## RESOLUTION NO. 2019-99 RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE LOT LINE CHANGE PLAN FOR THE PROPERTIES LOCATED AT 733 & 741 HARRISON ROAD

WHEREAS, Theodore and Elizabeth Wentz ("Applicant") submitted a Lot Line Change Plan to adjust the lot line between two properties. The property located at 741 Harrison Road will increase from .999 acres to 1.221 acres and 733 Harrison Road will decrease from 2.775 acres to 2.554 acres; 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 of Radnor Township now intends to approve the Lot Line Change Plan, subject to certain terms and conditions.

**NOW, THEREFORE,** be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Lot Line Change Plan prepared by Momenee, Inc. consisting of one (1) sheet, dated June 10, 2018, subject to the following approval conditions:

- 1. The Applicant shall comply with the August 22, 2019 Gannett Fleming review letter, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*.
- 2. The Applicant shall comply with the July 16, 2019 Gilmore & Associates review letter, a copy of which is attached hereto and incorporated herein as *Exhibit "B"*.
- 3. 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.
- 4. New deeds reflecting the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds at the time of plan recording.

Denied

In addition to the Plan approval conditions, the following SALDO waiver is approved:

a. Section 255-22-B.1(k) which requires existing principal buildings and			
driveways to be shown on the adjacent peripheral strip along sewer lines, storm drains, culverts,			
bridges, utility easements, quarries, railroads and other significant man-made features within 500			
feet of and within the site must be shown on the Plans.			
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Approved

b. Section 255-22-B.1(p) which intervals of two feet to be shown on the Plans determined by on-site survey.	requires contour lines measured at and requires that such elevations	vertical shall be	
Approv	ed D	enied	
c. Section 255-22-B.1(r) which to be shown on the Plans.	requires large trees over six inches in	n caliper	
Approve	edDe	enied	
d. Section 255-27-C.(2) which states that where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of right-of-way.			
Approve	De	enied	
SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 23 day of 2019.			
	RADNOR TOWNSHIP		
ATTEST:	Name Lisa Borowski Jack Title: President	LARKIN	