles or small projections shall be avoided. However, different lot shapes will be permitted if they can be shown to be necessary or desirable to relate to building sites to the terrain or to provide better site utilization and building relationship. The proposed property line between Lot#1 and Lot#2 in not at a right angle,



but has been located to follow an existing fence line and along the top of a sloped landscaped area as opposed to across the slope/landscape area.

I. Zoning

1. §280.15.A – Each lot in the R-1 district shall have a lot area of not less than one acre, and such lot shall be not less than 120 feet in width at the building line. The minimum lot width at the building must be clearly indicated on the plan. It appears that the lot widths for Lot #1 and Lot #2 are shown incorrectly on the zoning table.
2. All interior lots require that the front yard setback be increased by a factor of 1.4 over the minimum required for that district. The front yard setback for Lot #2 and Lot #3 must be 84’ and measured from the property line parallel or most nearly parallel to the street line on which said lot has frontage. The plans must be revised to show interior yard setbacks for Lot#2 and Lot #3.
3. §280.15.C – The existing pool will now be located within the 84’ front yard setback for Lot #2. The applicant must request a variance from the Zoning Hearing Board for an accessory structure located within a front yard setback.
4. §280.15.F – The maximum impervious surface is 22%. The applicant has indicated on the plans that the impervious surface for Lot #2 will be 21.4%. The applicant must provide a breakdown of the impervious coverage calculation on the plans.

II. Subdivision and Land Development

1. §255.22.B(1)(k) – Existing principal buildings ( and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroad and other significant man-made features within 500 feet of and within the site (this includes properties across street) must be shown on the site plan or a waiver requested.
2. 255.22.B(2) – Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act must be submitted. The applicant has indicated that this has been submitted to the PA DEP.

III. General

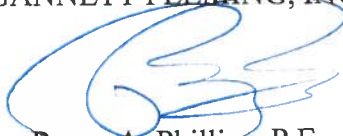
1. The applicant has indicated that the title report was ordered and copies will be forward upon receipt. As of this date, we have not received a copy of the title report.
2. Descriptions of the new parcels must be prepared and submitted to the County for recording.

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



EDOUARD N. HOUTMANN, C. E.  
1928-1994

MATTHEW R. HOUTMANN, P. E.  
GUSTAVE N. HOUTMANN, P. E.  
REGISTERED PROFESSIONAL  
ENGINEERS

**G. D. HOUTMAN & SON, INC.**

CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS

139 E. BALTIMORE PIKE  
MEDIA, PENNSYLVANIA 19063

610-565-6363

FAX 610-565-6976

STEPHEN J. WASYLISZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

April 1, 2016

Ms. Suzan Jones, Administrative Assistant  
Radnor Township Municipal Building  
301 Iven Avenue  
Wayne, PA 19087

Hand Deliver

Re: Final Minor Subdivision Plans  
Edward F. McGinley III  
741 Newtown Road

Dear Ms. Jones

We hereby submit for review Final Minor Subdivision Plans for the above site. The owner/applicant owns six (6) existing Lots. Lots #33 through 38 as shown on a Plan of Subdivision for First Haverford Corp., prepared by Henry S. Conrey Inc. dated Sept. 6, 1966, last revised June 30, 1967. Three (3) of the existing Lots are nonconforming to current Zoning Regulations. The purpose of this Subdivision Plan is to relocate the existing property lines containing the six (6) Lots as noted below.

(1) Four (4) Lots consisting of Lots #35, 36, 37 and 38 will be combined and a new property line established creating only two (2) Lots. New Lot #1 is vacant and will comply with current Zoning regulations. New Lot #2 will contain the existing improvements.

(2) The property line located between Lots #33 and 34 will be eliminated creating a new larger Lot #3.

After completion and approval of the Subdivision application all Lots will comply with current Zoning Regulations. This Subdivision will therefore reduce the number of Lots by three (3) and eliminate three (3) noncompliant Lots. The applicant currently has no time frame established for sale or development of the Lots.

A Planning Module mailer card was sent to DEP and the reply will be forwarded to the Township upon receipt. A Title Report has been ordered and complete copies will also be forwarded upon receipt. I have included copies of the deeds for proof of ownership by the applicant.

Enclosed are the following.

1. Ten (10) copies of the Plan set.
2. Application for Act 247 Review
3. Review Fee of \$210.00 payable to Treasurer of Delaware County
4. Radnor Township Subdivision-Land Development Application
5. Review Fee of \$350.00 payable to Radnor Township
6. Escrow Fee in the amount of \$1,000.00 payable to Radnor Township
7. Copies of the current Deeds
8. Thirty (30) 11" x 17" copies of the Plan set.
9. Waiver request letter
10. Ten (10) thumb drives containing copies of all of the above listed items

I am requesting that you initiate the Township Review Process. If you require any additional information or have any questions, please call.

Sincerely,

  
Stephen J. Wasylyszyn PLS  
G. D. Houtman & Son, Inc.

cc: Edward F. McGinley III

EDOUARD N. HOUTMANN, C. E.  
1928-1994

MATTHEW R. HOUTMANN, P. E.  
GUSTAVE N. HOUTMANN, P. E.  
REGISTERED PROFESSIONAL  
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STEPHEN J. WASYLyszyn  
REGISTERED PROFESSIONAL  
SURVEYORS

March 31, 2016

**WAIVER REQUESTED**  
**Final Minor Subdivision**  
**Edward F. McGinley III**  
#741 Newtown Road  
Radnor Township, Delaware County

A Waiver request is being made from Section 255-34.D: Insofar as practical, side lot lines shall be at right angles to straight lines or radial to curved street lines. Acute angles or small projections shall be avoided. However, different lot shapes will be permitted if they can be shown to be necessary or desirable to relate to building sites to the terrain or to provide better site utilization and building relationships.

**Proposal:**

The proposed property line located between Lots #1 & 2, while not at right angles or radial has been located to follow an existing fence line and along the top of a sloped landscaped area as opposed to across the slope/landscape area.

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 741 NEWTOWN ROAD

Zoning District R-1

Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_ Ward No. \_\_\_\_\_ Is property in HARB District \_\_\_\_\_

Applicant: (Choose one) Owner  Equitable Owner \_\_\_\_\_

Name EDWARD F. MCGINLEY III

Address 741 NEWTOWN ROAD, VILLANOVA, PA 19085

Telephone 610-525-4344 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email KATEMCGINLEY@MAC.COM

Designer: (Choose one) Engineer  Surveyor \_\_\_\_\_

Name G. D. HOUTMAN & SON, INC

Address 139 E. BALTIMORE AVE, MEDIA, PA 19063

Telephone 610-565-6363 Fax 610-565-6976

Email MRH@GDHOUTMAN.COM

Area of property 6.53 AC Area of disturbance 0

Number of proposed buildings 2 FUTURE Proposed use of property RESIDENTIAL

Number of proposed lots REVERSE SUBDIVIDE 6 LOTS INTO 3 LOTS

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final \_\_\_\_\_ Revised \_\_\_\_\_

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

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

Explain the reason for noncompliance. SECTION 255.34.D: LOT LINES SHOULD BE AT RIGHT ANGLES TO STRAIGHT LINES OR RADIAL TO CURVED STREET LINES.

THE PROPOSED PROPERTY LINE BETWEEN LOTS #1 & 2 WILL FOLLOW AN EXISTING FENCE LINE & BE LOCATED ALONG THE TOP OF A SLOPE

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

EXISTING NON-CONFORMING SIDE YARD SETBACK FOR EXISTING DWELLING

Individual/Corporation/Partnership Name

N/A

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

X Edward F. McGinley, III

Print Name

Edward F. McGinley, III

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 Edward F. McGinley III E-mail katemcginley@mac.com

Address 741 Newtown Road Phone 610-525-4344

Name of Development Edward F. McGinley III

Municipality Radnor Township

**ARCHITECT, ENGINEER, OR SURVEYOR**

Name of Firm G. D. Houtman & Son, Inc Phone 610-565-6363

Address 139 E. Baltimore Avenue, Media, PA 19063

Contact Matthew Houtmann E-mail mrh@gdhoutman.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 R-1

Tax Map # 36 / 29 / 075

Tax Folio # 36 / 04 / 02044 / 03

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Application Consists of reverse subdividing 6 lots into 3 lots. Existing structures to remain.

Tax Map Numbers 36-27-075:001; 36-29-075:001; 36-29-075:002; 36-29-080:000; 36-29-081:000; 36-37-015:000

Tax Folio Numbers 36-04-02044-03; 36-04-02098-04; 36-04-02098-05; 36-04-02098-03; 36-04-02044-02; 36-04-02098-06

Total Site Area	6.53	Acres
Size of All Existing Buildings	5,900 sf (+/-)	Square Feet
Size of All Proposed Buildings	N/A	Square Feet
Size of Buildings to be Demolished	N/A	Square Feet

EDWARD F. McGinley III  
Print Developer's Name

*Edward F. McGinley, III*  
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.**

B013302CN  
not insured

# 28134  
COMMONWEALTH LAND  
TITLE INSURING, CO. PA, NY.

DEED

THIS INDENTURE Made the 30<sup>th</sup> day of August in the year of our Lord one thousand nine hundred and ninety-three (1993)

BETWEEN EDWARD F. MCGINLEY, III and DEBORAH B. MCGINLEY, his wife (hereinafter called the Grantors), of the one part, and EDWARD F. MCGINLEY, III (hereinafter called the Grantee), of the other part,

WITNESSETH, That the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs, executors, administrators and assigns,

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania described in accordance with a Plan of Subdivision made for First Haverford Corporation by Henry S. Conrey, Inc., division of Chester Valley Engineers, Paoli, Pennsylvania, dated September 6th, 1966 and last revised April 18th, 1967, as follows, to wit:

BEGINNING at a point in the center of the cul-de-sac, at the end of Road "B" (now called Camp Woods Circle) (Sixty feet wide), (the cul-de-sac having a diameter of One hundred twelve feet), which last mentioned point is measured the four following courses and distances along the center line of Camp Woods Circle from its intersection with the center line of Road "A" (now called Camp Woods Road) (Sixty feet wide); (1) North twenty four degrees, one minute, forty nine seconds West, Sixty nine and thirty seven one-hundredths feet; (2) on the arc of a circle curving to the right with a radius of Two hundred seventeen and fifty three one-hundredths feet, the arc distance of One hundred forty four and forty five one-hundredths feet, the chord of said arc bearing North five degrees, no minutes, twenty six seconds West, and distance being One hundred forty one and eighty one one-hundredths feet; (3) North fourteen degrees, no minutes, fifty seven seconds East, Ninety three and seventy one-hundredths feet; (4) on the arc of a circle ourving to the left with a radius of Five hundred ninety three and seventy seven one-hundredths feet, the arc distance of One hundred twenty six and eighty five one-hundredths feet, the chord of said arc bearing North seven degrees, fifty three minutes, forty five seconds East, and distance being One hundred twenty six and sixty one one-hundredths feet; thence from said first mentioned point of beginning along lots #36 and 35, on the arc of a circle curving to the left with a radius of Five hundred ninety three and seventy seven one-hundredths feet, the arc distance of Two



hundred forty feet, the chord of said arc bearing North nine degrees, forty eight minutes, thirteen seconds West, and distance being Two hundred thirty eight and thirty seven one-hundredths feet to a corner of lot #34 in the bed of a Twenty feet wide drainage and sewer easement; thence along lot #34, North sixty eight degrees, thirty seven minutes, one second East, Two hundred seventy five feet to a point, a corner in line of lot #29; thence along lots #29 and 30, South eleven degrees, thirty eight minutes, fourteen seconds East, One hundred fifty six and nine one-hundredths feet to a point, a corner of lot #32; thence along lot #32, the two following courses and distances: (1) South seventy six degrees, eleven minutes, twenty seconds West, Two hundred forty two and ninety one one-hundredths feet to a point; (2) on the arc of a circle curving to the right with a radius of Six hundred thirteen and seventy seven one-hundredths feet, the arc distance of One hundred twenty two and seventy one-hundredths feet, the chord of said arc bearing South four degrees, twelve minutes, twenty six seconds East, and distance of One hundred twenty two and fifty one-hundredths feet to a point in line of lot #31 and in the bed of the cul-de-sac; thence along lot #31 in the cul-de-sac, South eighty three degrees, fifty eight minutes, twenty four seconds West, Twenty and eighteen one-hundredths feet to the first mentioned point and place of beginning. Being lot #33 on said plan.

BEING Lot #33 Camp Woods Circle.

BEING Delaware County Folio No. 36-04-02098-03.

TOGETHER with and UNDER and SUBJECT to a certain 20" feet wide sanitary sewer drainage and utility easement thru and along the Southwesterly side of Lot #33 as shown on plan.

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County Delaware, Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision for First Haverford Corp., made by Henry S. Conroy, Inc., Division of Chester Valley Engineers, dated September 6, 1966 and last revised April 2, 1969 as follows, to wit:

BEGINNING at a point on the Southerly side of a Fifty foot wide right-of-way, being a Twenty foot wide extension of Atterbury Road, said point also being on the center line of a Twenty foot wide utility easement; thence leaving the bed of said utility easement and extending along Lot #29, the two following courses and distances: (1) North sixty six degrees, forty minutes, fifty seconds East, Two hundred fifty one feet to a point; (2) South thirty two degrees, nine minutes, forty six seconds East, one hundred thirty and seventy nine one-hundredths feet to a point, a corner of Lot #33; thence extending along Lot #33, South sixty eight degrees, thirty seven minutes one second West, Two hundred seventy five feet to a point in the center line of a Twenty foot wide utility easement, as aforesaid; thence extending along the same, the following two courses and

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distances: (1) on the arc of a circle, curving to the left, having a radius of Five hundred ninety three and seventy seven one-hundredths feet, the arc distance of One and fifty nine one-hundredths feet (the chord of said arc bearing North twenty one degrees, twenty seven minutes, thirty four seconds West, for a distance of One and fifty nine one-hundredths feet) to a point of tangent and (2) North twenty one degrees, ~~thirty two minutes, ten~~ seconds West, One hundred eighteen and forty two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #34 on said plan.

BEING Lot #34 Atterbury Road.

BEING Delaware County Folio No. 36-04-02044-02.

TOGETHER with and UNDER and SUBJECT to a certain twenty feet wide sanitary sewer drainage and utility easement thru and along the Southwesterly side of Lot #34 as shown on said plan.

THE Owners (and tenants, occupiers and users holding thereunder) of Lots #29, 34 and 35 shall have the right of ingress and egress to their respective lots over a common fifty feet wide right of way, being a twenty foot extension of Atterbury Road.

AS TO LOT 33 and LOT 34, BEING the same premises which John B. Flick, Jr., Widower, by Deed dated September 30, 1974 and recorded on October 4, 1974 in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania, granted and conveyed unto Edward F. McGinley, III and Deborah B. McGinley, his wife, in fee.

WHEREAS, the deed from First Haverford Corporation recorded in Deed Book 2256, page 704 conveying fee title to lots 28, 29 and 34 as shown on the aforesaid Plan of Subdivision (the "Plan") provided in part: "The Owners and tenants, occupiers and users holding thereunder of lots #29, 34 and 35 shall have the right of ingress and egress to their respective lots over a common Fifty feet wide right of way, being a Twenty foot extension of Atterbury Road"; and

WHEREAS, Grantee holds fee title to said lot 35 and by virtue hereof is being vested with fee title and said lot 34. The fee owner of lot 29 and Grantee are the fee owners of all the land benefitted and burdened by said right of way, the location of which is as described on the Plan;

NOW, THEREFOR, Grantors and Grantee, for themselves, their heirs and assigns, hereby covenant, agree and declare that said right of way shall hereafter also inure to the benefit of the owners, and the tenants, occupiers and users holding thereunder, of (1) each and every lot into which all or any part or parts of said lot 29 shall now or hereafter be subdivided or from time to

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time be resubdivided or combined and (2) the land described in a deed from John A. Miller and Ruth S. Miller and John B. Flick, Jr., etux, dated May 25, 1953 and recorded May 28, 1953 in the office of the Recorder of Deeds for Delaware County, Deed Book 1701, page 4, and of each and every lot into which all or any part or parts of said land shall now or hereafter be subdivided or combined or from time to time be resubdivided or recombined."

THIS IS A CONVEYANCE BETWEEN PERSONS WHO WERE PREVIOUSLY HUSBAND AND WIFE WHO HAVE SINCE BEEN DIVORCED WHERE THE SUBJECT PROPERTY WAS ACQUIRED BY THE HUSBAND AND WIFE PRIOR TO THE GRANTING OF THE FINAL DECREE OF DIVORCE. THEREFORE THIS CONVEYANCE IS EXEMPT FROM REALTY TRANSFER TAX PURSUANT TO 72 P.S. §8102-C.3(6).

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

TO HAVE AND TO HOLD the said lot or piece of ground described above, together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs, executors, administrators and assigns, to and for the only proper use and behoof of the said Grantee, his heirs, executors, administrators and assigns forever.

UNDER AND SUBJECT, as aforesaid.

AND the said Grantors, for themselves and their heirs, executors, administrators and assigns do covenant, promise and agree, to and with the said Grantee, his heirs, executors, administrators and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by from or under him, her, them, or any of them, shall and will, subject as aforesaid, WARRANT and forever DEFEND.

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In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

\_\_\_\_\_  
*Edward F. McGinley, III* (SEAL)  
EDWARD F. MCGINLEY, III

\_\_\_\_\_  
*Deborah B. McGinley* (SEAL)  
DEBORAH B. MCGINLEY

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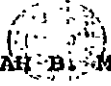
RECORD OF DEEDS  
DELAWARE CO., PA.

*Thomas J. Zupala*

086776

93 OCT 12 PM 4: 05

DEED



EDWARD F. MCGINLEY, III and DEBORAH B. MCGINLEY, his wife

to

EDWARD F. MCGINLEY, III

*24.00  
13.00  
E.S.*

PREMISES: Lot 33 Camp Woods Circle  
Lot 34 Atterbury Road  
Radnor Township  
Delaware County, Pennsylvania

BEING DELAWARE COUNTY FOLIO NOS. 36-04-02098-03 (Lot 33 Camp Woods Circle) and 36-04-02044-02 (Lot 34 Atterbury Road)

The address of the within named Grantees  
is: 741 Newtown Road, Villanova, Pennsylvania  
19085

Record and return to:  
James J. Binns, Esquire  
3200 Mellon Bank Center  
1735 Market Street  
Philadelphia, Pennsylvania 19103

✓

*@LTIC / # 28134*

156 Pg 2339

B013302CN  
not insured

# 28134  
COMMONWEALTH OF PENNSYLVANIA

DEED

THIS INDENTURE Made the 30<sup>th</sup> day of August in the year of our Lord one thousand nine hundred and ninety-three (1993)

BETWEEN EDWARD F. MCGINLEY, III and DEBORAH B. MCGINLEY, his wife (hereinafter called the Grantors), of the one part, and EDWARD F. MCGINLEY, III (hereinafter called the Grantee), of the other part,

WITNESSETH, That the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs, executors, administrators and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Plan of Sub-division made for First Haverford Corp., by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated September 6th, 1966 and revised October 7th, 1966, as follows, to wit:

BEGINNING at an iron pin, a corner of land of B. Harris, on the Northeasterly side of a One hundred feet wide right of way, leading from Newtown Road to the Northwest in a Southeasterly direction, at the distance of One thousand five hundred seventy seven and seventy one one-hundredths feet measured along the Northeast side of said right of way on a course of South twenty degrees, twenty seven minutes, ten seconds East from a railroad spike in the bed of Newtown Road; thence by land of B. Harris, the two following courses and distances: (1) North sixty nine degrees, forty one minutes, forty seconds East, Two hundred forty five and eighty one one-hundredths feet to an iron pin; (2) North sixty six degrees, forty minutes, fifty seconds East, One hundred thirty seven feet to a point, a corner of lot #29 at the Southeast end of Atterbury Road, as dedicated to public use; thence along lots #29 and 34 through the center line of a Twenty feet wide utility easement, South twenty one degrees, thirty two minutes, ten seconds East, One hundred thirty eight and forty two one-hundredths feet to a point of curve; thence along lots #34, 33 and partly in the cul-de-sac at the end of Road "B", now called Camp Woods Circle, as laid out on said plan, Southeastwardly on the arc of a circle curving to the right with a radius of Five hundred ninety three and seventy seven one-hundredths feet, the arc distance of Three hundred eight and forty three one-hundredths feet to a corner of lot #38 on said plan; thence along lot #38, the two following courses and distances: (1) North eighty one degrees, forty six minutes,

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twenty six seconds West, Two hundred thirty feet to a point (2) South ten degrees, forty three minutes, five seconds West, One hundred ninety nine and seven one-hundredths feet to a point in line of lot #21; thence partly along lot #21 and partly along lot #20 through the middle of a Fifteen feet wide sanitary sewer easement, North eighty nine degrees, thirty three minutes, forty three seconds West, One hundred twenty three and seventy one one-hundredths feet to a point, a corner of lot #41; thence along lot #41, the four following courses and distances: (1) North nine degrees, seventeen minutes, twenty eight seconds East, Eighty five and fifty one-hundredths feet to a point; (2) North nineteen degrees, thirty three minutes, thirty seconds West, Two hundred seventy feet to a point; (3) North sixty nine degrees, fifty six minutes, fifty seconds East, Sixty one and twenty five one-hundredths feet to a point; (4) North twenty degrees, twenty seven minutes, ten seconds West, One hundred and forty three one-hundredths feet to the first mentioned point and place of beginning. Containing Three and nine hundred twenty four one-thousandths acres of land. Being lots #35, 36 and 37 on said plan.

BEING Lot 35 Atterbury Road, Lot 36 Camp Woods Circle and Lot 37 Camp Woods Circle.

Lot 35 Atterbury Road being known, named and identified as Delaware County Folio No. 36-04-02044-03.

Lot 36 Camp Woods Circle being known, named and identified as Delaware County Folio No. 36-04-02098-04.

Lot 37 Camp Woods Circle being known, named and identified as Delaware County Folio No. 36-04-02098-05.

BEING the same premises which First Haverford Corporation, a Pennsylvania corporation, by Deed dated October 31, 1966 and recorded on November 1, 1966 in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania in Book 2255, page 681 granted and conveyed unto Edward F. McGinley, III and Deborah B. McGinley, his, wife, in fee.

TOGETHER WITH the following easement and subject to the obligation provided hereafter which said obligations the grantee by acceptance and recording of this Deed undertakes, as follows:

The Owner (and tenants, occupants and users holding thereunder) of lots #35, 37, 39, 40, 41, 42, 43 and 44 shall have a perpetual easement for the use, for ingress, egress and regress to and from their respective lots, of a One hundred feet wide right of way and existing cartway as shown on this Subdivision made for First Haverford Corporation by Henry S. Conrey, Inc., dated September 6, 1966, leading from Newtown Road to the North in a Southerly direction to a point One hundred and forty three one-hundredths feet South of the boundary line (as theoretically extended across said right of way) dividing said lots from



adjoining property of H. B. T. Montgomery to the North said easement to be held by said lot owners in common with each other and in common with First Haverford Corporation, its successors and assigns for the benefit of any of the First Haverford Corporation's remaining lots it may designate; subject to the liability of said owners of lots #35 and 37, 39, 40, 41, 42, 43 and 44 to share equally. "(The owner of lots 35 and 37 being liable only for a one-seventh share until such time as he may subdivide and separately convey either lot 35 or 37)" the expense of the proper maintenance in good order and repair of said right of way including said cartway therein; provided further that if any lot owner shall fail at any time to agree promptly to share and pay said expense, or if agreed than fail to pay same, the Township of Radnor is hereby given the right to make necessary repairs and assess the property expense thereof against said lot owner, with right to lien if said assessment is unpaid.

AND the Owners (and tenants, occupiers and users holding thereunder) of lots #29, 34 and 35 shall have the right of ingress and egress to their respective lots over a common Fifty feet wide right of way, being a Twenty foot extension of Atterbury Road.

THIS IS A CONVEYANCE BETWEEN PERSONS WHO WERE PREVIOUSLY HUSBAND AND WIFE WHO HAVE SINCE BEEN DIVORCED WHERE THE SUBJECT PROPERTY WAS ACQUIRED BY THE HUSBAND AND WIFE PRIOR TO THE GRANTING OF THE FINAL DECREE OF DIVORCE. THEREFORE THIS CONVEYANCE IS EXEMPT FROM REALTY TRANSFER TAX PURSUANT TO 72 P.S. §8102-C.3(6).

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

TO HAVE AND TO HOLD the said lot or piece of ground described above, together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs, executors, administrators and assigns, to and for the only proper use and behoof of the said Grantee, his heirs, executors, administrators and assigns forever.

UNDER AND SUBJECT, as aforesaid.

AND the said Grantors, for themselves and their heirs, executors, administrators and assigns do covenant, promise and agree, to and with the said Grantee, his heirs, executors, administrators and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises

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hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by from or under him, her, them, or any of them, shall and will, Subject as aforesaid, WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

\_\_\_\_\_

*Edward F. McGinley, III* (SEAL)  
EDWARD F. MCGINLEY, III

\_\_\_\_\_

*Deborah B. McGinley* (SEAL)  
DEBORAH B. MCGINLEY

STATE OF *Pennsylvania*  
COUNTY OF *Philadelphia* :SS

On this, the *1st* day of *October*, 1993, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared EDWARD F. MCGINLEY, III who acknowledged that his name is subscribed to the within Deed and that he executed the same as his free act and Deed and desired that the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

*Allen M. Taxin*  
NOTARY PUBLIC

[NOTARIAL SEAL]

Notary Seal  
Allen M. Taxin, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires June 3, 1998  
Member, Pennsylvania Association of Notaries

STATE OF *Pennsylvania* :  
COUNTY OF *Philadelphia* :SS

On this, the *30th* day of *August*, 1993, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared DEBORAH B. MCGINLEY who acknowledged that her name is subscribed to the within Deed and that she executed the same as her free act and Deed and desired that the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

*Deborah B. McGinley*  
NOTARY PUBLIC

[NOTARIAL SEAL]

Notary Seal  
Deborah B. McGinley, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires Aug 27, 1998

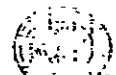
RECORDER OF DEEDS  
DELAWARE COUNTY, PA.

*Edward F. McGinley*

086777

93 OCT 12 PM 4:05

**DEED**



EDWARD F. MCGINLEY, III and DEBORAH B. MCGINLEY, his wife  
to

EDWARD F. MCGINLEY, III

PREMISES: Lot 35 Atterbury Road  
Lot 36 Camp Woods Circle  
Lot 37 Camp Woods Circle  
Radnor Township  
Delaware County, Pennsylvania

*2200*  
*1300*  
*ES*

BEING DELAWARE COUNTY FOLIO NOS. 36-04-02044-03 (Lot 35 Atterbury Road), 36-04-02098-04 (Lot 36 Camp Woods Circle), and 36-04-02098-05 (Lot 37 Camp Woods Circle)

The address of the within named Grantees is: 741 Newtown Road, Villanova, Pennsylvania 19085

Record and return to:

James J. Binns, Esquire  
3200 Mellon Bank Center  
1735 Market Street  
Philadelphia, Pennsylvania 19103

*✓*  
*CLTIC/# 28134*

VOL. 156 PG. 2345

B013302CN  
Not Insured

# 28134  
COMMONWEALTH OF PENNSYLVANIA  
TITLE REGISTRY

DEED

THIS INDENTURE Made the 30<sup>th</sup> day of August in the year of our Lord one thousand nine hundred and ninety-three (1993)

BETWEEN EDWARD F. MCGINLEY, III and DEBORAH B. MCGINLEY, his wife (hereinafter called the Grantors), of the one part, and EDWARD F. MCGINLEY, III (hereinafter called the Grantee), of the other part,

WITNESSETH, That the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs, executors, administrators and assigns,

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision made for First Haverford Corporation, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated September 6th, 1966 and last revised April 18th, 1967, as follows, to wit:

BEGINNING at a point in the center line of Road "B" on said plan, now called Camp Woods Circle (Sixty feet wide), at the distance of One hundred ninety eight and eighty two one-hundredths feet measured the two following courses and distances along the center line of Camp Woods Circle from its intersection with the center line of Road "A", now called Camp Woods Road (Sixty feet wide) (1) North twenty four degrees, one minute, forty nine seconds West, Sixty nine and thirty seven one-hundredths feet; (2) on the arc of a circle curving to the right with a radius of Two hundred seventeen and fifty three one-hundredths feet, the arc distance of One hundred twenty nine and forty five one-hundredths feet, the chord of said arc bearing North six degrees, fifty eight minutes, fifty eight seconds West, and distance being One hundred twenty seven and fifty five one-hundredths feet; thence from said point of beginning along the center line of Camp Woods Circle, the three following courses and distances: (1) on the arc of a circle curving to the right with a radius of Two hundred seventeen and fifty three one-hundredths feet, the arc distance of Fifteen feet, the chord of said arc bearing North twelve degrees, two minutes, twenty six seconds East, and distance being Fifteen feet; (2) North fourteen degrees, no minutes, fifty seven seconds East, Ninety three and seventy one-hundredths feet to a point of curve; (3) on the arc of a circle curving to the left with a radius of Five hundred ninety three and seventy seven one-hundredths feet, the arc distance of Sixty feet, the chord of said arc bearing North eleven degrees, seven minutes, sixteen seconds East, and distance

VOL 1156 PG 2346

being Fifty nine and ninety eight one-hundredths feet to a point, a corner of lot #37; thence along lot #37, the two following courses and distances: (1) North eighty one degrees, forty six minutes, twenty six seconds West, Two hundred thirty feet to a point; (2) South ten degrees, forty three minutes, five seconds West, One hundred ninety nine and seven one-hundredths feet to a point in line of lot #21; thence along lot #21, through the middle of a Twenty feet wide sanitary sewer and utility easement, South eighty nine degrees, thirty three minutes, forty three seconds East, Two hundred twenty seven and twenty seven one-hundredths feet to the first mentioned point and place of beginning. Containing Forty one thousand seven hundred forty two square feet of land. Being lot #38 on said Plan.

BEING Lot 38 Camp Woods Circle.

BEING Delaware County Folio No. 36-04-02098-06.

BEING the same premises which First Haverford Corporation, a Pennsylvania corporation by Deed dated July 31, 1967 and recorded on August 3, 1967 in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania in Deed Book 2279, page 1057, granted and conveyed unto Edward F. McGinley, III and Deborah B. McGinley, his wife, in fee.

THIS IS A CONVEYANCE BETWEEN PERSONS WHO WERE PREVIOUSLY HUSBAND AND WIFE WHO HAVE SINCE BEEN DIVORCED WHERE THE SUBJECT PROPERTY WAS ACQUIRED BY THE HUSBAND AND WIFE PRIOR TO THE GRANTING OF THE FINAL DECREE OF DIVORCE. THEREFORE THIS CONVEYANCE IS EXEMPT FROM REALTY TRANSFER TAX PURSUANT TO 72 P.S. §8102-C.3(6).

UNDER AND SUBJECT to easement and rights of way of record.

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

TO HAVE AND TO HOLD the said lot or piece of ground described above, together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs, executors, administrators and assigns, to and for the only proper use and behoof of the said Grantee, his heirs, executors, administrators and assigns forever.

UNDER AND SUBJECT, as aforesaid.

AND the said Grantors, for themselves and their heirs, executors, administrators and assigns do covenant, promise and agree, to and with the said Grantee, his heirs, executors, administrators and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by from or under him, her, them, or any of them, shall and will, Subject as aforesaid, WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

\_\_\_\_\_

*Edward F. McGinley, III* (SEAL)  
EDWARD F. MCGINLEY, III

*Deborah B. McGinley*  
\_\_\_\_\_

*Deborah B. McGinley* (SEAL)  
DEBORAH B. MCGINLEY

STATE OF *Pennsylvania* :  
COUNTY OF *Philadelphia* :SS

On this, the *1st* day of *October*, 1993, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared EDWARD F. MCGINLEY, III who acknowledged that his name is subscribed to the within Deed and that he executed the same as his free act and Deed and desired that the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

*Coleen M. Gorman*  
NOTARY PUBLIC

[NOTARIAL SEAL]

Notarial Seal  
Coleen M. Gorman, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires June 3, 1998  
Member, Pennsylvania Association of Notaries

STATE OF *Pennsylvania* :  
COUNTY OF *Philadelphia* :SS

On this, the *30th* day of *August*, 1993, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared DEBORAH B. MCGINLEY who acknowledged that her name is subscribed to the within Deed and that she executed the same as her free act and Deed and desired that the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

*Deborah M. Gorman*  
NOTARY PUBLIC

[NOTARIAL SEAL]

Notarial Seal  
Deborah M. Gorman, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires Feb. 29, 1998



RECORDER OF DEEDS  
DELAWARE COUNTY, PA.

*Alison D. Duford*

086778

93 OCT 12 PM 4:05

**DEED**

EDWARD F. MCGINLEY, III and DEBORAH B. MCGINLEY, his wife

to

EDWARD F. MCGINLEY, III

*20.00  
13.00*

PREMISES: Lot 38 Camp Woods Circle  
Radnor Township  
Delaware County, Pennsylvania

BEING DELAWARE COUNTY FOLIO NO. 36-04-02098-06.

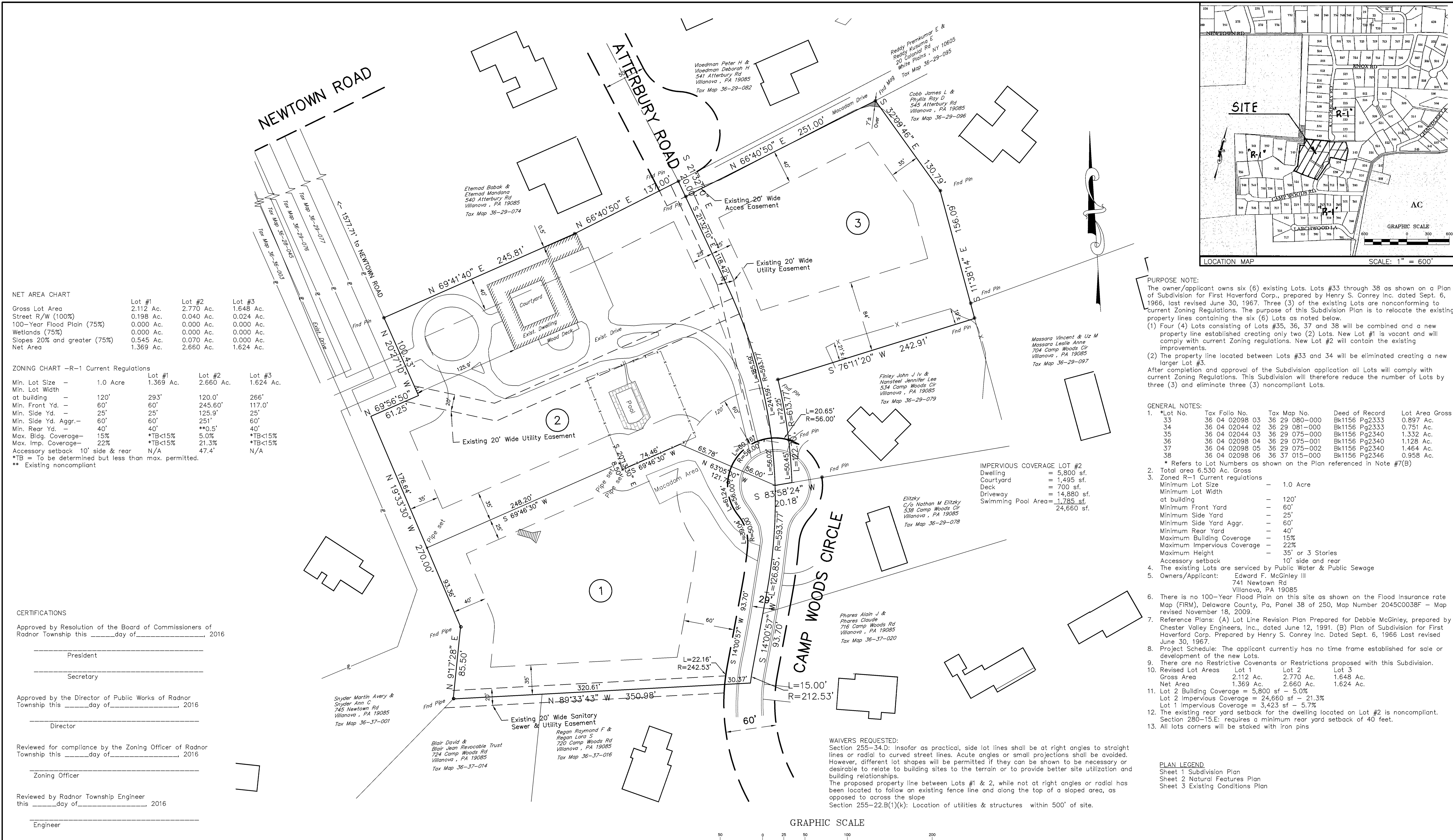
The address of the within named Grantees  
is: 741 Newtown Road, Villanova, Pennsylvania  
19085

Record and return to:

James J. Binns, Esquire  
3200 Mellon Bank Center  
1735 Market Street  
Philadelphia, Pennsylvania 19103

*CLTIC/#28134*

VOL 156 PG 2350



**NET AREA CHART**

	Lot #1	Lot #2	Lot #3
Gross Lot Area	2.112 Ac.	2.770 Ac.	1.648 Ac.
Street R/W (100%)	0.198 Ac.	0.040 Ac.	0.024 Ac.
100-Year Flood Plain (75%)	0.000 Ac.	0.000 Ac.	0.000 Ac.
Wetlands (75%)	0.000 Ac.	0.000 Ac.	0.000 Ac.
Slopes 20% and greater (75%)	0.545 Ac.	0.070 Ac.	0.000 Ac.
Net Area	1.369 Ac.	2.660 Ac.	1.624 Ac.

**ZONING CHART -R-1 Current Regulations**

	Lot #1	Lot #2	Lot #3
Min. Lot Size	1.0 Acre	2.660 Ac.	1.624 Ac.
Min. Lot Width at building	120'	293'	266'
Min. Front Yd.	60'	60'	117.0'
Min. Side Yd.	25'	25'	25'
Min. Side Yd. Aggr.	60'	60'	60'
Min. Rear Yd.	40'	40'	**0.5'
Max. Bldg. Coverage	15%	*TB<15%	*TB<15%
Max. Imp. Coverage	22%	*TB<15%	*TB<15%
Accessory setback 10' side & rear	N/A	47.4'	N/A

\*TB = To be determined but less than max. permitted.  
\*\* Existing noncompliant

**CERTIFICATIONS**

Approved by Resolution of the Board of Commissioners of Radnor Township this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

Approved by the Director of Public Works of Radnor Township this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Director

Reviewed for compliance by the Zoning Officer of Radnor Township this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Zoning Officer

Reviewed by Radnor Township Engineer this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Engineer

**PURPOSE NOTE:**  
The owner/applicant owns six (6) existing Lots. Lots #33 through 38 as shown on a Plan of Subdivision for First Haverford Corp., prepared by Henry S. Conroy Inc. dated Sept. 6, 1966, last revised June 30, 1967. Three (3) of the existing Lots are nonconforming to current Zoning Regulations. The purpose of this Subdivision Plan is to relocate the existing property lines containing the six (6) Lots as noted below.

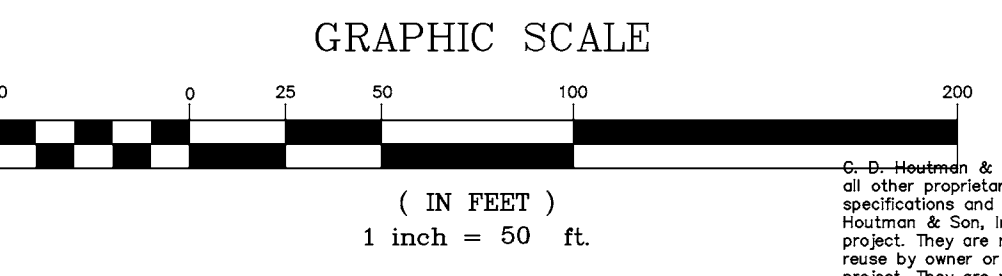
(1) Four (4) Lots consisting of Lots #35, 36, 37 and 38 will be combined and a new property line established creating only two (2) Lots. New Lot #1 is vacant and will comply with current Zoning regulations. New Lot #2 will contain the existing improvements.

(2) The property line located between Lots #33 and 34 will be eliminated creating a new larger Lot #3.

After completion and approval of the Subdivision application all Lots will comply with current Zoning Regulations. This Subdivision will therefore reduce the number of Lots by three (3) and eliminate three (3) noncompliant Lots.

- GENERAL NOTES:**
- \*Lot No. Tax Folio No. Tax Map No. Deed of Record Lot Area Gross
  - 33 36 04 02098 03 36 29 080-000 Bk1156 Pg2333 0.897 Ac.
  - 34 36 04 02044 02 36 29 081-000 Bk1156 Pg2333 0.751 Ac.
  - 35 36 04 02044 03 36 29 075-000 Bk1156 Pg2340 1.332 Ac.
  - 36 36 04 02098 04 36 29 075-001 Bk1156 Pg2340 1.128 Ac.
  - 37 36 04 02098 05 36 29 075-002 Bk1156 Pg2340 1.464 Ac.
  - 38 36 04 02098 06 36 37 015-000 Bk1156 Pg2346 0.958 Ac.
- \* Refers to Lot Numbers as shown on the Plan referenced in Note #7(B)
- Total area 6.530 Ac. Gross
  - Zoned R-1 Current regulations
  - Minimum Lot Size - 1.0 Acre
  - Minimum Lot Width at building - 120'
  - Minimum Front Yard - 60'
  - Minimum Side Yard - 25'
  - Minimum Side Yard Aggr. - 60'
  - Minimum Rear Yard - 40'
  - Maximum Building Coverage - 15%
  - Maximum Impervious Coverage - 22%
  - Maximum Height - 35' or 3 Stories
  - Accessory setback 10' side and rear
  - The existing Lots are serviced by Public Water & Public Sewage
  - Owners/Applicant: Edward F. McGinley III  
741 Newtown Rd  
Villanova, PA 19085
  - There is no 100-Year Flood Plain on this site as shown on the Flood Insurance rate Map (FIRM), Delaware County, Pa, Panel 38 of 250, Map Number 2045C0038F - Map revised November 18, 2009.
  - Reference Plans: (A) Lot Line Revision Plan Prepared for Debbie McGinley, prepared by Chester Valley Engineers, Inc., dated June 12, 1991. (B) Plan of Subdivision for First Haverford Corp. Prepared by Henry S. Conroy Inc. Dated Sept. 6, 1966 Last revised June 30, 1967.
  - Project Schedule: The applicant currently has no time frame established for sale or development of the new Lots.
  - There are no Restrictive Covenants or Restrictions proposed with this Subdivision.
  - Revised Lot Areas
  - Lot 1 2.112 Ac. Lot 2 2.770 Ac. Lot 3 1.648 Ac.
  - Net Area 1.369 Ac. 2.660 Ac. 1.624 Ac.
  - Lot 2 Building Coverage = 5,800 sf - 5.0%
  - Lot 2 Impervious Coverage = 24,660 sf - 21.3%
  - Lot 1 Impervious Coverage = 3,423 sf - 5.7%
  - The existing rear yard setback for the dwelling located on Lot #2 is noncompliant. Section 280-15.E requires a minimum rear yard setback of 40 feet.
  - All lots corners will be staked with iron pins

**PLAN LEGEND**  
Sheet 1 Subdivision Plan  
Sheet 2 Natural Features Plan  
Sheet 3 Existing Conditions Plan



The information shown on this plan is the result of a professional service rendered by G.D. Houtman & Son, Inc. Reproduction of this plan without approval of G.D. Houtman & Son, Inc. is not permitted. The reproduction of a copy of this plan for the purpose of creating additional copies or making a copy of this plan shall, in no circumstance, be approved. Certification for the work contained herein is limited to the entity for whom the work was performed as of the date shown on the plans.

Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 287 of 1974, Effective March 28, 2007.

G.D. Houtman & Son, Inc. reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are to remain property of G. D. Houtman & Son, Inc. They are to be used only in respect to the project. They are not intended or represented to be suitable for reuse by owner or others on extension of project or any other project. They are not to be assigned to any third party without first obtaining written permission by G.D. Houtman & Son, Inc. Any re-use without written permission for the specific purpose intended will be at the third party's sole risk and without liability or legal exposure to G. D. Houtman & Son, Inc. The third party shall further indemnify and hold harmless G. D. Houtman & Son, Inc. from all claims, damages, losses and expenses arising thereto or resulting therefrom.

These plans were prepared to obtain Subdivision/Land Development approval from the governing Municipality and to obtain certain permits from state and federal agencies. If a surveyor or engineer shall assume the responsibility for verifying dimensions, elevations, presence of underground utilities, utility interference, building area, etc. for coordinating information shown on lay-out plans, grading plans, utility plans, profiles, and details and for coordinating these plans with plans prepared by others such as utility companies, architectural building plans, landscape plans, lighting plans and etc.

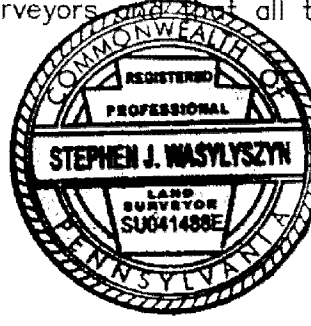
DATE	REVISION	SCALE
5/ 5/2016	Per Review & Comments	1" = 50'
		DATE
		April 1, 2016

**FINAL MINOR SUBDIVISION PLAN**  
PROPERTY OF  
**EDWARD F. MCGINLEY III**  
RADNOR TOWNSHIP  
DELAWARE COUNTY, PA

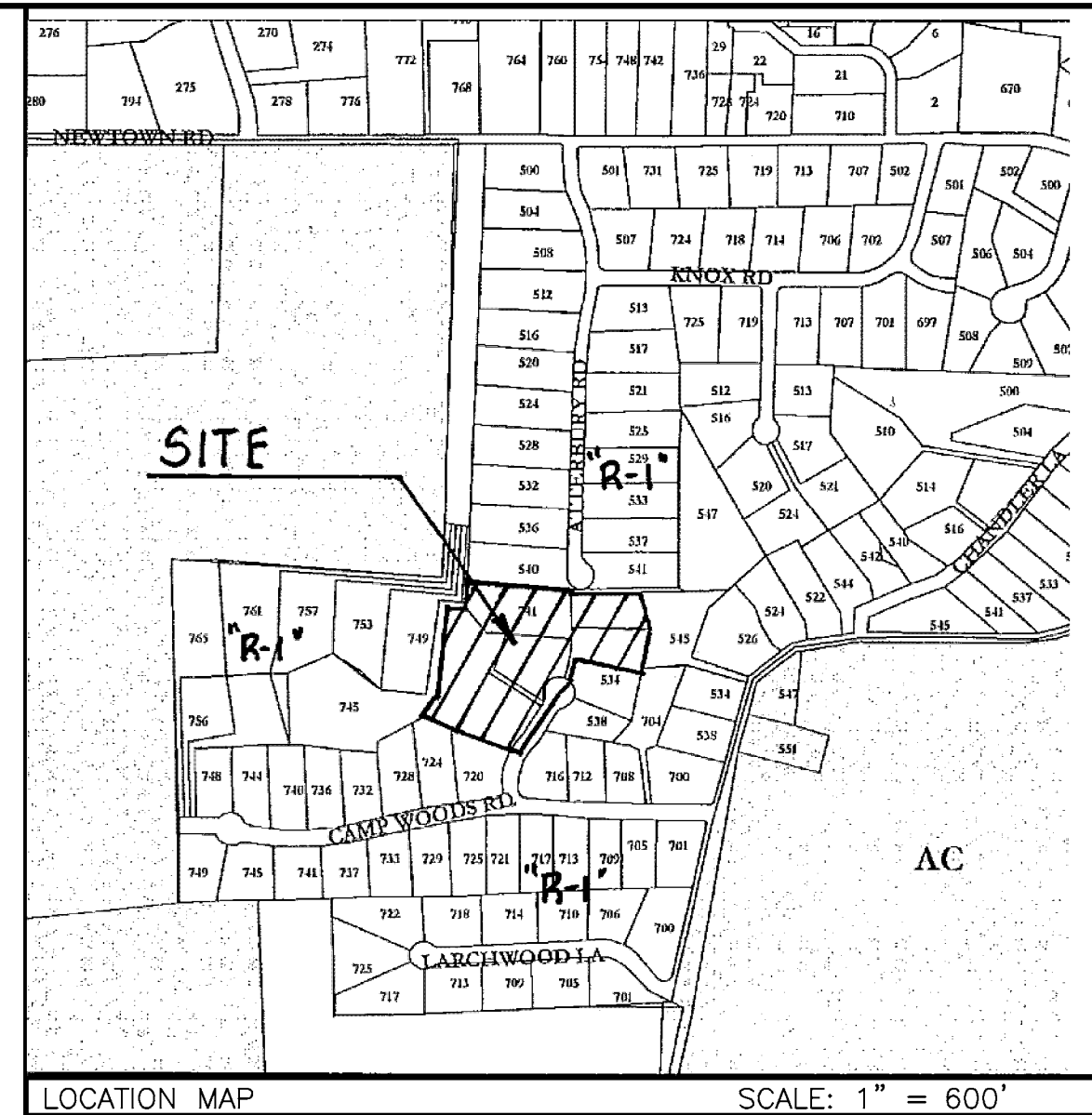
G.D. HOUTMAN & SON, INC.  
CIVIL ENGINEERS-LAND SURVEYORS  
LAND PLANNERS  
139 EAST BALTIMORE PIKE  
MEDA, PA 19063  
(610)985-6383

Sheet 1 of 3  
PROJECT: MCGINLEY  
WORK SHEET: 37592  
FILE: 37592

I hereby certify to my usual and customary and professional care that this plan was prepared from an actual field survey performed under my immediate supervision and is in accordance with the "Minimum standards of practice for professional land surveyors in the Commonwealth of Pennsylvania" as adopted by the Pennsylvania Society of Land Surveyors and that all the existing monuments, pipes, stones, etc., are as shown.

  
*Stephen J. Wasylyszyn*  
Signature and Seal  
G.D. Houtman & Son, Inc.

Recorder of Deeds  
Delaware County Planning Commission



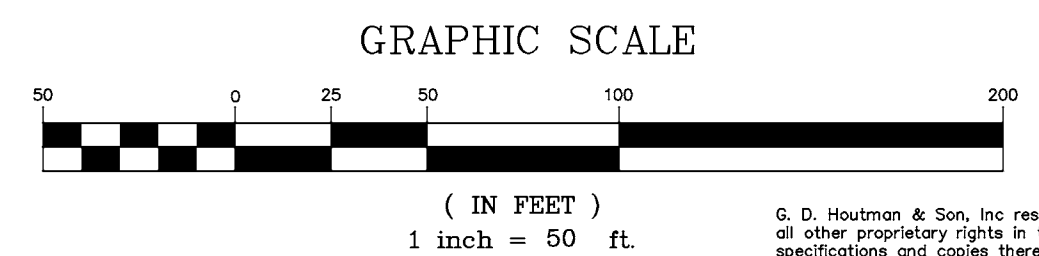
PURPOSE NOTE:  
The purpose of this Plan is to show the revised Lots and relocated property lines overlaid on the Existing Conditions

- GENERAL NOTES:
- Revised Lot Areas
 

Lot 1	Lot 2	Lot 3
2,147 Ac.	2,735 Ac.	1,648 Ac.
1,389 Ac.	2,640 Ac.	1,624 Ac.
  - Total area 6.530 Ac. Gross
  - Zoned R-1 Current regulations
 

Minimum Lot Size	1.0 Acre
Minimum Lot Width at building	120'
Minimum Front Yard	60'
Minimum Side Yard	25'
Minimum Side Yard Aggr.	60'
Minimum Rear Yard	40'
Maximum Building Coverage	15%
Maximum Impervious Coverage	22%
Maximum Height	35' or 3 Stories
Accessory setback	10' side and rear
  - The existing Lots are serviced by Public Water & Public Sewage
  - Owners/Applicant: Edward F. McGinley III  
741 Newtown Rd  
Villanova, PA 19085
  - There is no 100-Year Flood Plain on this site as shown on the Flood Insurance rate Map (FIRM), Delaware County, Pa, Panel 38 of 250, Map Number 2045C0038F - Map revised November 18, 2009.
  - Reference Plans: (A) Lot Line Revision Plan Prepared for Debbie McGinley, prepared by Chester Valley Engineers, Inc., dated June 12, 1991. (B) Plan of Subdivision for First Haverford Corp. Prepared by Henry S. Conroy Inc. Dated Sept. 6, 1966 Last revised June 30, 1967.

- LEGEND
- EXISTING DECIDUOUS TREE
  - EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY SEWER
  - EXISTING FENCES
  - STEEP SLOPES (> 20%)



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Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 287 of 1974, Effective Mar. 28, 2007.

G. D. Houtman & Son, Inc. reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are to remain property of G. D. Houtman & Son, Inc. They are to be used only in respect to this project. They are not to be assigned or represented to be suitable for reuse by owner or others on extension of project or any other project. They are not to be assigned to any third party without first obtaining written permission by G.D. Houtman & Son, Inc. Any re-use without written permission for the specific purpose intended will be at the third party's sole risk and without liability or legal exposure to G. D. Houtman & Son, Inc. The third party shall further indemnify and hold harmless G. D. Houtman & Son, Inc. from all claims, damages, losses and expenses arising thereto or resulting therefrom.

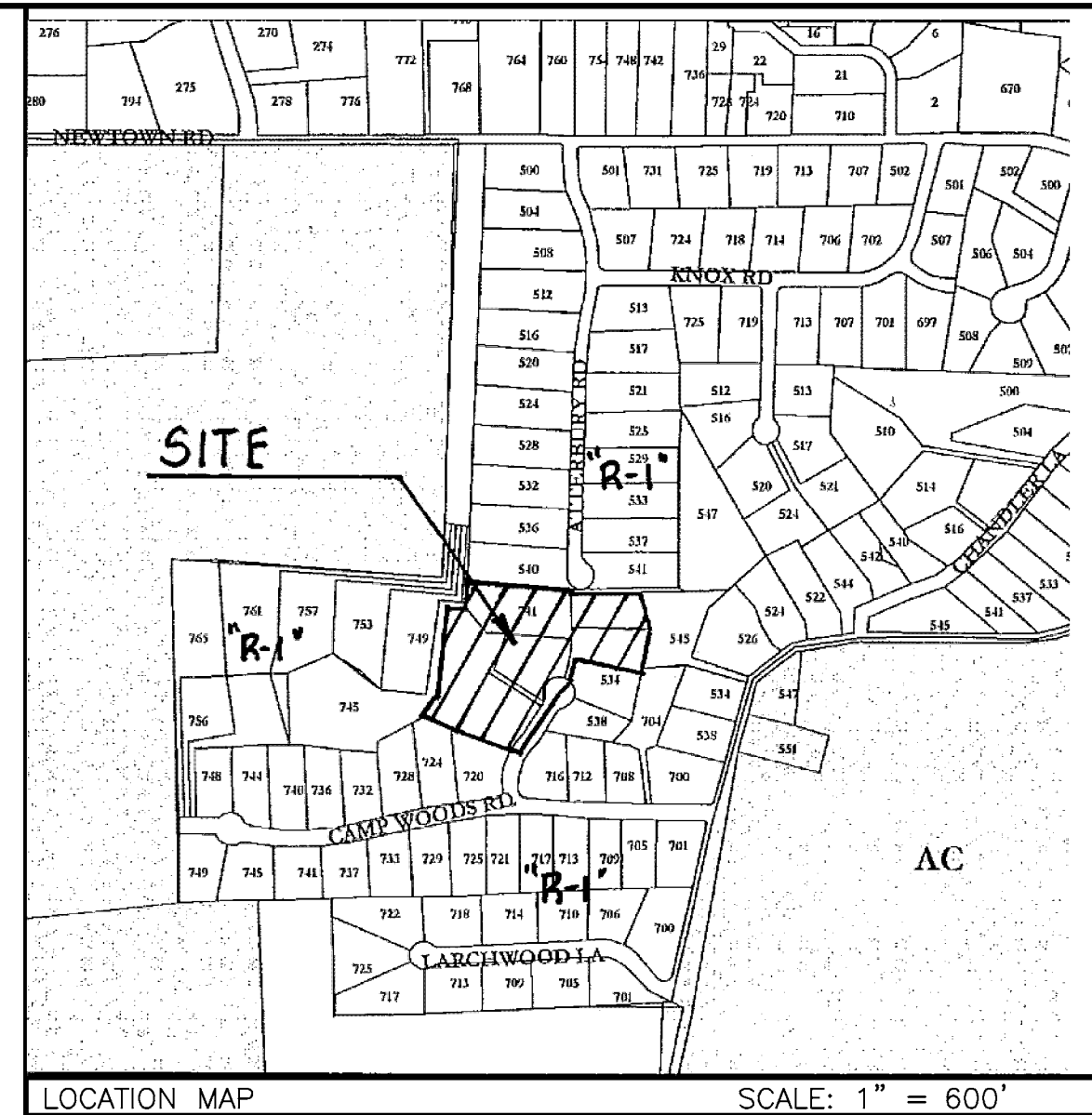
These plans were prepared to obtain Subdivision/Land Development approval from the governing Municipality and to obtain certain permits from state and federal agencies. If a surveyor or engineer other than G. D. Houtman & Son, Inc. is contacted to perform construction stake-out services, said surveyor or engineer shall assume the responsibility for verifying dimensions, elevations, presence of underground utilities, utility interference, building size, etc. for coordinating information shown on lay-out plans, grading plans, utility plans, profiles, and details and for coordinating these plans with plans prepared by others such as utility companies, architectural building plans, landscape plans, lighting plans and etc.

DATE	REVISION	SCALE
5/ 5/2016	Per Review & Comments	1" = 50'
		DATE
		April 1, 2016

NATURAL FEATURES PLAN  
PROPERTY OF  
**EDWARD F. MCGINLEY III**  
RADNOR TOWNSHIP  
DELAWARE COUNTY, PA

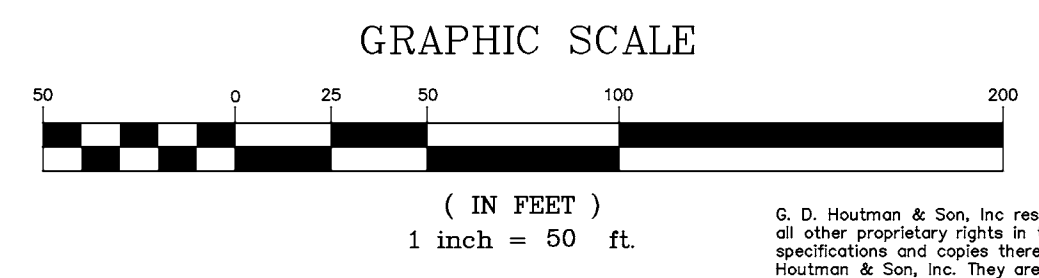
G.D. HOUTMAN & SON, INC.  
CIVIL ENGINEERS—LAND SURVEYORS  
LAND PLANNERS  
139 EAST BALTIMORE PIKE  
MEDIA, PA 19063  
(610)585-6383

Sheet 2 of 3  
PROJECT: MCGINLEY  
WORK SHEET: FS92  
FILE: 37592



- GENERAL NOTES:**
- \*Lot No. Tax Folio No. Tax Map No. Deed of Record Lot Area Gross
  - 33 36 04 02098 03 36 29 080-000 Bk1156 Pg2333 0.897 Ac.
  - 34 36 04 02044 02 36 29 081-000 Bk1156 Pg2333 0.751 Ac.
  - 35 36 04 02044 03 36 29 075-000 Bk1156 Pg2340 1.332 Ac.
  - 36 36 04 02098 04 36 29 075-001 Bk1156 Pg2340 1.128 Ac.
  - 37 36 04 02098 05 36 29 075-002 Bk1156 Pg2340 1.464 Ac.
  - 38 36 04 02098 06 36 37 015-000 Bk1156 Pg2346 0.958 Ac.
- \* Refers to Lot Numbers as shown on the Plan referenced in Note #7(B)
- Total area 6.530 Ac. Gross
  - Zoned R-1 Current regulations
  - Minimum Lot Size - 1.0 Acre
  - Minimum Lot Width at building - 120'
  - Minimum Front Yard - 60'
  - Minimum Side Yard - 25'
  - Minimum Side Yard Aggr. - 60'
  - Minimum Rear Yard - 40'
  - Maximum Building Coverage - 15%
  - Maximum Impervious Coverage - 22%
  - Maximum Height - 35' or 3 Stories
  - Accessory setback - 10' side and rear
  - The existing Lots are serviced by Public Water & Public Sewage
  - Owners/Applicant: Edward F. McGinley III  
741 Newtown Rd  
Villanova, PA 19085
  - There is no 100-Year Flood Plain on this site as shown on the Flood Insurance rate Map (FIRM), Delaware County, Pa, Panel 38 of 250, Map Number 2045C0038F - Map revised November 18, 2009.
  - Reference Plans: (A) Lot Line Revision Plan Prepared for Debbie McGinley, prepared by Chester Valley Engineers, Inc., dated June 12, 1991. (B) Plan of Subdivision for First Haverford Corp. Prepared by Henry S. Conrey Inc. Dated Sept. 6, 1966 Last revised June 30, 1967.
  - The parcel contains no wetlands as shown on the Norristown Quadrangle Map delineating wetlands.
  - Topography shown as Reference Plan #7(B). Elevations per approximate USGS Datum. Bench Mark: Center of cul-de-sac paving Camp Woods Circle, Elevation 373.00
  - Soils per Soil Survey, Chester and Delaware Counties, Pennsylvania, Series 1959, No. 19, Issued May 1963, Panel 30. The entire site is GeB2  
GeB2 Glenelg channery silt loam, 3 to 8 percent slopes, moderately eroded

- LEGEND**
- EXISTING DECIDUOUS TREE
  - EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY SEWER
  - EXISTING FENCES
  - STEEP SLOPES (> 20%)



The information shown on this plan is the result of a professional service rendered by G.D. Houtman & Son, Inc. Reproduction of this plan without approval of G.D. Houtman & Son, Inc. is not permitted. The reproduction of a copy of this plan for the purpose of creating additional copies or revised solid plan shall, in no circumstance, be approved. Certification for the work contained herein is limited to the entity for whom the work was performed as of the date shown on the plans.

Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 287 of 1974, Effective Mar. 28, 2007.

G. D. Houtman & Son, Inc. reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are to remain property of G. D. Houtman & Son, Inc. They are to be used only in respect to this project. They are not to be assigned or represented to be suitable for reuse by owner or others on extension of project or any other project. They are not to be assigned to any third party without first obtaining written permission by G.D. Houtman & Son, Inc. Any re-use without written permission for the specific purpose intended will be at the third party's sole risk and without liability or legal exposure to G. D. Houtman & Son, Inc. The third party shall further indemnify and hold harmless G. D. Houtman & Son, Inc. from all claims, damages, losses and expenses arising thereto or resulting therefrom.

These plans were prepared to obtain Subdivision/Land Development approval from the governing Municipality and to obtain certain permits from state and federal agencies. If a surveyor or engineer other than G. D. Houtman & Son, Inc. is contacted to perform construction stake-out services, said surveyor or engineer shall assume the responsibility for verifying dimensions, elevations, presence of underground utilities, utility interference, building size, etc. for coordinating information shown on lay-out plans, grading plans, utility plans, profiles, and details and for coordinating these plans with plans prepared by others such as utility companies, architectural building plans, landscape plans, lighting plans and etc.

DATE	REVISION	SCALE
5/ 5/2016	Per Review & Comments	1" = 50'
		DATE
		April 1, 2016

EXISTING CONDITIONS PLAN  
PROPERTY OF  
**EDWARD F. MCGINLEY III**  
RADNOR TOWNSHIP  
DELAWARE COUNTY, PA

**G.D. HOUTMAN & SON, INC.** Sheet 3 of 3  
CIVIL ENGINEERS-LAND SURVEYORS  
LAND PLANNERS  
139 EAST BALTIMORE PIKE MEDIA, PA 19063  
(610)585-6383

PROJECT: MCGINLEY  
WORK SHEET: 37592  
FILE: 37592

**ORDINANCE NO. 2016-06**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF  
RADNOR, CHAPTER 270, VEHICLES AND TRAFFIC, SECTION  
270-30, TIME LIMIT PARKING.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Chapter 270-30 as follows:

**Section 1.** Section 270-30, Parking Requirements of the Code of the Township of Radnor is hereby amended by rescinding the following parking requirements:

<b>Name of Street</b>	<b>Side</b>	<b>Hours</b>	<b>Location</b>
[Glenbrook Avenue	South	2 Hour Parking 8:00 AM - 6:00 PM Except Saturday, Sunday & Holidays	From Beatrice Drive in a westerly direction to a point of 160 feet past the curb line of Charles Drive]

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

ENACTED and ORDAINED this        day of        2016.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Philip Ahr  
Title: President

Attest: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

[    ] Delete

\_\_\_\_\_ Add

**Radnor Township**  
**PROPOSED LEGISLATION**

**Date:** May 2, 2016

**TO:** Robert A. Zienkowski, Township Manager

**FROM:** William A. Colarulo, Police Superintendent

**LEGISLATION:** Ordinance 2016-06 is amending the 2 hour parking, 8:00 AM - 6:00 PM, except Saturday, Sunday & Holidays on the south side of Glenbrook Avenue.

**LEGISLATION HISTORY:** None.

**PURPOSE AND EXPLANATION:** This item was overlooked during the Traffic Codification, Ordinance 2013-16 dated August 12, 2013.

**FISCAL IMPACT:** None.

**RECOMMENDED ACTION:** The Police Department respectfully requests the Board of Commissioners to adopt the amendment at the regular Board of Commissioners meeting on May 23, 2016.

## LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending the Code of the Township of Radnor, Chapter 270, Vehicles and Traffic, Section 270-30, Time Limit Parking on Glenbrook Avenue.

The Board of Commissioners will hold a public hearing on May 23, 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

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  
KEVIN D. THAYER

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

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ESTABLISHED 1895 AND 1956,  
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121 ST ANNIVERSARY 1895-2016

[www.grimlaw.com](http://www.grimlaw.com)

PLEASE REPLY TO:  
PERKASIE

John B. Rice  
e-mail: [jrice@grimlaw.com](mailto: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

May 10, 2016

VIA ELECTRONIC CORRESPONDENCE

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

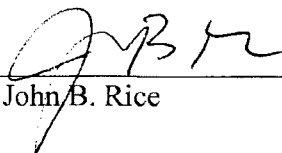
Re: Traffic Ordinance – Glenbrook Avenue  
Radnor Township

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the May 11<sup>th</sup> edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on May 23, 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



**ORDINANCE 2016-07**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF  
RADNOR, SECTION 270-13, ONE-WAY STREETS, SECTION 270-16 STOP  
INTERSECTIONS AND SECTION 270-28, PARKING PROHIBITED ON  
MEREDITH AVENUE**

**The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Chapters 270-13 as follows:**

Section 1. Section 270-13 One-way streets, of the Code of the Township of Radnor is hereby amended as follows:

<b>Stop Sign On:</b>	<b>Direction of Travel:</b>	<b>At Intersection of:</b>
<b>Meredith Avenue</b>	<b>Northwest</b>	<b>From Conestoga Road to Eachus Avenue</b>

Section 2. Section 270-16 Stop Intersections, of the Code of the Township of Radnor is hereby amended as follows:

<b>[Meredith Avenue</b>	<b>South</b>	<b>Conestoga Road]</b>
-------------------------	--------------	------------------------

Section 3. Section 270-28, Parking Prohibited at all times, of the Code of the Township of Radnor is hereby amended as follows:

<b>Name of Street</b>	<b>Side</b>	<b>Location</b>
<b>[Meredith Avenue</b>	<b>Northwest</b>	<b>At the curve of Meredith Avenue, 70 feet north of Conestoga Road and 93 feet north of Conestoga Road, covering an area of 23 feet]</b>

Section 4: Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 5: 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 6: Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

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

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Philip Ahr  
Title: President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

Delete  
\_\_\_\_ Add

## Radnor Township

# PROPOSED LEGISLATION

**DATE:** 05/02/2016

**TO:** Robert A. Zienkowski, Township Manager

**FROM:** William A. Colarulo, Police Superintendent

**LEGISLATION:** Ordinance 2016-07 is authorizing for Meredith Avenue to become a one-way roadway traveling northwest, from Conestoga Road to Eachus Avenue. (Meredith Avenue from Eachus Avenue to Lowrys Lane, will remain two-way). In addition, Ordinance 2016-07 is rescinding the stop sign on Meredith Avenue traveling south, at the intersection of Conestoga Road and Ordinance 2016-07 is rescinding parking prohibited at the curve of Meredith Avenue, 70 feet north of Conestoga Road and 93 feet north of Conestoga Road covering an area of 23 feet.

**LEGISLATIVE HISTORY:** None.

**PURPOSE AND EXPLANATION:** These changes are necessary to mitigate traffic conflicts.

**FISCAL IMPACT:** None.

**RECOMMENDED ACTION:** The Police Department respectfully requests the Board to adopt the amendment at the regular Board of Commissioners Meeting on May 23, 2016.

## LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending the Code of the Township of Radnor, Section 270-13, One-way Streets, Section 270-16 Stop Intersections and Section 270-28, Parking Prohibited on Meredith Avenue.

The Board of Commissioners will hold a public hearing on May 23, 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

J. LAWRENCE GRIM, JR.  
JEFFREY G. TRAUGER  
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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

May 10, 2016

VIA ELECTRONIC CORRESPONDENCE

Delaware County Daily Times  
Attn: Legal Department  
500 Mildred Avenue  
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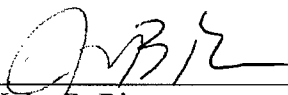
Re: Traffic Ordinance –Meredith Avenue  
Radnor Township

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the May 11<sup>th</sup> edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on May 23, 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



---

## MEMORANDUM

---

**DATE:** MAY 18, 2016

**TO:** RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS

**FROM:** ROBERT A. ZIENKOWSKI  
RADNOR TOWNSHIP MANAGER/SECRETARY

**RE:** WILLOWS RFP PROCESS

---

The Administration is looking to get a clear consensus of the following from the Board of Commissioners in regards to the Willows RFP:

- What are the Boards Goal(s) of the RFP?
- Definition of Public Use: What does this Public Use mean? Who is the Public & what does this look like?
  - Do we want to have larger scale events or smaller scale events? Define...
  - Are we anticipating weddings and parties with contractual obligations for services or simple usages such as community organization/group rentals, Township, Recreation Department?
- How will the Public Use be managed: Management of Use, maintenance, scheduling, showing the space, staffing, caretaker, set-up for events, day of event monitoring & clean-up?
- What does the Public/Private Partnership look like?
  - Who will maintain the building? Daily? Annually?
  - Who will be responsible and pay for the major infrastructure repairs & components replacement?
  - Ongoing Maintenance?
  - Security & Fire Monitoring?
  - Contractual services for the building, cleaning, pest control, etc. – who will manage and pay for?
  - Will a caretaker be recommended to live on site?
  - Will there be Township money being offered as part of the RFP to be invested into the building & surrounding grounds?

- Will the Township be willing to back any funding for the project?
- Will the Township be looking for a type of fee? A rent or lease agreement? How long?
- How much are we willing impact the current Township Operating & Capital Budgets and how much?
- Will the Willows Cottage be included as part of the RFP?
- Define the Evaluation Process for a recommendation to the Board of Commissioners for a decision. What role each of our Boards & Commissions will play in the evaluation process?

I hope this helps give a preview into what we are looking for from the BOC as we work through building the RFP for the Willows.

**RADNOR TOWNSHIP, WAYNE PA, 19087**  
**REQUEST FOR PROPOSALS (RFP) FOR THE ADAPTIVE RE-USE**  
**OF THE WILLOWS MANSION/COTTAGE AND/OR PARK PROPERTY**



**I. Background & Summary**

*The Willows Mansion, Cottage and Park Property is a 47-acre estate owned by Radnor Township that is located along Darby-Paoli Road in Villanova, Pennsylvania, 19085. Remnant of a former era and way of life, "The Willows" offers an irresistible combination of quiet elegance within the Mansion and of unsurpassed beauty of landscaped grounds surrounding it. Prior to the Township's purchase of "The Willows" in 1972, it was the country home to a line of successful Philadelphians. It was originally built in 1910 by John Sinnott, a distiller, who named it "Rose Garland". He engaged popular architect of the day, Charles Barton Keene, to design the house with his wife's influence and her California upbringing which included a red-tiled roof, smooth plastered walls, wrought iron balconies, and a Spanish-style courtyard. In 1937, Clarence Geist purchased the property as a wedding present for his daughter, Mary and her husband Alfred Zantzing. They named the estate "Maral Brook", which was a combination of the first syllables of their first two names. Famous Hollywood actress, Katherine Hepburn would often visit the Zantzingers when she was in town.*

The Willows Mansion has been utilized by the Radnor Township and its community as a magnificent setting for events, weddings, private parties, civic functions, business meetings, and other special functions. Accommodating 25 to 150 guests inside, the Willows Property further provides an idyllic setting outside for various levels of recreation within the park year-round along with ample parking. The three-story Mansion is situated at the end of a long, winding driveway and provides a sweeping panorama of tall trees, flowering plants, and a picturesque pond. Inside the Mansion, there is a large reception area, dining room, paneled library, and spacious solarium with Italian marble terrazzo floor and sliding glass doors that open onto a curved terrace with a view of the setting. The park and connecting grounds have provided a distinctive facility for passive and active recreational pursuits such as hiking, picnicking, fishing and painting.

The Willows Cottage is situated on the northeast portion of the site, across the road from where the Mansion was built, and referred to as one of the prominent outbuildings that was common to the wealthy social class of the Main Line in the 1910's. In 2010/2011, the Willows Cottage underwent an energy efficient and restorative/sustainability project that included the drilling of geothermal wells, installation of new ductwork and a geothermal heating and cooling system, replacement of non-historical windows and doors, and installation of spray foam insulation, all to reduce energy consumption and costs.

Nearby public facilities to the Willows include Chanticleer Gardens, Overbrook Country Club, Radnor Valley Country Club, Aronimink Golf Club, Wayne Art Center, Villanova University, Cabrini College, Eastern University, and Valley Forge Military Academy & College. The Willows is conveniently located within 5 miles to Interstate 476 and just 13 miles outside of Philadelphia, PA. **See Appendix I for aerials and location maps of the Willows.**



## **II. Request for Proposal (RFP) Details**

Radnor Township would like to publicly invite any and all interested businesses, developers, builders, organizations, groups, partnerships, and individuals to submit proposals that take advantage of any and all opportunities to establish new uses and/or structures including the adaptive re-use of the Willows Mansion, Cottage and the areas immediately surrounding these structures. This is encouraged with the intent of preserving the history and components of the adjacent park for use and enjoyment by Radnor Township residents and the surrounding community, as it will continue to be a valuable and vital asset for future generations. The Request for Proposal (RFP) is a project so as to explore the options, possibilities and opportunities that exist for the Willows Mansion, Cottage, and/or Park Property or any combination thereof, for the Board of Commissioners and the community to consider for its future use. The buildings and facilities in this RFP include the Mansion, the Cottage, the pool house below the Mansion, and the areas immediately surrounding these structures; new ideas and considerations are encouraged. The public park, open space, pond, sledding hill, and trails will continue to remain as public space with full access by members of the Radnor Township community.

As such, Radnor Township is inviting any and all interested parties to submit proposals in accordance with the details and timeline outlined in this packet. Radnor Township is interested in securing a long-term partner for this project.

**The RFP packet will be advertised and available to the public beginning on Monday, July 9, 2012.**

**Proposals are due by 3:00 PM on Friday, October 5, 2012.**

The RFP packet will be available at the Radnor Township Web Page along with subsequent pages throughout the site: [www.radnor.com](http://www.radnor.com) and [www.willowsmansion.com](http://www.willowsmansion.com).

### **PROPOSED RFP SCHEDULE**

- **Monday, July 9, 2012 - Advertisement begins; RFP Packages available to public**
- Wednesday, July 25, 2012 - Public Pre-Meeting for RFP
- Wednesday, September 12, 2012 - Pre-Submittal Meeting
- Friday, September 21, 2012 - Deadline for written questions
- Friday, September 28, 2012 - Deadline for Township responses to proposers questions
- **Friday, October 5, 2012 - RFP Submittal Deadline by 3:00 PM**
- Monday, October 8, 2012 - Evaluation process begins, review of RFP Submittals
- Thursday, November 1, 2012 - Notification of status to all Respondents

### **III. Questionnaire and Instructions**

Questions or information regarding the grounds or facilities at the Willows may be directed to Stephen Norcini, Director of Public Works, at 610-688-5600, x 156 or by email at [snorcini@radnor.org](mailto:snorcini@radnor.org); questions or information regarding the programming or operations at the Willows may be directed to Tammy Cohen, Director of Recreation, 610-688-5600, x 141 or by email at [tcohen@radnor.org](mailto:tcohen@radnor.org) or no later than 3:00 PM on Friday, September 21, 2012. All questions and responses will be posted on the RFP web pages on Friday, September 28, 2012.

Written proposals are due no later than **Friday, October 5, 2012 - RFP Submittal Deadline by 3:00 PM**. No faxed or emailed responses will be accepted. An authorized representative must sign the application. **Late or incomplete proposals will NOT be accepted.**

**Please submit twelve (12) original, signed proposals to:**

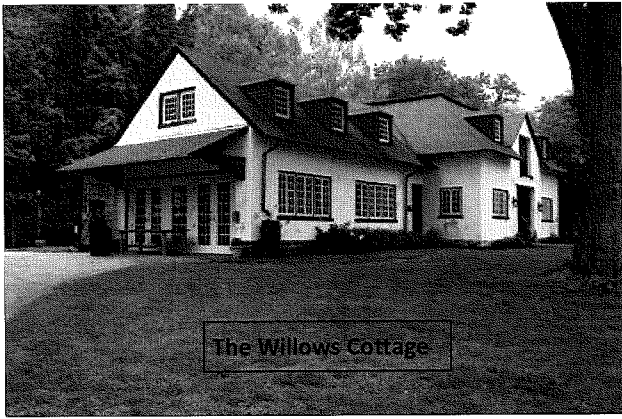
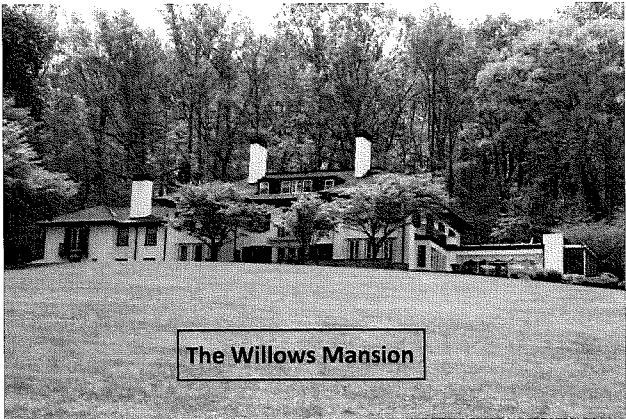
**Radnor Township  
Attention: Robert Zienkowski  
Township Manager  
301 Iven Avenue  
Wayne, PA 19087**

## APPENDIX I

**The Willows**  
490 Darby-Paoli Road  
Villanova, PA 19085



— indicates waterways/areas

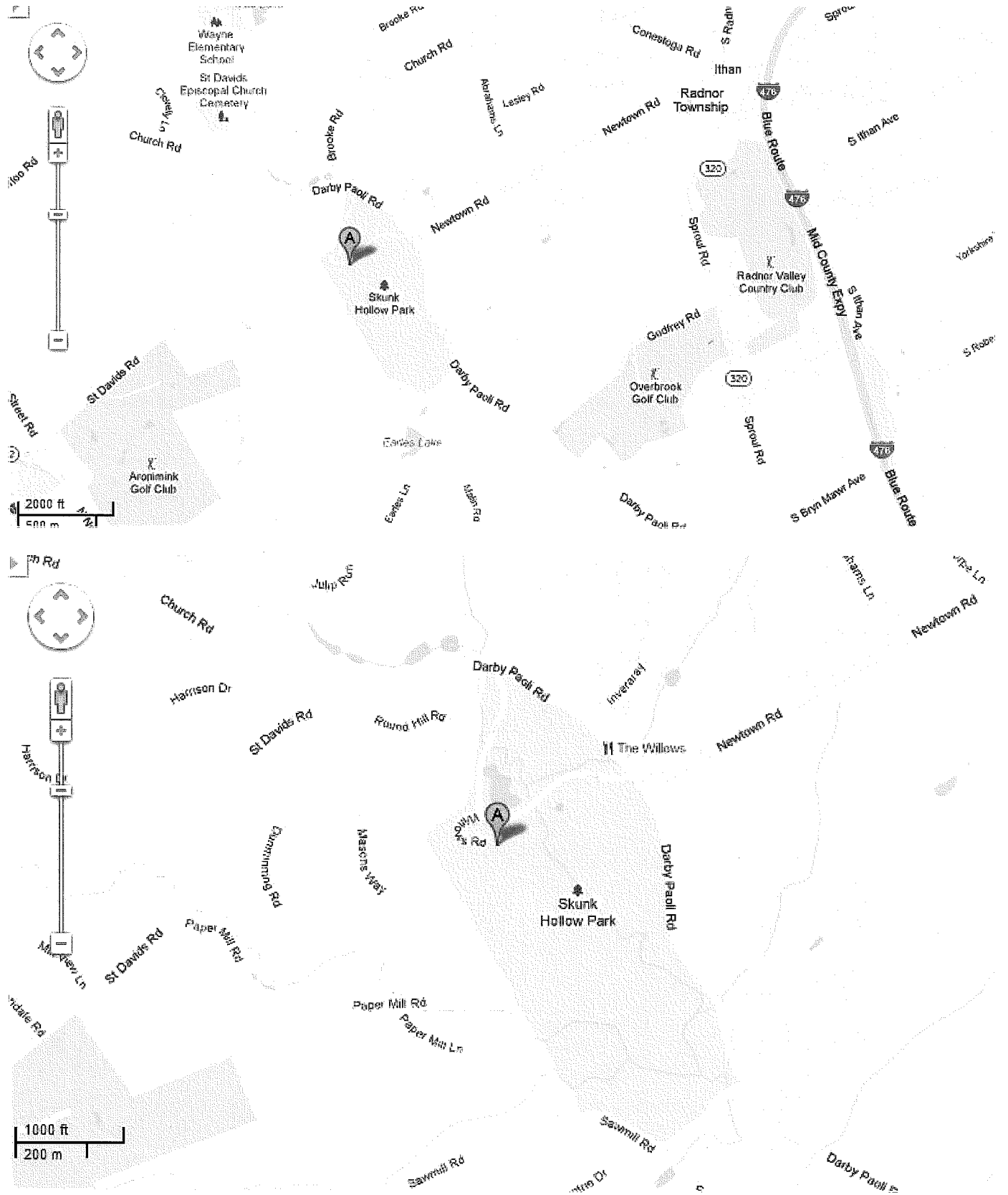


**The Willows**  
490 Darby-Paoli Road  
Villanova, PA 19085



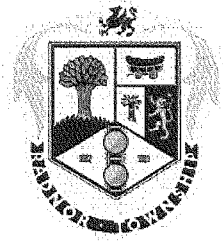
indicates property line

The Willows  
490 Darby-Paoli Road  
Villanova, PA 19085



**The Willows**  
490 Darby-Paoli Road  
Villanova, PA 19085





# Willows Property

Cost to Operate and Maintain

August 8, 2012







---

---

INTEROFFICE MEMORANDUM

---

---

**TO:** ROBERT A ZIENKOWSKI, TOWNSHIP MANAGER  
**FROM:** STEVE NORCINI, PUBLIC WORKS DIRECTOR  
TAMMY COHEN, RECREATIONAL PROGRAMMING DIRECTOR  
WILLIAM WHITE, FINANCE DIRECTOR  
**SUBJECT:** WILLOWS – COST TO OPERATE & MAINTAIN PROPERTY  
**DATE:** 8/8/2012



Finance  
Department

---

This report is in response to your request for the costs to operate and maintain the Willows mansion, cottage and park. In putting this information together, we were sure to incorporate all expenses such as labor, utilities, maintenance, supplies, materials, repairs, and debt payments as well as all sources of income generated by the activity at the property. In addition, since your request was for a comprehensive look at the financial picture of the property, it was imperative to also include the needed building and property infrastructure improvements that were reported at the May 24, 2012 special Board of Commissioner meeting.

In organizing the information, in order to report in a similar format as what was requested, we segregated the revenues and expenses into four categories: (a) Mansion, (b) Cottage, (c) Park, and (d) Common Area. We added the common area category to draw special attention to the infrastructure aspects of the property that are shared by the mansion, cottage and park.

The Township has set up the accounting for the Willows activity in an "Enterprise" fund. Generally Accepted Accounting Principles (GAAP) provides that enterprise funds "may be used to report any activity for which a fee is charged to external users for goods or services." The GAAP goes on to further note that an enterprise fund must be used if any of the following conditions apply: (a) There is outstanding debt that is backed solely by fees and charges, (b) Laws or regulations require that fees and charges be set to recover costs, including capital costs, or (c) There is a pricing policy that fees and charges be set to recover costs, including capital costs. For Radnor Township, no documentation can be found to substantiate the decision to account for the Willows activity in an enterprise fund. Based on GAAP, it appears to be a voluntary decision made by the Township. This conclusion is based on the following:

- Confirmation that there is no outstanding debt that is backed *solely* by the Willows fees and charges. The debt paid for out of the Willows fund is General Obligation debt backed by the full faith and credit of the Township (Real Estate Taxes) and the amount was derived by allocating a portion of the GO Bonds used for Willows improvements.
- Specific laws or policies that *mandate* the Willows fees/charges be sufficient to cover costs could not be found by searching through the legislation and minutes back when the Willows was purchased.

S. Gauthier notes that enterprise fund accounting is designed to highlight the extent to which revenues generated are sufficient to cover the cost of the services provided by the activity accounted in the enterprise fund<sup>1</sup>. Based on the information provided in Section 1 and 2 of this report, it is clear that revenues generated are not sufficient to cover costs.

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<sup>1</sup> GAAFR Governmental Accounting, Auditing, and Financial Reporting, S. Gauthier, Published by the Government Finance Officers Association of the United States and Canada, 2012, page 44

**SECTION 1: Current Costs**

As shown in Table 1, the net operating cost for 2012, before the needed capital improvements, is **(\$120,622)** which means that the Township uses resources over and above of the revenue that is generated to operate the property.

**Table 1**  
Net Cost to Operate & Maintain Willows Property  
Estimated for 2012



	Mansion	Cottage	Park	Common Area	Property Total
<b>Revenues:</b>					
Willows Rentals	75,000	-	110	-	75,110
Total Revenues	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ 110</b>	<b>\$ -</b>	<b>\$ 75,110</b>
<b>Expenses:</b>					
Direct Operating Expenses:					
Payroll	40,000	-	-	-	40,000
Payroll Liabilities	3,250	-	-	-	3,250
Utilities	20,000	2,000	-	-	22,000
Insurance	2,493	2,941	-	-	5,434
Supplies & Material	4,500	500	-	-	5,000
Contracted Services	19,680	2,220	300	-	22,200
Debt Service	42,549	-	-	-	42,549
Subtotal	<b>\$ 132,472</b>	<b>\$ 7,661</b>	<b>\$ 300</b>	<b>\$ -</b>	<b>\$ 140,433</b>
Direct Capital Expenses:					
Waterline Replacement Project	-	-	-	10,000	10,000
Subtotal	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
In-Kind Labor and Equipment:					
Public Works	15,568	1,109	24,448	2,475	43,599
Recreational Programming	1,615	-	85	-	1,700
Subtotal	<b>\$ 17,183</b>	<b>\$ 1,109</b>	<b>\$ 24,533</b>	<b>\$ 2,475</b>	<b>\$ 45,299</b>
Total Expenses	<b>\$ 149,655</b>	<b>\$ 8,770</b>	<b>\$ 24,833</b>	<b>\$ 12,475</b>	<b>\$ 195,732</b>
<b>Net Cost to Operate &amp; Maintain Property</b>	<b>\$ (74,655)</b>	<b>\$ (8,770)</b>	<b>\$ (24,723)</b>	<b>\$ (12,475)</b>	<b>\$ (120,622)</b>

Here is a brief explanation of the activities included under each of the categories:

(a) Mansion: Currently the mansion is used for various events including weddings, receptions, community meetings, civic organization meetings, school district meetings, recreational programming, as well as others. All private use of the facility requires the payment of rental fees while most of the civic, community and school district activities are offered at no cost or a reduced cost.

(b) Cottage: This analysis was prepared under the assumption that the cottage remain in its current state: unoccupied with no programming or activities. As a result, the primary expenses associated with this building are utilities, repairs, general maintenance and insurance. It should be noted that the cottage is situated within a Federal flood plain (category AE) which now requires that the Township purchase additional flood insurance. This is new in 2012 moving forward.

(c) Park: The Willows Park includes open space, a pond, and hills which are used for general recreation, fishing, and winter sledding, and more. The park is open to the public in the same manner as other Township owned parks. In addition to public use, the Recreational Programming Department uses

the park for a multitude of programming throughout the year. The revenue generated by these programs is used to pay for direct costs such as program instructors and for overhead expenses incurred by the Recreational Programming Department. The Township does sell picnic permits to users of the Willows Park, which is the \$110 noted under this category [this represents actual 2012 to-date revenue].

(d) Common Area: The Willows property includes paved access drives, paved parking areas, a bridge, a pond, and underground infrastructure (water lines and sanitary sewer lines). Since all three of the other categories share the use of these items, these costs were segregated and reported separately. The cost assumptions used for this category were reported in the May 24, 2012 special Board of Commissioner meeting. Further, it was assumed that the Township would issue long-term bonds for all the improvements. This approach was used (a) because the Township does not have the cash currently to fund these improvements and (b) to annualize the expense rather than showing the lump sum which would distort the net cost analysis.

Descriptions and assumptions used in Table 1:

1. Revenues: These include the rentals for private use at the mansion as well as picnic permitting for the park area
2. Payroll and Payroll Liabilities: Includes only the part-time wages for the coordinator that programs the events at the Willows [this position is currently vacant and these activities are being performed by the Recreational Programming Administrative Assistant and the part-time Willows Event Supervisor]. The only payroll liability expense is those required by Federal Law. This position does not include any other Township paid benefits.
3. Debt Service: Includes the Willows share of bond proceeds from prior years' issuances for improvements done at the Willows property. All of the expense was allocated to the mansion since no easily obtainable records are available to more accurately determine these uses (we only have lump sums). The maturity on these payments goes through approximately 2030.
4. Waterline Replacement Project: The Township has already incurred \$10,000 for the major repairs needed to the waterline. However, a full replacement is needed at an estimated cost of \$110,000 and is included in the debt service allocation for the capital improvements in Table 2.
5. In-Kind Labor and Equipment: Includes the time and equipment expense associated with the Public Works and Recreational Programming departments for work done repairing, maintaining, mowing, trimming, programming, etc. at the Willows property.

## **SECTION 2: Forecasted Future Activity**

This section of our analysis looks at the operating and needed capital improvement activity forecasted out over the next five years. Table 2 summarizes the net cost totals forecasted over this period. This analysis is useful to help determine if the net cost total calculated for 2012 is a one-time concern or if there is a structural financial issue that we should anticipate looking forward. As we forecasted the activity, there are several major assumptions used:

(a) Revenue: Since we are assuming that we are proceeding with the major facility and infrastructure improvements on the expense side, it seemed to be prudent to then assume that revenues would grow substantially to recognize the facility improvements and the resulting increase in private rental activity. This assumption is also predicated on increased advertising (see (b) below). While this approach seems to make sense, it was difficult to determine *how much* revenues would increase. The best available information was to average the "best" revenue years of the mansion which was 2001-2007 when annual revenues averaged

\$141,165. Then, since the improvements would not be complete until 2015, revenues begin to ramp up in 2013 and not reach the full potential until 2015. It is also assumed that the improvements would be done during non-peak rental periods as to not deter interested customers.

(b) Direct and In-Kind Expenses: It was assumed that the activity as it was budgeted for 2012 continues to exist through the forecast period since this is the best information we have available today. That is to say that the Township would employ a dedicated part-time employee tasked with generating revenue and making sure that the facilities are all well-kept and ready for activity. Further, we assumed that we continue to maintain the park at high standard by our Public Works Department. We then assumed that the expenses would grow by an average of 2.5% per year over the forecast period. Additionally, for the mansion, it was assumed that in 2013 the Township would increase the Direct Operating Expenses by \$10,000 to fund an advertising and promotional campaign to generate interest and draw potential private rental users. This assumption ties directly to the revenue assumption; without advertising, the revenue growth assumption is overstated.

(c) Capital Improvement Debt Service: As noted earlier in the report, we are assuming that the Township would issue 20 year bonds to fund the needed capital improvements. This approach seems reasonable since there are no funds currently to proceed and to annualize the expense over the forecast period. The amount of debt service and the assumed resulting annual payment are included in the Debt Service Assumption Exhibit attached to the back of this report.

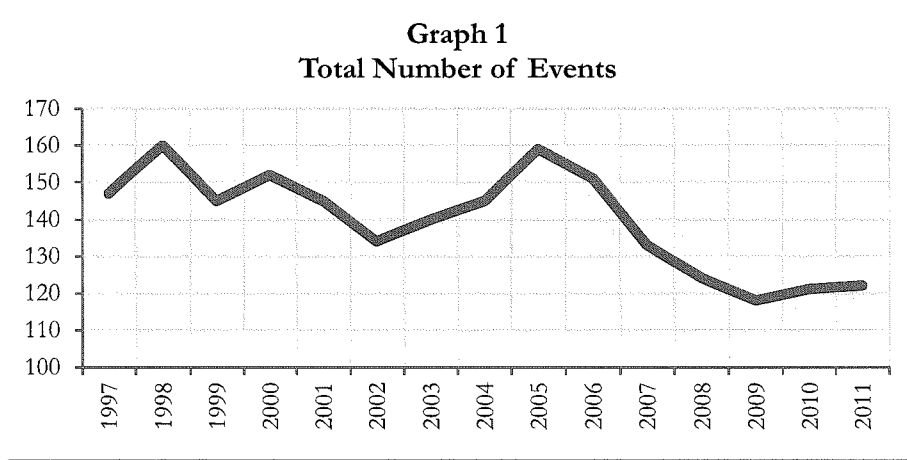
**Table 2**  
Net Cost to Operate & Maintain Willows Property  
Five Year Forecast



	2013	2014	2015	2016	2017
<b>Mansion</b>					
Revenues	\$ 84,699	\$ 98,816	\$ 141,165	\$ 145,400	\$ 149,762
Direct Expenses - Operating	(125,784)	(128,928)	(132,152)	(135,455)	(138,842)
In-Kind Labor and Equipment Expenses	(17,612)	(18,053)	(18,504)	(18,966)	(19,441)
Capital Improvement Debt Service	(75,040)	(75,040)	(75,040)	(75,040)	(75,040)
<b>Net Cost</b>	<b>\$ (133,737)</b>	<b>\$ (123,205)</b>	<b>\$ (84,530)</b>	<b>\$ (84,062)</b>	<b>\$ (83,560)</b>
<b>Cottage</b>					
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Direct Expenses - Operating	(7,853)	(8,049)	(8,250)	(8,456)	(8,668)
In-Kind Labor and Equipment Expenses	(1,136)	(1,165)	(1,194)	(1,224)	(1,254)
Capital Improvement Debt Service	(13,600)	(13,600)	(13,600)	(13,600)	(13,600)
<b>Net Cost</b>	<b>\$ (22,589)</b>	<b>\$ (22,814)</b>	<b>\$ (23,044)</b>	<b>\$ (23,280)</b>	<b>\$ (23,522)</b>
<b>Park</b>					
Revenues	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120
Direct Expenses - Operating	(308)	(315)	(323)	(331)	(339)
In-Kind Labor and Equipment Expenses	(25,146)	(25,775)	(26,419)	(27,080)	(27,757)
Capital Improvement Debt Service	(15,200)	(15,200)	(15,200)	(15,200)	(15,200)
<b>Net Cost</b>	<b>\$ (40,534)</b>	<b>\$ (41,170)</b>	<b>\$ (41,822)</b>	<b>\$ (42,491)</b>	<b>\$ (43,176)</b>
<b>Common Area</b>					
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Direct Expenses - Operating	-	-	-	-	-
Direct Capital Expenses	-	-	-	-	-
Capital Improvement Debt Service	(27,200)	(27,200)	(27,200)	(27,200)	(27,200)
<b>Net Cost</b>	<b>\$ (27,200)</b>	<b>\$ (27,200)</b>	<b>\$ (27,200)</b>	<b>\$ (27,200)</b>	<b>\$ (27,200)</b>
<b>TOTAL NET COST OF ENTIRE PROPERTY</b>	<b>\$ (224,060)</b>	<b>\$ (214,389)</b>	<b>\$ (176,597)</b>	<b>\$ (177,033)</b>	<b>\$ (177,459)</b>

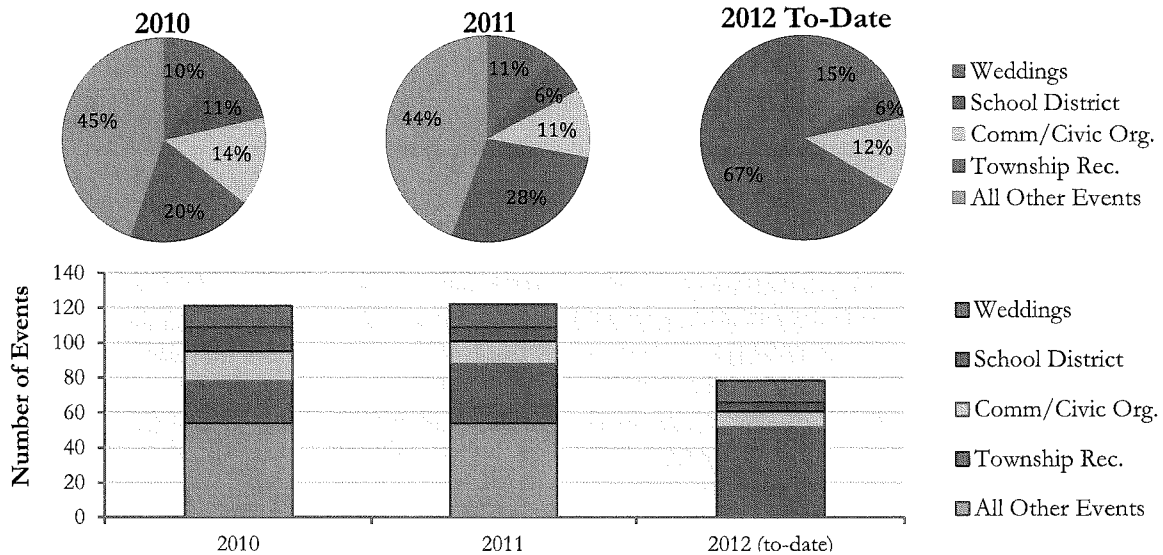
**SECTION 3: Who is Using the Willows Mansion**

This section of the report will take a look at the annual number of events and who is renting the mansion and park area. In addition to the summary presented here, please also see Exhibit E for more detailed information. Graph 1 below shows the total number of events that have been held at the mansion from 1997 – 2011. Please note that our event records (in total) only go back to 1997. There are two observations revealed by Graph 1 which are (1) activity after 2005 has fallen off sharply and that (2) activity has never exceed approximately 160 events. Observation (1) is interesting from the aspect that recent uncertainty surrounding the mansion’s future doesn’t appear to be the *primary* cause of the event fall-off since the number of events has been falling off since 2006. Observation number (2) is important because it further demonstrates that even at the high water mark in terms of events in 2005 at 159, the Willows Fund still operated at a deficit of (\$25,766) as shown on the Comparative Statement of Revenues, Expenditures and Changes in Net Assets – Audited [Exhibit A].



In looking at who is renting the mansion, please refer below to Graph 2. As shown, wedding activity only comprises 10%-15% of total rentals each year. Exhibit E shows the details as to the make-up of “All Other Rentals” but in summary those represent private rentals for a number of events. Further, please refer to Section 4 of this report where more detail is provided on how much revenue is foregone as a result of not charging or offering reduced rates to certain entities for rentals.

**Graph 2  
Willows Mansion Rental Information**



**SECTION 4: Fees Waived for Mansion Use**

As part of your request, you wanted to see an analysis on how many events were held at the mansion free of charge or at a reduced rate and what those forgone revenues totaled. This section will summarize that activity for 2010, 2011 and 2012 (YTD). It should be noted that for the years 2010 and 2011, the rental income for School District usage was not charged as a result of the Grounds Maintenance Agreement. However, since the agreement's formula for those years was not followed, we included those events as being free of charge. Table 3 below shows the summary of the number of free-of-charge events by year and user category:

**Table 3**  
Willows Mansion Events - Waived/Reduced Fees and Township Use

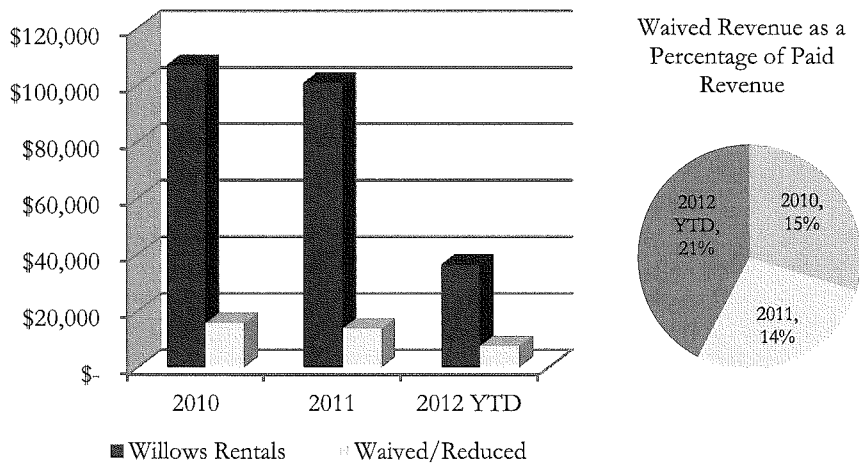
User Category	2010		2011		2012 (YTD)	
	Events	Foregone Revenue	Events	Foregone Revenue	Events	Foregone Revenue
Radnor School District	14	\$ 5,475	8	\$ 3,675	5	\$ 2,700
Community / Civic Org. <sup>3</sup>	17	10,200	13	10,200	7	4,850
Radnor Township	24	n/a <sup>2</sup>	34	n/a <sup>2</sup>	52 <sup>1</sup>	n/a <sup>2</sup>
<b>Totals</b>	<b>89</b>	<b>\$ 15,675</b>	<b>55</b>	<b>\$ 13,875</b>	<b>64</b>	<b>\$ 7,550</b>

**Footnotes:**

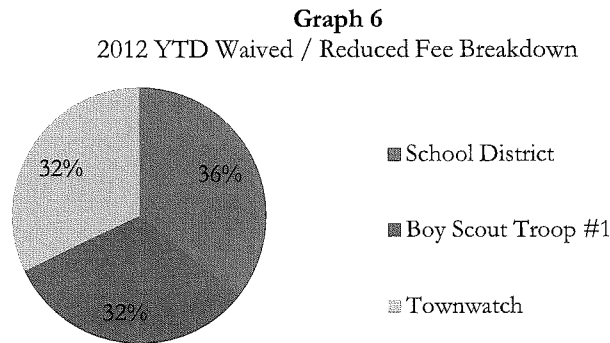
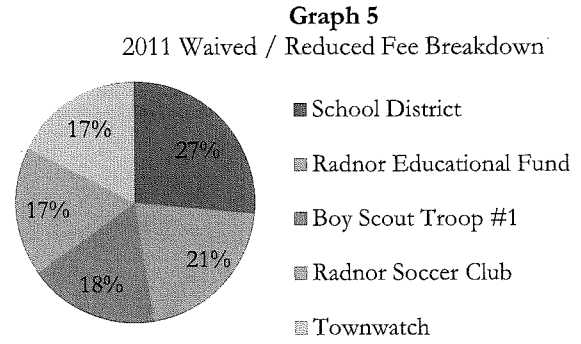
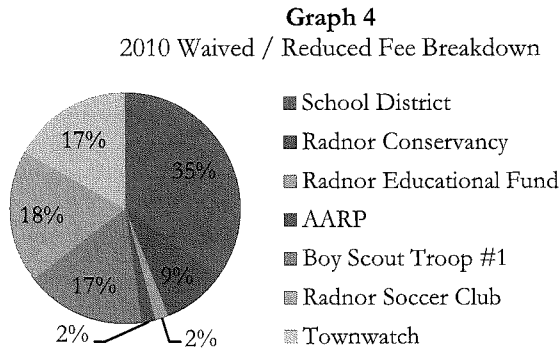
1. The spike in Township use in 2012 is the result of pulling events out of School District facilities [and hosting them at the Willows] as a result of the fees now being charged by the School District for use of their facilities.
2. There is no *foregone* revenue resulting from the Township using its own facility. There is, however, opportunity cost associated with not having the facility available to be rented to private users.
3. Some of the Civic organizations received reduced fees

Graph 3 compares the annual revenues collected for Willows rental events versus those events identified in Table 3 where fees were waived. Then, the amount of fees waived is shown separately as a percentage of the total revenues from that year.

**Graph 3**  
Willows Revenue



Finally, the following Graphs 4, 5 and 6 show the 2010, 2011 and 2012 (YTD) breakdown of who has received a fee waiver or reduced fee for use at the Willows by percentage of the total waived / reduced:



**SECTION 5: Summary**

As shown in Tables 1 and 2 above, the Willows property operates as a net cost to the Township. In 2012, the resources needed to cover the deficit are \$120,732 and that number grows based on the forecasted assumptions. To test the reasonableness of the conclusion that the Willows operates in a deficit, attached to this report is the Comparative Statement of Revenues, Expenses and Changes in Fund Net Assets [Audited] for the years ending 2001 through 2011. In each of the years prior to 2009, the Willows Fund showed a **decrease** in net assets; meaning that operations required more resources to be *used* than were generated. For the years ending 2009, 2010 and 2011, the net assets were subsidized by General Fund Transfers in the amounts of \$90,000, \$87,000, and \$49,203, respectively. Further, grant proceeds also helped to make the fund look in better shape in 2010 and 2011 [the grant was for energy efficient improvements at the cottage]. Finally, included in these numbers are only the activities that were actually accounted for in the Willows Enterprise Fund which excludes all of the in-kind costs expensed out of the General Fund (for public works and recreational programming departments' expenses).

If we only looked at the mansion and assumed the rest of the property exists to benefit the general public, and therefore require tax dollars for funding, the results are the same: It operates in a deficit. For 2012, the mansion portion of the deficit is budgeted to be **\$74,655** and the deficit trend is forecasted to continue [without a structural change in how the mansion is programmed].



This report is meant to provide a current look and forecasted outlook of the Willows property. It is based on a series of assumptions that are disclosed throughout the report. A change in any of these assumptions will result in a change in the forecasted outcomes. The information included in this report is meant to be an objective look at the financial aspect of the Willows property and does not reflect on the subjective beauty of the property or the intrinsic value that the property brings to the Township.

If you have any questions or require additional information, please let us know. Thank you.

**FOOTNOTE: Discussion on Various Items that Exist with Unknown Costs**

Due to the age of the structures at the Willows property, the possibility exists that there could be hazardous material (asbestos, lead paint) in the dwellings. If directed to do so, Township staff will contract with a certified consultant to determine if the aforementioned conditions exist at the Willows Mansion and Cottage. The costs associated with hiring the consultant as well as any estimates of mitigating the hazardous material have *not* been included in this report.

Further, *not* included in the future capital needs summarized in Exhibit D – Willows Capital Improvement Debt Service Estimates are the costs associated with the possibility of having to completely replace the bridge at the property. It is not included at this time because the Township would need to complete engineering and environmental studies prior to formulating a cost estimate.

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**Exhibits:**

- A. Comparative Statement of Revenues, Expenditures and Changes in Net Assets – Willows [Audited]
- B. Willows In-Kind Departmental Expense Report
- C. Willows Utility Expense Report
- D. Willows Capital Improvement Debt Service Estimates
- E. Willows Fee-Waived (or reduced) Rental Activity 2010-2012 YTD and Willows Park Programming Activity 2009-2012 YTD

**Exhibit A**

Comparative Statement of Revenues, Expenditures and Changes in Net Assets – Willows

[Audited]



**Radnor Township, PA**  
 Comparative Statement of Revenues, Expenses and Changes in Fund Net Assets - Willows  
 Audited

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>Operating Revenues</b>											
Charges for Services	\$ 163,725	\$ 145,070	\$ 142,720	\$ 146,388	\$ 150,165	\$ 125,507	\$ 114,576	\$ 113,137	\$ 103,002	\$ 107,036	\$ 100,823
Intergovernmental	-	-	-	-	-	-	-	-	-	122,022	111,577
<b>Total Operating Revenues</b>	163,725	145,070	142,720	146,388	150,165	125,507	114,576	113,137	103,002	229,058	212,400
<b>Operating Expenses</b>											
Operations	112,233	124,975	103,310	103,859	101,841	112,910	119,570	102,621	80,630	236,789	85,368
Benefits Provided	4,433	4,374	4,537	4,227	4,752	4,969	4,275	4,125	3,705	4,018	54
Depreciation	15,655	15,655	15,655	13,985	7,500	7,500	7,500	7,500	7,500	7,500	9,490
<b>Total Operating Expenses</b>	132,321	145,004	123,502	122,071	114,093	125,379	131,345	114,246	91,835	248,307	94,912
<b>Operating Income</b>	31,404	66	19,218	24,317	36,072	128	(16,769)	(1,109)	11,167	(19,249)	117,488
<b>Nonoperating Revenues</b>											
Interest	6,413	4,051	3,094	1,068	3,418	3,030	332	247	76	235	192
<b>Total Nonoperating Revenue</b>	6,413	4,051	3,094	1,068	3,418	3,030	332	247	76	235	192
<b>Income Before Transfers</b>	37,817	4,117	22,312	25,385	39,490	3,158	(16,437)	(862)	11,243	(19,014)	117,680
Transfers In	-	-	-	-	-	-	-	-	90,000	87,000	49,203
Transfers Out	(46,751)	(47,108)	(29,972)	(38,442)	(65,256)	(56,708)	(47,068)	(47,086)	(46,976)	(46,928)	(42,549)
<b>Change in Net Assets</b>	(8,934)	(42,991)	(7,660)	(13,057)	(25,766)	(53,550)	(63,505)	(47,948)	54,267	21,058	124,334
Total Net Assets (Deficiency), Beginning	221,808	212,874	169,883	162,223	149,166	123,400	69,850	6,345	(41,603)	12,664	33,722
Total Net Assets (Deficiency), Ending	\$ 212,874	\$ 169,883	\$ 162,223	\$ 149,166	\$ 123,400	\$ 69,850	\$ 6,345	\$ (41,603)	\$ 12,664	\$ 33,722	\$ 158,056

**Footnotes:**

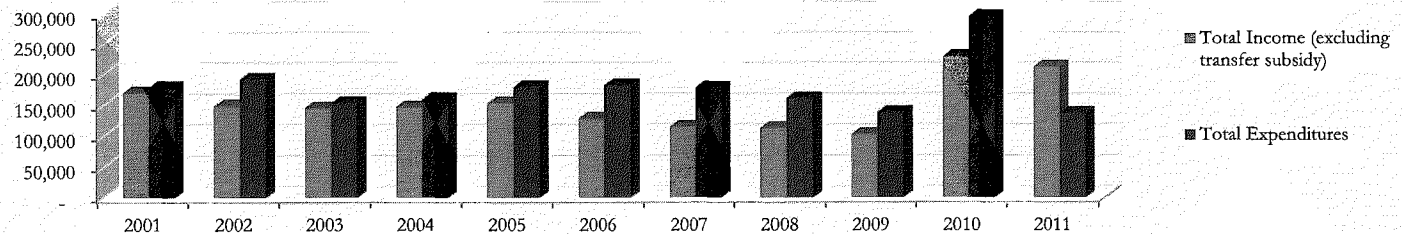
1. Transfers In: Represent cash subsidies from the General Fund required to maintain a positive cash balance in the Willows Fund

2. Transfers Out: Represent the Willows portion of the Township's current outstanding debt requirements based on an analysis of the uses of bond proceeds

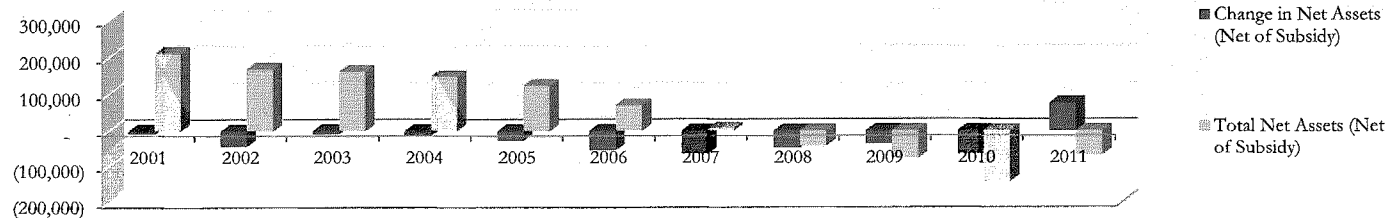
3. 2011 includes \$111,577 in grant proceeds for improvements at the Cottage, which is artificially improving the Willows Fund status.

4. The information presented in this statement was prepared in accordance with the Generally Accepted Accounting Principles (GAAP).

**Willows Income vs. Expense Activity**



**Willows Net Asset Trend**



**Exhibit B**

Willows In-Kind Departmental Expense Report

In-Kind Departmental Expense Report - Willows

Activity	Mansion		Cottage		Park		Common	
	Equip	Labor	Equip	Labor	Equip	Labor	Equip	Labor
Trim Shrubbery	270.00	1,126.32	-	-	-	-	-	-
Weed beds	1,800.00	1,407.90	-	-	-	-	-	-
Mulch beds	135.00	844.74	-	-	-	-	-	-
Repair fencing, tables, benches	-	-	-	-	-	469.30	-	-
Tree maintenance (fencelines, low limbs)	-	-	-	-	954.45	2,365.27	409.05	1,013.69
Clean gutters	-	506.84	-	56.32	-	-	-	-
Spring clean up	276.50	1,314.04	69.13	328.51	967.75	4,599.14	69.13	328.51
Leaf collection	320.00	1,802.11	80.00	450.53	1,120.00	6,307.39	80.00	450.53
Snow removal	27.00	469.30	6.75	117.33	94.50	1,642.55	6.75	117.33
Building repairs	-	4,609.31	-	-	-	-	-	-
<b>Subtotal</b>	<b>\$ 2,828.50</b>	<b>\$ 12,080.57</b>	<b>\$ 155.88</b>	<b>\$ 952.68</b>	<b>\$ 3,136.70</b>	<b>\$ 15,383.65</b>	<b>\$ 564.93</b>	<b>\$ 1,910.05</b>
Trash Collection	156.00	502.63	-	-	1,404.00	4,523.69	-	-
<b>Subtotal</b>	<b>\$ 2,984.50</b>	<b>\$ 12,583.20</b>	<b>\$ 155.88</b>	<b>\$ 952.68</b>	<b>\$ 4,540.70</b>	<b>\$ 19,907.34</b>	<b>\$ 564.93</b>	<b>\$ 1,910.05</b>
<b>Grand Total</b>	<b>\$</b>	<b>15,567.70</b>	<b>\$</b>	<b>1,108.55</b>	<b>\$</b>	<b>24,448.04</b>	<b>\$</b>	<b>2,474.98</b>

**Payroll Cost Hourly Rates:**

	Wage	PR Liab	Benefit	Total
Park Maintenance	26.94	3.50	16.49	\$ 46.93
Solid Waste	27.02	3.50	17.81	\$ 48.33
Highway	27.77	3.61	20.41	\$ 51.79

**Equipment Cost Hourly Rates:**

[From FEMA Schedule]

Dump Truck	\$ 45.00
Pickup Truck	\$ 30.00
Chipper	\$ 30.75
Bucket Truck	\$ 11.25
Loader	\$ 38.00
Leaf Vacuum	\$ 10.00
Leaf Blowers	\$ 10.00
Plow Trucks	\$ 45.00

**Willows Park (Park, Mansion, Cottage, Common Area) Annual Maintenance**

<i><b>Job</b></i>	<i><b>Equipment</b></i>	<i><b>Equipment Hours</b></i>	<i><b>Man Hours Total</b></i>
Trim Shrubbery (3X year)	Dump Truck	6	24
Weed Beds	Truck	60	30
Repair Fencing Tables/Benches	NA	NA	10
Trash	Pick Up Truck	52	104
Mulch Beds	Dump Truck	3	18
Tree Work/Fencelines Low Limbs	Dump Truck Chipper	18 each	72
Clean Gutters	Bucket truck	from RTSD NC	12
Spring Clean Up	Truck/Chipper/ Loader	14 each	140
Leaves	Truck/Vac/Blowers	32 each	192
Snow Removal	Plow Trucks (3)	3 each	50
Building Repairs	n/a	n/a	89

70%/20%/5%/5% = Park/Mansion/Cottage/Common Area

**Exhibit C**

Willows Utility Expense Report

**Radnor Township, PA**  
 Summary of Utility Expenses for the Willows Property



				YTD Actual	Projected
	2009	2010	2011	2012	2012
<b>General:</b>					
PECO	\$ 19,341	\$ 19,365	\$ 18,815	\$ 9,458	\$ 18,916
Mansion	\$ 18,235	\$ 17,594	\$ 15,349	\$ 8,596	\$ 17,191
Cottage	\$ 1,105	\$ 1,772	\$ 3,466	\$ 862	\$ 1,725
Aqua	\$ 1,520	\$ 1,692	\$ 1,296	\$ 635	\$ 1,270
Mansion	1,068	973	1,089	538	\$ 1,076
Cottage	453	719	207	97	\$ 194
<b>Subtotal</b>	<b>\$ 40,201</b>	<b>\$ 40,423</b>	<b>\$ 38,925</b>	<b>\$ 19,551</b>	<b>\$ 39,102</b>
<b>Telcomm:</b>					
Line Systems: Mansion	1,424	1,548	1,564	677	1,354
<b>Subtotal</b>	<b>\$ 1,424</b>	<b>\$ 1,548</b>	<b>\$ 1,564</b>	<b>\$ 677</b>	<b>\$ 1,354</b>
<b>GRAND TOTAL</b>	<b>\$ 41,625</b>	<b>\$ 41,970</b>	<b>\$ 40,489</b>	<b>\$ 20,228</b>	<b>\$ 40,456</b>
Mansion Total	\$ 20,727	\$ 20,114	\$ 18,002	\$ 9,811	\$ 19,621
Cottage Total	\$ 1,558	\$ 2,491	\$ 3,673	\$ 959	\$ 1,919





Account Number	Vendor Number	Address	Meter Number	Department	G/L Account
37266-00403	272	490 Darby Paoli Road/Garage/Willows Cottage Elec.	105356845	Willows	01-451.4210
34172-01304	272	490 Darby Paoli Road/Mansion Electric	25262518	Willows	23-452.4210
71216-01402	272	490 Darby Paoli Road/Mansion Gas Meter	27866144	Willows	23-452.4210
65032-85010	272	490 Darby Paoli Road/Willows Cottage Gas Meter	20418824	Willows	01-451.4210

**MONTHLY TOTALS**

2009	2010	2011	2012
\$ 833.10	\$ 1,641.78	\$ 3,324.73	\$ 779.72
\$ 7,718.27	\$ 8,111.69	\$ 6,728.28	\$ 3,764.00
\$ 10,516.87	\$ 9,482.09	\$ 8,620.49	\$ 4,831.57
\$ 272.28	\$ 129.87	\$ 141.22	\$ 82.72
<b>\$ 19,340.52</b>	<b>\$ 19,365.43</b>	<b>\$ 18,814.72</b>	<b>\$ 9,458.01</b>



**AQUA PA WATER BILLS - RADNOR TOWNSHIP**

Commercial Accounts (877)987-2782

Vendor #273

Account Number	Address	Meter Number	Department	G/L Account	2009	2010	2011	2012
000209487 0209487	490 Darby Paoli Road/Willows Mansion	46494429	Willows	23-452.4210	\$ 1,067.65	\$ 972.96	\$ 1,088.96	\$ 538.14
000209488 0209488	490 Darby Paoli/Willows Cottage	37742657	Parks	01-451.4210	\$ 452.55	\$ 719.08	\$ 206.65	\$ 96.91
<b>MONTHLY TOTALS</b>					\$ 1,520.20	\$ 1,692.04	\$ 1,295.61	\$ 635.05



Line Systems  
888-808-6111  
Vendor #1589

G/L Account Number	Description	Department
23.452-4220	Willows Phone	Willows

MONTHLY TOTALS

	2009	2010	2011	2012
\$	1,423.84	\$ 1,547.55	\$ 1,564.06	\$ 676.98
\$	1,423.84	\$ 1,547.55	\$ 1,564.06	\$ 676.98

**Exhibit D**

Willows Capital Improvement Debt Service Estimates

## Willows Capital Improvement Debt Service Estimates

	0 - 5 Years	5 - 10 Years	10+ Years
Mansion	755,000	60,000	123,000
Cottage	170,000	-	-
Park	25,000	15,000	150,000
Common Area	340,000	-	-
<b>Subtotal</b>	<b>\$ 1,290,000</b>	<b>\$ 75,000</b>	<b>\$ 273,000</b>

**Grand Total** **\$ 1,638,000**

### Allocated Estimated 30 Year Bond Payment

Mansion	\$ 75,040
Cottage	13,600
Park	15,200
Common Area	27,200
<b>Total Annual Debt Service</b>	<b>\$ 131,040</b>

### May 24, 2012 Board of Commissioner Meeting Items

Mansion Improvements	0 - 5 Years	5 - 10 Years	10+ Years
- Replace HVAC	-	-	90,000
- Replace Windows	-	25,000	-
- Replace Gutters	10,000	-	-
- Mansion Roof	30,000	-	-
- Solarium Roof	15,000	-	-
- Refinish Interior Wood Panels / Trim	-	15,000	-
- Paint Interior	50,000	-	-
- Paint Exterior	50,000	-	-
- Refinish Wood Floors	-	20,000	-
- Code Upgrades	600,000	-	-
- Repave Mansion Parking Lot	-	-	33,000
<b>Total</b>	<b>\$ 755,000</b>	<b>\$ 60,000</b>	<b>\$ 123,000</b>

### Cottage Improvements

- Roof	20,000	-	-
- Re-stucco or siding	40,000	-	-
- Garage Windows (x20)	25,000	-	-
- Replace and paint trim	25,000	-	-
- Replace gutters	10,000	-	-
- Code Upgrades	50,000	-	-
<b>Total</b>	<b>\$ 170,000</b>	<b>\$ -</b>	<b>\$ -</b>

### Park

- Construct Comfort Station	-	-	150,000
- Picnic tables, grills, benches	25,000	15,000	-
<b>Total</b>	<b>\$ 25,000</b>	<b>\$ 15,000</b>	<b>\$ 150,000</b>

### Common Area

- Repave Drive	180,000	-	-
- Water line replacement	110,000	-	-
- Pond Dredging	50,000	-	-
<b>Total</b>	<b>\$ 340,000</b>	<b>\$ -</b>	<b>\$ -</b>

**Exhibit E**

Willows Fee-Waived (or reduced) Rental Activity 2010-2012 YTD

And

Willows Park Programming Activity 2009-2012 YTD

Willows Mansion Events 1997 to 2012\*

Year	Total Number of Events	Number of Weddings - Resident	Number of Weddings - Non-Resident	Total Number of Weddings	Number of Events - RTSD	Number of Community/Civic/Non-Profit Events	Number of Events - Fee Waived/Reduced	Total Value for Fee Waived/Reduced	Recreation Department Events & Programming
1997	147								
1998	160								
1999	145								
2000	152								
2001	145								
2002	134								
2003	140								
2004	145								
2005	159								
2006	151								
2007	133								
2008	124								
2009	118								
2010	121	9	3	12	14	17	20	\$ 15,675.00	24
2011	122	11	2	13	8	13	12	\$ 13,875.00	34
2012*	78	10	2	12	5	9	7	\$ 7,550.00	52

**Willows Mansion Events**

**Records for 2010**

**2010 Radnor School District Events**

Date	Type	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Sat 1/30/2010	RHS Senior Semiformal	5	\$ 1,575.00	
Wed 3/24/2010	REA Meeting	2	\$ 300.00	
Thur 3/25/2010	REA Meeting	2	\$ 300.00	
Mon 4/5/2010	REA Meeting	2	\$ 300.00	
Tue 4/6/2010	REA Meeting	2	\$ 300.00	
Thur 4/8/2010	RHS Scholarship Fund	5	\$ 300.00	
Tue 4/13/2010	RHS Parents Social	4	\$ 300.00	
Thur 4/15/2010	REA Meeting	2	\$ 300.00	
Thur 4/29/2010	RES Staff Meeting	4	\$ 300.00	
Mon 5/3/2010	IES Teacher Appreciation	4	\$ 300.00	
Wed 6/2/2010	RES Faculty Social	4	\$ 300.00	
Thur 6/3/2010	RHS Best Buddies Club	4	\$ 300.00	
Thur 6/7/2010	RHS Yearbook Signing	4	\$ 300.00	
Tue 12/7/2010	IES Holiday Party	4	\$ 300.00	
<b>Total RTSD Events:</b>	<b>14 Events - 14 Fee Waived/Reduced</b>	<b>48</b>	<b>\$ 5,475.00</b>	<b>\$ -</b>

**2010 Community/Civic Events/Non-Profits**

Date	Type	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Tue 1/19/2010	Ravenscliff Homeowners			\$ 150.00
Sat 1/23/2010	Radnor Conservancy		\$ 1,425.00	\$ 150.00
Wed 2/17/2010	Downe Syndrome Non-Profit Event			\$ 400.00
Tue 3/16/2010	Greener Partners			\$ 150.00
Tue 4/20/2010	Villanova Campus Ministry Non-Profit Event			\$ 300.00
3/19/2010	Fundraiser Using Gift Cert (given by Radnor Educational Found.)		\$ 300.00	
Tue 6/15/2010	AARP Luncheon Non-Profit		\$ 300.00	
Wed 6/16/2010	Radnor ABC House Non-Profit			\$ 300.00
Wed 7/28/2010	Taj Magruger Meeting			\$ 150.00
Tue 8/17/2010	Villanova Resident Life Non-Profit			\$ 300.00
Thur 8/26/2010	Downe Syndrome Non-Profit Event			\$ 400.00
Tue 9/28/2010	Republican Non-Profit Event			\$ 300.00
Thur 9/30/2010	Planned Parenthood Non-Profit Event			\$ 500.00
Fri 10/29/2010	Boy Scout Troop #1 Non-Profit Event		\$ 2,625.00	\$ 300.00
Fri 11/5/2010	Radnor Soccer Club		\$ 2,925.00	
Thur 12/9/2010	Downe Syndrome Non-Profit Event			\$ 400.00
Fri 12/10/2010	Townwatch		\$ 2,625.00	\$ 300.00
<b>Total Community/Civic Events:</b>	<b>17 Events - 6 Fee Waived/Reduced</b>		<b>\$ 10,200.00</b>	<b>\$ 4,100.00</b>

**2010 Recreation Department Usage**

	Parks & Recreation Board Meeting			
	Camps & Programs (19 days)			
	Summer Staff Training (2 days)			
	Radnor Summer Concert Series (1 day)			
	Holiday at the Willows (1 day)			
<b>Total Recreation Department Usage:</b>	<b>24 Days of Recreation Department Usage</b>			

**2010 Weddings**

Date	Type	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Fri 2/19/2010	Rossi - Weekday a.m. Ceremony Only			\$ 300.00
Sat 5/15/2010	Thomas & Welsh			\$ 3,225.00
Sat 5/29/2010	Flynn & Hargrove			\$ 3,725.00
Sat 6/5/2010	Fox & Sioler			\$ 3,225.00
Sat 6/19/2010	Wattles & Crane			\$ 3,225.00
Sat 8/28/2010	Louck & Deleo			\$ 3,225.00
Sat 9/4/2010	DiFelice & Forster			\$ 3,225.00
Sat 9/18/2010	Newberry & Queenan			\$ 4,300.00
Sat 9/25/2010	Barrish			\$ 3,225.00
Sat 10/2/2010	Gentile & Lang			\$ 4,800.00
Sat 10/9/2010	Shusterman			\$ 4,300.00
Sat 10/23/2010	Dougherty & Morris			\$ 3,225.00
<b>Total Weddings:</b>	<b>12 Weddings</b>			
June Weddings	2			
July Weddings	0			
August Weddings	1			
<b>Total June/July/August 2010 Weddings:</b>	<b>3</b>			<b>\$ 40,000.00</b>

**2010 Other Events Composition - reported in number of days from Conaghan Annual Report**

Auctions	12			
Bar/Bat Mitzvah	2			
Birthday Party	1			
AT & T National	5			
Christening	1			
Corporate	5			
Craft Show	17			
Engagement Party	1			
Fundraiser	5			
Graduation	2			
Holiday Party	2			
Open House	1			
Weddings	12			
<b>RTSD Usage</b>	<b>14</b>			
<b>Recreation Department Usage</b>	<b>24</b>			
<b>Community Civic Usage/Non-Profits</b>	<b>17</b>			
<b>2010 Totals:</b>	<b>121</b>		<b>\$ 15,675.00</b>	<b>\$ 44,100.00</b>



## Willows Mansion Events

## Records for 2011

## 2011 Radnor School District Events

Date	Type	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Sat 2/5/2011	RHS Semiformal	5	\$ 1,575.00	
Thur 4/28/2011	RES Teacher Appreciation Dinner	4	\$ 300.00	
Mon 5/2/2011	IES Teacher Appreciation Dinner	4	\$ 300.00	
Thur 5/5/2011	RHS Best Buddies Club	4	\$ 300.00	
Mon 6/6/2011	RHS Yearbook Signing	4	\$ 300.00	
Tue 6/7/2011	RES Retirement Dinner	4	\$ 300.00	
Tue 6/14/2011	WES Teacher Appreciation Dinner	4	\$ 300.00	
Tue 12/6/2011	IES Holiday Party	4	\$ 300.00	
<b>Total RTSD Events:</b>	<b>8 Events - 8 Fee Waived/Reduced</b>	<b>33</b>	<b>\$ 3,675.00</b>	<b>\$ -</b>

## 2011 Community/Civic Events/Non-Profits

Date	Type	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Tue 1/18/2011	Ravenscliff Homeowners			\$ 150.00
Thur 2/15/2011	Downe Syndrome Dance Non-Profit			\$ 400.00
Thur 3/31/2011	RHS Scholarship Ladies Night Out			\$ 300.00
Tue 4/12/2011	Villanova Campus Ministry Non-Profit			\$ 500.00
Thur 8/11/2011	Downe Syndrome Dance Non-Profit			\$ 500.00
Thur 8/18/2011	Villanova Resident Life Non-Profit			\$ 300.00
Fri 9/16/2011	Fundraiser Using Gift Certificate (given by Radnor Educational Foundation)		\$ 2,925.00	
Thur 9/22/2011	Planned Parenthood			\$ 500.00
Fri 10/28/2011	Radnor Soccer Club		\$ 2,425.00	\$ 500.00
Fri 11/4/2011	Boy Scout Troop #1 - Non-Profit		\$ 2,425.00	\$ 500.00
Wed 11/9/2011	Downe Syndrome Meeting (two hours)			\$ 250.00
Thur 12/8/2011	Downe Syndrome Dance Non-Profit			\$ 500.00
Fri 12/16/2011	Radnor Town Watch		\$ 2,425.00	\$ 500.00
<b>Total Community/Civic Events:</b>	<b>13 Events - 4 Fee Waived/Reduced</b>		<b>\$ 10,200.00</b>	<b>\$ 4,900.00</b>

## 2011 Recreation Department Usage

Event	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Parks & Recreation Board Meeting			
Camps & Programs (29 days)			
Summer Staff Training (2 days)			
Radnor Summer Concert Series (1 day)			
Holiday at the Willows (1 day)			
<b>Total Recreation Department Usage:</b>	<b>34 Days of Recreation Department Usage</b>		

## 2011 Weddings

Date	Type	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Sat 4/9/2011	Lebowitz & Diciocco			\$ 3,725.00
Fri 4/22/2011	Ward & Jaipongsai			\$ 2,925.00
Sat 5/7/2011	Kelly & Caiola			\$ 3,225.00
Sat 5/21/2011	Rust-Chester & Whittle			\$ 3,725.00
Sat 5/28/2011	Nolan & Johannes			\$ 3,225.00
Fri 6/17/2011	Murnane & Molesevich			\$ 2,925.00
Sat 6/18/2011	McShine & McKnight			\$ 4,300.00
Mon 6/20/2011	Cramer & Ciafardoni			\$ 900.00
Fri 6/24/2011	Wintrod & Storck			\$ 2,925.00
Sat 7/9/2011	Phipps & DeHart			\$ 3,225.00
Sat 9/17/2011	Grant & Cordeiro			\$ 4,600.00
Sat 10/8/2011	Lathrop & Santayana			\$ 3,225.00
Sun 10/30/2011	Noronha			\$ 2,925.00
<b>Total Weddings:</b>	<b>13 Weddings</b>			
June Weddings	4			
July Weddings	1			
August Weddings	0			
<b>Total June/July/August 2011 Weddings:</b>	<b>5</b>			<b>\$ 41,850.00</b>

## 2011 Other Events Composition - reported in number of days - from Conaghan Annual Report

Event	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Auctions	16		
Bar/Bat Mitzvah	1		
Birthday Party	1		
AT & T National	5		
Corporate	6		
Craft Show	17		
Memorial Service	3		
Fundraiser	2		
Holiday Party	2		
Weddings	13		
RTSD Usage	8		
Recreation Department Usage	34		
Community Civic Usage/Non-Profits	14		
<b>2011 Totals:</b>	<b>122</b>	<b>\$ 13,875.00</b>	<b>\$ 46,750.00</b>

**Willows Mansion Events**

**Records for 2012**

2012 YTD Radnor School District Events				
Date	Type	Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid
Fri 2/3/2012	RHS - Senior Semi Formal	5	\$ 1,500.00	
Thur 5/10/2012	RHS - Baseball/Softball Fundraiser	4	\$ 300.00	
Thur 5/24/2012	RES - Teacher Appreciation	4	\$ 300.00	
Wed 5/30/2012	RES - Retirement Dinner	4	\$ 300.00	
Wed 6/6/2012	RHS - Yearbook Signing	4	\$ 300.00	
<b>Total YTD RTSD Events:</b>	<b>5 Events - 5 Fee Waived/Reduced</b>	<b>21</b>	<b>\$ 2,700.00</b>	<b>\$ -</b>
2012 YTD Community/Civic Events/Non-Profits				
Mon 1/23/2012	Ravenscliff Homeowners			\$ 150.00
Wed 2/15/2012	Downe Syndrome Dance Non-Profit			\$ 500.00
Thur 3/22/2012	RHS Ladies Night Out Scholarship Fund			\$ 500.00
Tue 5/2/2012	Villaonva Campus Ministry Non-Profit			\$ 500.00
Tue 8/21/2012	Villanova Resident Life Non-Profit			\$ 500.00
Thur 8/23/2012	Downe Syndrome Non-Profit (Details TBD)			\$ 500.00
Fri 10/26/2012	Boy Scout Troop #1 Non-Profit		\$ 2,425.00	\$ 500.00
Tue 10/30/2012	Lankenau Medical Center - Intern Retreat			\$ 500.00
Fri 12/7/2012	Radnor Townwatch		\$ 2,425.00	\$ 500.00
<b>Total YTD Community/Civic Events:</b>	<b>9 Events - 2 Fee Waived/Reduced</b>		<b>\$ 4,850.00</b>	<b>\$ 4,150.00</b>
2012 YTD Recreation Department Usage				
	Parks & Recreation Board Meeting			
	Camps & Programs (45 days)			
	Daddy-Daughter Dance			
	Summer Staff Training (1 day)			
	Summer Movie Night			
	Summer Shakespeare Night			
	Mystery Dinner Theatre Night			
	Holiday at the Willows (1 day)			
<b>Total Recreation Department Usage:</b>	<b>52 Days Used Recreation Department</b>			
2012 YTD Weddings				
		Hours Used	\$ Revenue - Not Realized	\$ Revenue - Paid YTD
Sat 5/5/2012	Durkan			\$ 3,225.00
Sat 5/26/2012	Strehse & Cook - Ceremony Only			\$ 1,000.00
Sat 6/16/2012	Danisi & Ledden			\$ 4,300.00
Sat 6/23/2012	Marcuci & Day			\$ 3,475.00
Sat 8/4/2012	Sabol & Greenwich			\$ 3,225.00
Sun 8/5/2012	Hutchin & Bellur			\$ 2,925.00
Thur 8/9/2012	Shiota & Rosenbaum			\$ 900.00
Thur 8/23/2012	Mayel & Kinney - changing date to October - POSTPONING INDEFINITELY			\$ 600.00
Thur 8/30/2012	Brooks & Yessin			\$ 900.00
Sat 9/15/2012	Leonard & Wessel			\$ 3,225.00
Sat 9/22/2012	Smith & Benes	5		\$ 3,225.00
Sat 11/3/2012	Nelson & Wright			\$ 4,300.00
<b>Total Weddings YTD:</b>	<b>12 Weddings</b>			
June Weddings	2			
July Weddings	0			
August Weddings	5			
<b>Total June/July/August 2012 Weddings:</b>	<b>7</b>			<b>\$ 31,300.00</b>
2012 Other Events Composition - YTD				
Auctions				
Bar/Bat Mitzvah				
Birthday Party				
AT & T National				
Christening				
Corporate				
Craft Show				
Engagement Party				
Fundraiser				
Graduation				
Holiday Party				
Weddings	12			
RTSD Usage	5			
Recreation Department Usage	52			
Community Civic Usage/Non-Profits	9			
<b>2012 Totals:</b>	<b>78</b>		<b>\$ 7,550.00</b>	<b>\$ 35,450.00</b>

**Willows Park - Rentals 2009 to 2012\***

Year	Total Number of Rentals	Total Income	Recreation Department Usage (number of programs)
2009	19		
2010	17		
2011	6	\$ 390.00	
2012	1	\$ 110.00	

**Willows Park - Programming Usage 2009 to 2012\***

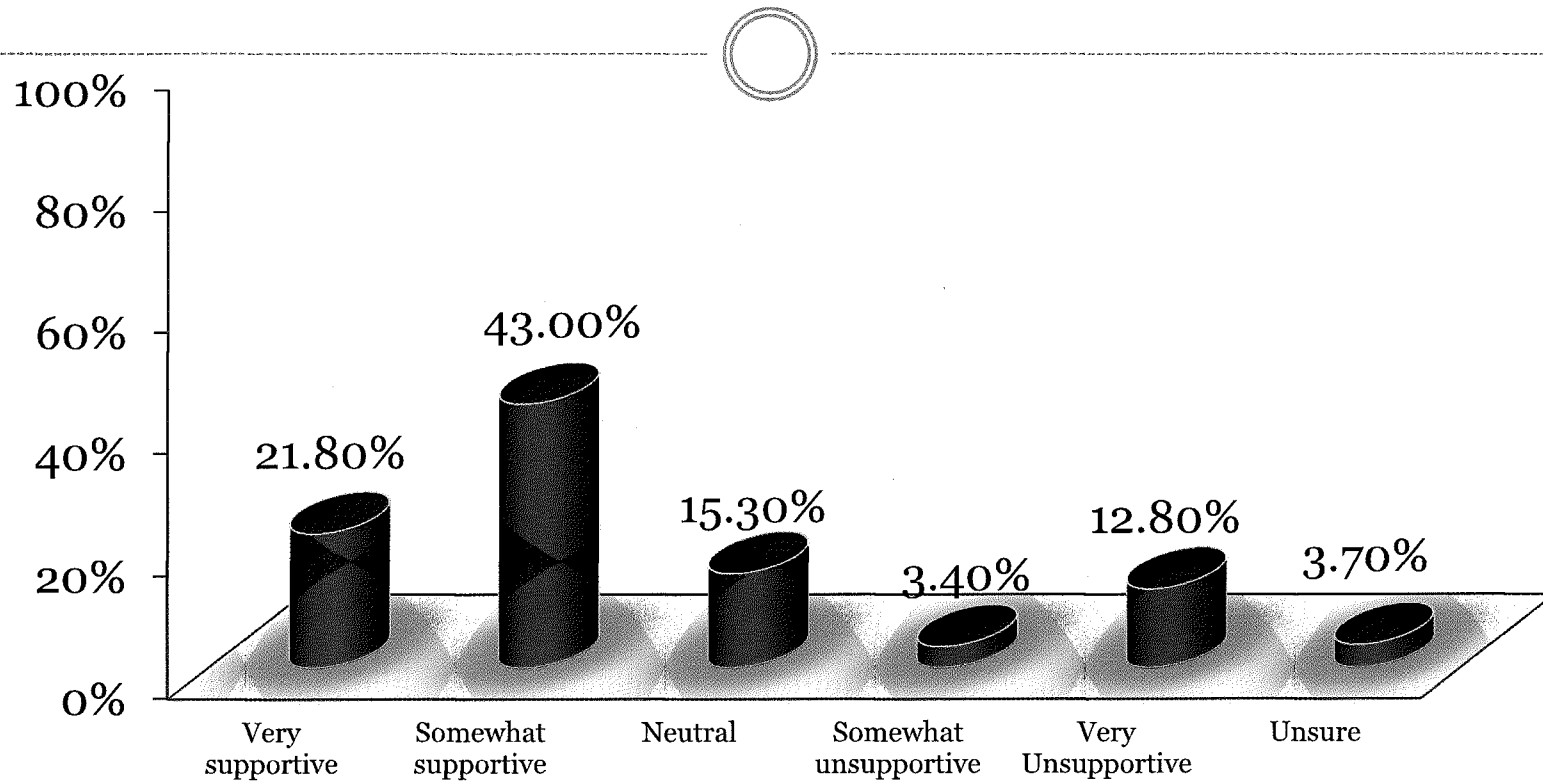
Year	Programs Offered	Season/Year	Days Utilized
<b>2009</b>	Birding	Spring/09	1
	Geocaching (Cancelled)	Spring/09	0
	Backyard Eco-Adventures Camp	Summer/09	1
	GeoCaching Camp	Summer/09	5
	Growing Greener - Future Farmers	Summer/09	5
	Growing Greener - Magic Garden	Summer/09	5
	Survivor Camp - Week 1 - WCSA	Summer/09	5
	Survivor Camp - Week 2 - WCSA	Summer/09	5
	Birding Ventures	Fall/09	1
	GeoVentures - Halloween Treasure Hunt	Fall/09	1
	Orienteering	Fall/09	1
	<b>11 Programs</b>		<b>30</b>
<b>2010</b>	Birding	Spring/10	1
	Orienteering	Spring/10	1
	Backyard Eco Adventures	Summer/10	1
	Geocaching	Summer/10	5
	Growing Greener Summer Camps (Cancelled)	Summer/10	0
	WCSA - Survivor Nature 1	Summer/10	5
	WCSA - Survivor Nature 2	Summer/10	5
	WCSA - Survivor Nature 3	Summer/10	5
	<b>8 Programs</b>		<b>23</b>
<b>2011</b>	Birding	Spring/2011	1
	Orienteering	Spring/2011	1
	Backyard Eco Adventures	SUMMER/11	1
	Geocaching	SUMMER/11	5
	WCSA - Survivor Nature 1 - 7/18-22	SUMMER/11	5
	WCSA - Survivor Nature 2 - 7/25-29	SUMMER/11	5
	WCSA - Survivor Nature 3 - 8/8-12	SUMMER/11	5
	Orienteering	Fall/2011	1
<b>8 Programs</b>		<b>24</b>	
<b>2012*</b>	Orienteering	Spring/2012	1
	GEOCACHING ADVENTURE	Summer/12	5
	SURVIVOR NATURE CAMP I	Summer/12	5
	SURVIVOR NATURE CAMP II	Summer/12	5
	SURVIVOR NATURE CAMP III	Summer/12	5
<b>5 Programs</b>		<b>21</b>	

\* 2012 Reported Numbers are YTD.



Radnor Township  
PENNSYLVANIA

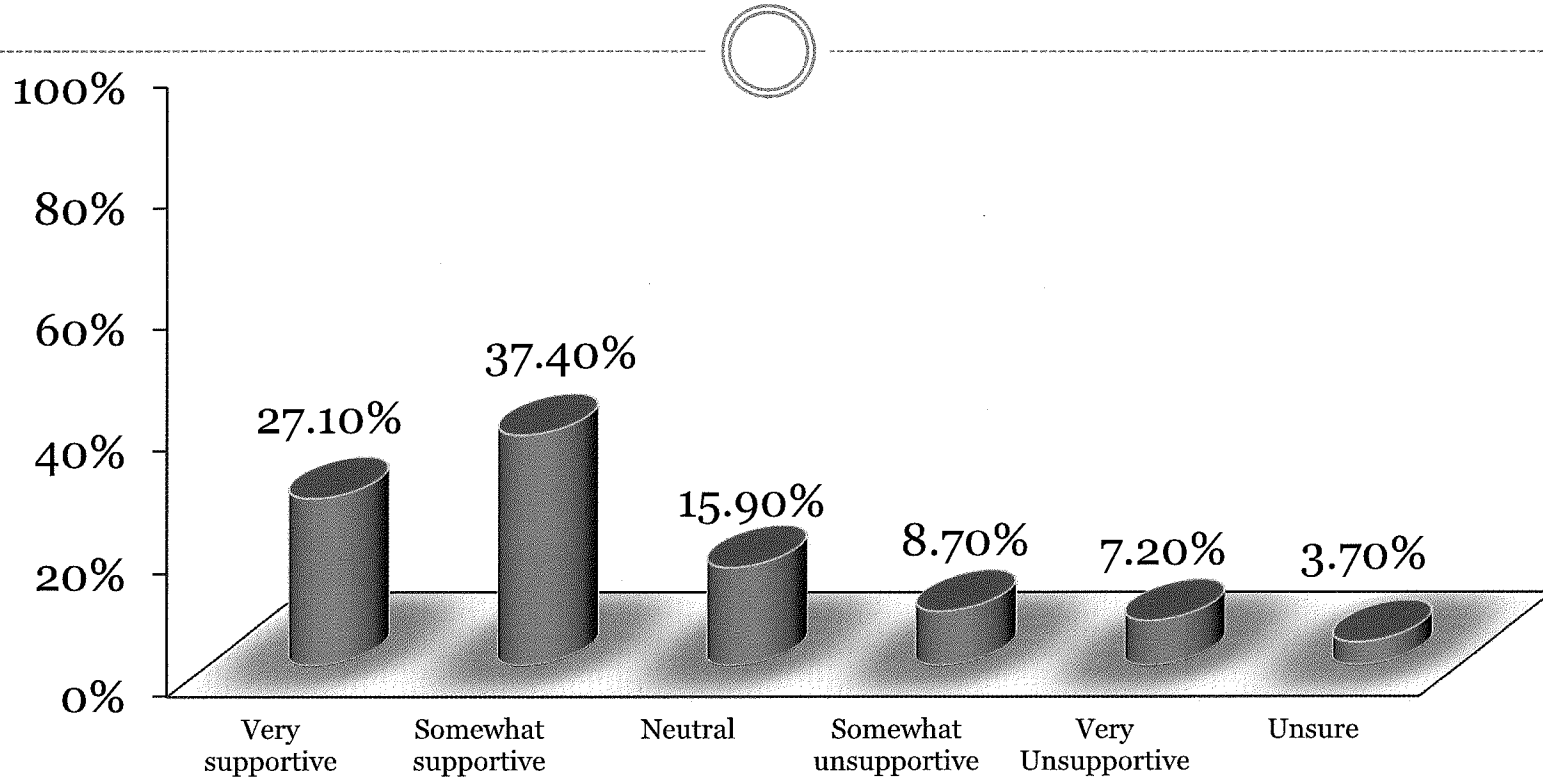
**Q25: How supportive are you of Radnor Township using tax dollars to maintain and operate vintage local mansions such as the Willows and Creutzberg, that are currently owned by the Township?**





Radnor Township  
PENNSYLVANIA

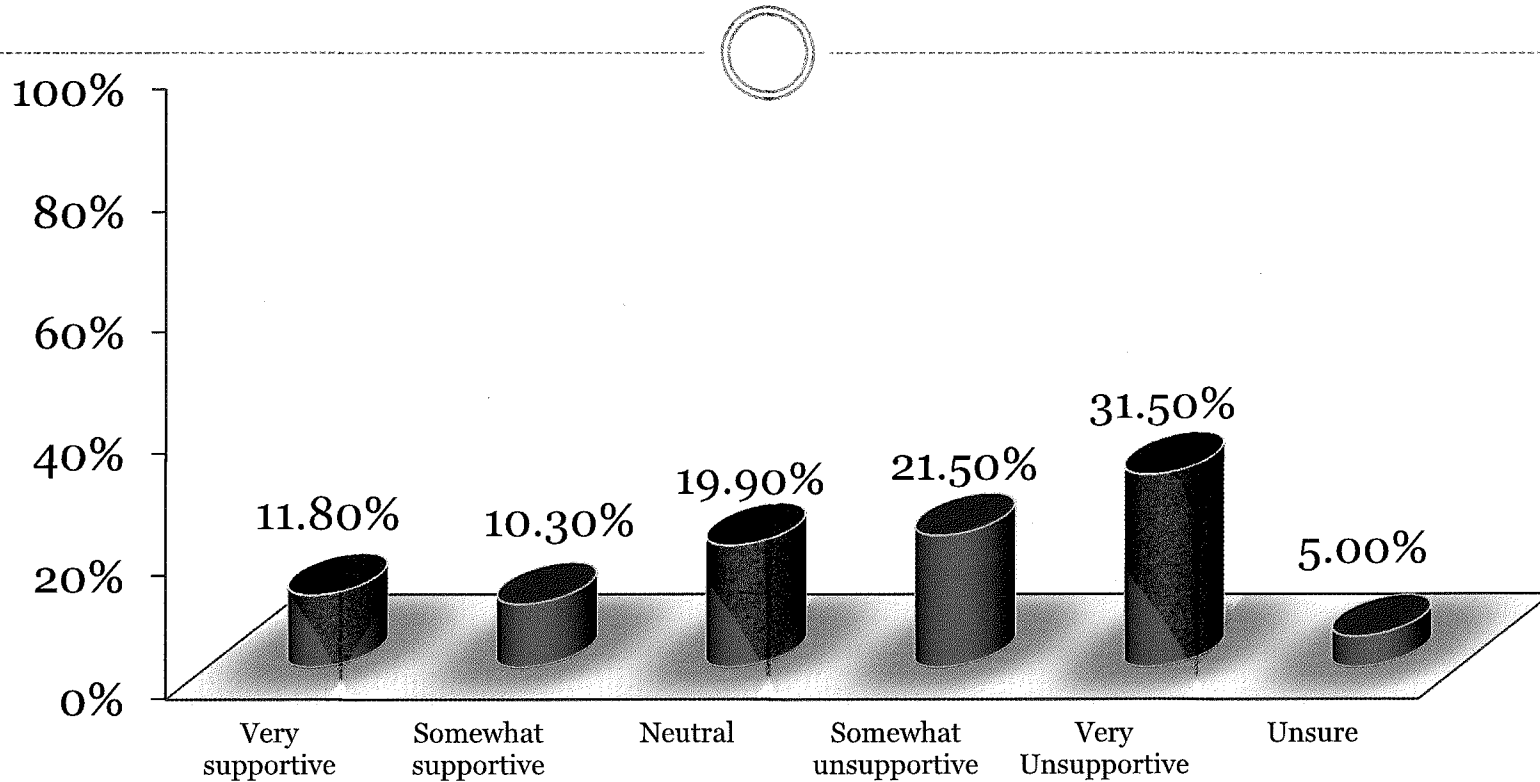
**Q26: How supportive are you of Radnor Township PARTNERING with private entities to maintain and operate local vintage mansions such as the Willows and Creutzberg, that are currently owned by the Township?**





Radnor Township  
PENNSYLVANIA

**Q27: How supportive are you of Radnor Township SELLING local vintage mansions such as the Willows and Creutzberg that are currently owned by the Township?**





Radnor Township  
PENNSYLVANIA

### Q28: How supportive would you be of paying additional taxes to operate and maintain vintage mansions such as the Willows and Creutzberg that are currently owned by the Township?

