

**BOARD OF COMMISSIONERS**

**AGENDA**

**Tuesday, September 15, 2015 - 6:30 PM**

Pledge of Allegiance

Notice of Executive Session on September 15, 2015

1. Public Participation

2. Consent Agenda
- a) Disbursement Review and Approval: 2015-08B, 2015-08C, 2015-08D, 2015-09A
  - b) Acceptance of Department Monthly Reports
  - c) Approval of minutes for Board of Commissioners meeting of August 17, 2015
  - d) Consideration of a Motion to Approve the Certificate of Appropriateness:
    - HARB-2015-15 – 320 Louella Avenue – Modify and renovate carriage house to include a 3 car garage with second floor art studio
  - e) Staff Traffic Committee Meeting Minutes of Wednesday, August 19, 2015
  - f) Approval and acceptance of Proposal for Completion of the Comcast Franchise Agreement
  - g) Resolution #2015-94 – Authorizing the Sale of A Surplus Police Vehicle
  - h) Motion to authorize John Rice to attend the Zoning Hearing Board meeting and oppose the following: Appeal #2952 - The Applicant, Chris Fischer, property located at 220 Lowrys Lane, Rosemont, PA 19010, appeals the enforcement notice issued by the Township Zoning Officer dated February 18, 2014. Applicant seeks a determination that Code Section 280-115.2 (Student Housing Ordinance) is unconstitutional on its face and as applied to the Applicant. Alternatively, the Applicant contends that he is entitled to a Special Exception under the Student Housing Ordinance, Section 280-115.2. Applicant further contends that it is entitled to a variance from Section 115.2E and any other provision of the Student Housing Ordinance with which the Applicant's property does not currently comply. In addition, Applicant contends that the existing use at the property qualifies as a lawful, nonconforming use. Applicant further seeks any applicable variance or other relief required under the Zoning Code, or contends that the present use is permitted of right.

3. Police Personnel Matter

4. Recognition of Elsie Holley Fuller

5. Letters of Commendation - Radnor Police Department

6. Committee Reports

**PERSONNEL & ADMINISTRATION**

A. Resolution #2015-99 – Establishing an Ending Time Limit for Public Meetings

B. 240 Radnor Chester Road Agreement

**FINANCE & AUDIT**

C. Review of the Capital Budget

D. Ordinance #2015-12 – (**Adoption**) - Amending the 2015 Appropriation Budget to include appropriations for the Clem Macrone Park Improvement Project

**PUBLIC WORKS & ENGINEERING**

E. Caucus (**Final**) - 212 & 216 Bloomingdale Avenue

F. Caucus (**Preliminary**) - 120 & 124 Bloomingdale Avenue

**COMMUNITY DEVELOPMENT**

- G. Ordinance #2015-11 (**Introduction**) Park and Recreational Land and Fee Requirements – Amending Chapter 255 of the Radnor Township Code, Subdivision and Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication and revising other recreational land requirements in accordance with Act 135 of 2014

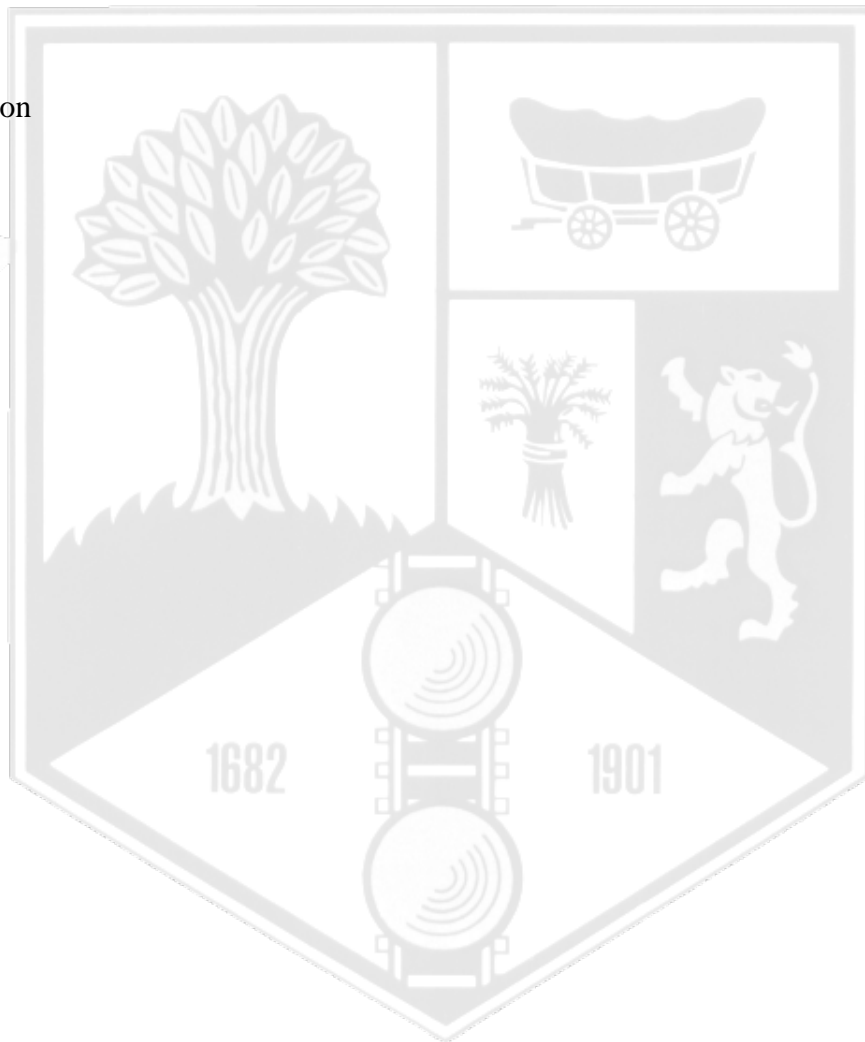
**PUBLIC SAFETY**

**PARKS & RECREATION**

**LIBRARY**

**PUBLIC HEALTH**

- Old Business
- New Business
- Public Participation
- Adjournment



# Public Participation

**RADNOR TOWNSHIP**  
**DISBURSEMENTS SUMMARY**  
**September 14, 2015**

The table below summarizes the amount of disbursements made since the last public meeting held on August 17, 2015. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link. Please refer to those files for a detailed listing of the amounts paid by vendor by account code.

Link: <http://www.radnor.com/egov/apps/document/center.egov?path=browse&id=22>

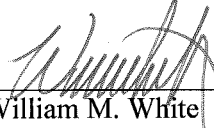
Fund (Fund Number)	2015-8B August 14, 2015	2015-8C August 21, 2015	2015-8D August 28, 2015	2015-9A September 4, 2015	Total
General Fund (01)	508,194.05	121,974.48	28,368.50	138,781.18	\$797,318.21
Sewer Fund (02)	13,854.61	5,775.89	370.32	787.39	20,788.21
Liquid Fuels Fund (03)	3,600.00	0.00	0.00	361,067.63	364,667.63
Capital Improvement Fund (05)	18,067.01	201,504.58	0.00	89,907.74	309,479.33
Police Pension Fund (07)	1,913.13	8,691.04	0.00	0.00	10,604.17
Escrow Fund (10)	0.00	1,200.00	0.00	600.00	1,800.00
Civilian Pension Fund (11)	1,575.94	7,073.57	0.00	0.00	8,649.51
Investigation Fund (12)	157.89	0.00	0.00	0.00	157.89
Police K-9 Fund (17)	309.27	0.00	0.00	0.00	309.27
\$8 Million Settlement Fund (18)	0.00	6,000.00	0.00	0.00	6,000.00
The Willows Fund (23)	0.00	4,192.00	2,635.37	0.00	6,827.37
<b>Total Accounts Payable Disbursements</b>	<b>\$547,671.90</b>	<b>\$356,411.56</b>	<b>31,374.19</b>	<b>591,143.94</b>	<b>\$1,526,601.59</b>
<i>Electronic Disbursements</i>	n/a	n/a	n/a	n/a	421,447.69
<b>Grand Total</b>	<b>\$297,151.18</b>	<b>\$356,411.56</b>	<b>\$31,374.19</b>	<b>591,143.94</b>	<b>\$1,948,049.28</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,

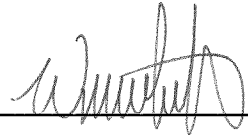
  
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 William M. White  
 Finance Director

**ELECTRONICALLY PAID DISBURSEMENT LISTING**

Estimated Through September 28, 2015

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	9/1/2015	8/15 Credit Card Revenue Processing Fees	\$3,000.00 *
Credit Card Revenue Fees - Actual	01-Variou	8/10/2015	7/15 Credit Card Revenue Processing Fees	\$3,047.69
Payroll [Bi-Weekly] Transaction - Estimated	01-various	9/24/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	9/24/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	9/24/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
<b>Period Total</b>				<b>\$421,447.69</b>

Submitted:



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

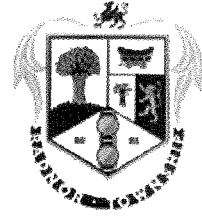
<u>Original Estimate</u>			<u>Actual Amount</u>
\$400,000.00	8/13/2015	Salaries and Payroll Taxes - General Fund	\$425,464.05
\$15,000.00	8/13/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,287.72
\$400.00	8/13/2015	Salaries and Payroll Taxes - K-9 Fund	\$135.64
<b>\$415,400.00</b>			<b>\$440,887.41</b>
\$400,000.00	8/27/2015	Salaries and Payroll Taxes - General Fund	\$393,819.10
\$15,000.00	8/27/2015	Salaries and Payroll Taxes - Sewer Fund	\$14,253.77
\$400.00	8/27/2015	Salaries and Payroll Taxes - K-9 Fund	\$135.64
<b>\$415,400.00</b>			<b>\$408,208.51</b>
\$400,000.00	9/10/2015	Salaries and Payroll Taxes - General Fund	\$406,850.44
\$15,000.00	9/10/2015	Salaries and Payroll Taxes - Sewer Fund	\$14,689.99
\$400.00	9/10/2015	Salaries and Payroll Taxes - K-9 Fund	\$135.64
<b>\$415,400.00</b>			<b>\$421,676.07</b>

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# Interoffice Memorandum

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**TO:** BOARD OF COMMISSIONERS  
**FROM:** KEVIN KOCHANSKI, DIRECTOR  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
**SUBJECT:** JULY MONTHLY REPORT  
**DATE:** AUGUST 5, 2015  
**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 July 2015. Please note the following highlights:

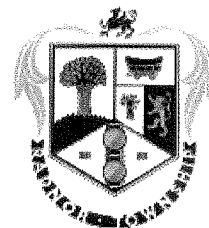
- Building Permit Fee Revenue totaled \$80,014.00 with 84 permits issued
  - Electric Permit Fee Revenue totaled \$18,036.00 with 57 permits issued
  - Fire Permit Fee Revenue totaled \$ 0 with 1 permits issued
  - Mechanical Permit Fee Revenue totaled \$6,782.00 with 27 permits issued
  - Plumbing Permit Fee Revenue totaled \$4,282.00 with 32 permits issued
  - Zoning Permit Fee Revenue totaled \$1,350.00 with 19 permits issued
  - Banner Permit Fee Revenue totaled \$50.00 with 1 application received
  - Design Review Board Application Fee Revenue totaled \$1,000.00 with 8 applications received
  - Historic & Architectural Review Board Application Fee Revenue totaled \$150.00 with 3 applications received
  - Zoning Hearing Board Application Fee Revenue totaled \$2,000.00 with 3 application received
- 
- Permit and application revenue for July 2015: \$ 113,664.00
  - Permit and application revenue year to date: \$ 771,346.00
- 
- Permits and applications for July 2015: 235
  - Permits and applications year to date: 1,394
- 
- Inspections conducted for July 2015: 504
  - Inspections conducted year to date: 4,126

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# Interoffice Memorandum

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**TO:** BOARD OF COMMISSIONERS  
**FROM:** KEVIN KOCHANSKI, DIRECTOR  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
**SUBJECT:** AUGUST MONTHLY REPORT  
**DATE:** SEPTEMBER 4, 2015  
**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 August 2015. Please note the following highlights:

- Building Permit Fee Revenue totaled \$487,869.00 with 90 permits issued
  - Electric Permit Fee Revenue totaled \$76,634.00 with 60 permits issued
  - Mechanical Permit Fee Revenue totaled \$15,873.00 with 33 permits issued
  - Plumbing Permit Fee Revenue totaled \$7,710.00 with 41 permits issued
  - Zoning Permit Fee Revenue totaled \$1,050.00 with 14 permits issued
  - Banner Permit Fee Revenue totaled \$100.00 with 2 application received
  - Design Review Board Application Fee Revenue totaled \$1,200.00 with 9 applications received
- 
- Permit and application revenue for August 2015:       \$ 590,436.00
  - Permit and application revenue year to date:       \$1,361,782.00
- 
- Permits and applications for August 2015:       249
  - Permits and applications year to date:       1,647
- 
- Inspections conducted for August 2015:       716
  - Inspections conducted year to date:       4,842

**Radnor Township**  
**Public Works Department**  
**Monthly Report for July 2015**

**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  
– 36 vehicles
- Vehicle safety inspections for all departments  
– 7 vehicles
- Major Repairs – Unit #L-1 Diagnose and replace park brake sensor  
Unit #34 Replace leaking axle seal rear hub  
Unit #53 Have wiring replaced for central hydraulic system, install new mud guards  
Unit #32 R +R turbocharger, replace egr coolers  
Unit #27 Install new body module burnt wire, had program new module  
Unit #51 Transmission leak, replace hydro line  
Unit #78 Oil pan and gasket, brakes, rotors  
Unit #TG-1 Repair air conditioning in tub grinder, Install new line and condenser fan  
Unit #L-3 Repair emergency brake circuit  
Unit #34 R+R corroded air tanks for brake system  
Unit #75 Diagnose and replaced O2 sensors
- Unit #68 Dump cylinder leading, replace hose and re-route line, install new fittings
- Unit #59 Replace engine oil pan, headlight buckets
- Unit #34 Install new tailgate seal and turnbuckle
- Hydro Hose Assemblies – 3 made in house, 1 bought at dealer
- Scheduled Vehicle Maintenance
  - Unit #30                            Unit Cut off Saw
  - Unit #K9-1                        Unit #12
  - Unit #78                            Unit #46
  - Unit #30                            Unit #LV - 6
  - Unit #89                            Unit #73
  - Unit #38                            Unit #90
  - Unit #Milling Machine    Unit #2
- Repair, Service and Maintain 139 pieces of equipment and vehicles

**Highway**                            *12 men*

- Attended All Staff meetings
- Installed new traffic signs
- Repaired meters for parking authority
- Replaced bulbs as needed on traffic signals
- Ran the Tub Grinder at Skunk Hollow
- Installed speed boards for police dept.
- Cleaned inlets throughout the Township
- Delivered Barricades for various events
- Assisted Sewer Department
- 350 storm drains cleaned
- 150 pot holes filled on twp roads
- Filled 25 pot holes on State Roads
- Began painting street markings
- Repaired sinkhole on Midland Avenue
- Set up Radnorshire Room for Meetings.
- Painted Skate Park Equipment
- Removed foliage blocking street signs
- Installed new kiosk signs
- Turned compost piles at Skunk Hollow
- Delivered 30 loads of mulch & grindings to EAC locations
- Replaced and repaired signs as needed
- Called Higgins Electric for Traffic Signal Concerns
- Cleaned Storm Sewer Lines with the Sewer Department
- Moved Speed Boxes for Police Department
- Cleaned business district
- Assisted Parks Dept with emergency storm damage
- Called in water main break on Brookside
- Painted 9 speed humps
- Assisted with trash and recycling
- Washed All Highway Vehicles & Equipment
- Replaced 6 sewer castings and lids for paving project
- Swept Township & State Roads
- Milled and blacktopped
- Set up generators at 5 traffic intersections out due to storm
- Cleaned islands on state roads
- Repaired 12 storm sewer inlets



- Installed concrete pad at the skatepark
- Milled and patched Upper Gulph
- Repaired utility cut on Barclay Road
- Removed and reinstalled speed humps on S. Aberdeen Avenue

- Installed blacktop curb 75' on Springhouse
- Painted vascar lines for police
- Reset granite curb on Blackfriar
- Inspected Paving Project

**Parks** *13 men*

- Attended all staff meetings
- Cleaned all Park Restrooms, 3 times per week
- Picked up trash at parks and bike trail, 3 times per week
- Checked the Radnor Bike Trail after all storms
- Groomed all ballfields 3 times per week
- Repaired ruts at Parks
- Cut all playing fields 2 times per week
- Cleaned and Repaired all grills
- Cut and trimmed all parks and Twp. buildings
- Washed all Vehicles
- Repaired all fences in the parks
- Checked all park playground equipment
- Cleaned garages
- Cleaned Public Works Buildings & bathrooms
- Moved shed at Encke Park
- Assist trash department – Monday and Tuesday

- Cut and trimmed all Township Islands
- Cut and trimmed Radnor Bike Trail
- Pruned 18 trees in right of way
- Removed 12 trees in right of way
- Removed 6 trees in parks
- Installed new trash cans
- Installed wood carpet at all playgrounds
- Mulched all Township beds
- Weeded all Township beds
- Repaired small equipment
- Serviced all mowers and tractors
- Removed 4 fallen trees from roads at night
- Repaired swings at tot-lots
- Cleared 8 trees from waterway
- Set up and cleaned up after all Recreation Dept. events
- Night at the Ballpark
- Concert Series
- Mulched new raingardens
- 

**Sewer** *3 men*

- Pumping Stations (5) check and maintain 5 times per week – 100 times per month
- PA One Call markouts – 255 for the month of June
- Repaired 8 manholes
- Fueled generators at pumping stations
- 7 stoppages for the month of July
- Cleaned 20 manholes
- Camared sewer lines

- Generators (4) - check and maintain 5 times per week – 80 times per month
- Jet Truck – cleaned 2,500 feet of sewer and storm lines
- Located 1 buried manholes
- Repaired 4 pumping stations
- Assist trash department Monday and Tuesday
- Cleaned garages
- Washed all vehicles

**Solid Waste** *20 full time and 3 part time men*

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

- Curbside Yard Waste Collection – Every Wednesday
- Cleaned road side on State Roads
- Picked up paint at 38 residences as requested

**Radnor Township**  
**Public Works Department**  
**Monthly Report for August 2015**

**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 – 32 vehicles
- Vehicle safety inspections for all departments – 8 vehicles
- Major Repairs – Unit #23 Repaired engine cooling problems  
Unit #84 Replace leaking axle seal rear hub  
Unit # General Service – 13 generators for function  
Unit #52 R +R turbocharger  
Unit #76 Replace brake lines (rotted)  
Unit #LV-3 Start service for leaf season  
Unit #HB-1 Service oil burner for heater  
Unit #50 Repair dump body, fabricate and weld  
Unit #37 Tow to GL Sayre for warranty work  
Unit #54 Rewire electric brake controller and plug
- Unit #TG-1 Install 2 hammers and tips on tub grinder
- Unit #36 Replace rear springs and walking beam  
Took 5 vehicles to Carriage Trade for auction
- Hydro Hose Assemblies – 1 made in house for Clam Bucket
- Scheduled Vehicle Maintenance
  - Unit #38                                Unit #50
  - Unit #S-3                              Unit #16
  - Unit #57                                Unit #71
  - Unit #12                                Unit #81
  - Unit #K9-2
- Repair, Service and Maintain 138 pieces of equipment and vehicles

**Highway**                              *12 men*

- Attended All Staff meetings
- Installed new traffic signs
- Repaired meters for parking authority
- Replaced 7 sidewalk squares on S. Devon Ave
- Replaced 10 sidewalk squares on Sugartown Rd.
- Installed speed boards for police dept.
- Cleaned inlets throughout the Township
- Delivered Barricades for various events
- Assisted Sewer Department
- 300 storm drains cleaned
- Filled 15 pot holes on State Roads
- Painted street markings
- Installed hand curb on Canterbury Ln
- Removed foliage blocking street signs
- Installed new kiosk signs
- Set up Radnorshire Room for Meetings.
- Ground out stump on Sugartown for sidewalk install
- Cut Brook Road and installed 45' of 15" pipe
- Replaced 5 sewer castings & lids for paving project
- Turned compost piles at Skunk Hollow
- Delivered 30 loads of mulch & grindings to EAC locations
- Replaced and repaired signs as needed
- Called Higgins Electric for Traffic Signal Concerns
- Cleaned Storm Sewer Lines with the Sewer Department
- Moved Speed Boxes for Police Department
- Cleaned business district
- Assisted Parks Dept with emergency storm damage
- Assisted with trash and recycling
- Washed All Highway Vehicles & Equipment
- Milled and blacktopped Harriston & Wistar Roads
- Set up generators at 3 traffic intersections out due to storm
- Repaired 10 storm sewer inlets
- Painted vascar lines for police
- Assisted with bridge delivery at the Willows
- Removed ¾" stone from high school
- Installed bleacher at the skate park
- Excavated and repaired sinkhole on Dartmouth Rd.

**Parks** *13 men*

- Attended all staff meetings
- Cleaned all Park Restrooms, 3 times per week
- Picked up trash at parks and bike trail, 3 times per week
- Checked the Radnor Bike Trail after all storms
- Groomed all ballfields 3 times per week
- Painted benches
- Cut all playing fields 2 times per week
- Cleaned and Repaired all grills
- Cut and trimmed all parks and Twp. buildings
- Washed all Vehicles
- Repaired all fences in the parks
- Checked all park playground equipment
- Cleaned garages
- Cleaned Public Works Buildings & bathrooms
- Painted trash cans
- Cut and trimmed all Township Islands
- Cut and trimmed Radnor Bike Trail
- Pruned 22 trees in right of way
- Removed 6 trees in right of way
- Removed 8 trees in parks
- Installed new trash cans
- Weeded all Township beds
- Repaired small equipment
- Serviced all mowers and tractors
- Removed 3 fallen trees from roads at night
- Repaired swings at tot-lots
- Cleared 4 trees from waterway
- Trimmed all bushes
- Assist trash department – Monday and Tuesday
- Set up and cleaned up after all Recreation Dept. events
- Concert Series

**Sewer** *3 men*

- Pumping Stations (5) check and maintain 5 times per week – 100 times per month
- PA One Call markouts – 270 for the month of August
- Repaired 15 manholes
- Fueled generators at pumping stations
- 7 stoppages for the month of August
- Cleaned 17 manholes
- Camared sewer lines
- Generators (4) - check and maintain 5 times per week – 80 times per month
- Jet Truck – cleaned 3,360 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 5 part time men*

- Solid Waste and Recycling collections -7,500 collections 2 times per week
- 111 Open truck collections
- Curbside Yard Waste Collection – Every Wednesday
- Cleaned road side on State Roads
- Picked up paint cans at residences as requested

# RADNOR TOWNSHIP RECREATION & COMMUNITY PROGRAMMING DEPARTMENT MONTHLY REPORT – JULY & AUGUST 2015



## Programs/Excursions/Events

- Programming consisted of:
  - Radnor Day Camp (257 camp participants; 240 full day; 17 half day)
  - Preschool Camp (41 camp participants; 26 full day; 15 half day)
  - Summer Sports Camp (69 participants for the various weeks offered)
  - Harry Potter Camp with Brandywine Learning Center (38 participants/2 sessions)
  - Theatre Camps with Theatre Horizon (41 participants/3 sessions)
  - Survivor Nature Camp with World Cup Sports Academy (145 participants/4 sessions)
  - Science Camp with Professor Bob (9 participants)
  - Chess Camp with Shining Knights (17 participants/2 sessions)
  - Lacrosse Camp with Main Line Youth Lacrosse (25 campers)
  - Preschool Soccer with Soccer Shots (29 participants)
  - Preschool T-ball with Jump Start Sports Academy (20 participants)
  - Youth Baseball Clinic with Main Line Baseball Academy (6 participants)
  - Junior Tennis Program (16 participants)
  - Yoga Program (12 participants)
  - Women's Boot Camp (11 participants)
  - Men's Basketball (19 participants)
  - Regal Movie Discount Ticket Program (178 movie tickets sold to date 2015)
  - PRPS Discount Ticket Program – Amusement Park Tickets (365 sold to date)
  - Cancelled due to low participation: Boys Youth Lacrosse Clinic, Geoventures Camp, Field Hockey Camp, Gryphon Volleyball Camp)
  - US Open Tennis Championships Excursion to New York City on Friday, September 4<sup>th</sup> (Sold out with 47 tickets/seats on the bus)
  - Great American Backyard Campout – postponed from June 27 to July 18 (250 participants registered)
  - Summer Concert Series – Veterans Park Concert – postponed from July 8 to August 12 (125 participants); Clem Macrone Park Concert (300 participants); Bo Connor Park Concert (300 Participants)
  - Shakespeare in the Park – (400 participants)
  - Night at the Ball Park (1500 participants)
- Met with summer programming and event vendors/instructors and aligned contractual agreements; coordinated facility schedules with venues; began development of fall recreational programming.
- Continued distribution of the Spring & Summer 2015 Recreational Activities Brochure; began development of the Fall Township Newsletter and Recreational Activities Brochure.
- Coordinated various components of Radnor Day Camp and Summer Preschool Camp including registration management; camp scholarship applications (44 applications); facility usage details with Radnor Elementary School (new location) and restructuring of the swimming program due to camp relocation (will take place at RHS); facility logistics and communications with RTSD Operations Department and RES staff; management of staff, positions, payroll, extended day camp coverage, and weekly meetings (43 part-time seasonal staff have been hired); staff-camper placement and management for grades/groups and special needs campers; Extended School Year Program for campers with RTSD Pupil Services Department; parent communications and newsletters; website updates; daily, trip, and swimming transportation schedules with RTSD Transportation Department; Summer Camp Performance/Art Show production and Carnival; camp closure, program evaluations, and supplies management.
- Planning for Radnor Youth Basketball 2015-2016 season – the Board of Commissioners approved our program partnership with Jump Start Sports; began planning for upcoming season; met with basketball program coordinator and Radnor High School Varsity Coach.

- Upcoming Community Events coordinated consisted of:
  - Summer Concert Series – prepared three concert nights July to August, coordinated partners, sponsors, event logistics, and prize giveaways
  - Shakespeare in the Park – met with Wayne Art Center and coordinated logistics and event staffing.
  - Night at the Ball Park – coordinated planned activities, logistics, fireworks, communications, partners and sponsors, Encke Park sign unveiling/dedication, and playground dedication.
  - Truck Zoo – began coordinating vehicles, partners and sponsors, logistics, and communications.
  - Active Aging & Wayne Senior Center Open House – moved date to October 1<sup>st</sup> and coordinated planning with Wayne Senior Center staff.
  - Radnor Run – attended monthly meeting, coordinated business team entries, and other logistical planning.
- Continued sponsorship development by working with local businesses and organizations for current events and programs; conducted meetings and discussions with several potential sponsors to secure monetary and in-kind sponsorships for remaining 2015 events; monetary sponsorship contributions are currently at \$27,500; updated areas of the website to include continual updates on event information and sponsorship opportunities.
- Continued/developed event and programming collaborations with Radnor Township School District, Villanova University, Radnor Memorial Library, Wayne Senior Center, the Wayne Business Association; the American Lung Association, Radnor Hotel, La Maison, PSSC, and with other prospective businesses and organizations within the community.
- Prepared financial reporting and evaluation for seasonal programming, events, discount ticket program, picnic, park, athletic field, and facility rentals; continued review and development of the Department's Goals and Objectives/Projects and Status for 2015.

### **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; conducted ongoing program wrap-ups as needed including the reconciling of participation numbers, finalizing instructor payments, performing program financial analyses, and sending out program evaluations; 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 and advance; updated all Department areas of the Township website and social media page and distributed seasonal e-newsletters; filmed our monthly segment for the *Radnor 411* television show, *30 Minutes with the Manager* television show, and prepared slides for the Radnor Cable Channel; coordinated ongoing marketing efforts; managed inventories and distributed supplies to programs; worked with Township solicitor on various pieces of Department legislation and matters.
- Continued to work with Program Supervisor and Program Coordinator on planning, programming, and procedures; visited facilities in the Township; met with organizations; discussed daily and seasonal operations, services, and Township/Department procedures; conducted programmatic planning and developed short-term goals and objectives for 2015.
- Worked through the process of adaptation of Microsoft Office 365.
- 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, began Township budget planning process.
- Met with staff to plan for September Papal Visit to Philadelphia and the impacts on the Township.
- Met with Commissioner candidates.
- Met with Delaware County Sports Hall of Fame representative to discuss an arrangement that would house their memorabilia within the Radnor Township Building.

- Worked with summer internship student from Temple University and managed his projects and evaluation process.
- Monitored budgetary line items; developed budgetary analyses outline and management of vendor expense data along with budgetary composition analyses; continued to build on our Department's reporting and time allocation; developed cost assumptions and cost recovery illustrations relative to our Department's financial overview; continued review of Department operating budget and parks capital and improvement planning.
- Administrative Projects underway: Passport to Parks Program Initiative; Department Strategic Plan; Online registration solution for programs.

### Parks/Facilities

- **Athletic Fields:** Coordinated field scheduling for summer 2015 with the community sports organizations and programs - primary summer users include Radnor Wayne Little League; Radnor Soccer Club; Legion Baseball; Adult Men's Softball; other organizations for rentals; and Township summer programming; began fall scheduling process.
- **Park Areas:** Continued taking reservations for the 2015 season; there are 61 total picnic rentals to date; 37 of them are for Fenimore Woods; 13 are at the Willows; 6 are for Clem Macrone). Overall picnic rentals are down by 30% in 2015 compared to the total rentals for 2014.
- **Radnor Activity Center:** Coordinated usage and rentals - 4 rentals took place in July and 6 took place in August (most were for multiple dates) along with the Department's seasonal recreational usage including Summer Sports Camp, Slam Dunk Basketball Camp, and the Men's Basketball League; we have continued to work on new rental opportunities, the birthday party program and general program growth at the facility.
- **Trails:** met to discuss future interpretive signage for the Radnor Trail; the Radnor Trail is celebrating its 10-year milestone this year; additional trail projects throughout the Township continue to be evaluated for funding opportunities.
- **Ithan Valley Park:** Worked with Eagle Scout to develop a project that assigns tags containing QR code labels to 16 tree specimens in the park that ties back to the Township website.
- **The Willows:** Working with the Willows, LLC. (firm that has been authorized by the Board of Commissioners in September 2014 through the development of a lease agreement to operate the Willows Mansion as a wedding/event facility with improvements to the Willows Mansion and the addition of a pre-fabricated event structure/terrace to accommodate 200+) on their timeline for building entry and construction as they have continued to develop their financing relative to the project. Replacement of the Willows entryway bridge remains underway through 2015 and it is anticipated the project will be completed by October.
- **Encke Park:** Recommended by the Parks & Recreation Board and authorized by the Board of Commissioners, a project is underway with members of Radnor Wayne Little League on park improvements that will include a combination comfort station/concession stand, and other anticipated park improvements such as repairs to the driveway access off of Iven Avenue, electronic scoreboards, and ball field conversion completion; this project will utilize funds received as part of the Township Building cell tower contract renegotiation; a Memorandum of Understanding with RWLL relative to the park improvements and RWLL's obligations, usage, and ownership has been prepared; RWLL is in receipt of the required permits and work will be beginning soon on the comfort station/concession stand.
- **Radnor Skatepark Improvements:** Recommended by the Parks & Recreation Board and authorized by the Board of Commissioners, improvements to the skatepark entailed replacement and upgrades to structures along with resurfacing. This project utilized funds received as part of the Township Building cell tower contract renegotiation.
- **Park Signage Replacement:** Approved in the 2015 Township Capital Plan, the Board of Commissioners authorized the replacement of the signs at their June Meeting; the process of replacing the park signage is currently underway and the Encke Park sign has been completed and was dedicated in July; we continued working with Bentley Homes to finalize the Township gateway entry sign located at Unkefer Park.

- **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 (presented to Parks & Recreation Board and to the Board of Commissioners in April 2014); authorization to proceed with Kimmel-Bogrette to prepare the construction/design documentation was approved at the Monday, January 12<sup>th</sup> BOC Meeting and has been completed - a final plan review meeting was held in July with the neighbors and funding sources for the plan is being discussed with the Board of Commissioners; KB is continuing to develop the construction documents for Township permitting and ultimately for bidding; an application was submitted for the DCNR C2P2 Program Grant in the amount of \$350K (requires a dollar-for-dollar match); 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; funding has been requested from the State Capital Budget Program (no notification has been given to date); \$5,000 has been received from a PECO grant application.
- **Veterans Park Planning:** (formerly St. Davids Community Park): Planning project underway to honor Veterans, educate visitors, and improve various features of the site; The Parks and Recreation Board (on March 13<sup>th</sup>) and the Board of Commissioners (on March 24<sup>th</sup>) reviewed the Conceptual Plan as presented by Simone Collins Landscape Architecture who have been engaged to develop the plan; we met with the neighbors of the park in late April to discuss and review the plan; Simone Collins has incorporated the changes to the plan that were recommended and the updates were shared with the Parks & Recreation Board the park neighbors in July; fundraising is underway by the Township Manager to fund the park changes.
- **North Wayne Park Stormwater Plan:** Discussion and public meetings have been ongoing since 2010 and a plan has been developed to install a stormwater retention system at the site of North Wayne Park while retaining the recreational amenities of the site; the project, along with land ownership, are currently being evaluated.
- **Greenways & Open Space Network Plan:** The Greenways and Open Space Network Plan has been completed. The plan examines opportunities for new pedestrian and bicycle routes throughout the Township that will link open space, natural areas, parks, existing trails, schools, residential developments, places of business, regional transportation, other prominent Township destinations, and provide links to trails in adjoining municipalities. The final plan was presented and approved by the Board of Commissioners in December 2014.
- Began working through the process of parks and recreation facilities capital funding relative to the 2016 Township budget process.

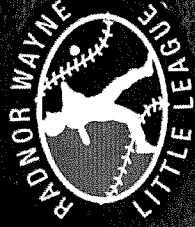
Respectfully Submitted,



Tammy S. Cohen  
Director of Recreation & Community Programming

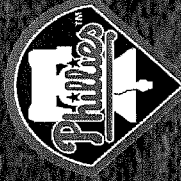


**Radnor Township Recreation & Community  
Programming Department and  
Radnor Wayne Little League Present...**



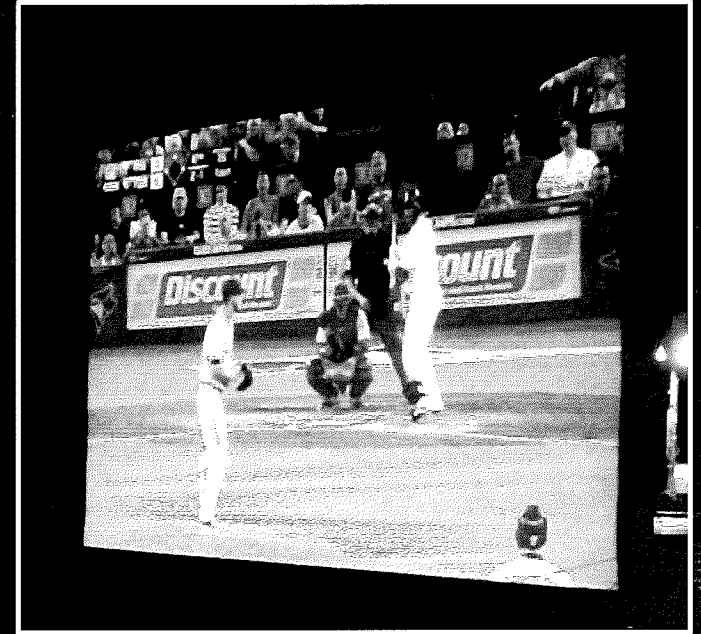
**4th Annual**

# **A Night at the Ball Park & Fireworks Finale!**

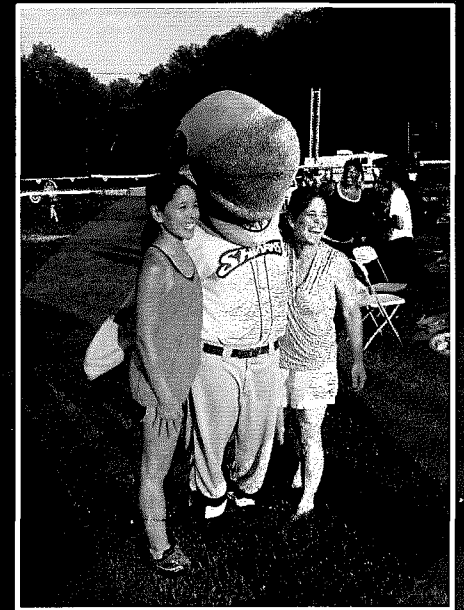
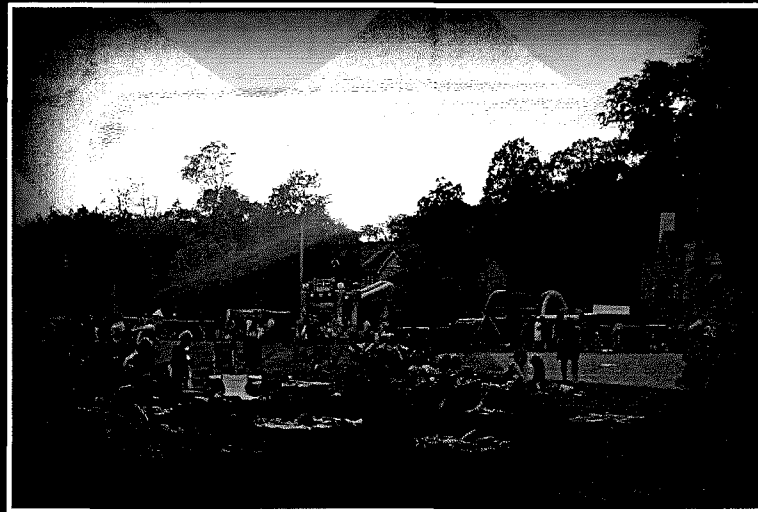


**Wednesday, July 29, 2015 • Encke Park**

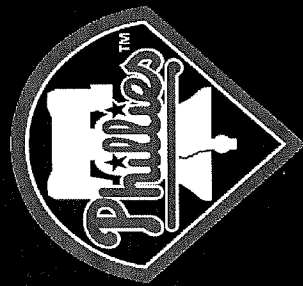
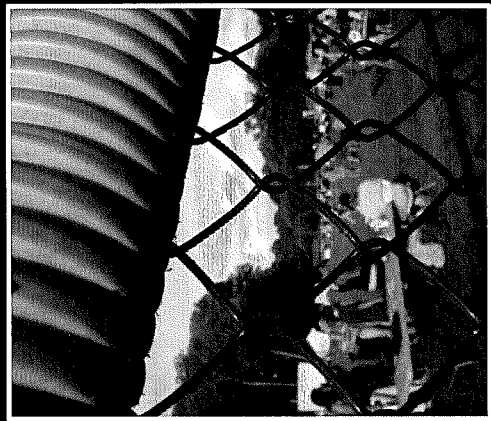
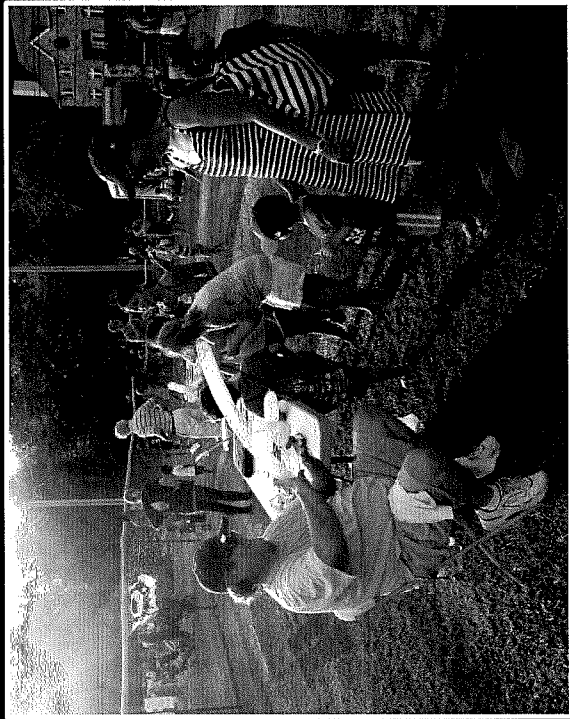
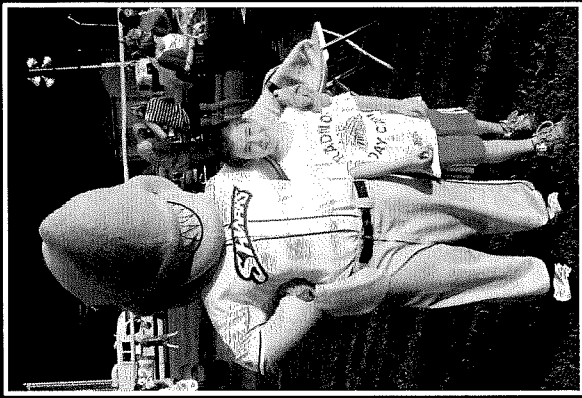




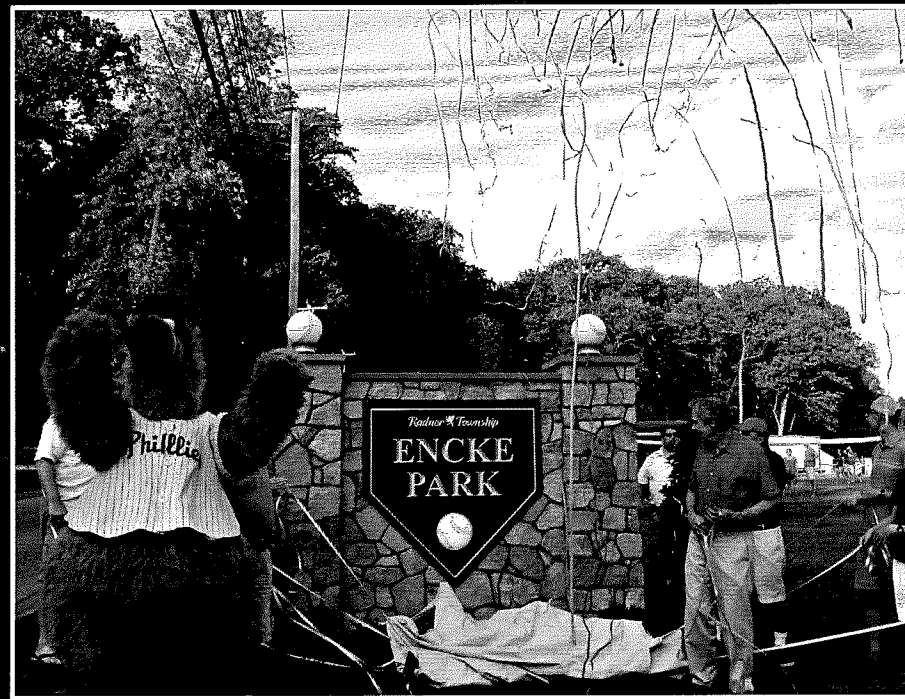
**The 4<sup>th</sup> Annual Night at the Ballpark & Fireworks Finale was a free family-friendly event that featured PHAN-tastic activities, special visits from the Phillie Phanatic and Finley from the Camden Riversharks, and the live broadcast of the Phillies taking on the Toronto Blue Jays!**



**Pre-game activities included two bounce houses, an obstacle course, balloon twisting, face painting, a speed pitch station, and pictures with our special guests Finley, the Camden Riversharks' mascot, and the Phillie Phanatic!**



**Before the game was broadcasted, the Encke Park sign was unveiled and the Encke Park playground was dedicated! The Phillie Phanatic played a big role in both!**



In between innings, raffle tickets were drawn. Lucky winners received prizes from the awesome list!



## 2015 Raffle Prizes

### Grand Slam Prize:

Cole Hamels  
Autographed Baseball!

*\*Courtesy of the Hamels Foundation\**

**Hamels  
#35**

### Home Run Prizes:

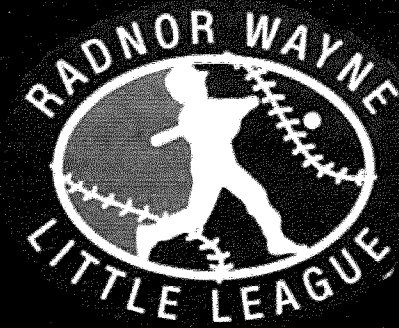
- Camden River Sharks: Executive Suite Ticket Package (25 Suite Tickets), a \$600 value!
- James Oxley: Family party with DJ Show and Balloon art, a \$500 value!

### All-Star Prizes:

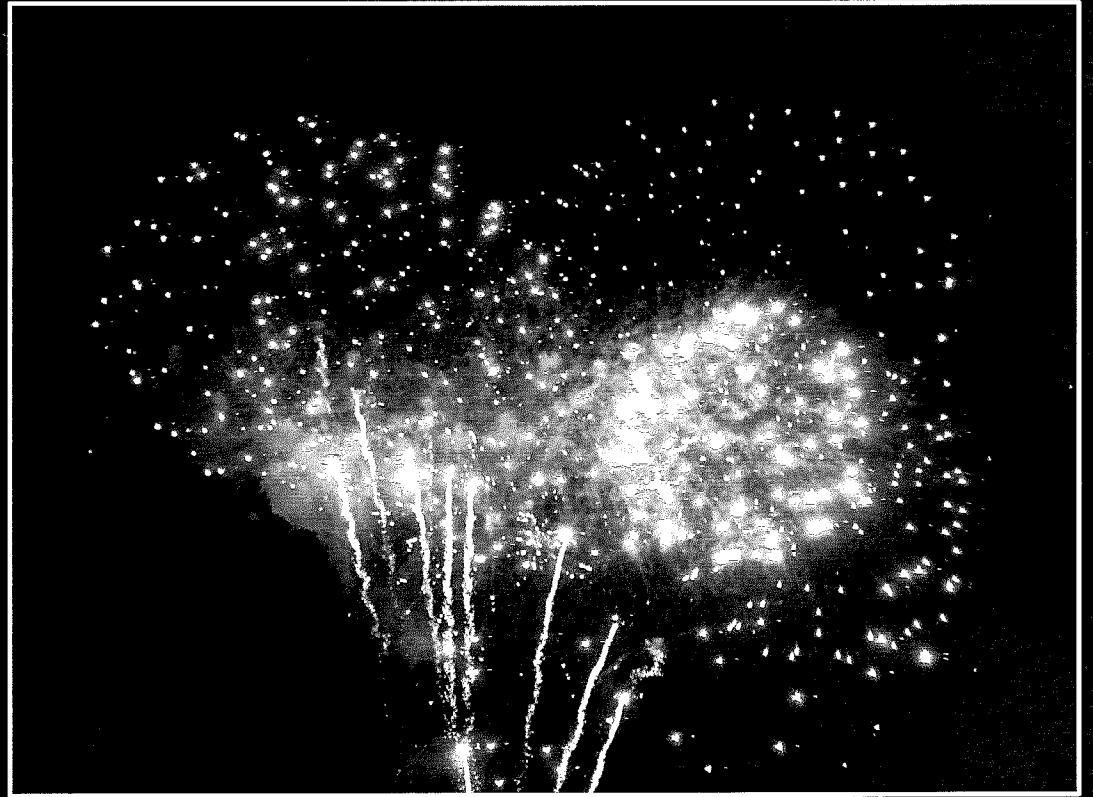
- Reading Fightin' Phils 6-pack of tickets & game day accessories
- Wilmington Blue Rocks 4-pack of tickets & game day accessories
- Camden River Sharks 4-pack of tickets
- Color-Me-Mine \$10 Gift Card & Paint-your-own ceramic Baseball Bank.
- Downtown Wayne Dining Pack: Gift cards to Christopher's: A Neighborhood Place, Gryphon Café, The Wayne Coffee & Ice Cream Bar, & So Fun Frozen Yogurt
- Phillies Gear Prize Bucket
- Phillie Phanatic Story Book Collection Autographed by the Phillie Phanatic
- Verge Yoga: 5- Yoga classes

Thanks to our Generous Contributors!

**Radnor Wayne Little League cooked up burgers and hot dogs as a benefit to their program. They spoke about our collaborative park improvement project which is a comfort station/concession stand!**



The night was capped off with an amazing fireworks finale...



...thanks to David Auto!

# Thank You to Our Sponsors!

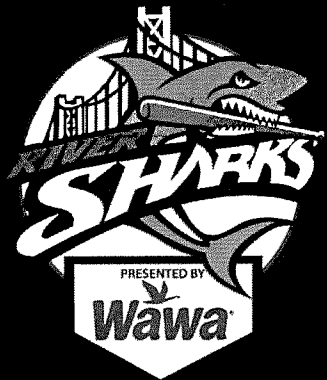
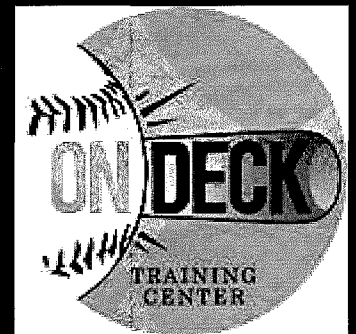


*Excellence Delivered As Promised*





# Thank You to Our Sponsors!



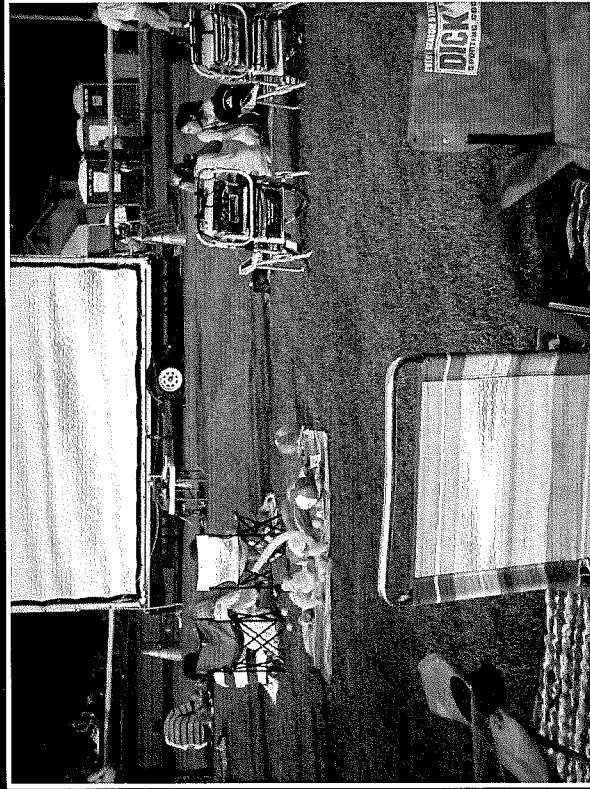
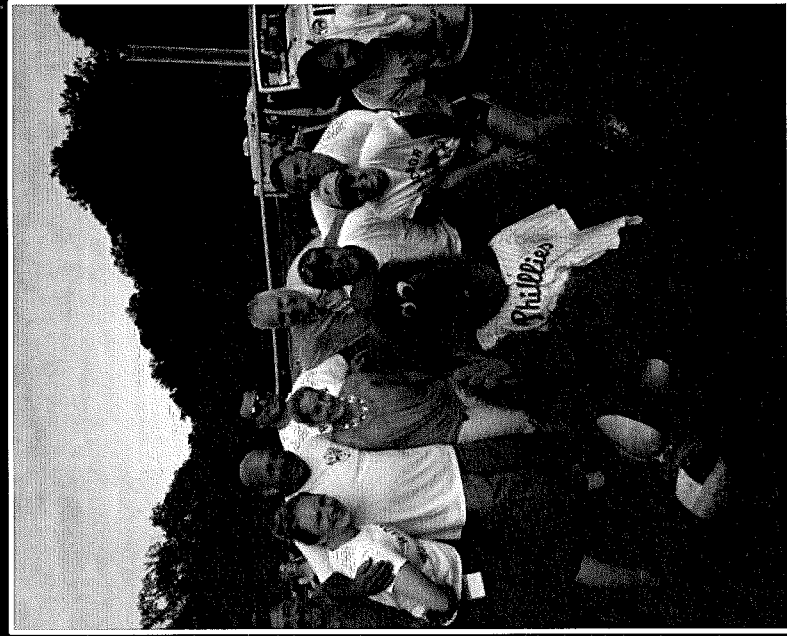
**Mr. Jim's Balloon Art &  
INTHEMIXDJS**

**HERR'S**

*Wegmans*

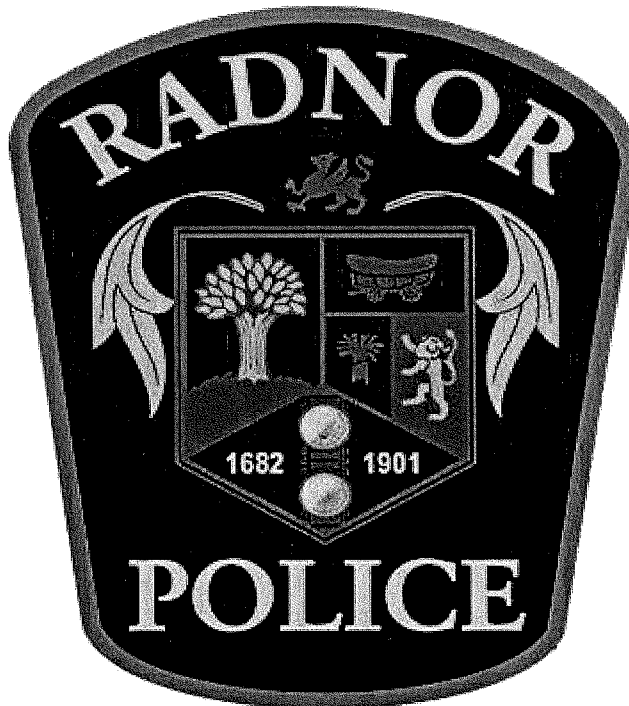
*Insomnia Cookies • Radnor Memorial Library • Reading Fightin' Phils  
Wilmington Blue Rocks • Certa Pro Painters • The Wayne Bar • Gryphon Café  
So Fun Frozen Yogurt • Color-Me-Mine • Verge Yoga  
Christopher's: A Neighborhood Place*

# Thank You to Everyone Who Came to the Night at the Ball Park Event!



# **RADNOR TOWNSHIP POLICE DEPARTMENT**

## **MONTHLY REPORT**



**JULY 2015**

**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**

**July 2015**

The Radnor Police Department responded to 1,907 calls for service for the month of July 2015. Radnor Officers issued 587 traffic citations for motor vehicle violations. 36 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 783 parking tickets were issued for expired meter violations. Radnor Police Officers made 21 misdemeanor/felony arrests during July 2015.

**Radnor Township Police Department**  
**July 2015 Accidents / Violations / Investigations / Juvenile Report**

<b>Accidents</b>	<b>Jul-15</b>	<b>YTD 2015</b>	<b>Jul-14</b>	<b>YTD 2014</b>	<b>YTD from 15 to 14</b>
Accidents - Fatal	0	1	0	0	1
Accidents - Reportable- With Injuries	4	34	7	51	-17
Accidents - Reportable - No Injuries	9	91	15	95	-4
Accidents - Non Reportable	42	353	55	413	-60
Accidents - Hit & Run	15	72	7	89	-17
Accidents - No Report	6	59	7	56	3
Pedestrian Accidents - With Injuries	0	0	0	0	0
Pedestrian Accidents - Fatal	0	0	0	0	0
<b>Total Accidents</b>	<b>76</b>	<b>610</b>	<b>91</b>	<b>704</b>	<b>-94</b>
<b>Violations</b>					
Arrests - Felony & Misdemeanor	21	128	6	103	25
Traffic Violations	587	3244	652	3397	-153
Non-Traffic Violations	36	328	69	462	-134
Parking Meter Violations	783	7942	2092	16085	-8143
Abandoned Vehicles	0	8	2	7	1
<b>Total Violations</b>	<b>1427</b>	<b>11650</b>	<b>2821</b>	<b>20054</b>	<b>-8404</b>
<b>Complaints</b>					
Complaints	1284	9120	1310	9053	67
Unlocked Businesses	5	55	10	58	-3
Alarms	155	927	167	1048	-121
Animal Complaints	12	93	18	154	-61
					0
<b>Total Complaints</b>	<b>1456</b>	<b>10195</b>	<b>1505</b>	<b>10313</b>	<b>-118</b>

# PATROL HIGHLIGHTS



**1<sup>st</sup> Platoon: Sergeant George H. Smith**  
**3<sup>rd</sup> Platoon: Sergeant Shawn C. Dietrich**

**2<sup>nd</sup> Platoon: Sergeant Joseph W. Pinto**  
**4<sup>th</sup> Platoon: Sergeant Joseph R. Maguire III**

July 2015

## Highlights

On July 2<sup>nd</sup>, Officer responded to the Wayne Wawa for a report of a vehicle that struck the store and fled the scene. Officer reported making contact with an employee who stated that he was inside working and he heard a loud bang. He further stated that a customer told him that a vehicle had struck the side of the building and took off southbound on Bloomingdale Avenue. He stated that he did not see the vehicle but was able to check the security cameras. Officer reported reviewing the camera footage and observed a vehicle enter the parking lot of the Wawa. Once in the parking lot, the vehicle made a right turn and struck the electrical box on the side of the building causing damage.

On July 2<sup>nd</sup>, a passerby reported an odor of gas in the area Sproul Road and Bryn Mawr Avenue. Officer located smoke coming from the 800 block of Sproul Road and made contact with the owner who stated that she and friends were preparing for the full moon and had several small spiritual fires lit. Officer checked the back yard and located small fire pits, well away from the house, and a charged hose line. No further issues on location.

On July 2<sup>nd</sup>, following an incident, Officer and K9 Bear conducted an additional article search in the area for items or evidence left behind. Bear located an I-phone, a set of keys, and a hat in a wooded area on Conestoga Road near Parkes Run Lane. The listed items were logged into evidence.

On July 3<sup>rd</sup>, Aqua reported a water main break on Upper Gulph Road. Officer made contact with Aqua and was advised that a work crew was enroute. The employee further advised that he would use sawhorses, tape and his vehicle to shut the roadway down. Officer advised DelCom that Upper Gulph Road between King of Prussia Rd and Northwoods Road would be closed to all vehicles until further notice.

On July 5<sup>th</sup>, a resident on Boxwood Road reported sometime overnight someone struck his mailbox causing damage. The mailbox is valued at approximately \$20.00.

On July 5<sup>th</sup>, a resident of Hilldale Road reported a suspicious condition. She reported returning from her residence and found the garage door, interior door and kitchen window open. Officer reported and spoke with the resident who stated she and her brother left the residence on 07/03/2015. Upon returning, she noticed a garage door standing open. She then entered the garage and noticed the interior mud room door standing open. As she entered the kitchen, she noticed a window above the sink pushed open. Officers checked the interior of the residence and located numerous items disturbed in the master bedroom and closets. Her vehicle was parked in the garage when she left and was missing. Further investigation revealed a set of keys to a vehicle were also missing from the kitchen. The vehicle was entered into NCIC. Residents were provided Statement and Property Report forms to complete.

On July 6<sup>th</sup>, Officer spoke with VUPS in reference to an email Villanova University received. Officer reported upon VUPS provided two email chains and several corresponding documents.

On July 9<sup>th</sup>, Officer responded to Castlefinn Lane for a report of a group of juveniles had just rang her door bell. Officers searched the area for any juveniles and had negative results. Officer reported that no one was observed on the property at the time of the incident.

On July 9<sup>th</sup>, Officer responded to Highland Court for a report of a disorderly group being too loud on Highland Court. Officer reported no loud noises or disturbances were observed. Officer made contact with some residents outside and advised them of the call. Officer reported that all parties voluntarily went inside for the night without incident.

On July 10<sup>th</sup>, Officer observed two individuals walking into the intersection of Louella and Windermere. Officer reported that both individuals immediately turned back and began running at the sight of the police vehicle. Officer exited the vehicle and pursued the two individuals on foot and reported that the individuals ran alongside the Windermere Apartments and turned behind the complex. Officer reported police checked the area for the two individuals, with negative results. Officer reported that the area was checked for suspicious activity and contraband, with negative results.

On July 10<sup>th</sup>, Radnor Township Townwatch reported a suspicious circumstance on Lansdowne Avenue. Townwatch reported an upstairs window slightly open and the house was vacant until 7/13/15. Officer reported checking the exterior of the residence which was secure at this time. Officer reported all appeared okay inside the home at this time. Officer reported made contact with the emergency contact and he confirmed that the window was left open for air flow.

On July 11<sup>th</sup>, a resident sent an email regarding vehicles racing in the Villanova University, west main lot. Officer reported there was only one race car in the main lot. The area was coned off, and they were doing small video clips and taking photos like they typically do each weekend. VUPSD Officer stated they would be in the lot until 1400 hours.

On July 12<sup>th</sup>, Officer reported observing a female walking on East Lancaster Avenue at Route 476. The woman was identified and was carrying a plastic bag, walking along the median. The female stated she had been driving as a passenger in a vehicle when she stopped along the roadway and told her to get out. She identified the driver and she stated it was not domestic related. She was checked in NCIC with negative results and stated she wanted to go to a train station and she was transported to the Radnor Train Station, R100.

On July 14<sup>th</sup>, Officers responded to Southwinds Drive for a report of a suspicious circumstance. Officer arrived and spoke to a neighbor who received a call from a neighbor stating there was a party going on at his house. Upon arrival, Officer was met by a neighbor who reported that the owner called him and asked him to check on the house after receiving information that there may be kids drinking at the house. The neighbor reported he saw several kids running through the backyard. Officers checked the rear yard and found several empty cans of beer and an empty box. A check of the exterior of the house also revealed an unsecured door to the residence. Officers checked the inside of the residence and found no evidence that anyone was inside. There was no evidence that kids who were drinking in the yard or in the house.

On July 15<sup>th</sup>, VUPS requested assistance with identifying two females outside of Stanford Hall. Contact was made with VUPS who report that they found two females who did not have ID on them outside of Stanford Hall. Both females that they were there visiting a friend who is a football player and they got locked out of the dorm building. Both females were supplied information which was verified through NCIC. VUPS stated that they did not want the girls spending the night on campus so the two girls called a cab and left campus for the night.

On July 16<sup>th</sup>, a female resident on West Wayne Avenue reported a suspicious male walking around her house. She advised DelCom a male knocked on the front door and rang her doorbell. She then observed the male walk

around her house to the rear. The w/m was then observed getting into an unknown car and heading towards Conestoga Road on West Wayne Avenue. Officer responded to the area, stopped a car that had been coming toward him on West Wayne Avenue. The vehicle was found to be uninvolved in the incident. Police responded to the residence and spoke with the resident. She said she woke up to someone knocking on her front door and ringing the doorbell and she observed the w/m pick up a concrete decorative turtle that she believed he might try to smash out a window. She completed a written statement. Police checked the rest of the exterior of the house and found everything to be in order. Police checked the surrounding area for the subject and vehicle with negative results.

On July 19<sup>th</sup>, West Goshen Police Department requested a well-being check on a resident on Willow Avenue. Police responded and found the subject not to be home. Several neighbors indicated as well that they had not seen the resident home that day. Police contacted reporting West Goshen Police Department and made him aware of our negative results.

On July 20<sup>th</sup>, a resident called to report a burglary discovered on Highland Court. Officer reported making contact with the resident who advised police that she noticed multiple items missing upon returning home on 7/19/15. She stated that her HP laptop value at \$800.00, 16 necklaces valued at \$1840.00, 30 pair of earrings valued at \$1,500.00, 1 pearl necklace valued at \$750.00, and 4 bracelets valued at \$600.00 were discovered missing on 7/19/15 at 1400 hrs. She informed police that nothing else was disturbed inside the home and the last time she remembered seeing the items, was the previous Monday. She filled out a written statement.

On July 21<sup>st</sup>, a resident of Newtown Road reported a suspicious circumstance. Officer reported speaking with the resident who advised at approximately 0930 hours a subject came to his door. The male advised he was AQUA and was shutting the water off at the residence. The male was asked to leave the property and he left without further incident. Officer responded to the construction project on Newtown Road and made contact with AQUA. The AQUA employee advised the resident of the interruption in service.

On July 23<sup>rd</sup>, a resident on Ravenscliff reported finding mail from his neighborhood behind his house. Officer made contact with the resident who stated on July 22<sup>nd</sup>, he found multiple pieces of mail and opened packages in the rear of his property. Officer reported the resident had collected all the pieces and separated them by house number. He stated that a package that he put in the mail on Saturday was found amongst the mail. Officer reported going to each of the houses where mail was stolen. Officer checked the exterior of the property for any signs of forced entry or suspicious activity, with negative results. Officer reported that due to vast amount of persons that handled the items of mail prior to police receiving the items, and due to the fact the items may have been exposed to the elements since Saturday July 18th, no fingerprinting was attempted. All of the mail was returned to the proper residence, along with a Radnor Township Notification Card.

On July 25<sup>th</sup>, Officer responded to Bryn Mawr Avenue to a report of two subjects, one subject was observed urinating in public. Officer reported while attempting to secure the subject who was observed urinating, the second subject walked away. A description was given to other RPD units of the male who left the scene. Officer was able to identify the subject he had detained and was highly intoxicated and refused any identification. The male was placed under arrest and his wallet was retrieved. Inside was located both his valid CO photo driver's license, and a fraudulent CO driver's license reporting the male to be over 21 YOA. His real age was determined to be 19 YOA. The male was issued citations for Public Urination, Public Intoxication, UAD, and for Possession of a fake ID card. The other male was determined to be 19 YOA and was issued a citation for UAD.

On July 26<sup>th</sup>, a resident of Upland Way reported a stolen vehicle discovered on Upland Way. Officer made contact with the resident who informed police that she discovered her vehicle missing that day. Her son left the keys in the vehicle overnight so his sister could use the car the next day. Officer reported police did search the nearby area for the vehicle with negative results. Officer reported entering the vehicle as stolen into NCIC/CLEAN. Officer reported the resident filled out statements on the above and were given an incident card.



On July 27<sup>th</sup>, a resident reported a theft on Morningside Circle. Officer made contact with the resident who stated that a power washer was stolen out of his yard between on 7/26/15 and hours 7/27/15. He stated that the power washer was valued at approximately \$600.00. The resident completed a written statement form.

On July 28<sup>th</sup>, Officers responded to a call regarding a group of five or six people running out of Bed Bath & Beyond. The employee believed they may have been shoplifting. Officer reported that police checked the area for the group with negative results. Officer made contact with a manager at Bed, Bath and Beyond stated she was familiar with the group in question. Officer reported that security video does not show the group stealing any merchandise but does show their faces in detail as they ran from the store. Officer reported that Bed Bath and Beyond is making a digital copy of the footage for police. Officer reported that at this time, no merchandise is reported stolen.

On July 31<sup>st</sup>, an anonymous complainant reported a suspicious person in the area of the Rosemont Station. DelCom advised the subject was a b/m wearing a black hat, shirt and pants. Caller believed the unidentified b/m was looking into cars and apartments across from the 7/11. Police checked the area, yielding negative results.

On July 31<sup>st</sup>, Officer reported being out checking an unoccupied Ford sedan with a tire out in the parking lot of 801 East Lancaster Avenue. Officer reported after running the vehicle it was determined to be stolen out of Tredyffrin Township. Photos were taken of vehicle and uploaded into the incident.

**Calls for Service - by UCR Code**

Incidents Reported Between 07/01/2015 and 07/31/2015

**RADNOR TOWNSHIP**

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0410	AGGRAVATED ASSAULT	2			
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	1			
0511	BURGLARY-FORCED ENTRY-RESIDENCE-NIGHT	1			
0516	BURGLARY-FORCED ENTRY-NON-RESID-TIME UNK	1			
0590	BURGLARY - REPORTS	1			
0613	THEFT-\$200 & OVER-RETAIL THEFT	1			
0615	THEFT-\$200 & OVER-AUTO ACCESSORIES	1			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	1			
0619	THEFT-\$200 & OVER-ALL OTHER	4			
0624	THEFT-\$50 TO \$200-FROM AUTO (EXCPT 0625)	1			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	2			
0644	THEFT-ATTEMPTED-FROM AUTO (EXCEPT 0645)	1			
0649	THEFT-ATTEMPTED-ALL OTHER	0	1		
0710	MOTOR VEHICLE THEFT-AUTO	1			
0810	SIMPLE PHYSICAL ASSAULTS	0	1		
0890	ASSAULTS - (SIMPLE) REPORTS	1			
1020	COUNTERFEITING	1			
1100	FRAUD	1			
1150	FRAUD - CREDIT CARDS	5			
1191	FRAUD - REPORTS	4			
1390	STOLEN PROPERTY - REPORTS (RECOVERY)	1			
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	3			
1440	CRIMINAL MISCHIEF - ALL OTHER	1			
1465	INSTITUTIONAL VANDALISM	1			
1490	CRIMINAL MISCHIEF - REPORTS	4		1	
1610	PROSTITUTION	3			
1810	DRUG VIOLATIONS	0		1	
1823	NARCOTICS-MANUFACTURE-SYNTHETIC NARCOTIC	1			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	2	2		
1834	NARCOTICS-POSSESSION-OTHER DANGEROUS	1			
1842	NARCOTICS-USE-MARIJUANA, HASHISH, ETC.	1			
1890	NARCOTICS - REPORTS	1			
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	6	2		
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	2			
2122	DRIVE UNDER INFLUENCE - DRUGS-IMPAIRED	1			
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	0	1	1	
2300	PUBLIC DRUNKENESS	4	2		
2400	DISORDERLY CONDUCT	1			
2410	HARASSMENT BY COMMUNICATION	2			
2420	DISORDERLY CONDUCT-PUBLIC PLACES	2			
2440	DISORDERLY CONDUCT-DISTURBING THE PEACE	1			
2450	HARASSMENT	1			
2480	DISORDERLY CONDUCT-ALL OTHERS	1			
2640	ALL OTHER ORDINANCE VIOLATIONS	4			
2660	TRESPASSING OF REAL PROPERTY	0	1	1	
2820	TWP ORD-OPEN BURNING	1			
2900	JUVENILE RUNAWAYS	7			
2910	LOST/MISSING PROPERTY	3			

# Calls for Service - by UCR Code



Incidents Reported Between 07/01/2015 and 07/31/2015

## RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3000	LOST/RECOVERED PROPERTY	2			
3200	CHECK ON WELFARE	8			
3300	CIVIL DISPUTES	13	1		
3320	DOA	1			
3400	DEATH INVESTIGATION - NATURAL CAUSES	1			
3500	DISTURBANCE - DISORDERLY PERSONS	9	1		
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	23	1	1	
3520	DOMESTIC PROBLEM (NO ARREST)	14			
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	3			1
3650	ELECTRIC COMPANY-POWER OUTAGES,ETC	4			
3700	FIRE - RESIDENTIAL	1			
3701	FIRE-COMMERCIAL	2			
3703	FIRE-ALL OTHERS	8			
3706	FIRE - LEAVES, BRUSH, ETC.	1			
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	1			
3850	HAZARDOUS CONDITIONS	8	2		
3860	SERVICE CALL-LOCKOUTS (VEHICLE/BLDG)	1			
3880	OPEN DOORS/WINDOWS - DISCOVERED	1			
3900	GAS LEAKS (NATURAL GAS)	3			
4000	JUVENILE PROBLEMS (NO ARREST)	5			
4016	NON-CRIMINAL - PEDESTRIAN CONTACTS	2			
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	3			
4200	MISSING PERSONS(EXCEPT JUVENILES)	2			
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	7	2		
4301	MENTAL HEALTH-ALL OTHERS	2			
4400	OFFICER INJURED ON DUTY	2			
4500	OPEN DOORS/WINDOWS	6			
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	4			
4650	POLICE INFORMATION	44			
4660	911 HANG UP CALL	29			
4700	ADDED PATROL-REQUEST FOR	51	1		
4701	ADDED PATROL - BUSINESS CHECKS	93			
4702	ADDED PATROL - SCHOOL CHECKS	4			
4801	SOLICITING-COMPLAINTS	3			
4900	SUSPICIOUS PERSON	16			
4901	SUSPICIOUS CIRCUMSTANCE	42	1		
4902	SUSPICIOUS VEHICLES	12			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	3			
5002	LOST & FOUND - FOUND ANIMAL	1			
5004	LOST & FOUND - FOUND ARTICLES	4			
5008	LOST & FOUND - LOST ARTICLES	1			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	7			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	4			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	5	1		
5400	VEHICLES-ABANDONED	2	1		
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	15			
5402	VEHICLES-DISABLED	14	1		
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	15			

**Calls for Service - by UCR Code**

Incidents Reported Between 07/01/2015 and 07/31/2015

**RADNOR TOWNSHIP**

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
5404	VEHICLES-PARKING COMPLAINTS	13			
5405	VEHICLES-TOWED	3	2		
5500	WATER MAIN BREAK/WATER CO. PROBLEMS	1			
5501	WIRES DOWN - NO HAZARD	5			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	10			
5510	ANIMAL COMPLAINTS - OTHER	16			
5590	ANIMAL COMPLAINTS - REPORTS	2			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	2	1		
6001	ACCIDENT - WITH INJURIES	4	2		
6002	ACCIDENT - NO INJURIES (REPORTABLE)	9	1		
6003	ACCIDENT - NON REPORTABLE	42			
6004	ACCIDENT - HIT & RUN	15	1		
6005	ACCIDENT - NO REPORT DONE	6			
6610	TRAFFIC RELATED - MOTORIST AID	1			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	1			
7006	NOTIFICATION - HIGHWAY DEPT.	2			
7008	NOTIFICATION - SEWER DEPT.	3			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	7			
7090	PUBLIC SERVICES - REPORTS	3			
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	1			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	5			
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	1			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	5			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	116			
8003	FIRE/MEDICAL ALARM - NO CITATION	32			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	2			
9000	ANIMALS - DOG COMPLAINTS	6			
9001	ANIMALS-RABID/SICK	3			
9005	ANIMALS - ALL INVOLVING DEER	3			
9038	K-9 ASSIST	1	1	2	
9040	ASSIST LOWER MERION PD	4			
9041	ASSIST HAVERFORD PD	2			
9043	ASSIST NEWTOWN PD	2			
9045	ASSIST TREDYFFRIN PD	3			
9046	ASSIST UPPER MERION PD	1			
9047	ASSIST PSP	2			
9050	ASSIST SICK/INJURED	79			
9051	ASSIST AMBULANCE	21	1		
9052	ASSIST OTHER POLICE DEPARTMENT	1			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	1	1		
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	175			1
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	30			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	56			
9972	MOTOR OFFICER ACTIVITY	0	2	1	
9990	ELECTRONIC ASSISTANCE	0			1
CITN	NON-TRAFFIC CITATION	36			
CITT	TRAFFIC CITATION	587			

August 18, 2015

# Calls for Service - by UCR Code

Incidents Reported Between 07/01/2015 and 07/31/2015

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
<b>Total Calls</b>		<b>1,907</b>			

**Radnor Township Police Department**  
**July 2015 Crime Report**

<b>CLASS 1 Offenses</b>							
<b>Offense</b>	<b>Inc 7/15</b>	<b>Inc YTD 15</b>	<b>Clr'd 7/15</b>	<b>Clr'd YTD 15</b>	<b>Inc YTD 14</b>	<b>Clr'd YTD 14</b>	<b>Inc YTD 15 to 14</b>
Criminal Homicide	0	0	0	0	1	0	-1
Forcible Rape	0	0	0	0	0	0	0
Robbery	0	0	0	0	3	0	-3
Assault	3	19	3	8	14	10	5
Burglary	2	17	1	1	25	2	-8
Larceny	11	127	5	11	134	5	-7
Auto Theft	1	9	0	1	6	0	3
Arson	0	0	0	0	0	0	0
<b>Total Class 1 Off.</b>	<b>17</b>	<b>172</b>	<b>9</b>	<b>21</b>	<b>183</b>	<b>17</b>	<b>-11</b>
<b>CLASS 2 Offenses</b>							
Vandalism	9	55	1	1	51	3	4
Illegal Drugs	4	50	6	38	23	17	27
DUI	9	39	3	29	44	35	-5
Disorderly Conduct	8	53	1	8	53	12	0
Fraud Related	10	123	0	0	60	0	63
Underage Drinking	0	20	4	17	37	28	-17
All Other Class 2	4	52	4	31	67	26	-15
<b>Total Class 2 Off.</b>	<b>44</b>	<b>392</b>	<b>19</b>	<b>124</b>	<b>335</b>	<b>121</b>	<b>57</b>
<b>Grand Total</b>	<b>61</b>	<b>564</b>	<b>28</b>	<b>145</b>	<b>518</b>	<b>138</b>	<b>46</b>

**Radnor Township Police Department**  
**July 2015 Property Stolen Recovered Report**

Type of Property	Jul-15 Stolen	2015 YTD Stolen	Jul-15 Recovered	2015 Y-T-D Recovered
Currency, Notes, Stocks Etc.	\$621.00	\$51,605.00	\$0.00	\$0.00
Clothing & Furs	\$368.00	\$11,501.00	\$0.00	\$133.00
Locally Stolen Motor Vehicles	\$45,000.00	\$265,670.00	\$0.00	\$53,565.00
Office Equipment	\$0.00	\$26,810.00	\$0.00	\$1,300.00
Televisions, Radios, Cameras	\$600.00	\$3,475.00	\$0.00	\$0.00
Firearms	\$0.00	\$0.00	\$0.00	\$160.00
Household Goods	\$300.00	\$13,465.00	\$0.00	\$2,256.00
Consumable Goods	\$50.00	\$426.00	\$0.00	\$0.00
Jewelery & Precious Metals	\$10,000.00	\$50,360.00	\$0.00	\$25.00
Livestock	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$2,720.00	\$42,388.00	\$0.00	\$755.00
<b>Total Property Value</b>	<b>\$59,659.00</b>	<b>\$465,700.00</b>	<b>\$0.00</b>	<b>\$58,194.00</b>

**Radnor Township Police Department**  
**July 2015 Burglary Report**

<i>Time of Day</i>	<b>Res-Forced</b>	<b>Res-No Force</b>	<b>Res-Attempt</b>	<b>Non Res-Forced</b>	<b>Non Res-No Force</b>	<b>Non Res-Attempt</b>
Day (6 AM to 6 PM)	1	0	0	0	0	0
Night (6 PM to 6 AM)	1	0	0	0	0	0
Time Unknown	0	0	0	1	0	0
<b>Total Burgs - 7/15</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Total Burgs - YTD</b>	<b>16</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Burglaries by Area</b>						
<b>Patrol Area</b>	<b>District</b>	<b>Burgs 7/15</b>	<b>Burgs YTD 15</b>			
Northeast Beat	1	0	2			
Northwest Beat	2	1	5			
Southwest Beat	3	2	5			
Southeast Beat	4	0	6			
Villanova University	7	0	0			
<b>Total Burglaries</b>		<b>3</b>	<b>18</b>			





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: July 2015 Monthly Summary Report

\*\*\*\*\*

We hereby submit for your review the July 2015 Engineering and Public Works Departments Revenue, respectively \$ 14,585.00 and \$ 2,285.00 as outlined below.

➤ 15	Grading Permit Applications - \$ 7,875.00	year-to-date - \$ 47,925.00
➤ 0	Clearing Permit Application - \$ 0.00	year-to-date - \$ 320.00
➤ 0	SALDO Application - \$ 0.00	year-to-date - \$ 15,550.00
➤ 8	Sidewalk Permit Applications - \$ 450.00	year-to-date - \$ 2,075.00
➤ 37	Sidewalk blocks replaced -	year-to-date - 192 blocks
➤ 1	Septic Permit Applications - \$ 750.00	year-to-date - 3,000.00
➤ 27	Property inspections - \$ 1,755.00	year-to-date - \$ 13,195.00
➤ 42	Certificate of Occupancy Applications - \$ 6,600.00	year-to-date - \$ 39,600.00
➤ 12	Highway Permit Applications - \$ 2,285.00	year-to-date - \$ 27,055.00

Engineering income for 2015 year-to-date \$ 121,665.00

Public Works income for 2015 year-to-date \$ 27,055.00

Engineering Assistant Doug Meder, SEO, performed the following:

➤ 90	site visits	year-to-date - 489
➤ 35	mark outs for property resale (sidewalks)	year-to-date - 218
➤ 35	sewer inspections	year-to-date - 218
➤ 10	complaints investigated	year-to-date - 56
➤ 5	Grading Permit applications reviewed	year-to-date - 54
➤ 27	meetings attended	year-to-date - 231
➤ 0	Sewage Permit Review	year-to-date - 0
➤ 0	Sewage Permit Deep Holes	year-to-date - 2
➤ 0	Sewage Permit Pre-soaks	year-to-date - 1
➤ 0	Sewage Permit Percolation Tests	year-to-date - 1
➤ 1	Sewage Permit Septic Installations	year-to-date - 5
➤ 3	Storm percolation tests	year-to-date - 12
➤	Deliveries to Shade Tree and Planning Commission members	year-to-date - 104

Professional Service Fees Reimbursed for 2015 year-to-date \$ 507,251.37

**TOWNSHIP OF RADNOR**  
**Minutes of Public Meeting of August 17, 2015**

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

**Commissioners Present**

James C. Higgins, Vice President	John Fisher
Richard F. Booker	John Nagle
Donald Curley	Elaine Schaefer

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

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

Notice of Executive Session on August 3, 2015; August 10, 2015 and preceding the Board of Commissioners meeting of August 17, 2015

Commissioners Fisher, Higgins, Curley and Booker were in attendance at the August 3, 2015 executive session where matters of personnel and real estate were discussed.

Commissioners Higgins, Booker and Curley (via phone) were in attendance at the scheduled August 10, 2015 executive session however there was not a quorum.

All commissioners were in attendance at the August 17, 2015 executive session where matters of personnel, real estate and litigation were discussed.

Commissioner Higgins made a statement apologizing for comments he made at the July 27, 2015 Board of Commissioners meeting.

1. Consent Agenda

- a) Disbursement Review and Approval: 2015-07B, 2015-07C, 2015-07D, 2015-07E, 2015-08A
- b) Acceptance of Staff Traffic Committee Meeting Minutes – July 15, 2015
- c) Approval of minutes for Board of Commissioners meeting of July 7, 2015; July 13, 2015 & July 27, 2015
- d) ~~Resolution #2015-90 – Adopting a medical opt-out policy for non-union township employees~~
- e) ~~Resolution #2015-79 – Further amending the 2015 Wage and Salary Schedule~~
- f) ~~Resolution #2015-81 – Renewing the Township’s property, general liability, auto, police professional, public officials, employee practice, and umbrella insurance coverages for the period beginning August 1, 2015 through August 1, 2016~~
- g) Resolution #2015-83 - Philadelphia Area Independent School Business Officers Association (PAISBOA) Lease Renewal
- h) Resolution #2015-84 - Awarding the 2015 Superpave Asphalt Street Resurfacing Program
- i) Resolution #2015-85 - Awarding the Marlbridge Road Culvert Replacement Project

- j) Resolution #2015-86 - Authorizing the Sale of Surplus Police Vehicles
- k) Resolution #2015-87 - Award of the Annual Road De-Icing Salt Contract

Commissioner Fisher made a motion to approve the consent agenda, seconded by Commissioner Schaefer. Commissioner Booker requested that item d, e & f be removed from the consent agenda. Commissioner Fisher amended his motion to include items a through c and items g through k, seconded by Commissioner Schaefer. Motion passed 6-0.

Commissioner Schaefer requested that the items that were removed from the consent agenda be placed under Finance & Audit.

## 2. Appointments to Various Boards & Commissions

Commissioner Fisher moved to appoint Damian Enderle to the Citizens Communication Council, seconded by Commissioner Nagle. Motion passed 6-0.

## 3. Motion to approve the Sports Legends of Delaware County and the Mickey Vernon Sports History Museum at the Radnor Township Building

A brief video was shown about the history of the Sports Legends of Delaware County and the Mickey Vernon Sports History Museum. Mr. Zienkowski gave a brief background on the museums moving to the Township Building. There was a brief discussion amongst the Commissioners and staff in regards to the terms.

Commissioner Schaefer made a motion, seconded by Commissioner Fisher. Motion passed 6-0.

## 4. Motion to approve the proposed Radnor Township Police Department Organization Chart

Superintendent Colarulo detailed the proposed organizational chart for the Police Department. Sergeant Joseph Maguire will now be the Police Department's Integrity Control Officer and Sergeant George Smith will now be the Police Department's Strategic Planning Officer.

Commissioner Curley made a motion to approve, seconded by Commissioner Nagle. Motion passed 6-0.

## 5. Promotions and Appointments within the Radnor Township Police Department

Superintendent Colarulo called for the presentation of the colors. The Superintendent commented that Officer Stiansen and Radico will be promoted to Sergeant and said a few brief words about each of them. Mr. Zienkowski also commented on each of the officers. Judge Hunter swore in Mark Stiansen and Anthony Radico as Sergeants. Superintendent Colarulo called for the retirement of the colors.

## 6. Public Participation

Dan Sherry, Wayne – He commented in regards to comments made by Commissioner Higgins at the July 27, 2015 meeting.

Chris Todd, Wayne Business Association – Thanked the Commissioners for approving the Radnor Fall Festival on September 20, 2015 and also commented about the Inside Out Art Series as well as thanking Public Works staff.

Martin Heldring, Audubon Ave. – He thanked Commissioner Higgins for his apology earlier in the meeting as well as comment in regards to the filling with the 3<sup>rd</sup> Ward Commissioner vacancy.

7. Committee Reports

**FINANCE & AUDIT**

d) Resolution #2015-90 - Adopting a medical opt-out policy for non-union township employees

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

There was an in depth discussion amongst Commissioners and staff in regards to the proposed resolution. Richard Lee, Representative of DVIT spoke in regards to the savings for the Township.

Public Comment

Martin Heldring, Audubon Avenue – Commented in regards to the percentage offered to employees that it seems to be high.

Dan Sherry, Wayne – Commented in regards to requesting information appropriately without violating HIPAA laws.

Commissioner Booker made a motion to lower the percentage to 25% of the premium in the opt-out policy, seconded by Commissioner Curley. Motion failed 2-4 with Commissioners Schaefer, Higgins, Fisher and Nagle opposed.

Commissioner Higgins called the vote on the original motion, motion passed 5-1 with Commissioner Booker opposed.

e) Resolution #2015-79 - Further amending the 2015 Wage and Salary Schedule

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

There was an in depth discussion amongst Commissioners and Staff in regards to the proposed resolution.

Commissioner Higgins called the vote, motion passed 5-1 with Commissioner Booker opposed.

f) Resolution #2015-81 - Renewing the Township's property, general liability, auto, police professional, public officials, employee practice, and umbrella insurance coverages for the period beginning August 1, 2015 through August 1, 2016

Commissioner Fisher made a motion to approve, seconded by Commissioner Schaefer. There was a brief discussion in regards to full replacement value for autos. Mr. White explained that this was only for Police vehicles which must be replaced and returned to service promptly. Commissioner Higgins called the vote, motion passed 5-1 with Commissioner Booker opposed.

A. Ordinance #2015-12 – (Introduction) - Amending the 2015 Appropriation Budget to include appropriations for the Clem Macrone Park Improvement Project

Commissioner Fisher made a motion to approve, seconded by Commissioner Booker.

There was an in depth discussion amongst the Commissioners and Staff in regards to the improvements proposed for Clem Macrone Park as well as the funding for the project.

Commissioner Fisher commented that the ordinance should be tabled and to ask staff to come back at next meeting for the amount of appropriation that is needed from this year's budget.

### Public Comment

Jerry O'Connor, Garrett Hill – He commented about his support of the project and is tired of fighting for everything in Garrett Hill as well as the need for a new comfort station because it is a disgrace. He asked the Commissioners to vote in favor of the project tonight.

Jim Caniglia, Barcladen Road – He commented about his support of the project and his frustrations that the Board thinks it is a good project but in theory won't approve it.

Matt Marshall, Walnut Avenue – He also commented that he is in support of the project and his disappointment that the Board didn't look to Villanova during their approval process for a contribution.

Phil Ahr, Meredith Avenue – He thanked the staff and parks board for their support and work through the process as well as his support of the project.

Charlie Dolan, Rockingham – He is in support of the project and would like to see it completed.

Nancy Leinwand, Lowrys - She is in support of the project and would like to see the Commissioners approve it.

Dan Sherry, Wayne – He commented in regards to other open space purchases and Township Parks.

Commissioner Fisher asked staff to come back at the next meeting with alternative funding sources for the project.

Commissioner Schaefer made a motion to introduce ordinance #2015-12 with an amendment that the ordinance should include not only the cash funding option but potential bond funding as well, seconded by Commissioner Fisher. Motion passes 4-1 with Commissioner Curley opposed and Commissioner Booker abstaining.

### ***PUBLIC WORKS & ENGINEERING***

#### ***B. Appeal of the July 22, 2015 Shade Tree Commission's decision regarding the removal of six(6) White Pine trees at the 115 Strafford Avenue Development***

Mr. Norcini and Mr. Zienkowski gave a background and explanation of the Administration's reasons for appealing the Shade Tree Commission's decision and referred back to Mr. Norcini's memorandum in the Board packet.

There was a discussion amongst the Commissioners, Staff and the Township Solicitor in regards to the process proceeding forward and the fine that will be imposed. Mr. Zienkowski commented that the fine they would like to impose is \$10,000 per tree at 6 trees total. Mr. Norcini and John Hosbach, Township Arborist also discussed recommended compensatory planting in addition to the fine as well. The developer John Benson spoke briefly in regards to the project as well and the Board expressed full support for the decisions of the Administration regarding this matter.

Public Comment

Fronfield Crawford, Attorney for the Neighbors – He commented in regards to the neighbors’ position as well as asked for a work stop order and a freeze of any future issuance of permits until the matter is resolved.

Leslie Morgan, Farm Road – She commented that the plantings have been on the plans throughout the process and the neighbors would like full screening.

John Sheehan, Windsor Road – He commented about the process that the neighbors went through with the developer on this project.

John Shain – He summarized what had transpired since the Zoning Hearing Board with the project.

Dan Sherry, Wayne – He commented about comments made by John Rice earlier about which court this would proceed in.

*C. Caucus - Final Plan Approval – 212/216 Bloomingdale - Settlement Agreement*

This item was tabled as the applicant was not present. Commissioner Higgins made a motion to table, seconded by Commissioner Curley. Motion passed 6-0.

**PUBLIC SAFETY**

*E. Discussion of Installation of Cell Towers on Public Property (By Commissioner Request)*

Public Comment

Ms. Heywood, Roundhill Road – She commented that she does not have cell coverage outside of her home or at the Willows and she is very concerned.

Roy Perry – He would like to see further exploration of cell towers in the Township.

There was a discussion amongst the Commissioners and staff in regards to the needs and the alternatives available to cell towers in the Township as well as discussion about the deeded and dedicated property act implications.

Public Comment

Luke Clark, Midland Circle – He inquired why the deeded and dedicated property act is just being discussed as this topic has been talked about for a couple years.

*D. Resolution #2015-88 - Authorizing Radnor Township to Declare a State of Local Emergency within Radnor Township*

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

Superintendent Colarulo gave a brief background that on September 24-27, 2015 a National Special Security Event (NSSE) will be impacting the Philadelphia metropolitan area including significant portions of Radnor Township, Delaware County with the potential to cause damage to the health, safety and welfare of Radnor residents and destruction of property within Radnor Township as result of the

Papal visit. The Emergency Operations Center will be open at the Township for that entire weekend. There is an estimated 10,000 people per day travelling through Radnor Township and the financial impact on the Township is estimated to be \$50,000 to \$100,000.

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

## **COMMUNITY DEVELOPMENT**

### *F. Inter-County Municipal Liquor License Transfer*

Stan Walowsky, Flaherty & O'Hara representing Giant Food Stores, LLC in this instance the St. David's location, gave a brief background in regards to Giant's request to transfer of a Pennsylvania "E" or "eating place" liquor license from outside the municipality into Radnor Township. Giant will be operating a restaurant inside its grocery store at 550 East Lancaster Avenue, Wayne, PA in Radnor Township in which it intends to sell beer, referred to in the Liquor Code as malt and/or brewed beverages. Giant plans to sell beer from the restaurant for consumption on premises in the restaurant and "to go." He also gave a brief testimony along with representatives of Giant Food Stores, LLC.

There was in depth discussion amongst the Commissioners and staff with the applicant for clarifications. Solicitor Rice presented Resolution #2015-91 for approval of the transfer.

Commissioner Fisher made a motion to approve resolution #2015-91 with amendment to add a condition of hours of operation to of 7 am to 10 pm Monday – Saturday; 9 am – 10 pm on Sunday; seconded by Commissioner Curley.

Commissioner Booker stated that his view is this is improperly submitted and incomplete resolution not properly noticed. Solicitor Rice stated that you can act on this item because it is on the agenda; further the matter was publically noticed twice in the local papers as required by the PLCB requirements and there was also an article in the Delaware County Times about the matter.

### Public Comment

Dan Sherry, Wayne – He commented that the line item on the agenda is not clear enough to take action tonight and asked for the item to be tabled.

Commissioner Higgins called the vote, motion passed 4-2 with Commissioners Booker and Nagle opposed.

## **PERSONNEL & ADMINISTRATION**

### *G. Appointment to Commissioner 3<sup>rd</sup> Ward Vacant Seat*

Commissioner Schaefer nominated Cheryl Tumola to fill the 3<sup>rd</sup> Ward Commissioner vacant seat.

Commissioner Curley nominated Harry Spiess to 3<sup>rd</sup> Ward Commissioner vacant seat.

Commissioner Booker nominated Charles Bohnenberger to 3<sup>rd</sup> Ward Commissioner vacant seat.

Commissioner Fisher nominated Baron Gemmer to 3<sup>rd</sup> Ward Commissioner vacant seat.

Commissioner Higgins called the vote for the nomination of Cheryl Tumola; motion failed 3-2, with 1 abstention, because of the lack of 4 votes.



Commissioner Higgins called the vote for the nomination of Harry Spiess; motion failed 3-3 with a tie.

Commissioner Higgins called the vote for the nomination of Charles Bohnenberger; motion failed 3-3 with a tie.

Commissioner Higgins called the vote for the nomination of Baron Gemmer; motion failed 3-3 with a tie.

As a result of the votes failing to appoint a replacement the matter will be referred to a Vacancy Board as required by the Charter.

*H. Election of President and Vice President*

Commissioner Fisher made a motion to elect James Higgins as President, seconded by Commissioner Schaefer.

Commissioner Schaefer made a motion to elect John Fisher as Vice President, seconded by Commissioner Nagle.

Commissioner Higgins called the vote, motion passed 5-1 with Commissioner Curley opposed.

**PARKS & RECREATION - None**

**LIBRARY – None**

**PUBLIC HEALTH - None**

*Old Business*

Commissioner Schaefer briefly commented about PennDot spraying the roads with herbicides and the Township has reached out to PennDot with their objections to the spraying. She also announced that Radnor Trail council will meet on September 15, 2015 at 7 PM in the Roll Call Room at the Township Building. If there are any questions, please contact the Radnor Conservancy.

*New Business - None*

*Public Participation*

Public Comment

Dan Sherry, Wayne – He spoke in regards to the votes and process that was taken during the appointment of an interim 3<sup>rd</sup> Ward Commissioner.

*Adjournment into Vacancy Board Meeting if Necessary*

Mr. Fischer of Windermere Avenue, Chair Vacancy Board, called the Vacancy Board to order. He gave a brief background of the reasons that the Vacancy Board has convened.

Public Comment

Dan Sherry, Wayne – Inquired in regards to the process that will be taken of the Vacancy Board and also questioned Mr. Fischer in regards to his position and the conflict with the relationships of all involved with the Radnor Conservancy.

Commissioner Schaefer nominated Cheryl Tumola. Commissioner Curley nominated Harry Spiess.

Commissioner Nagle moved to close the nominations, seconded by Commissioner Curley. Motion passed 7-0.

Mr. Fischer called the vote for the nomination of Cheryl Tumola, Commissioners Schaefer, Nagle and Higgins voted in favor.

Mr. Fischer called the vote for the nomination of Harry Spiess, Commissioners Booker, Curley and Fisher voted in favor.

Mr. Fischer explained briefly how he reached his decision and voted to appoint Cheryl Tumola as interim Commissioner to the 3<sup>rd</sup> Ward.

Commissioner Schaefer thanked the other three candidates and Commissioner Curley thanked Ms. Tumola. There was a brief discussion amongst the Vacancy Board.

Cheryl Tumola spoke briefly and thanked everyone for their support.

*There being no further business, the meeting adjourned at approximately 1:15 a.m., Tuesday, August 18, 2015 on a motion duly made and seconded.*

*Respectfully submitted,*

*Jennifer DeStefano*

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board  
Radnor Township, Pennsylvania



**NAME OF OWNER:** HARTMAN THOMAS B & KAREN K  
**OWNER ADDRESS:** 320 LOUELLA AVE, WAYNE, PA 19087  
**ADDRESS OF PROPERTY:** 320 LOUELLA AV , WAYNE PA 19087  
**APPLICATION NUMBER:** HARB-2015-15

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

**Modify and renovate carriage house to include a 3 car garage with a second floor art studio.**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

## NOTES AND/OR CONDITIONS OF APPROVAL:

Approved with the following conditions: 1) maintain the cupola or replace in kind, and 2) the exterior stairs to be constructed as a switchback staircase.

**ISSUED:** Monday, September 14, 2015

**TOWNSHIP OFFICIAL**

**ACCEPTED BY APPLICANT**

\_\_\_\_\_  
James C. Higgins, President

# **RADNOR TOWNSHIP POLICE DEPARTMENT**

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

**William A. Colarulo**  
**Police Superintendent**

**TO:** A Staff Traffic Committee Meeting was held on August 19, 2015 and was attended by Commissioner John Nagle; Officer Raymond Matus, Highway Patrol; William Gallagher, Director of Parking, Mary Ann Donnelly Administrative Assistant; and Radnor resident, David Holmes.

**RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, AUGUST 19, 2015, 10:00 AM.**

## **NEW BUSINESS:**

1. Helen Baker requests a handicapped parking space in front of 217 Callanan Avenue.

The Staff Traffic Committee recommends drafting an Ordinance to establish a handicap parking space in front of 217 Callanan Avenue. Staff Traffic Committee recommends this action as all requirements for an established handicap parking space have been fulfilled.

2. Christine Kondra requests permission to hold to the "Turkey Trot Run" on Thanksgiving Day, November 26, 2015.

No one was in attendance for this item. This will be placed on the Staff Traffic Committee Agenda on September 16, 2015.

3. Peter Vloedman requests a traffic study to be conducted at Atterbury Road and Newtown Road and Shadeland Road and Newtown Road.

The site distance problem at Shadeland Road has been corrected. Bushes have been cut back. There is a large tree which is a site distance problem on Atterbury Road. Penn Dot will review and get back to Staff Traffic Committee.

4. The Wayne Business Association requests permission to hold the "Inside Out Kick Off Event" on August 27, 2015 beginning at 6:00pm until 7:30pm in the Louella Drive park/grass area between Lancaster Avenue and Louella Court.

Staff Traffic Committee has approved this event. No state road closures are required for this event.

5. The Saturday Club requests permission to hold a 5K race on Saturday, April 9, 2016 or Saturday, April 30, 2016.

No one was in attendance for this item. This will be placed on the Staff Traffic Committee Agenda for September 16, 2015.

**OLD BUSINESS:**

1. Chris Hatch requests placing a "No Thru Traffic" sign on Petrie Avenue to help safety measures.

The Staff Traffic Committee recommends drafting an Ordinance posting a "No Thru Traffic" sign on both sides of Petrie Avenue. A petition was received and the majority of residents were in favor of the signs.



# Cohen Law Group

September 1, 2015

John B. Rice  
Solicitor, Radnor Township  
Grim, Biehn & Thatcher  
104 S. Sixth Street  
P.O. Box 215  
Perkasie, PA 18944

***RE: Radnor Township: Revised Proposal for Completion of Comcast Negotiations***

Dear John:

As a follow up to our recent phone conversation and as you requested, this is a revised proposal to assist Radnor Township in the completion of cable franchise renewal negotiations with Comcast. As you know, our firm did an assessment of the Township's draft franchise renewal agreement and provided our recommendations in a memorandum to you dated July 13, 2015. We recommended that the Township attempt to negotiate increased benefits and protections from Comcast in the following areas: franchise fees and franchise fee accountability; PEG channel enhancements; PEG financial support; cable system specifications and inspections; complimentary services; records inspection and reports; insurance and indemnification; and enforcement.

In order to complete this project, we propose the following scope of services:

- Hold a conference call with the Township Manager, Solicitor, and any other appropriate Township officials to review the recommendations in the memorandum and decide upon the Township's priorities for final negotiations with Comcast.
- As we discussed, make one trip to the Township to meet with the Citizens Communications Council.
- Redline the current Township draft agreement to reflect the recommended improvements and send the revised redline draft to Comcast.
- Conduct negotiations with Comcast's franchise team to obtain as many of the recommended improvements as possible.
- Finalize a franchise renewal agreement and prepare an executive summary of the agreement as well as a recommended approval ordinance.

We propose to perform this project on an hourly basis at the hourly rate of \$250 per hour. Travel time will be billed at one-half of our hourly rate at \$125 per hour. It is difficult to predict

John B. Rice  
Township of Radnor  
September 1, 2015

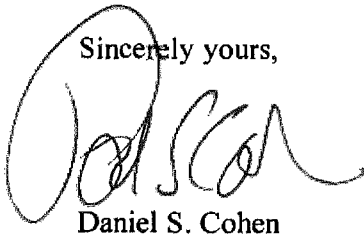
in advance the number of hours necessary to complete this project due to variables that are outside of our control. The major variable, of course, will be Comcast's responsiveness and its level of good faith in the negotiations. Nevertheless, I estimate that the negotiations with Comcast, including preparation of the final franchise package, will take approximately 38 attorney hours. I further estimate that travel time for the trips to and from the Township will be approximately 9 hours, and the meeting with the Citizens Communications Council will be approximately 2 hours. The breakdown of these tasks is as follows:

38 hours x \$250 per hour =	\$9,500
9 travel hours x \$125 per hour =	\$1,125
2 meeting hours x \$250 =	\$500
	\$11,125

As such, I propose a fee for this project in an amount not to exceed \$11,125. The fee does not include out-of-pocket expenses on the Township's behalf, including but not limited to, travel expenses, copying, and postage. We bill on a monthly basis. All time expended on this matter and any and all expenses will be detailed on our invoices. We ask that our invoices be paid within 30 days of receipt.

If the terms of this engagement are acceptable to the Township, please sign this letter and email or send a copy to me. We will then start the project immediately. I look forward to working with you on this project.

Sincerely yours,



Daniel S. Cohen

DSC/clb

Accepted on Behalf of the Township of Radnor:

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

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

Date: \_\_\_\_\_

**RESOLUTION NO. 2015-94**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, AUTHORIZING THE  
CLEARANCE OF A SURPLUS VEHICLE**

**WHEREAS**, the Public Works and Police Departments annually clears its fleet of surplus equipment, due to the purchase of new equipment

**WHEREAS**, the Public Works and Police Department wishes to auction and dispose of vehicle outlined below:

Unit #17 – 2013 Ford Explorer, VIN # 1FM5K8AR1DGB71117

**NOW, THEREFORE**, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby authorize the clearance of a surplus vehicle, as outlined above

**SO RESOLVED** this 15<sup>th</sup> day of September, A.D., 2015

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: James C. Higgins  
Title: President

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



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

**DATE:** September 9, 2015

**TO:** Radnor Township Board of Commissioners

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

**CC:** Robert A. Zienkowski, Township Manager  
William Colarulo, Superintendent of Police

**Legislation:** Resolution #2015-94: Clearance of a Surplus Township Vehicle

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**LEGISLATIVE HISTORY:** The Public Works Department annually clears the fleet of vehicles that are being replaced through the capital equipment program.

**PURPOSE AND EXPLANATION:** The Public Works Department is requesting to place the vehicle outlined below at J.J. Kane Public Auction and/or Carriage Trade Auto Auctions.

Unit #17 – 2013 Ford Explorer, VIN # 1FM5K8AR1DGB71117 Minimum Reserve: \$1,000

**IMPLEMENTATION SCHEDULE:** The vehicle will be auctioned at the next available auction.

**FISCAL IMPACT:** The Township will receive revenue, at a minimum, the reserve.

**RECOMMENDED ACTION:** *I respectfully request the Board of Commissioners approve Resolution 2015-94: Clearance of Surplus Township Vehicle*

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

**ZONING HEARING BOARD APPLICATION**

**TOWNSHIP OF RADNOR**

**301 IVEN AVENUE**

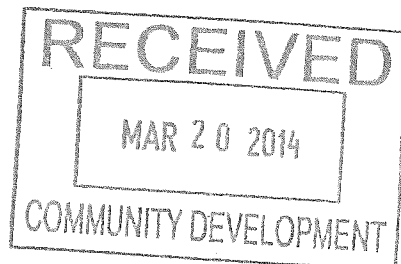
**WAYNE, PA 19087**

**610-688-5600**

**FAX: 610-971-0450**

**www.radnor.com**

**www.radnor.com**



TOWNSHIP USE ONLY	
APPEAL #	<u>2952</u>
FEE:	<u>\$ 550</u>
DATE RECEIVED:	<u>3/20/14</u>

\*\*\*\*\*

**GENERAL INFORMATION:** Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to his application. Ten (10) copies of this application and required attachments must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING**

**REQUIRED FEE DUE AT FILING:** Please refer to the Consolidated Fee Schedule, as amended, on our website at www.radnor.com for a copy of our current fees.

\*\*\*\*\*

*TYPE OR PRINT*

Property Address: 220 LOWRYS LANE ROSEMONT PA 19010

Name of applicant: CHRIS FISCHER

Telephone number: 321-431-9865 Email: Chris.Fischer09@gmail.com

Property Owner (if different than above): RADNOR ORPHANS SCHOLARSHIP FOUNDATION

Property address: ZOO EAST 3<sup>RD</sup> ST APT 221 NYC, NY 10016

Telephone number: 321-868-1002 Email: PPI@cf1.rr.com

Attorney's name:

JIM GREENFIELD

Address: 669 MILL ROAD VILLANOVA PA

Telephone number: 610-517-<sup>8821</sup>~~8877~~ Email: greenfieldlaw@comcast.net

Relief requested and/or basis for appearing before the Zoning Hearing Board including specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)

SEE ADDENDUM 1

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: (attach additional pages if necessary)

**Brief narrative of improvements: (attach additional pages if necessary)**

NONE

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**ATTACHMENTS: Ten (10) copies of each of the following must be provided:**

1. **Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:**
  - a) **lot lines and lot dimensions described in metes and bounds (in feet);**
  - b) **total lot area;**
  - c) **location of easements and rights of way, including ultimate rights of way;**
  - d) **location of all setback lines for existing and proposed structures;**
  - e) **location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;**
  - f) **location of existing and proposed improvements;**
  - g) **table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and**
  - h) **all other features or matters pertinent to the application.**

**PLANS SHALL NOT EXCEED 24" X 36" , AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 ½" X 11" AT FILING**

2. **List of witnesses and summary of their testimony attached.**
3. **Photographs of the property at issue and all adjoining properties.**
4. **Copies of any written professional reports, including traffic studies, land planning studies,**

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

#### ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting* NO
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note - 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*). ~~NO~~ YES
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being discontinued, or being dismissed, at the discretion of the Board*) YES



SIGNATURE OF APPLICANT

**AN ADDITIONAL FEE F \$150 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.**

## ADDENDUM – GROUNDS FOR APPEAL

The following are the grounds for this appeal, which are stated in the alternative:

1. Applicant is entitled by right to its current use of the subject property under Township Code § 280-115.2 (the “Student Housing Ordinance”).
2. Because Applicant’s current use of the subject property began in 2002 and has continued without interruption since that time, and because the Township first sought to regulate student homes when the Student Housing Ordinance became effective on March 14, 2011, Applicant’s use may continue as a lawful nonconforming use under Code § 280-101(A).
3. The Student Housing Ordinance is unconstitutional, both on its face and as applied to Applicant, for the following reasons:
  - a. Given its stated objective to avoid “an institutional atmosphere that would threaten the residential character of the subject zoning district,” as stated in Code § 280-115.2(L), the Student Housing Ordinance discriminates between students and other persons of similar age, denying students equal protection, and unfairly burdening them without a rational basis and without furthering a legitimate governmental objective.
  - b. The stated objective of avoiding an “institutional atmosphere” is arbitrary, vague and indefinite, has no rational basis, and does not further a legitimate governmental objective.
  - c. The reporting and disclosure requirements of Code §§ 280-115.2(P) and (Q) also discriminate against both students and operators of student homes – as opposed to other Township owners of leased premises and other Township residents who hold tenancies – without a rational basis and in a manner that does not further a legitimate governmental objective.
  - d. The reporting and disclosure requirements of Code §§ 280-115.2(P) and (Q) subject students to invasion of their privacy interests through unprotected disclosure of their personal information, without a rational basis and in a manner that does not further a legitimate governmental interest.
  - e. The dimensional limitation imposed by Code § 280-115.2(E) is arbitrary, unreasonable, excessive and unduly restrictive, and does not further a legitimate governmental objective.
  - f. The limitation of two students per student home, imposed by the definition of “student home” in Code § 280-4, is arbitrary, unreasonable, unduly restrictive, and does not further a legitimate governmental objective.
4. Applicant’s property is not a “student home” as defined by the Student Housing Ordinance.

5. Applicant is entitled to a special exception under the Student Housing Ordinance.

6. Applicant is entitled to a variance from Code § 280-115.2(E) and any other provision of the Student Housing Ordinance with which, according to the Township, the Applicant's property does not currently comply.

Witnesses will be Carl and/or Chris Fischer, who will describe the use of the subject property since 2002.

There may be additional witnesses on behalf of Applicant.

# ENFORCEMENT NOTICE

## ZONING

**To:** Radnor Orphan Foundation Trust (Owner of record)  
Chris Fisher (Management)

**Mailing Address:** 220 Lowrys Lane, Rosemont, PA 19010 (Owner of record)  
200 East 3rd Street, Apt. 22 I, New York, New York, 10016 (Management)

**Date of Issuance:** February 18, 2014

**Location of Property in Violation:**

220 Lowrys Lane, Rosemont, PA 19010  
(Delaware County Folio # 36070485400)

**Zoning District of Property in Violation:** R-4 Residence District

**Delivered:** \_\_\_\_\_ In person to Owner of Record  
  X   By Regular and Certified Mail - 7011-0470-0003-4344-3502  
7011-2000-0001-6035-3441

In accordance with Section 616.1 of the Pennsylvania Municipalities Planning Code, Radnor Township is issuing this Enforcement Notice and demanding that the following activities being conducted in violation of the Radnor Township Zoning Ordinance immediately cease:

**Specific Violations:**

1. Section 280-115.2 of the Township Zoning Ordinance requires a student home be permitted by special exception within the R-4 Zoning District within a lawful single-family dwelling unit under the Radnor Township Zoning Ordinance.
2. Section 280-115.2(E) of the Zoning Ordinance requires that no student home shall be closer than 1,000 feet to another student home property line. The distance requirement is measured from the closest property line of a potential student home to another student home property line.



3. Section 280-115.2(L) of the Zoning Ordinance requires that the number of persons living in such a student home shall not exceed two. Any number of persons in excess of two would tend to create an institutional atmosphere that would threaten the residential character of the subject zoning district.
4. Section 280-115.2(O) of the Zoning Ordinance requires that the owner, manager and/or agent of the student home shall secure an annual license from the Township in accordance with Chapter 226 of the Radnor Township Code of Ordinances.
5. Section 280-115.2(P). The owner of the property shall provide the Township with the number of students that reside within a student home and shall provide the names and contact information for each student residing therein.

You have failed to comply with the above-listed provisions of the Radnor Zoning Code, and thus are in violation of the Code.

This enforcement action follows a previous attempt by the Zoning Office to resolve the above-listed violations (see attached October 17, 2013 correspondence). To date: the property remains in violation of the Township Zoning Ordinance.

You are to commence corrections of these violations within ten (10) days of the date of issuance of this Notice and correct all violations within thirty (30) days of the date of issuance.

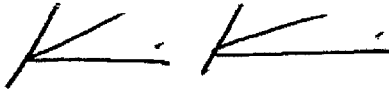
You have the right to appeal this Enforcement Notice to the Radnor Township Zoning Hearing Board. **YOU MUST FILE THIS APPEAL WITHIN THIRTY (30) DAYS OF THE DATE OF ISSUANCE OF THIS NOTICE.**

Failure to comply with this Notice within the time limits specified above constitutes a violation and is subject to a fine of up to \$500.00 per day, plus all court costs and reasonable attorneys fees, pursuant to the procedures set forth in Section 617.2 of the Pennsylvania Municipalities Planning Code, unless an appeal is filed with the Radnor Township Zoning Hearing Board within 30 days of the date of issuance of this Notice. Each day that a violation continues shall be considered a separate offense punishable by the above-described fines and penalties.

You should take the following action immediately:

Respond to me in writing within ten (10) days acknowledging receipt of this Enforcement Notice and stating what actions you have taken or will take with thirty (30) days to bring your property into compliance with the Zoning Ordinance. This response should be directed to me at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087-5297. If, within thirty (30) days, you do not take appropriate corrective action or appeal this Notice, I shall recommend that a civil action be filed against you in Court.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Kochanski', with a horizontal line underneath.

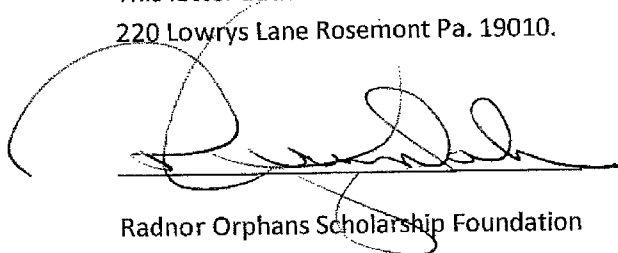
Kevin W. Kochanski, RLA, CZO  
Director of Community Development  
Radnor Township Zoning Officer

cc: Commissioner John Fisher  
Robert Zienkowski, Township Manager  
Peter Nelson, Township Solicitor  
Property File

March 17, 2014

To Whom It May Concern:

This letter authorizes Mr. Chris Fischer to file an appeal, as required, in reference to property located at 220 Lowrys Lane Rosemont Pa. 19010.

A handwritten signature in black ink, appearing to read 'V. Grunloh', is written over a horizontal line. The signature is fluid and cursive, with a large loop at the beginning and end.

Radnor Orphans Scholarship Foundation

V. Grunloh Trustee

# DEED INTO LAND TRUST

STATE OF PENNSYLVANIA  
COUNTY OF DELAWARE

THIS INDENTURE, made this 31st day of January, 2003, between Chad Fischer and Carl Fischer, party of the first part (hereinafter referred to as "Grantor"), and Radnor Orphan Foundation Trust, a Land Trust (an executory Trust), V. Grunloh as Trustee, party of the second part (hereinafter referred to as "Grantee").

WITNESSETH, that the said party of the first part for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents grant, bargain, sell, remise, release, transfer, convey and forever quitclaim the right, title, interest, claim or demand which the said party of the first part has or may have in the property:

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 State of Pennsylvania, being Lot #22 on a certain plan of Lots laid out for the said, The Augustinian College of Villa Nova in the State of Pennsylvania, by J. A. and S. M. Garrigues, Civil Engineers, in September 1888 (said plan is recorded in Media in the Office for the recording of Deeds, etc, in and for the said County of Delaware in Deed Book O #3, page 620 etc.), bounded and described as follows, to wit:

BEGINNING at a point the Northwesterly side of Lowry's Lane, a corner of this Lot #23 on the said plan; thence by said Lot #23, North 23 degrees West, 160 feet; thence by Lot #25, North 67 degrees East, 50 feet; thence by Lot #21, South 23 degrees East, 160 feet to the Northwesterly side of Lowry's Lane; and thence along the said side of said Lane, South 67 degrees West, 50 feet to the place of beginning.

Being Folio #36-07-04854-00

Being the same premises which John P. McNabb by Deed dated October 18, 1996 and recorded October 25, 1996 in Delaware County in Volume 1526 Page 1237 conveyed unto Joseph Nigro and Melissa B. Nigro, husband and wife, in fee.

Also known as 220 Lowrys Lane, Radnor Township, Delaware County, PA

The property herein conveyed shall stand as sole security for obligations of Grantees hereunder.

RD BK02665-1329

DT-DEED

2003013192 02/04/2003 11:20:37 AM 1

1 of 3



DELAWARE  
COUNTY

36-RADNOR \$0.00

THOMAS J. JUDGE SR., ROD

RCD FEE \$60.00

TO HAVE AND TO HOLD the said described premises with all the members, rights and appurtenances upon the Trust and for the uses and purposes herein described and in the existing Declaration of Trust and Land Trust Agreement of said Trust and the Trust set forth.

Full power and authority is hereby granted to said Trustee to purchase, improve, subdivide, manage and protect said real estate or any part thereof: to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to re-subdivide said real estate as often as desired: to contract: to renovate, to repair, to sell: to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing: to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee: to donate, dedicate, mortgage, pledge as collateral or otherwise encumber said real estate, or any part thereof, from time to time to contract to lease, or if required, to hire management for said real estate, or any part thereof, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter: and to grant options to lease, options to renew leases, options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals: to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel..

In no case shall any party dealing with said Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, management agreement or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declaration of Trust and Land Trust Agreement and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument, (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust, and (e) Trustee is prohibited under the terms of the aforesaid Trust Agreement to reveal the terms and conditions of said Trust Agreement or the records of the Trust without express written authorization from the holder(s) of the power of direction of the Trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

Any litigation arising in connection with this document will be adjudicated under the laws of the State of **Pennsylvania**. In the event any portion of this agreement shall be found to be not supportable under **Pennsylvania** Statutes, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. In like manner, any obligations of either party which may become law shall be binding on both parties as if included herein.

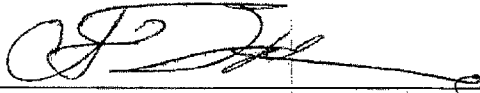
The following individual shall be the Successor Trustee with the same powers as stated herein:

**C. Grunloh, as successor trustee**

The interest of each and every beneficiary hereunder and under the Declaration of Trust and Land Trust Agreement hereinbefore referred to and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

It is the intent of Grantor(s) to create this Trust and the Grantor(s) fully warrant(s) the title to said real estate and will defend the same against the lawful claims of all persons whomever.

IN WITNESS WHEREOF the Grantor aforesaid has hereunto set his hand and seal this 31st day of **January**, 2003.

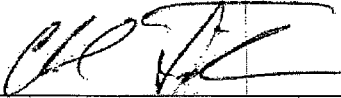


Witness



(Seal)

Grantor: Chad Fischer



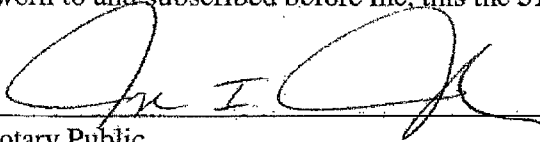
Witness



(Seal)

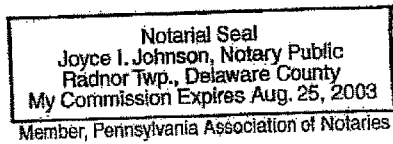
Grantor: Carl Fischer

Sworn to and subscribed before me, this the 31<sup>st</sup> day of January, 2003.



Notary Public

(SEAL)



Signed, Sealed and Delivered  
in the presence of:

*[Signature]* (SEAL)  
CHAD FISCHER  
*[Signature]* (SEAL)  
CARL FISCHER

STATE of *Pa*  
COUNTY of *Delaware* } SS:

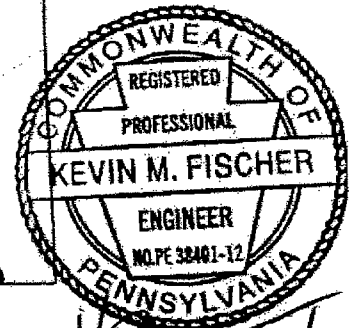
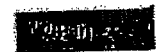
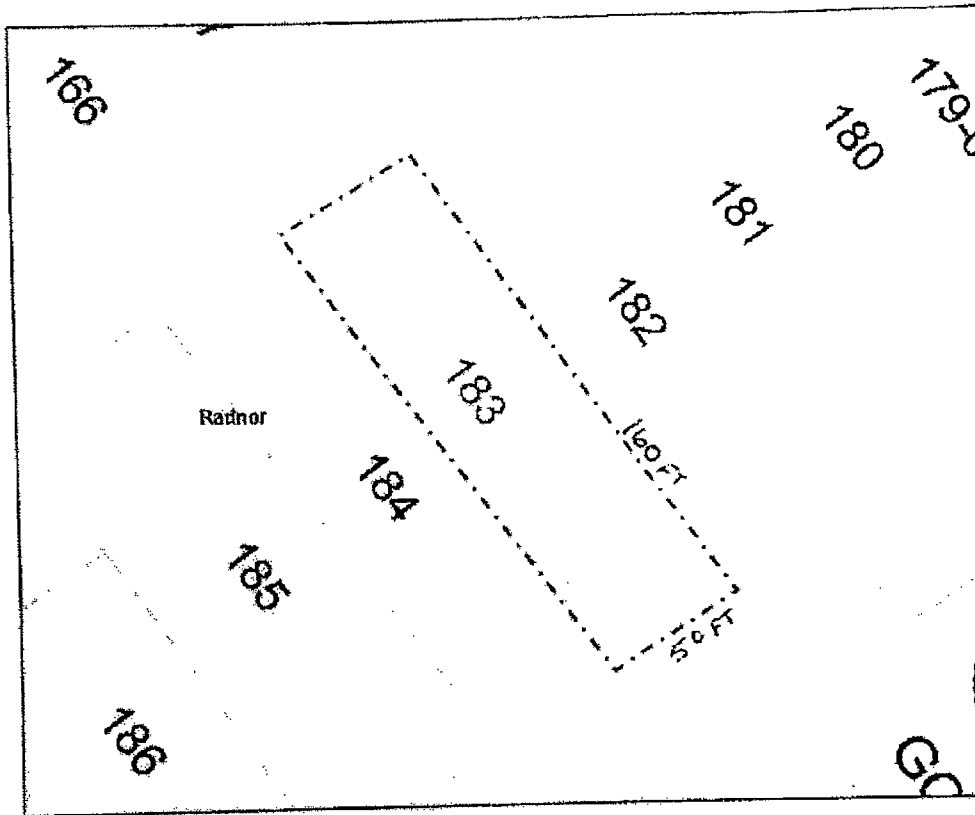
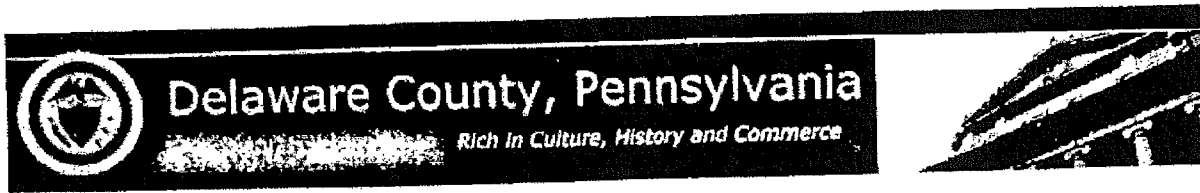
On the *4<sup>th</sup>* day of *Feb*, A. D., *2003*, before me, the undersigned Officer,  
personally appeared *Chad Fischer and Carl Fischer* known to me  
(satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within Instrument, and  
acknowledged that they executed the same for the purposes therein contained.

~~Witness~~ my hand and Notarial Seal, the day and year aforesaid.

\* Delete if not applicable.  
\*\* Brief Description or Statement of location of mortgaged premises.

*[Signature]*  
Mary A. Hackney

**NOTARIAL SEAL**  
Mary A. Hackney, Notary Public  
Clifton Heights Boro., Delaware County  
My Commission Expires Mar. 3, 2006



*Handwritten signature and date: 3-20-14*

**Property Report**

Folio#	36070485400	Daylight Bsmt	
Card#	1	Heating Type	CENTRAL W/AC
Latest Sale	04-FEB-2003	Fuel Type	GAS
Sale Price	10	Heating System	W/M AIR
Style	OLD STYLE	WB Fireplace Openings	
Stories	2	WB Fireplace Stacks	
Exterior Wall	ASBESTOS	PRE-FAB Fireplaces	
Year Built	1890	Square Footage	1764
Year Remodeled		Acreage	0.17
Total rooms	7	Land Use Code	R-10
Bed Rooms	4	Tax Dist. Code	36
Bath Rooms	2	School Dist. Code	08
Half Baths	1	Utility Code1	ALL PUBLIC
Family Rooms	0	Utility Code2	
Living Units	1	Utility Code3	
Basement	FULL	Parking	OFF AND ON STREET
Basement Garage			

This site is intended to help those searching for Delaware County Real-Estate Information.  
For assistance please call the Treasurer's office at 610-891-4273.





## Radnor Township Right-To-Know Request Form

RTK No: \_\_\_\_\_

Date Requested: 3/17/2014

Request Submitted by:  E-Mail     U.S. Mail     Fax     In-Person

Name of Requestor: CARL FISCHER

Address: P.O. Box 271 City, State, Zip CAPE CANAVERAL FL 32920

Phone Number: 215-550-1070 Email: PPI@CFL.RR.COM

RECORD REQUESTED	REQUESTOR SIGNATURE and DATE
(Please provide as much specific detail as possible so the record can be identified)	(By signing below, Requestor acknowledges that all records associated with this request have been reviewed/received)
<u>PROPERTY ADDRESS: 220 LOWRYS LANE ROSEMONT</u>	
<u>PA 19010 - TOWNSHIP MAPS WITH LOCATION OF</u>	
<u>EASEMENTS &amp; RIGHTS OF WAY. SETBACK LINES FOR</u>	
<u>EXISTING STRUCTURES, TOPOGRAPHY, FLOOD PLAINS</u>	
<u>ZONING DATA INCLUDING ZONING DISTRICT, REQ'D SETBACKS</u>	
<u>IMPERVIOUS COVERAGE, HEIGHT AND OTHER ZONING RESTRICTIONS</u>	

Way(s) I prefer to receive requested information (check as many that apply):

- Review record(s) in person – No fee. Please note: paper copies created in order to redact information pursuant to Section 708 of Pennsylvania’s “Right-to-Know Law” will be charged a fee in accordance with the Right to Know Fee Schedule.
- Paper copy – 25¢ per single-sided page.
- Need certification of record – \$1 additional charge
- Other: \_\_\_\_\_

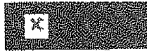
\*\*For further pricing information, please refer to the Fee schedule on back or refer to the Township Policy.

**Requestor Certification:** I hereby certify by my signature below that I am the person named above, that I am a legal resident of the United States, and that the personal information contained herein is true and correct to the best of my knowledge. I recognize that all fees due must be paid before the requested information is released. In addition, I assume financial responsibility for and will pay for any copying, retrieval, and certification fees associated with this request.

Signature of Requestor:

Official Township Use			
Date Received: _____	Five (5) Day Response Due: _____	Open Records Officer: <b>Melissa Conn</b>	
Department: _____	Denied/Ext. to Requestor: _____		
Date Records Released: _____	Amount Paid: \$ _____	Extension Due Date: _____	
Employee Name: _____	Total Hours: _____	Appeal Docket No: _____	Appeal Due Date: _____

220 lowrys lane radnor pa



Map Maker

ADD NEW

Edit ▾

Browse



You must sign in with your Google Account to edit.



Results 1 - 1 of about 1 for 220 lowrys lane radnor pa



Address  
220 Lowrys Lane, Bryn Mawr, Pennsylvania 19010,  
United States  
Category: Address  
[Details](#) | [Edit](#)



220 lowrys lane radnor pa



### Map Maker

ADD NEW

Edit ▾

Browse

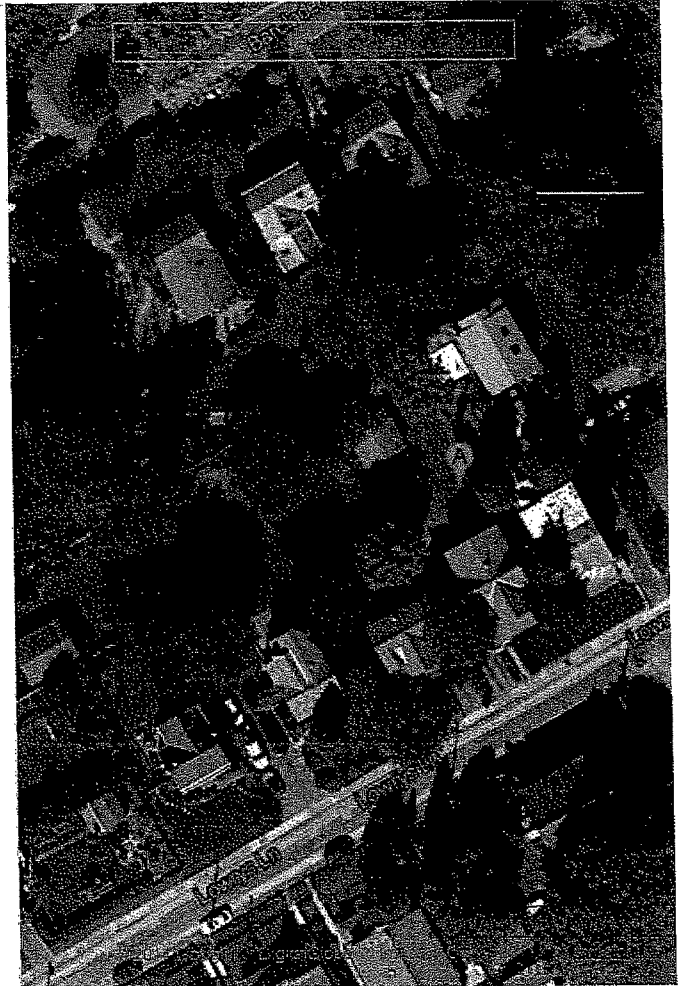


You must sign in with your Google Account to edit.

Results 1 - 1 of about 1 for 220 lowrys lane radnor pa



Address  
220 Lowrys Lane, Bryn Mawr, Pennsylvania 19010,  
United States  
Category: Address  
[Details](#) | [Edit](#)



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Imagery ©2014 Google, Map data ©2014 Google-

220 lowrys lane radnor pa



Map Maker



ADD NEW

Edit

Browse



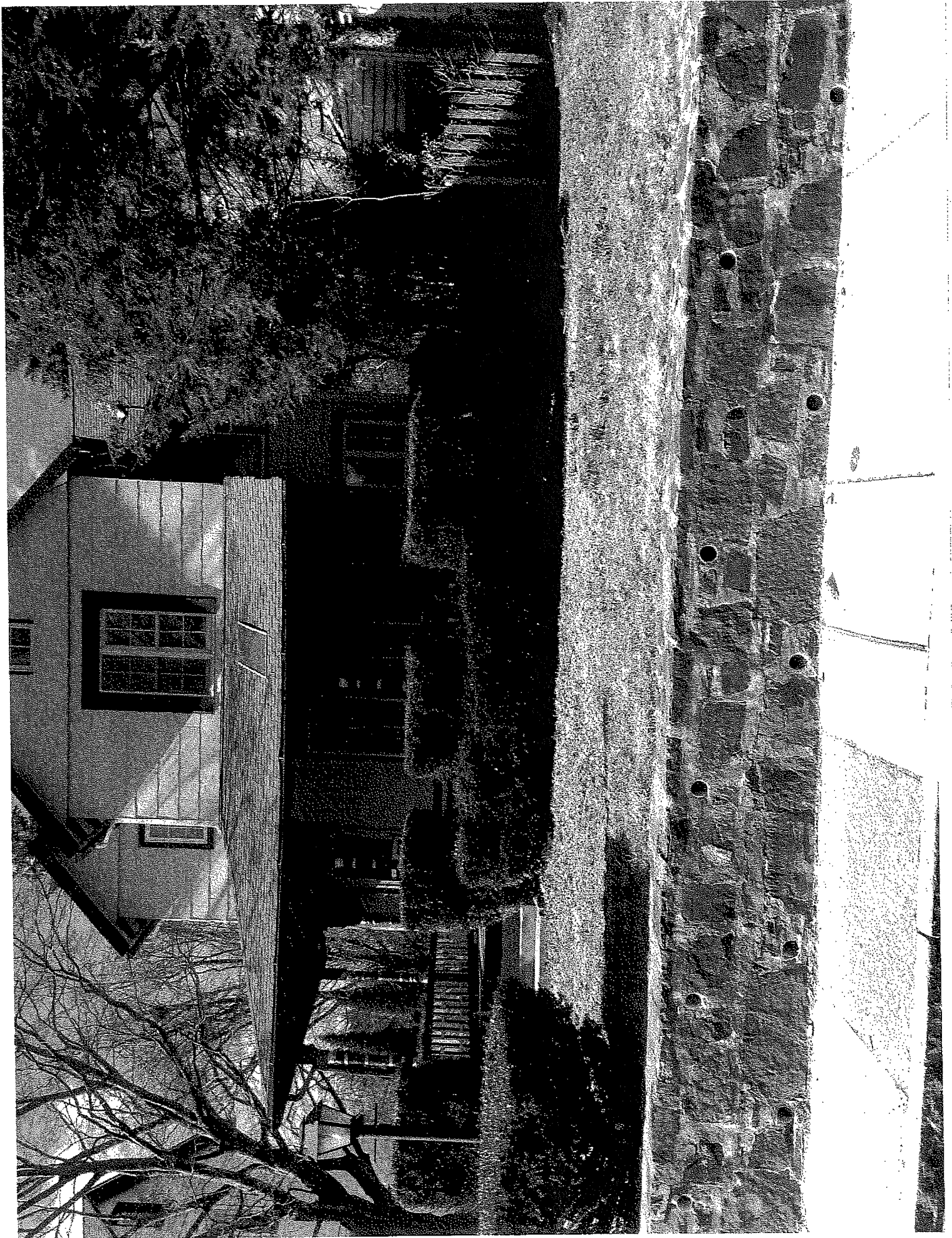
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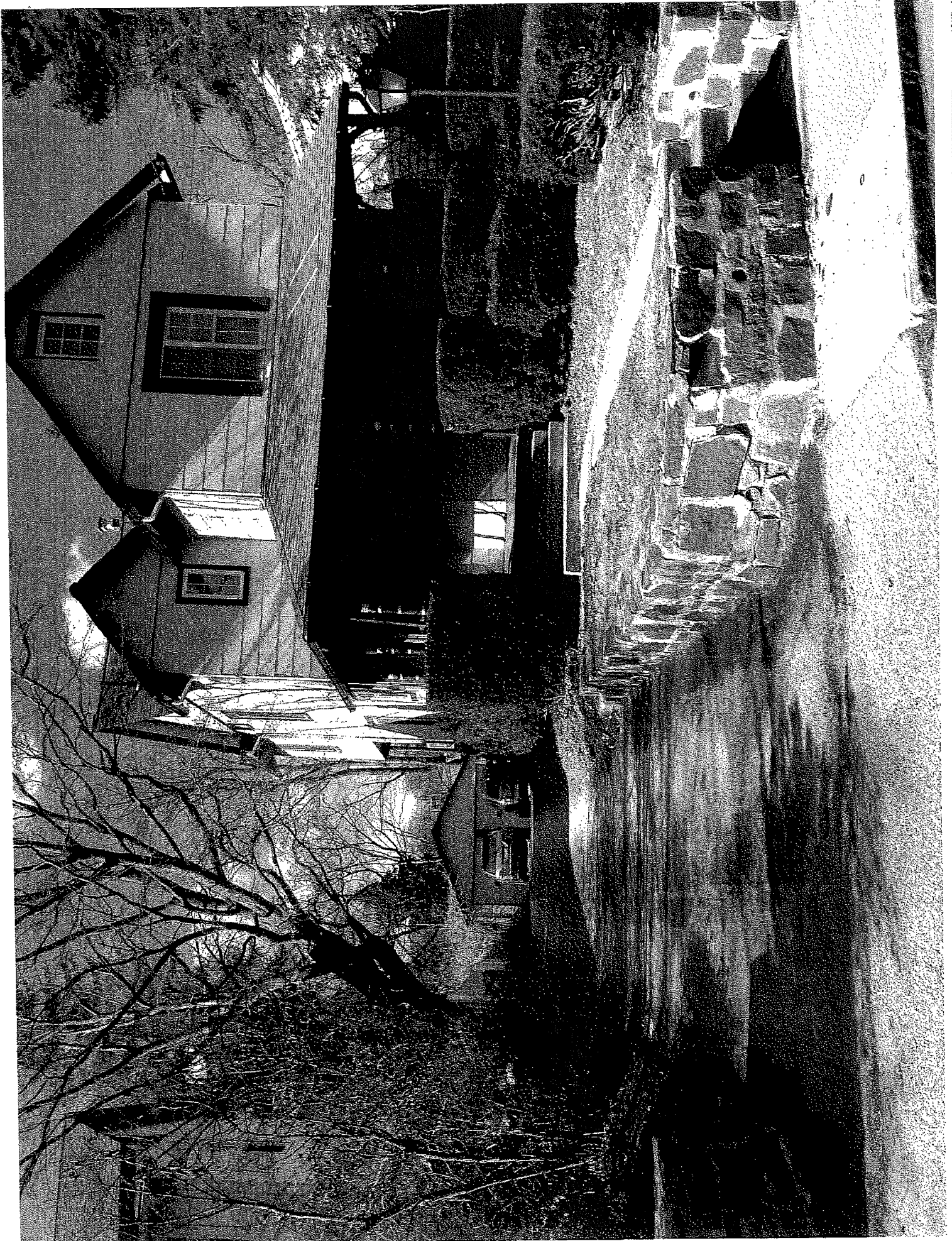
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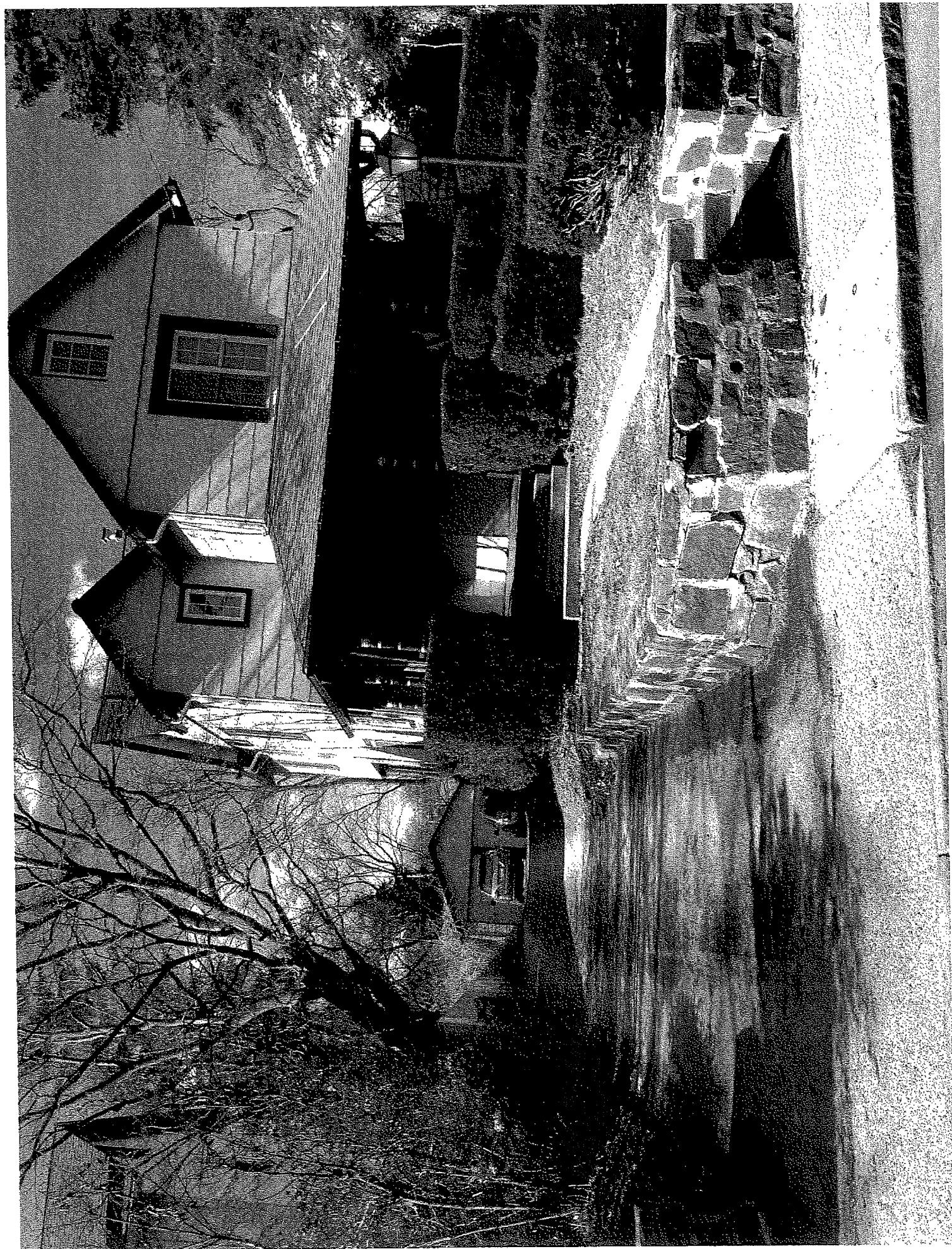


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220 Lowrys Lane, Bryn Mawr, Pennsylvania 19010,  
United States  
Category: Address  
Details | Edit



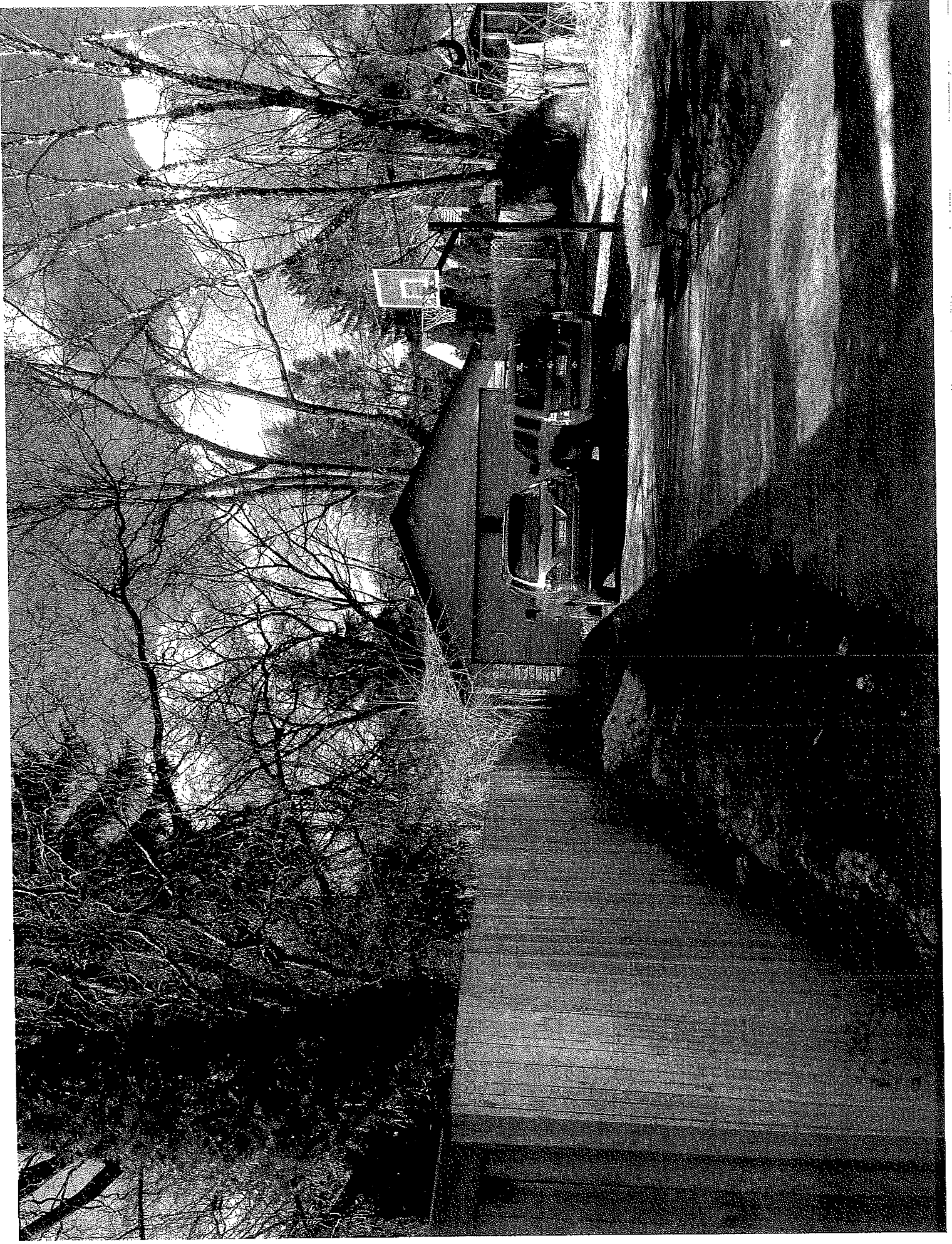


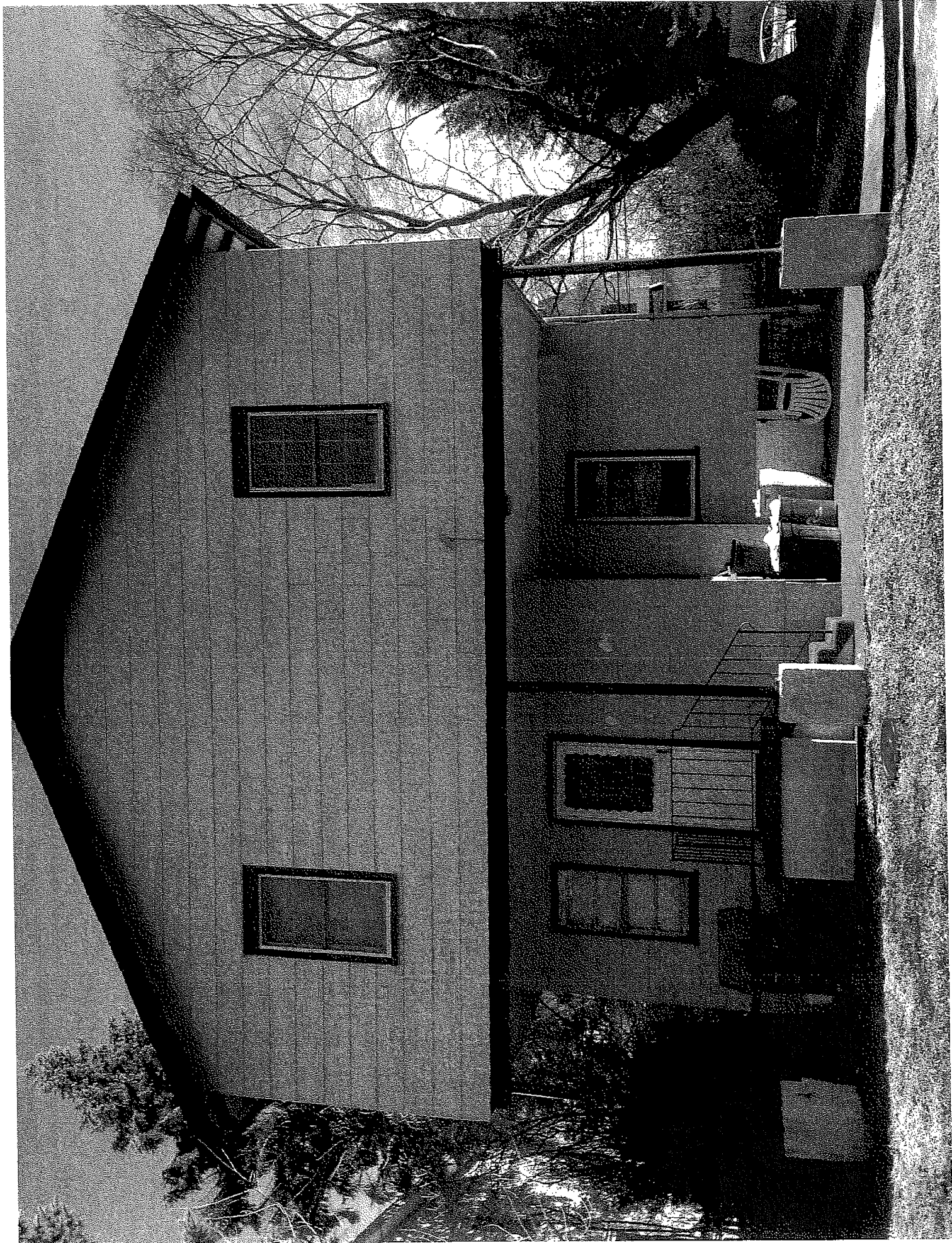


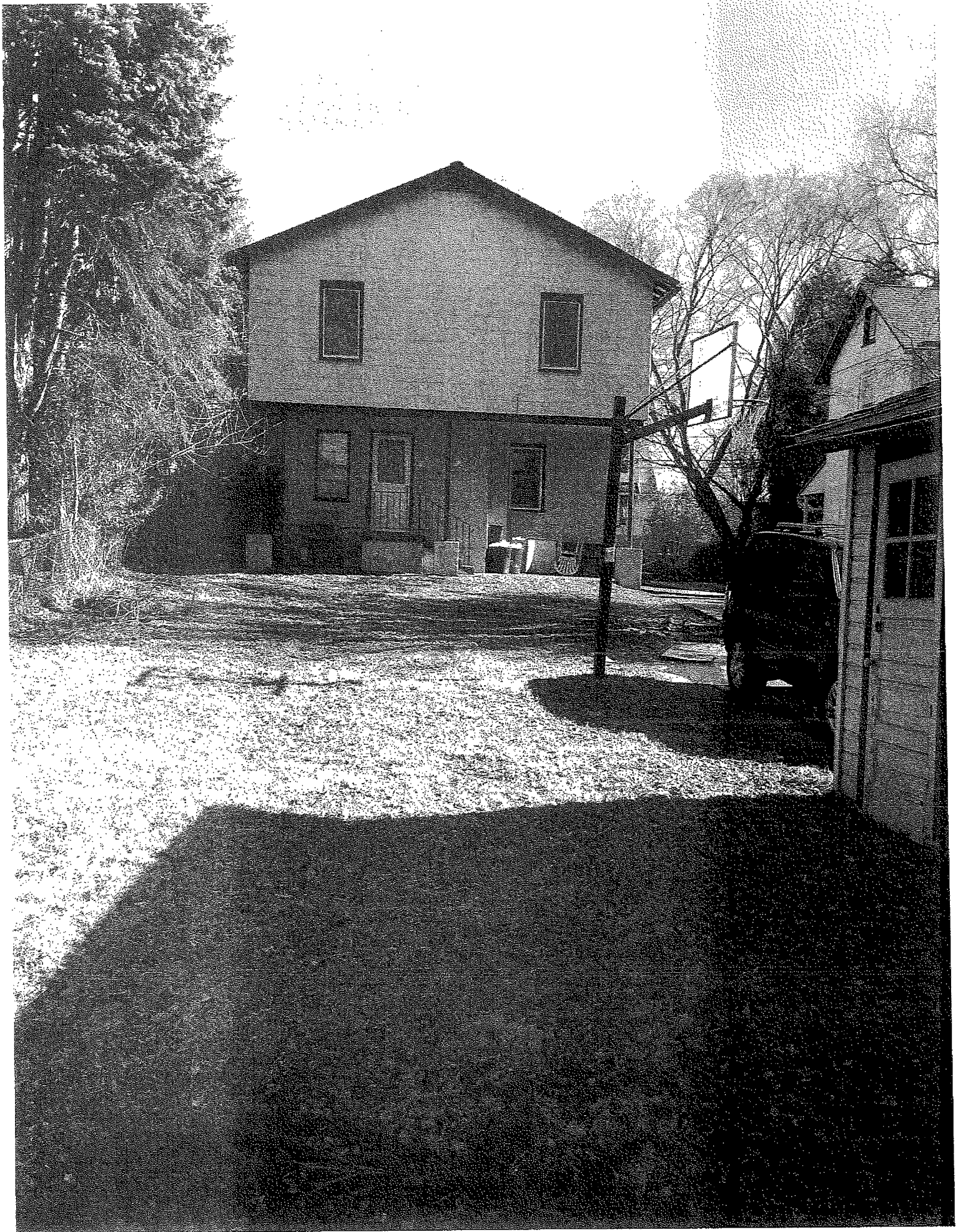


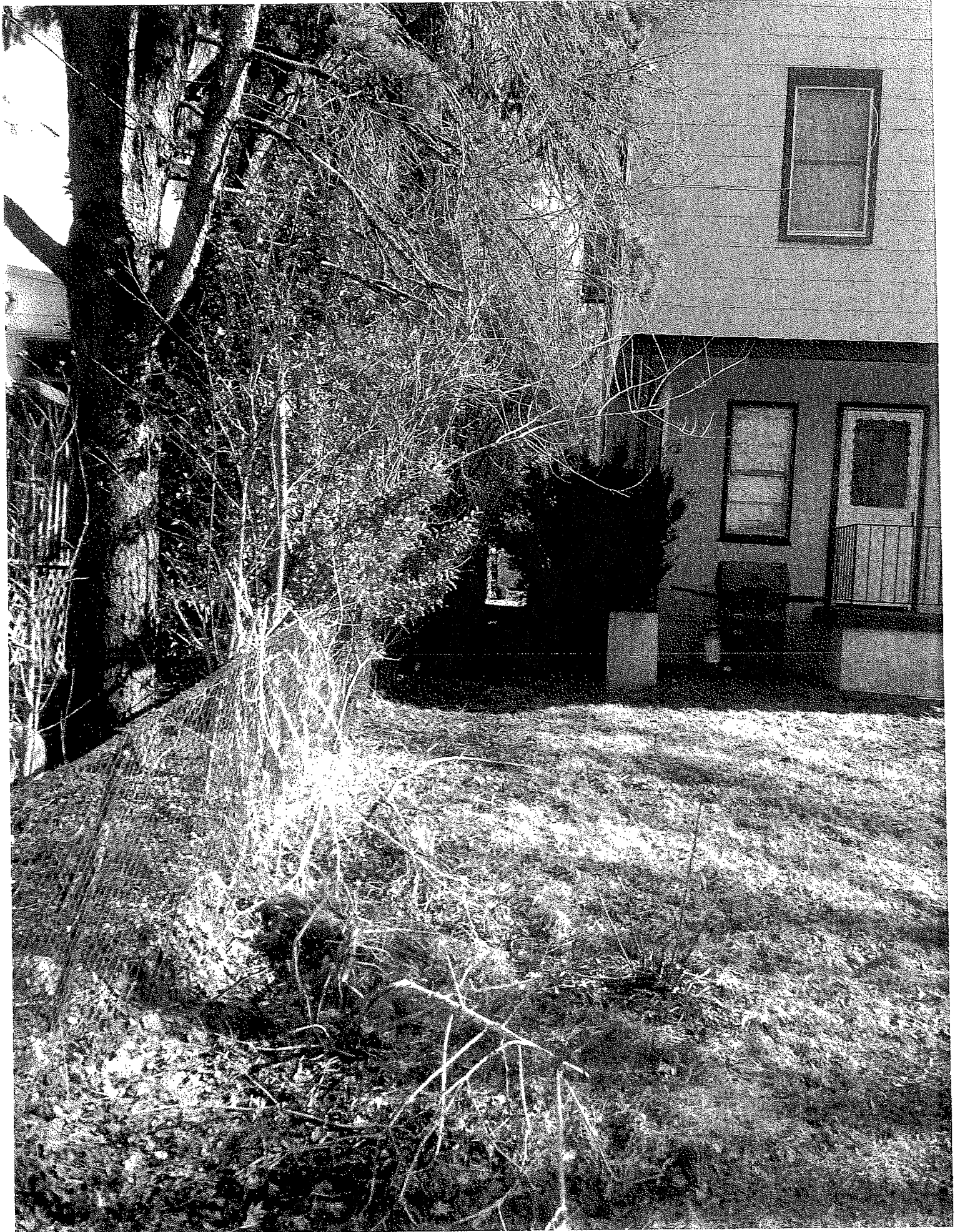


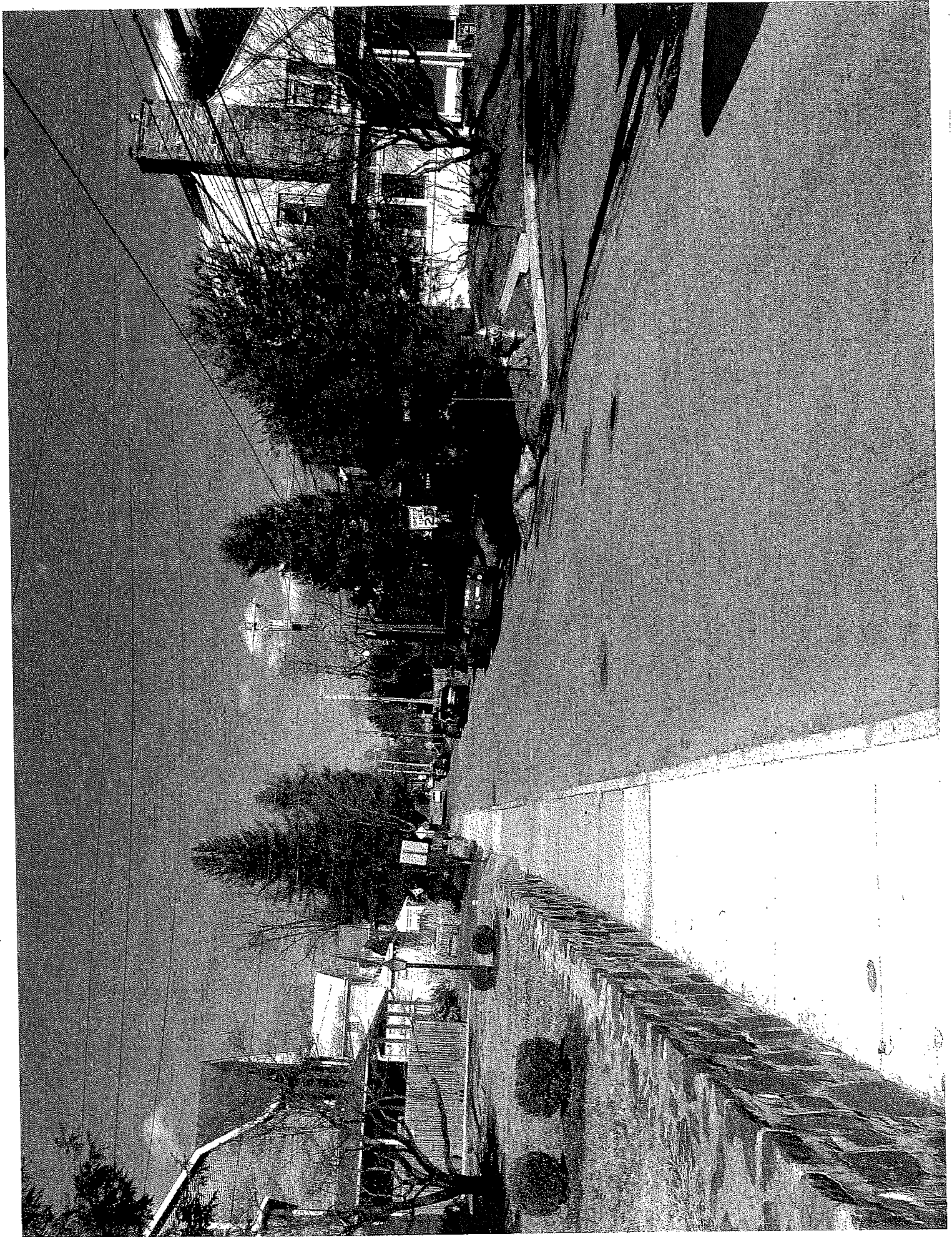


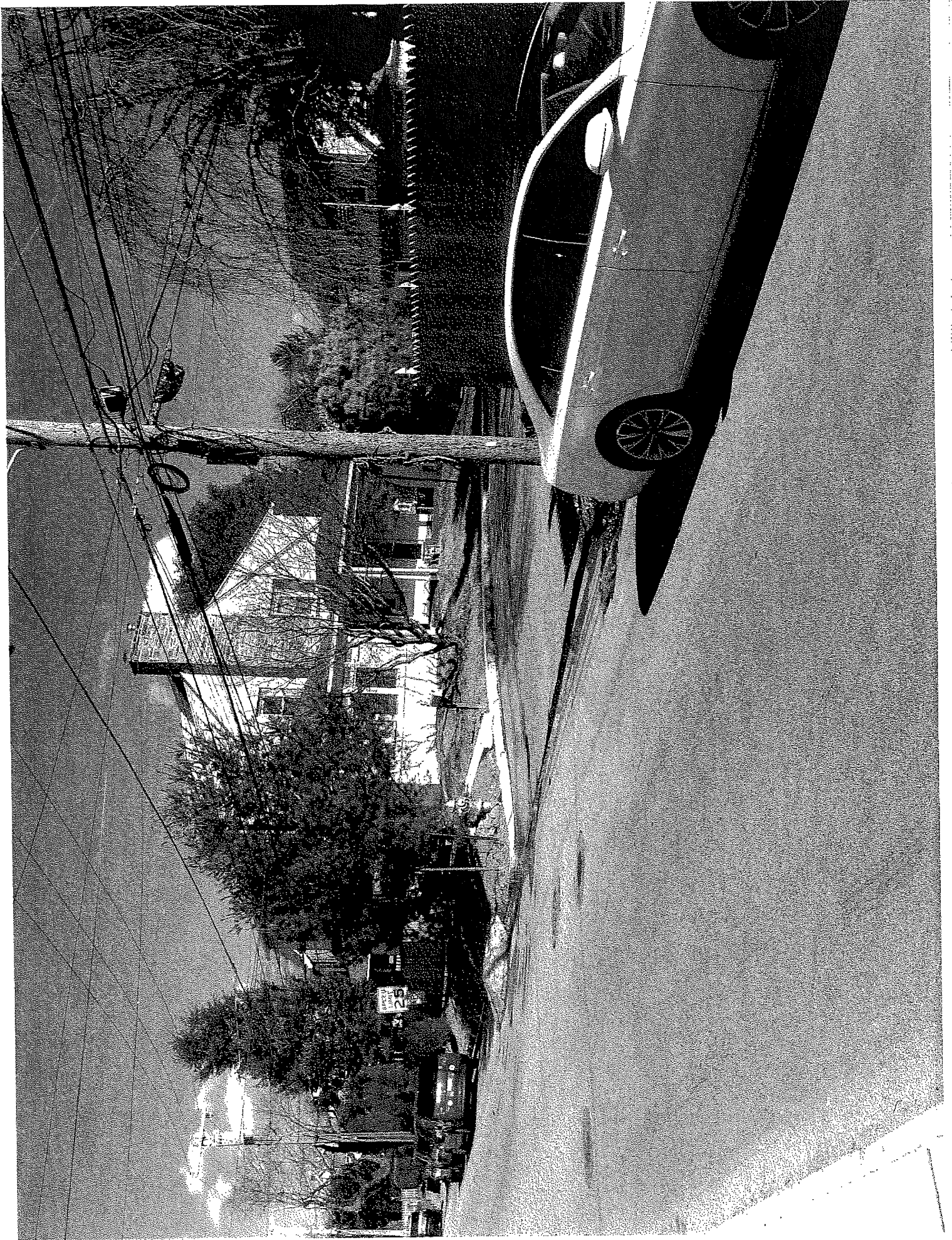


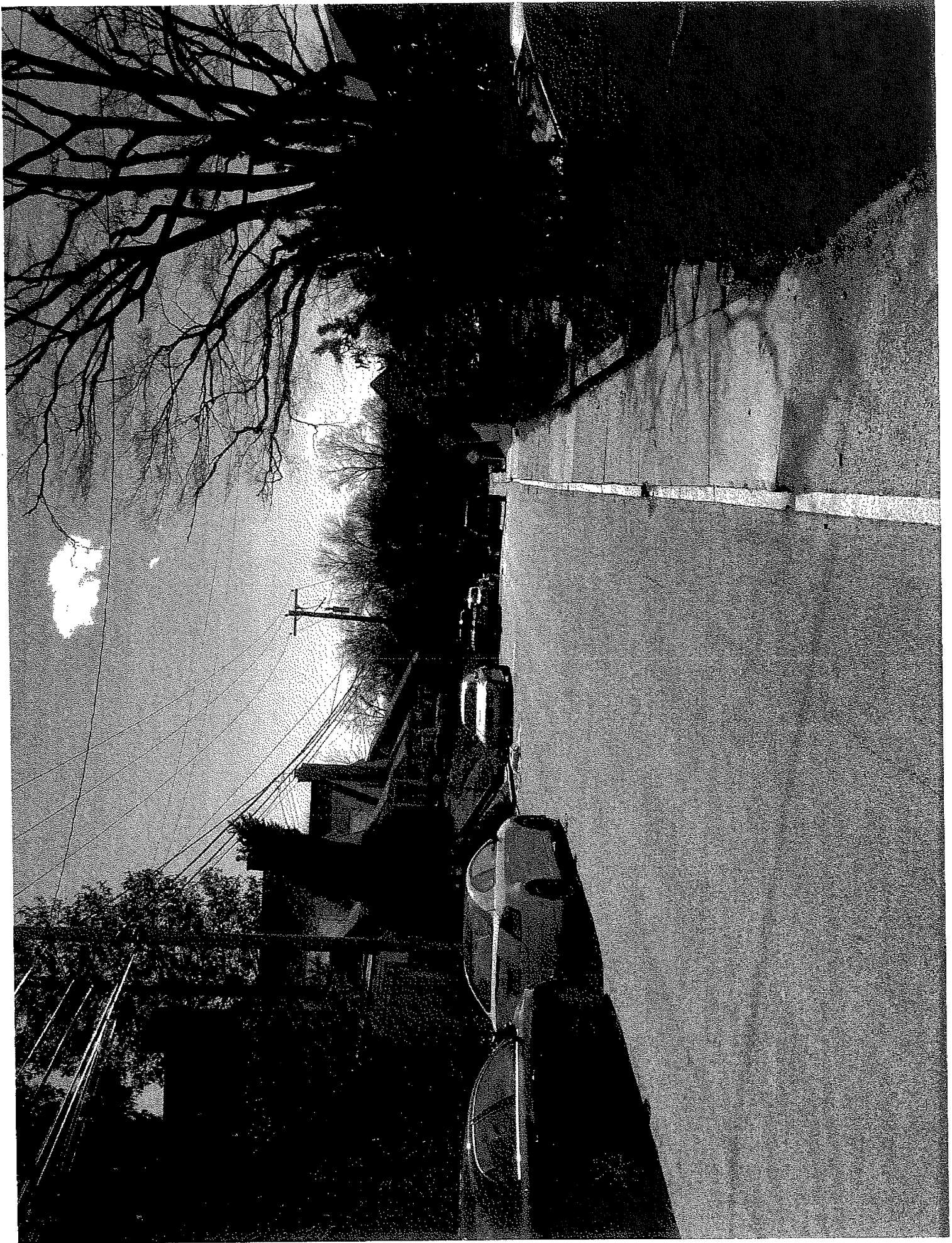




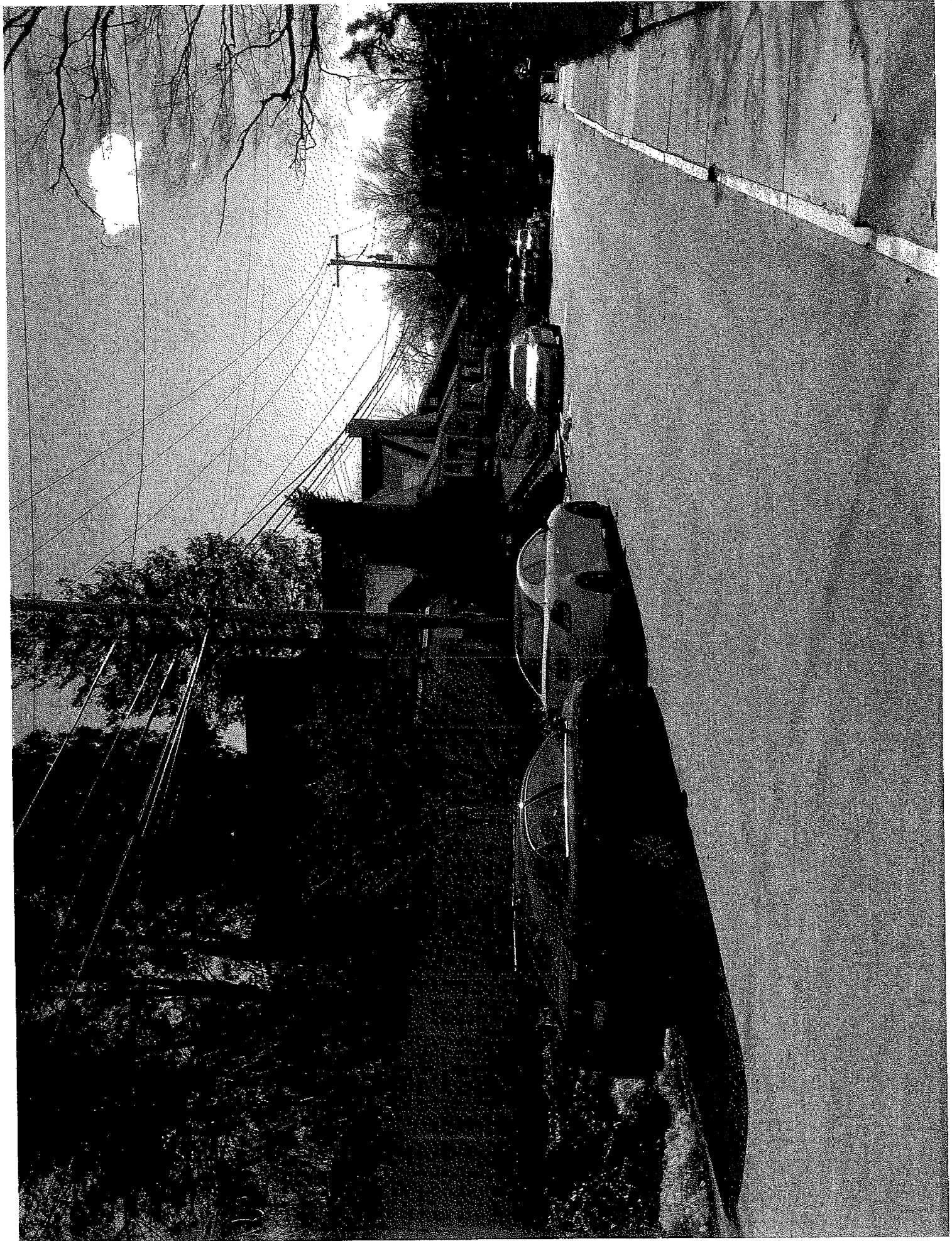


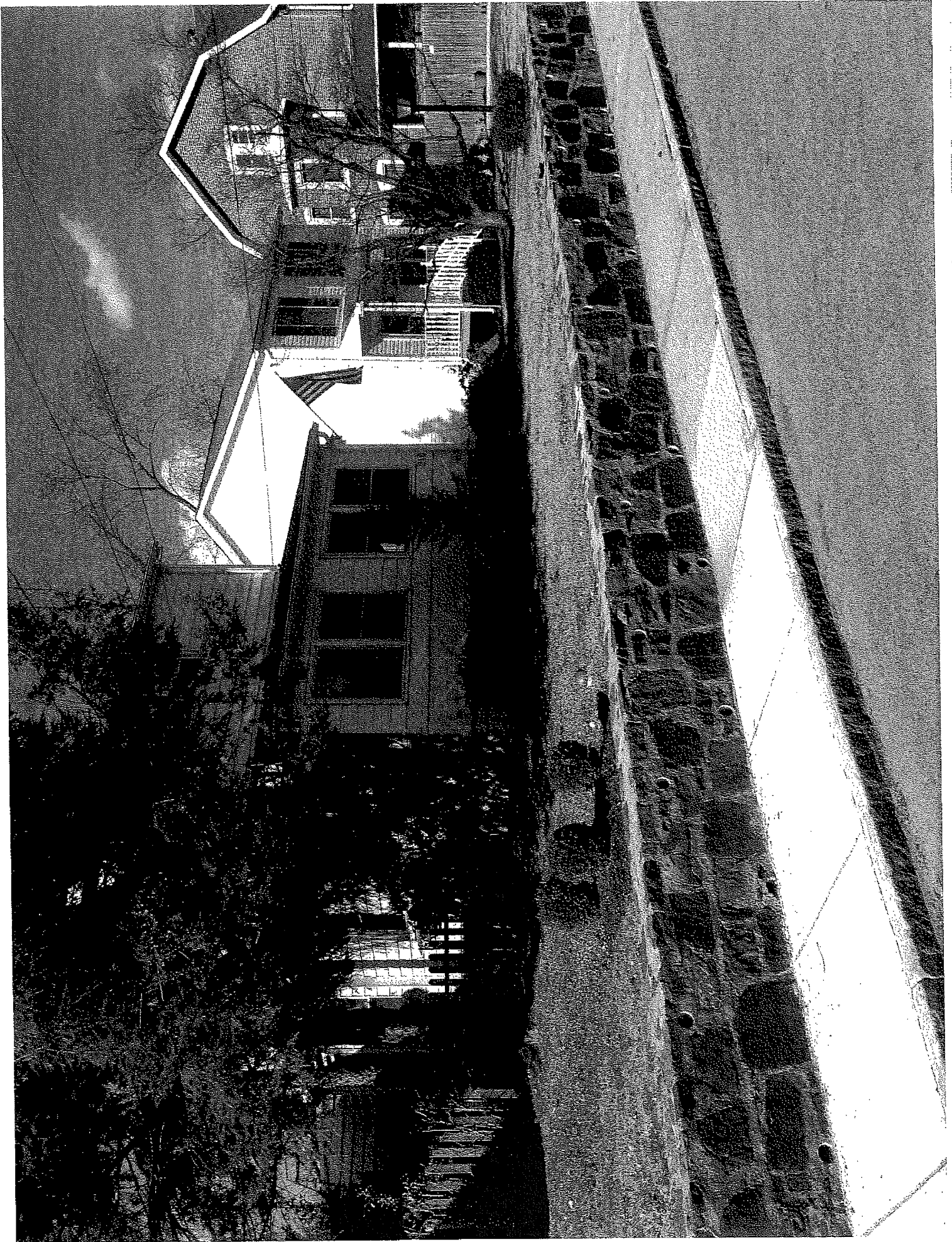


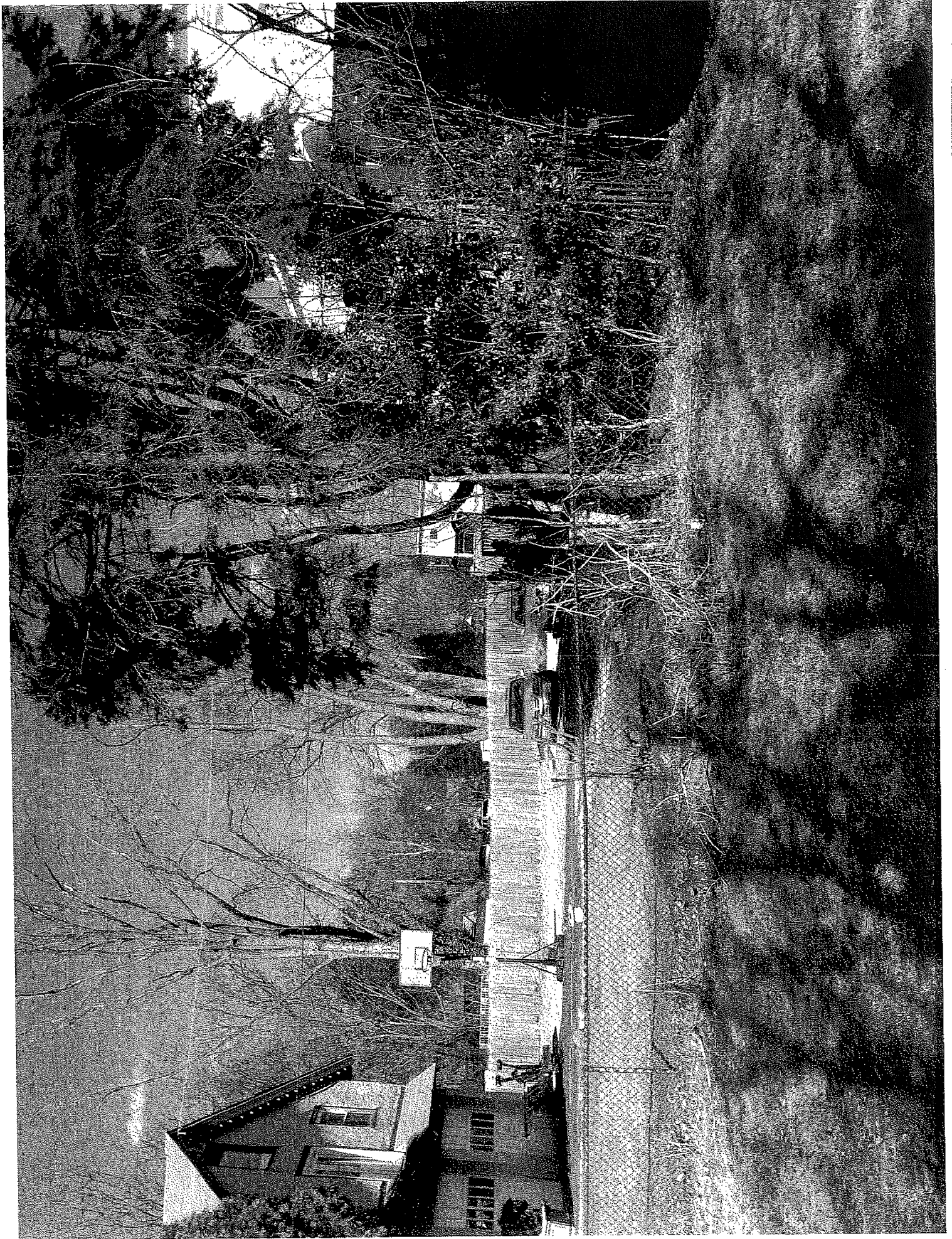


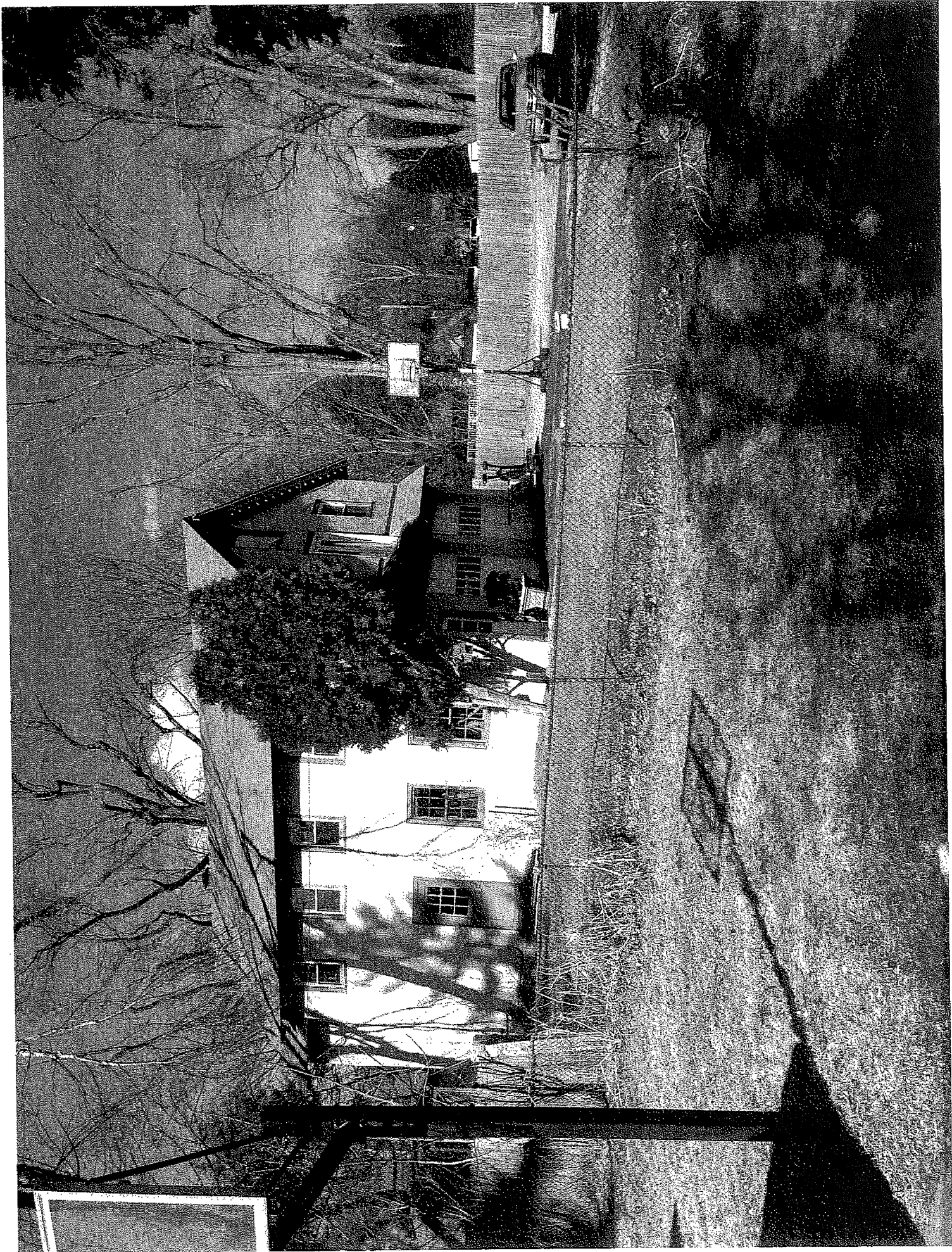




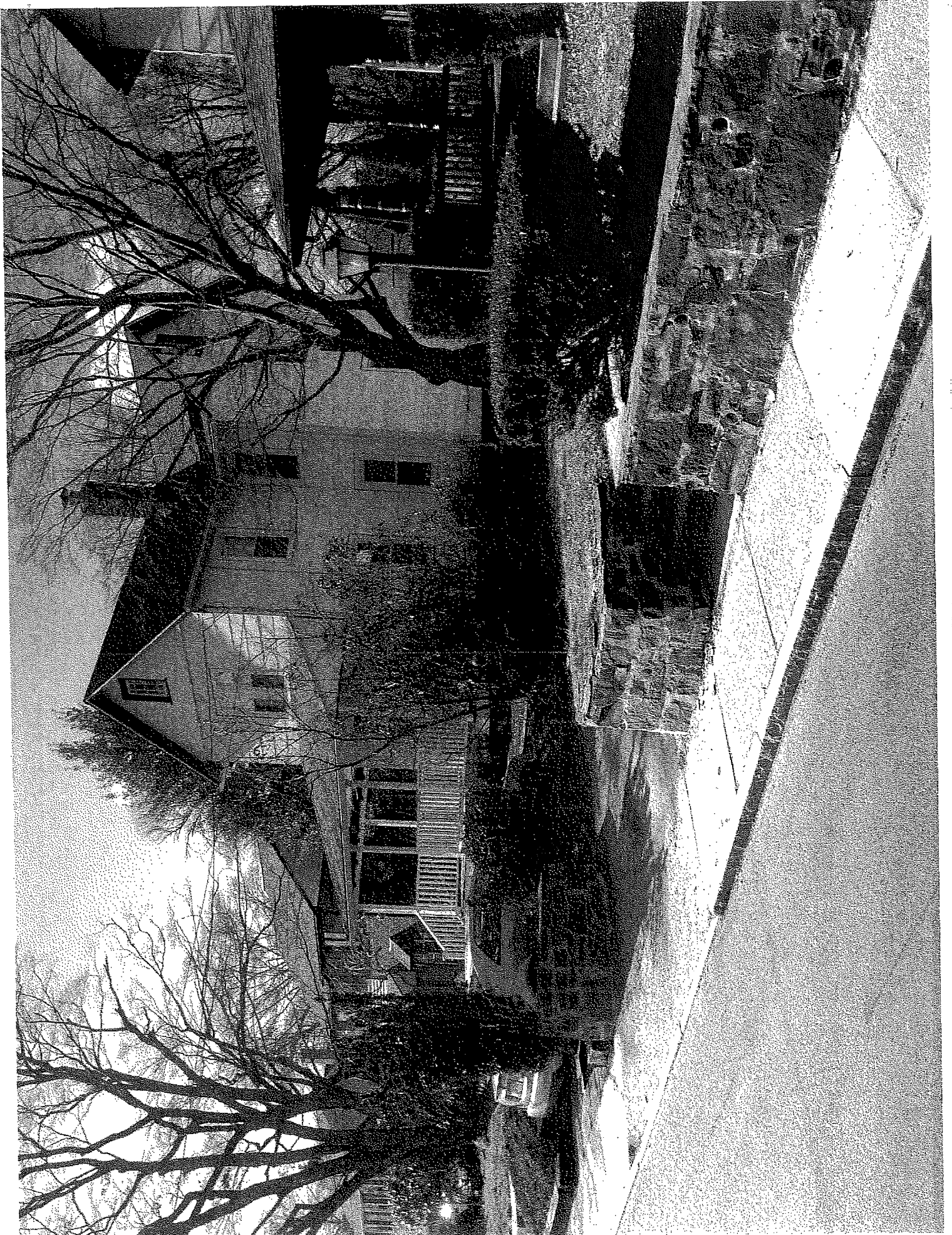


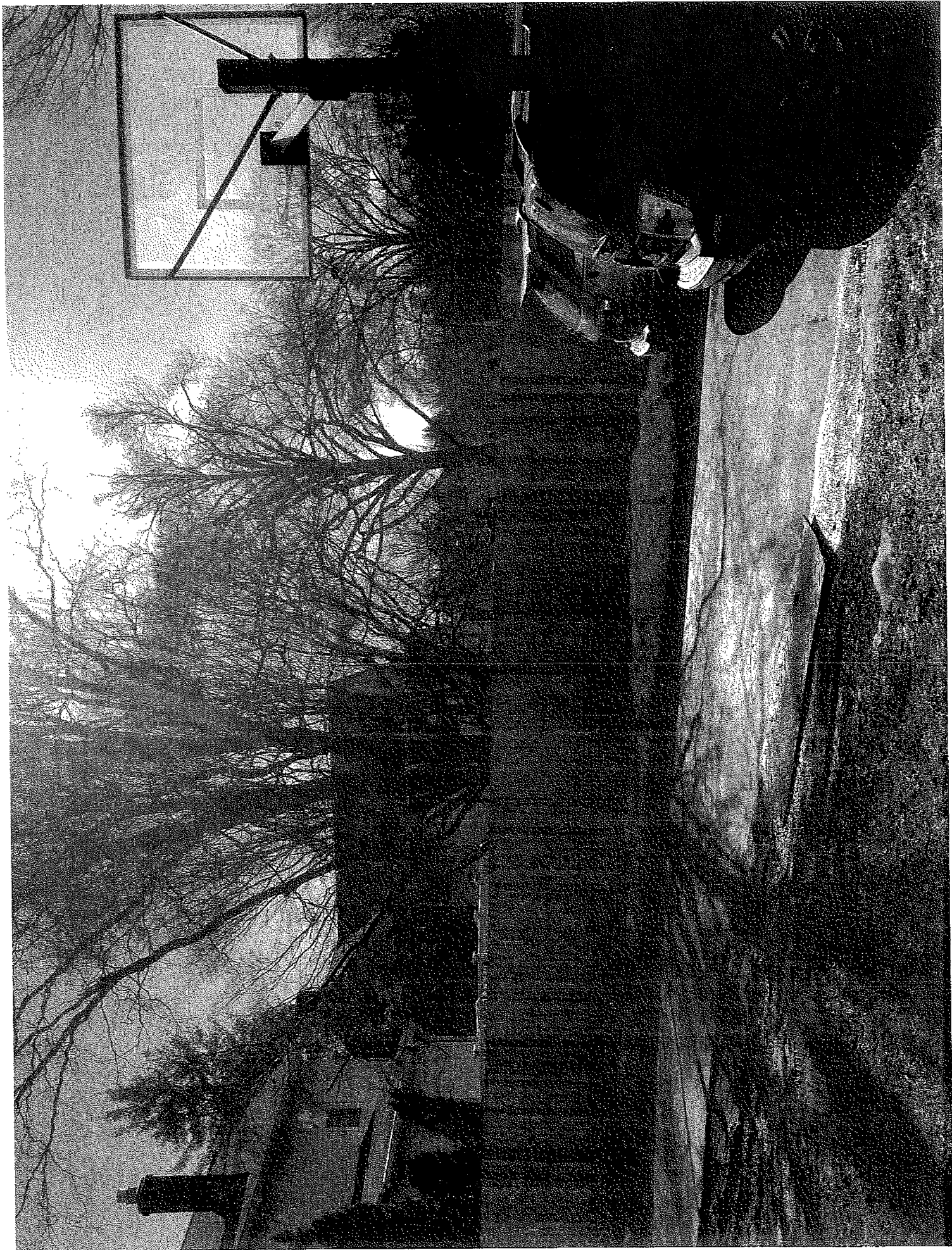


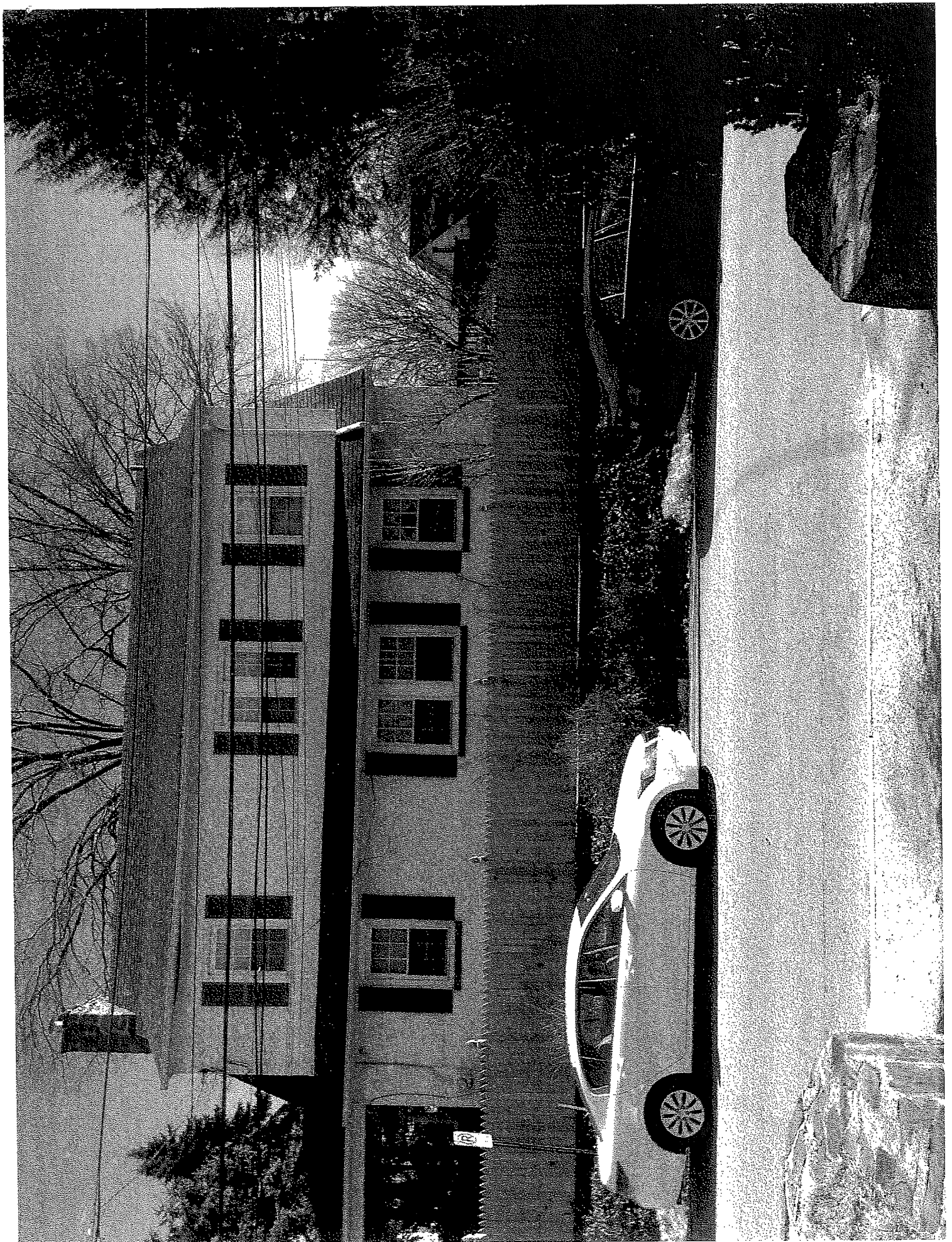














Police  
Personnel Matter

Recognition of  
Elsie Holley Fuller

Letters of Commendation  
Radnor Police Department

**RESOLUTION NO. 2015-99**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, ESTABLISHING AN ENDING TIME LIMIT FOR PUBLIC MEETINGS**

*WHEREAS*, the Radnor Township Board of Commissioners holds public meetings to conduct the business of the Township; and

*WHEREAS*, the Board of Commissioners has determined that it is necessary to establish an ending time for meetings to promote productivity and efficiency in the completion of the Township's business at each meeting; and

*WHEREAS*, the Board of Commissioners has determined to set an ending time for public meetings.

*NOW, THEREFORE*, it is hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve setting an ending time for public meetings at 11:00 p.m.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners conducted on this 15th day of September, 2015.

RADNOR TOWNSHIP

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

Name: James C. Higgins

Title: President

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

**THIS ACCESS AND INDEMNITY AGREEMENT** (the "**Agreement**") is made and entered into as of this \_\_\_\_ day of September, 2015 ("**Execution Date**") by and between 240 RADNOR CHESTER ROAD, L.P.; a Pennsylvania limited partnership ("**Property Owner**") with an office address at PO BOX 545 Deerfield Beach, Florida, and Radnor Township a Pennsylvania Home Rule Municipality ("**Radnor**") with an office address at 301 Iven Avenue Wayne, PA 19087-5297.

## **RECITALS**

WHEREAS: Property Owner owns the property located at 240 Radnor Chester Road Radnor, PA 19087 ("**Property**") which it Leases to Main Line Health ("**Lessee**"); and,

WHEREAS: Radnor as part of the Radnor Chester Road Traffic Enhancement project, is installing a Traffic Signal at the intersection of Radnor Chester Road ("**RCR**") with Raider Road in conjunction with Radnor School District ("**RTSD**") who has recently completed road improvement work on RCR; and,

WHEREAS: Radnor entered upon the Property to complete its project work in advance of the execution of this Agreement without the prior consent of the Property Owner and installed three concrete pads with underground wiring and conduit in the area denoted on **Exhibit B**; and,

WHEREAS: Radnor desires to access the Property in the area reflected on the drawing attached as **Exhibit B** to install two Traffic Signal masts and one Traffic Signal Control system on the three concrete pads with underground wiring and conduit (Collectively "**Equipment**") and initiate operation and maintenance of the Equipment and related appurtenances by Radnor or its contractors. ("**Turnkey Project**"); and,

WHEREAS: Property Owner shall be only responsible for the costs related to its onsite project work to comply with the provisions of the Nave Newell Grading Permit project drawings (**Exhibit A**) and will not incur any costs whatsoever related to the installation, operation or maintenance of the Radnor traffic signal, Radnor Chester Road Improvements, Turnkey Project, or any other costs, such as those related to ADA ramps other than those designated at "A" and "B" at the new driveway access to the Property as reflected the Nave Newell Grading Permit drawings attached as **Exhibit A**.

## **AGREEMENT**

NOW, THEREFORE, the recitals set forth above are incorporated herein by this reference thereto, and in consideration of the promises, agreements and covenants hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

- 1.** Radnor and on behalf of its Contractors, for which Radnor assumes full responsibility for their actions and inactions with relation to the Turnkey Project. This section shall survive the termination or expiration of this Agreement and shall also be applicable to any future Property Owners.
- 2.** The effective date of this Agreement shall be July 1, 2015, the date Radnor first begun activities at the Property.
- 3.** The Property Owner from the Execution date shall make the Property (as reflected herein and on **Exhibit B** attached hereto) available to the Radnor and its Contractors for their immediate inspection, review for preparation and continuation of the work required to complete the Turnkey Project in accordance with the terms of this Agreement.

4. Radnor shall be responsible for and shall complete the Turnkey Project in accordance with this Agreement. The Turnkey Project shall be structurally sound, fit for the purpose intended, include all materials, comprehensive services, resources, labor, contractors, design, materials, debris removal, permit submission, management, supervision, qualified subcontractors managed by Radnor and engineering for the Turnkey Project. This section shall survive the termination or expiration of this Agreement and shall also be applicable to any future Property Owners.
5. Radnor shall assure that the Turnkey Project, including but not limited to, all necessary documents, permits, filings, and engineering for the project, Equipment, and project work, shall be completed in a good and workmanlike manner, fit for the purposes intended in accordance with the requirements, governmental regulations, plans and specifications, with Radnor at all times maintaining the area designated on **Exhibit B** in an organized safe condition and in good repair, in accordance with all regulatory requirements. This section shall survive the termination or expiration of this Agreement and shall also be applicable to any future Property Owners.
6. Radnor, from date they entered on to the Property and forevermore, will be responsible for the modifications it made or makes to the Property, along with all of the costs related in any way to the Turnkey Project, including but not limited to maintenance, repair, operating costs, utility costs, remediation of damages the Turnkey Project cause to the Property, and any other expenses related in any way to the Turnkey Project, including but not limited to, any third party claims which are a result of the items installed as part of the Turnkey Project. This section shall survive the termination or expiration of this Agreement and shall also be applicable to any future Property Owners.
7. Radnor's Turnkey Project cannot impact the Property Owner in any way whatsoever. All Turnkey project work and debris removal by Radnor shall be in accordance with all requirements, legal regulations and requirements of OSHA, EPA, Commonwealth of Pennsylvania, PennDOT, Delaware County and Radnor Township, and Department of Labor. This section shall survive the termination or expiration of this Agreement and shall also be applicable to any future Property Owners.
8. This Access Agreement shall terminate on October 31, 2015 with all of Radnor's rights to access and utilize the Property reflected in **Exhibit B** in anyway whatsoever being terminated and waived, unless Radnor and Property Owner enter into a mutually agreeable Easement Agreement before October 31, 2015, which incorporates the area reflected on **Exhibit B**. If the Easement Agreement is executed by October 31, 2015, this Access Agreement shall remain in full force.
9. Default: If either party is in default with respect to any of the terms or conditions of this Agreement with the other party, at its option, the party not in default may defer further performance hereunder until such default is remedied, and, without prejudice to any other legal remedy, may terminate this Agreement if such default is not remedied within thirty (30) days following the giving of written notice thereof to the party in default, specifying the matter in default. Radnor will not allow for any mechanics lien to be filed against the Property Owner property.
10. Waiver: The failure of any party to enforce at any time any of the provisions of this Agreement shall in no way constitute or be construed as a waiver of that or any other provision of this Agreement, nor in any way to affect the validity of this Agreement or any provision hereof or the right of such party to enforce thereafter each and every

provision of this Agreement. No waiver of any provision or breach of this Agreement shall be deemed to be a waiver of any other provision or breach.

- 11.** Governing Law: This Agreement and the relations of the parties hereunder shall be governed by the local municipal laws and the laws and regulations of the Commonwealth of Pennsylvania.
- 12.** Entire Agreement: The Agreement and all documents incorporated therein embodies the entire agreement of the parties with regards to the subject matter thereof and supersedes any prior communications, commitments, representations or warranty relating to the subject matter thereof. No modification of the Agreement shall be of any force or effect unless reduced to writing and signed by the parties claimed to be bound thereby, and no modification shall be effected by any purchase order forms, acknowledgment forms, shipping documents, or other documents containing terms or conditions at variance with or in addition to those set forth in the Agreement.
- 13.** General Indemnity. Radnor shall indemnify the Property Owner, its shareholders, partners, directors, officers, managers, Lessees, successors, assigns and employees (Collectively "**Indemnitees**") and save them harmless from and against, any and all loss, claims, bodily injury, or damage to any person or property or claims of any sub-contractor, individual, and any third party occurring during or subsequent to the completion of Radnor's Turnkey Project or related in any way to Radnor's use or occupancy of the area designated on **Exhibit B**, including, but not limited to, any damages, claims, bodily injury or casualty that results from the Turnkey Project and Equipment Radnor or its Contractors installed at the Property, including damages, casualty or claims by any third party by reason of Radnor's actions or inactions, or malfunction of any items related to the Turnkey Project. Furthermore, this provision shall include Radnor holding **Indemnitees** harmless and indemnifying **Indemnitees** for claims or damages that result from the actions or inactions of Radnor's suppliers, invitees, agents, employees or Sub-contractors. Radnor and its employees and contractors shall hold harmless and indemnify **Indemnitees** for all costs related to claims or actions of individuals, third parties, sub-contractors and contractors who shall have a claim against Radnor in anyway, or related in anyway to the work performed for the benefit or on behalf of Radnor. This section shall survive the termination or expiration of this Agreement and shall also be applicable to any future Property Owners.
- 14.** The **Indemnitees** will not be subjected to any liens or legal actions as a result of any actions or non-actions of the Radnor. Radnor shall deliver a Waiver of Mechanic's Liens to **Indemnitees**. This section shall survive the termination or expiration of this Agreement and shall also be applicable to any future Property Owners.
- 15.** Insurance by Radnor: During the Turnkey Project, and for the entire period for which any Radnor Equipment occupies any portion of the Property, Radnor and its Contractors, at all times and at its sole cost and expense, shall maintain in force, workmen's compensation insurance in accordance with the Commonwealth of Pennsylvania's minimum requirements as well as property damage, comprehensive general liability, and personal liability insurance (including a contractual liability endorsement) insuring against liability for damage to property or bodily injury or death occurring on the Property, or any structure therein or any part thereof. Such insurance policy or policies, which may include an umbrella policy, shall be maintained on the minimum coverage of One Million Dollars (\$1,000,000) single limit coverage and shall name the Property Owner, and Durable GM Products, Inc. and 1600 Penn Corp as an additional insured prior to Radnor initiating any activity at the Property, Radnor shall

deliver to Property Owner with a certificate of insurance showing the carrier as to each insurance policy. Radnor from the date of execution of this Agreement shall continue to provide Property Owner with the Certificate of Insurance satisfactory to Property Owner, demonstrating compliance with this Section. Radnor is responsible for obtaining from any employee, associate or sub-contractor related to the Radnor an executed General Release which holds the Property Owner harmless from any liability whatsoever, prior to initiating any activities at the Property. Radnor shall indemnify and hold Property Owner and **Indemnitees** harmless for all claims that result from the Radnor's invitees, employees and contractors not maintaining adequate insurance coverage. This provision shall survive the termination or expiration of this Agreement and shall also be applicable to any future Property Owners.

- 16.** Modification to or Cancellation of Policies. Each insurance policy obtained by Radnor pursuant to this Agreement shall provide that any modification or amendment thereto or cancellation thereof shall require not less than ten (10) days prior written notice to the Property Owner.
- 17.** Severability. If any term, covenant or condition of the Agreement and any Addendum are held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of the Agreement and Addendum shall not be affected thereby, and each term, covenant or condition of the Agreement and Addendum shall be valid and enforceable to the fullest extent permitted by law.
- 18.** Successors & Assigns. The Agreement together with its Exhibits and any amendments or addenda shall be binding upon and inure to the benefit of the heirs, successors, agents, representatives and assigns of the parties hereto.
- 19.** Assignment. This Agreement can be assigned by Property Owner without the prior written consent of Radnor.
- 20.** Descriptive heading. The descriptive headings used are for convenience only and they are not intended to indicate all of the matters in the sections which follow them. Accordingly, they shall have no effect whatsoever in determining the rights or obligations or the parties.
- 21.** NOTICES. Any notice required or permitted to be given hereunder must be in writing and shall be deemed to be given when (a) hand delivered, or (b) one (1) business day after pickup by Emery Air Freight, United Parcel Service (Overnight) or FedEx, or another similar overnight express service, addressed to the parties at their respective addresses set forth below:

If to Property Owner:           240 RADNOR CHESTER ROAD INVESTMENT LP.  
  C/O SHELDON GROSS  
  PO BOX 545  
  DEERFIELD BEACH, FLORIDA 33443  
  Phone: 267-266-4517  
  Fax: 954-876-0502  
  Email: sheldonegross@gmail.com

WITH A COPY TO PROPERTY OWNER'S ATTORNEY:  
  Nicholas J. Caniglia, Esquire  
  Pierce, Caniglia & Taylor  
  125 Strafford Avenue, Suite 110



Wayne, PA 19087  
Phone: 610-688-2626  
Fax: 610-688-5761  
Email: NCaniglia@aol.com

If to Radnor: Radnor Township  
301 Iven Avenue  
Wayne, Pa 19087-5297  
Attention Mr. Steven Norcini

WITH A COPY TO RADNOR'S ATTORNEY:  
Mr. John B. Rice, Esquire  
Grim, Biehn & Thatcher  
104 S. Sixth Street  
P.O. Box 215  
Perkasie, PA 18944  
Tele: 215-257-6811  
Fax: 215-257-5374  
E-Mail: jrice@grimlaw.com

**ACKNOWLEDGEMENT AND ACCEPTANCE OF THIS AGREEMENT**

This Agreement and any amendments or addenda may be executed in counterparts by the parties by way of transmission through a facsimile (FAX) machine, or electronic mail (email), such copy shall have the same legal enforceability and binding effect upon the parties as though it were signed by all parties in original form.

IN WITNESS WHEREOF, the party hereto, intending to be legally bound, has hereunder set their hands and seals the day and year first above written, representing he or she has the requisite authority to bind the Parties to this and that no requirement, approval or action prevents the Parties from executing this Agreement on behalf of their entities or themselves.

**BY: "Property Owner"**

**240 Radnor Chester Road Investment LP**

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

Name: Sheldon Gross  
Title: COO and General Partner

**BY: RADNOR TOWNSHIP**

ATTEST \_\_\_\_\_ RADNOR TOWNSHIP

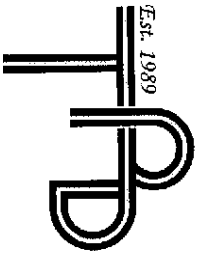
By: \_\_\_\_\_ By: \_\_\_\_\_

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

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

06087943

DISTRICT	COUNTY	TOWNSHIP	BOROUGH	ROUTE	SECTION	TOTAL SHEETS
6-0	DELAWARE	RADNOR		1021		10



# TRAFFIC PLANNING AND DESIGN, INC.

## DRAWINGS

FOR  
CONSTRUCTION  
OF

### ROADWAY/ACCESS IMPROVEMENTS ASSOCIATED WITH 240 RADNOR CHESTER ROAD

EPS # 83693

TPD JOB # SGRO.00001

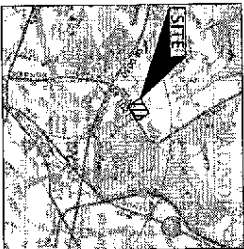
STATE ROUTE 1021 SECTION \_\_\_\_\_

IN DELAWARE COUNTY \_\_\_\_\_

FROM STA 105+00.00 TO STA 109+00.00 LENGTH 0400 FT 0.0758 MI  
FROM SEG 0050 OFFSET 1278 TO SEG 0050 OFFSET 1678

ALSO INCLUDED:  
TRUCK TURNING PLAN  
ADA PLANS

TITLE SHEET	SHEET	1
EXISTING CONDITIONS PLAN	SHEET	2
PROPOSED CONDITIONS PLAN WITH GENERAL NOTES	SHEET	3
CONSTRUCTION PLAN	SHEET	4
ELEVATION AND DRAINAGE PLAN	SHEET	5
PROFILES, TYPICAL SECTIONS, AND DETAILS	SHEET	6
PAVEMENT MARKING AND SIGNING PLAN	SHEET	7
TRAFFIC CONTROL STANDARDS	SHEETS	8-9
	SHEET	10



Copy from the MAP 2021 to Permit No. 21009310

LOCATION MAP

0 2000 4000 FEET



PENNSYLVANIA ACT 232 (1974) AS AMENDED BY ACT 121 (2008) REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, CONTRACTORS OR OTHER PERSONS WHOSE WORK WILL INTERFERE WITH OR CROSS AN UNDERGROUND utility. THE SERVICE OF A ONE-CALL SERIAL NUMBER FROM A LIST OBTAINED BY ENGINEER.

REVISION	DATE	BY
1. INITIAL DESIGN	07/21/2015	EF
2. PERMITTED	07/21/2015	EF
3. PERMITTED	07/21/2015	EF

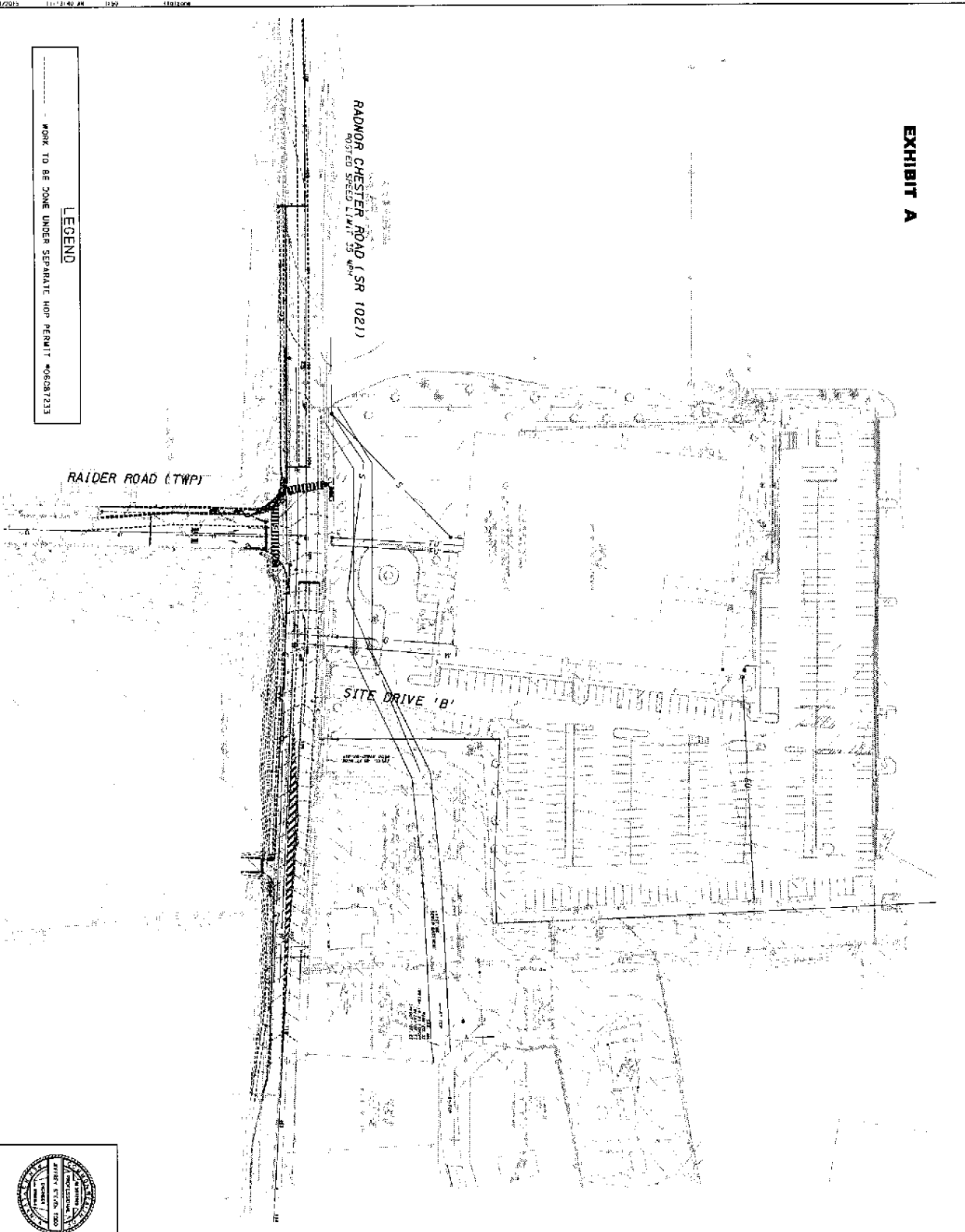
DATE



PREPARED BY:  
TRAFFIC PLANNING &  
DESIGN, INC.  
2500 E. HIGH STREET  
SUITE 250  
POTTSTOWN, PA 19464

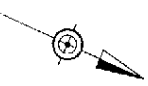
# EXHIBIT A

06087943



**LEGEND**  
 WORK TO BE DONE UNDER SEPARATE HDP PERMIT #06087943

COUNTY	ROUTE	SECTION	SHEET
DELAWARE	1021		2 OF 10
TOWNSHIP			
RADNOR TOWNSHIP			
REVISIONS	DATE	BY	



**Traffic Planning and Design, Inc.**  
 Office Serving the Mid-Atlantic Region

www.TrafficPD.com    610.326.3100    TrafficPD@comcast.net

DATE: 07/07/15    PROJECT DESIGNER: ECF    JOB NO. 5810.0001

EXISTING CONDITIONS PLAN

TRAFFIC PLAN PREPARED BY: ECF    DATE: 07/07/15

THIS PLAN AND ANY PARTS THEREOF ARE HEREBY CERTIFIED TO BE CORRECT AND TO BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.





06087943

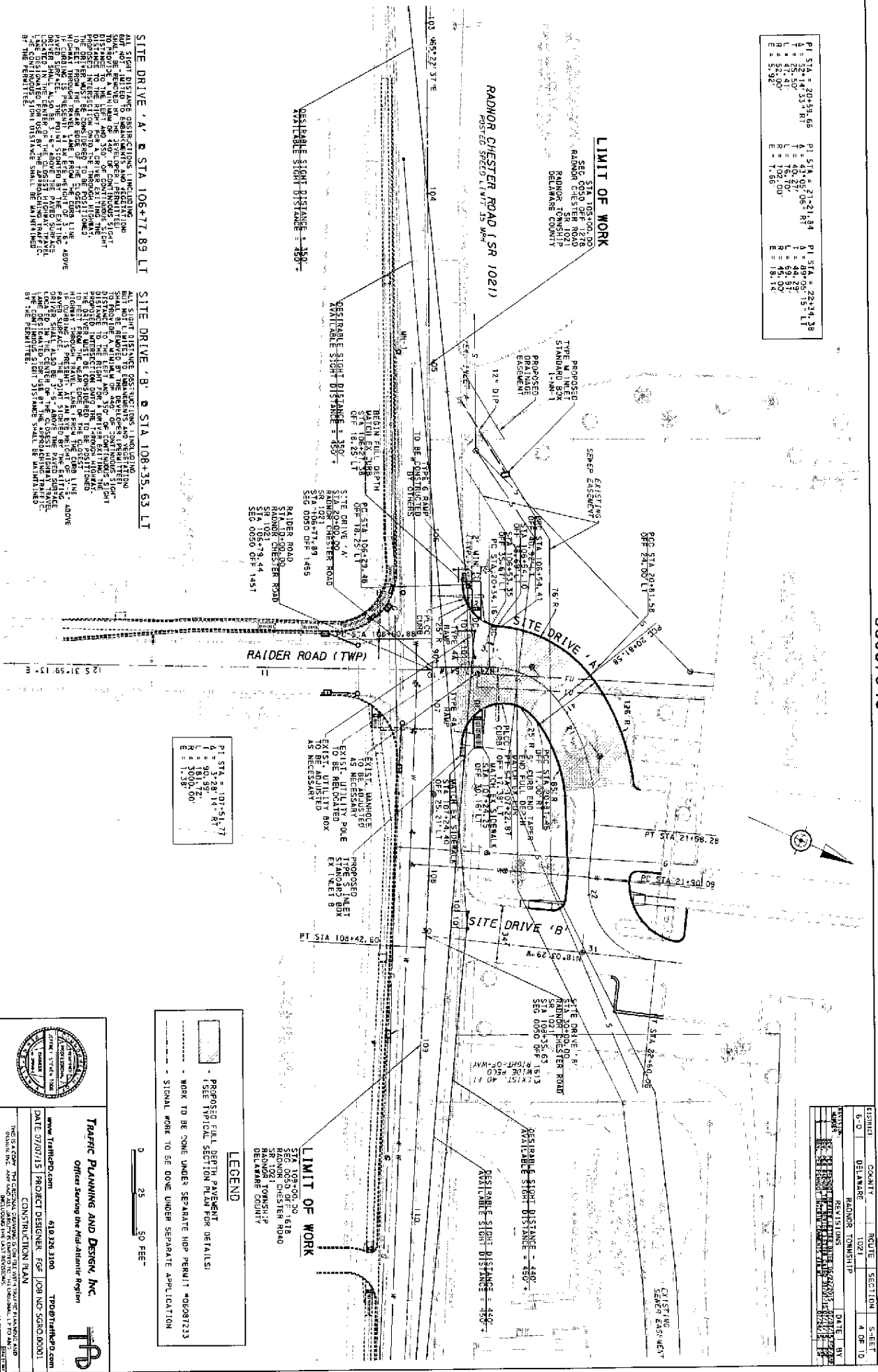
PI STA = 20+39.66	PI STA = 21+21.84	PI STA = 22+34.38
A = 128.14	A = 43.95	A = 89.95
L = 28.30	L = 75.70	L = 89.57
R = 54.00	R = 102.00	R = 45.00
E = 5.92	E = 7.68	E = 18.14

**SITE DRIVE 'A' @ STA 108+77.83 LT**

ALL SIGHT DISTANCE OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO SIGNAGE AND STRUCTURES TO BE REMOVED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE DISTANCE TO THE HIGHEST POINT OF OBSTRUCTION SHALL BE MAINTAINED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL OBSTRUCTIONS TO BE MAINTAINED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIGHT DISTANCE OBSTRUCTIONS TO BE MAINTAINED AS SHOWN ON THIS PLAN.

**SITE DRIVE 'B' @ STA 108+35.63 LT**

ALL SIGHT DISTANCE OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO SIGNAGE AND STRUCTURES TO BE REMOVED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE DISTANCE TO THE HIGHEST POINT OF OBSTRUCTION SHALL BE MAINTAINED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL OBSTRUCTIONS TO BE MAINTAINED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIGHT DISTANCE OBSTRUCTIONS TO BE MAINTAINED AS SHOWN ON THIS PLAN.



PI STA = 107+51.77
A = 30.59
L = 18.17
R = 30.00
E = 1.00

**LEGEND**

- PROPOSED FULL DEPTH PAVEMENT
- WORK TO BE DONE UNDER SEPARATE HOP PERMIT #06087233
- STONAL WORK TO BE DONE UNDER SEPARATE APPLICATION

0 25 50 FEET

**Traffic Planning and Design, Inc.**  
 Office Serving the Mid-Atlantic Region

www.TrafficandDesign.com 610.326.3100 TPO@TrafficandDesign.com

DATE: 07/07/15 PROJECT DESIGNER: 59F JOHN MC SOROCKO 00001

CONSTRUCTION PLAN

TRAFFIC AND DESIGN, INC. 1000 W. MARKET STREET, SUITE 200, PHILADELPHIA, PA 19102

COUNTY	ROUTE	SECTION	SHEET
DELAWARE	1021	4 OF 10	
TOWNSHIP	RAIDOR		
DATE	BY		
07/07/15	JM		

06087943

NOTE:  
GROUND ELEVATIONS PER VERTICAL DATUM PROVIDED BY HAYNE NEMMEL, INC. ELEVATIONS RELATED TO STORMWATER FACILITIES ARE IN ACCORDANCE WITH THE VERTICAL DATUM PROVIDED BY HAYNE NEMMEL, INC. DIFFERENCE IN DATUMS = 260.20

INLET 1-N-2	STANDARD BOX	STA 109+85.14	GRAVE 354.68	INVERT 349.15
EXISTING INLET B	STANDARD BOX	STA 107+28.39	GRAVE 357.60	INVERT 354.29
INLET 1-N-2	STANDARD BOX	STA 107+28.39	GRAVE 357.60	INVERT 354.29

LIMIT OF WORK

STA 105+00.00  
SEP 050 OFF 1620  
RADNOR SR 1021  
RADNOR TOWNSHIP  
DELAWARE COUNTY

RADNOR CHESTER ROAD (SR 1021)

POSTED SPEED LIMIT 35 MPH

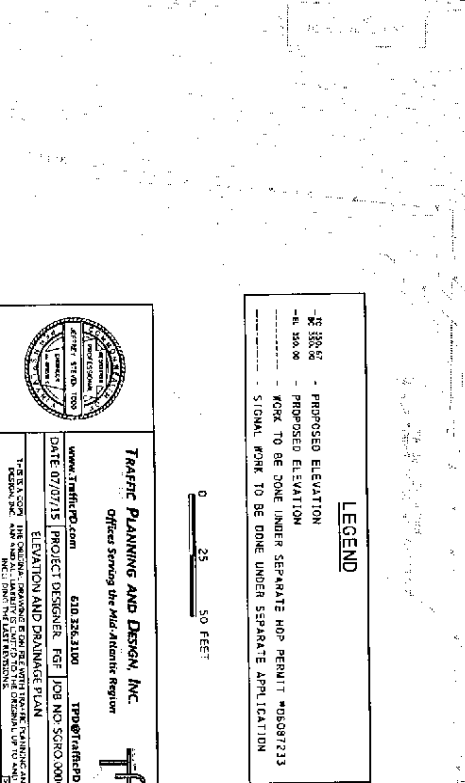
DRAINAGE STRUCTURE INFORMATION PER ACP EPS APPLICATION #0943

INLET 1-1	TYPE C INLET	STANDARD BOX	STA 108+96.14	GRAVE 354.68	INVERT 351.86
INLET 1-2	TYPE C INLET	STANDARD BOX	STA 107+28.39	GRAVE 357.60	INVERT 354.29
INLET 1-3	TYPE C INLET	STANDARD BOX	STA 107+28.39	GRAVE 357.60	INVERT 354.29
INLET 1-4	TYPE C INLET	STANDARD BOX	STA 107+28.39	GRAVE 357.60	INVERT 354.29
MANHOLE CAPPED INLET					
MANHOLE CAPPED INLET					
MANHOLE CAPPED INLET					
MANHOLE CAPPED INLET					

SITE DRIVE 'A'  
RADNOR CHESTER ROAD  
SR 1021  
SEP 050 OFF 1455

SITE DRIVE 'B'  
RADNOR CHESTER ROAD  
SR 1021  
SEP 050 OFF 1457

RAIDER ROAD (TWP)



SUBJECT	COUNTY	ROUTE	SECTION	SHEET
6-0	DELAWARE	1021	3	10
PROJECT	REVISIONS	DATE	BY	APP'D
06087943	01/27/15	02/27/15	02/27/15	02/27/15

**LEGEND**

- E 350.00 - PROPOSED ELEVATION
- M 350.00 - PROPOSED ELEVATION
- W 350.00 - WORK TO BE DONE UNDER SEPARATE PERMIT #06087233
- S 350.00 - STORM PNE TO BE DONE UNDER SEPARATE APPLICATION

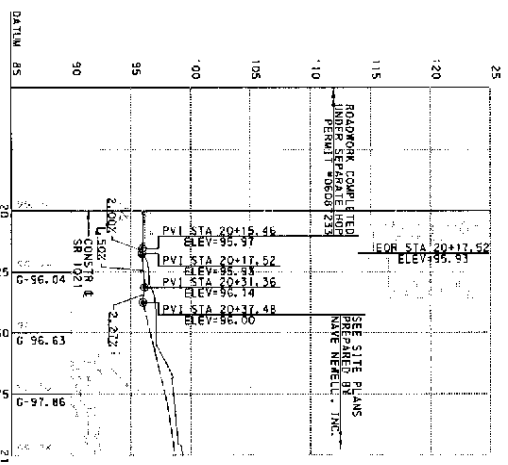


**Traffic Planning and Design, Inc.**  
Offices Serving the Mid-Atlantic Region

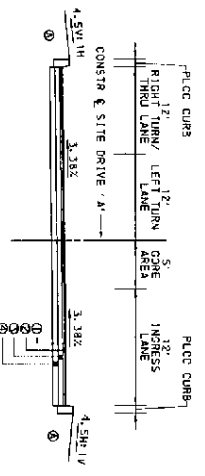
www.tpdinc.com 610.338.3100 TPD@tpdinc.com  
DATE: 07/07/15 PROJECT DESIGNER: TFG JOB NO: SCD0-00001  
ELEVATION AND DRAINAGE PLAN

1:25.000 SCALE AND NOT TO BE USED FOR CONSTRUCTION. VERTICAL CURVES AND GRADES ARE TO BE VERIFIED BY THE CONTRACTOR. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

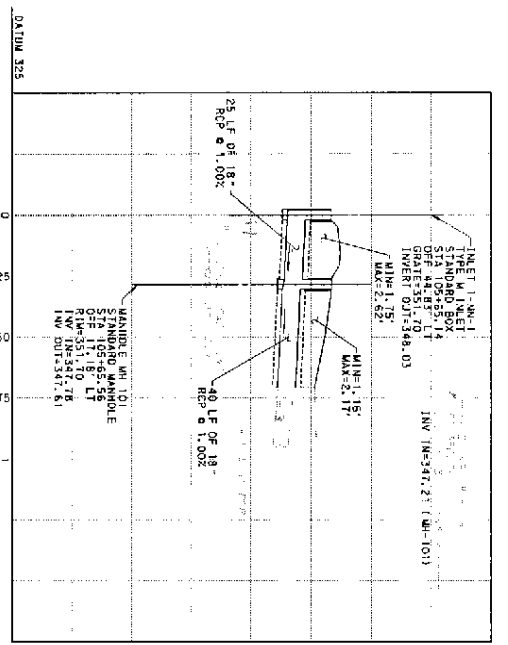
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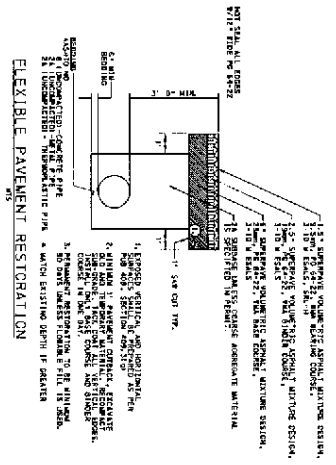
Q SITE DRIVE 'A'  
 @ STA 20+00.00  
 RADNOR CHESTER ROAD (SR 1021)  
 @ STA 106+77.89 LT



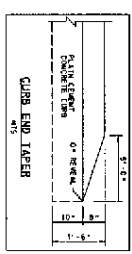
SITE DRIVE 'A'  
 STA 20+81.46  
 STA 106+77.89 (SR 1021)  
 TYPICAL SECTION



PIPE PROFILE 1-MN-1 TO EX INLET A



- ① 1.5" SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 9.5mm, PG 64-52, WMA BEARING COURSE.
- ② 3-10" W ESALS, 5.5% SMA, 1.5" WMA BEARING COURSE.
- ③ 2.5" SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 3.75mm, PG 64-52, WMA BINDER COURSE.
- ④ 3-10" W ESALS.
- ⑤ 6" SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 3-10" W ESALS.
- ⑥ 6" 2A SUBBASE.
- ⑦ ALL SEEDING AND SOIL SUPPLEMENT PER PUBLICATION 408.
- ⑧ IF EXISTING MATERIAL DEPTHS ARE GREATER IN FIELD, MATCH EXISTING BERTHS.



PROJECT	DATE	BY
TRAFIC PLANNING AND DESIGN, INC.	07/07/15	...
PROJECT DESIGNER	FOR JOB NO. 5810-0001	...
DATE	07/07/15	...

UTILITY CONTACTS FOR COORDINATION

- AT&T ATLANTA  
 2315 S. STATE RD. #113  
 ATTN: NAME'S SERVICE  
 EMAIL: rps@comcast.net
- COMCAST CABLE EVICTION  
 ATTN: NAME'S SERVICE  
 EMAIL: rps@comcast.net
- 7200 PENNSYLVANIA AVE  
 BRIN MAR, PA 19010  
 ATTN: STEVE FIZZI  
 EMAIL: sff121@comcast.net
- USIC  
 450 S. HENRIKSON RD SUITE B  
 KING OF PRUSSIA, PA  
 ATTN: GUY FIZZI  
 EMAIL: gff121@comcast.net
- LEVEL 3 COMMUNICATIONS LLC  
 8005 ELDON RD. BLDG 300  
 ATTN: LEVEL 3 OPERATOR PERSONNEL  
 EMAIL: foflor1@level3.com
- VERTIZON PENNSYLVANIA LLC  
 EXTEN. PA 19341  
 ATTN: KELLY BLOUNT  
 EMAIL: kblo1@verizon.com
- 301 N. MARKET AVE  
 WAYNE, PA 19087  
 ATTN: STEVE VOICHOVSKI  
 EMAIL: sfo121@comcast.net

**TRAFIC PLANNING AND DESIGN, INC.**  
*Official Serving the Mid-Atlantic Region*

www.tpdfrp.com 610.326.3100 TPD@tpdfrp.com

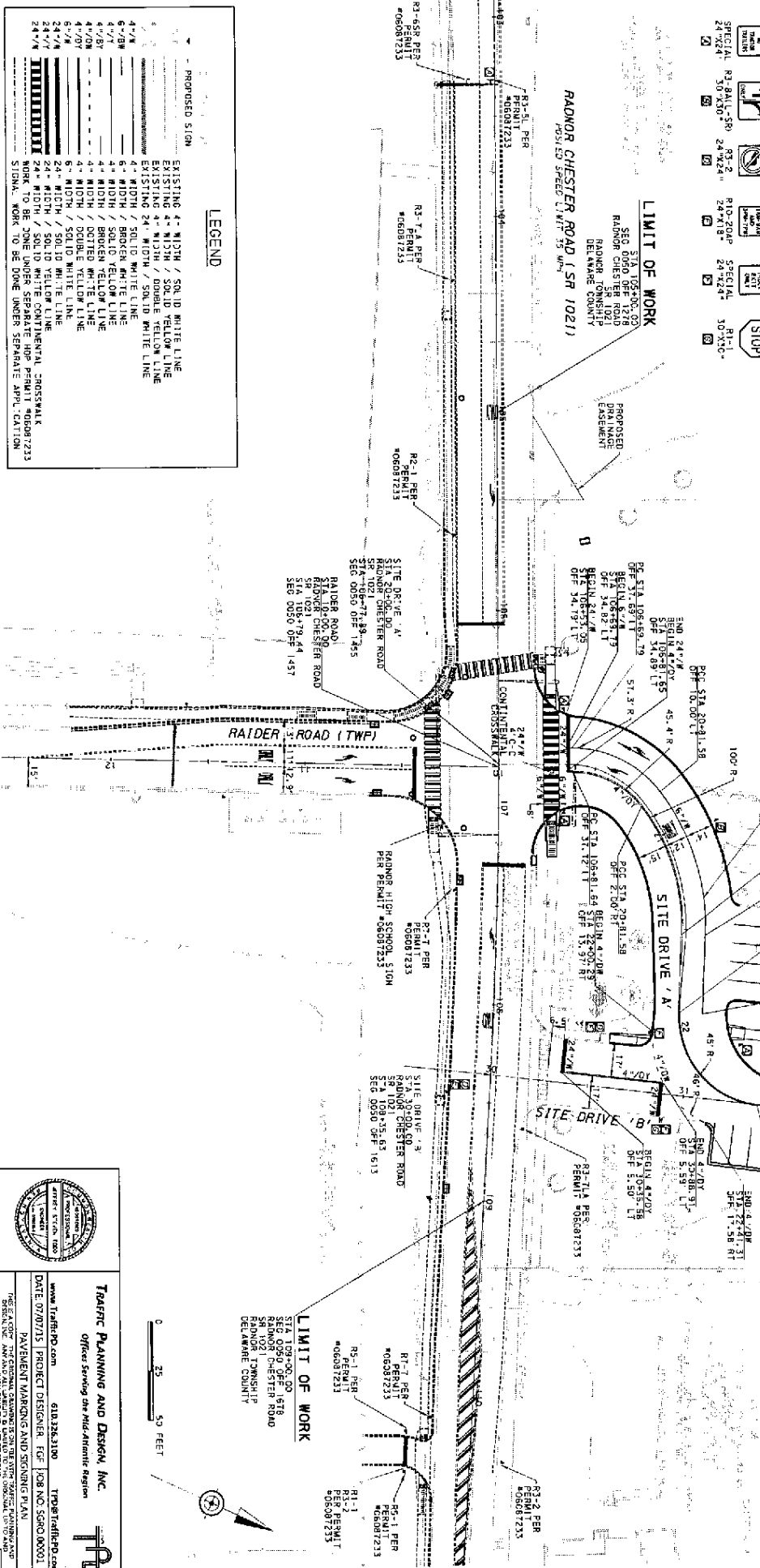
DATE 07/07/15 | PROJECT DESIGNER FOR JOB NO. 5810-0001

PROFILES/TYPICAL SECTIONS AND DETAILS

TRAFFIC PLANNING AND DESIGN, INC. 301 N. MARKET AVE. WAYNE, PA 19087

06087943

PLAN	SERIES	SIZE	DESCRIPTION	STATION	ROUTE	STATE SEGMENT	OFFSET	ACTION	REMARKS
91	SPECIAL	24"x24"	NO TRACTOR - TRAILERS	103+34.00 RT	1021	0350	112	NEW	P
92	SPECIAL	24"x24"	NO TRACTOR - TRAILERS	106+49.72 LT	1021	0350	147	NEW	P
93	SPECIAL	24"x24"	NO TRACTOR - TRAILERS	101+02.48 LT	1021	0050	1480	NEW	P
94	SPECIAL	24"x24"	NO TRACTOR - TRAILERS	109+45.68 RT	1021	0050	1623	NEW	P
95	RID	20'Ø	TRUCK USE CONTROL (L-SR)	102	0050	1623		NEW	P
96	SPECIAL	24"x24"	NO TRACTOR - TRAILERS	131+00.25 LT				NEW	P
97	SPECIAL	24"x24"	NO TRACTOR - TRAILERS	122.25				NEW	P
98	SPECIAL	24"x24"	NO TRACTOR - TRAILERS	130+43.37 LT				NEW	P
99	SPECIAL	24"x24"	TRUCK EXIT ONLY	30+79.89 LT				NEW	P
100	SPECIAL	24"x24"	TRUCK EXIT ONLY	30+49.73 RT				NEW	P
101	81-1	30"x30"	STOP	30+89.73 RT				NEW	P
* S - STATE M - MUNICIPALITY P - PERMITTEE U - UNKNOWN									



### LEGEND

**PROPOSED SIGN**

4" M/DTH / SOLID WHITE LINE  
 4" M/DTH / SOLID YELLOW LINE  
 4" M/DTH / DOUBLE YELLOW LINE  
 2" M/DTH / SOLID WHITE LINE  
 4" M/DTH / BROKEN WHITE LINE  
 4" M/DTH / SOLID YELLOW LINE  
 4" M/DTH / BROKEN YELLOW LINE  
 4" M/DTH / DOTTED WHITE LINE  
 4" M/DTH / SOLID YELLOW LINE  
 4" M/DTH / SOLID WHITE LINE  
 24" M/DTH / SOLID WHITE LINE  
 24" M/DTH / SOLID YELLOW LINE  
 STIPPLE WORK TO BE DONE UNDER SEPARATE PERMIT 408087233  
 STIPPLE WORK TO BE DONE UNDER SEPARATE PERMIT 408087233

**Traffic Planning and Design, Inc.**  
 Offices Serving the Mid-Atlantic Region

www.TrafficPD.com    610.328.3100    TrafficPD@TrafficPD.com

DATE: 07/07/15 PROJECT DESIGNER: HGF / JCB NO: SMD00001

PAVEMENT MARKING AND SIGNING PLAN

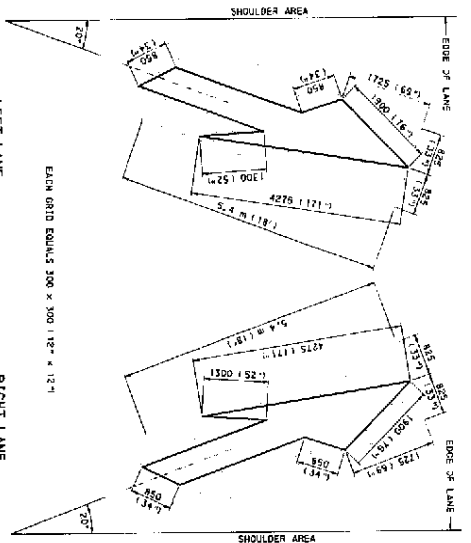
TRAFFIC PLAN AND SIGNING PLAN FOR THE PROJECT DRAWING IS TO BE USED FOR THE PROJECT PAVEMENT MARKING AND SIGNING PLAN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**Traffic Planning and Design, Inc.**

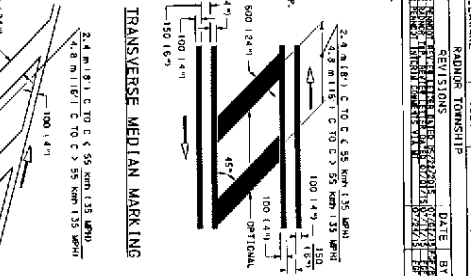
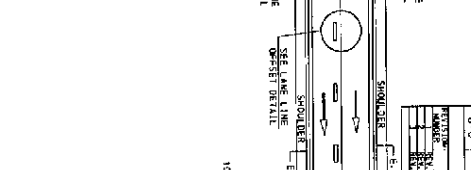
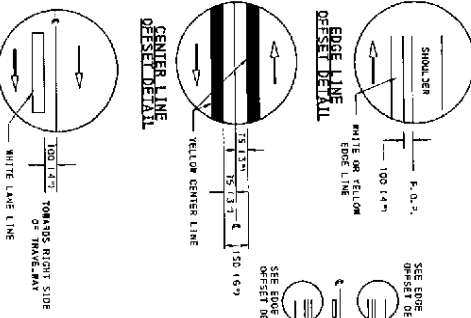
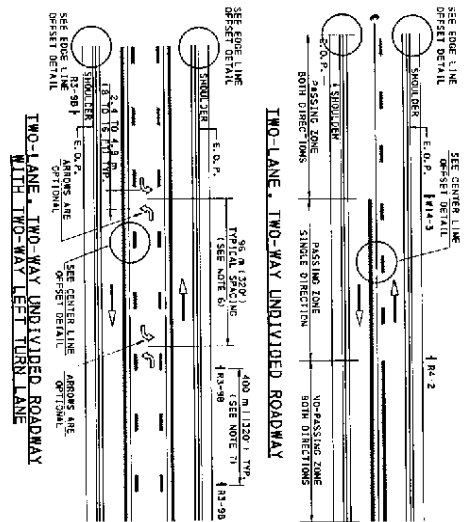




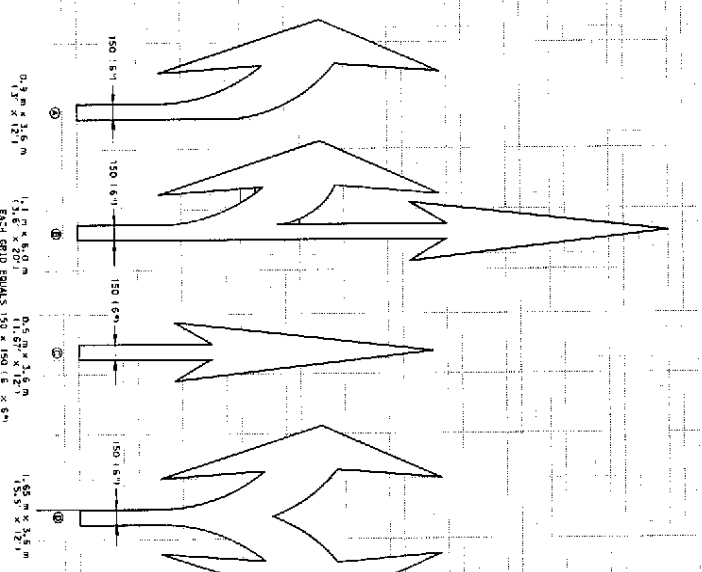
06087943



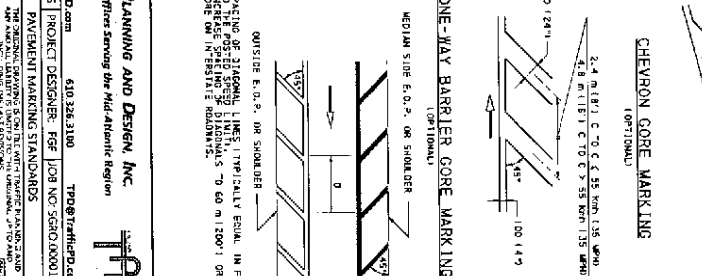
LEFT LANE  
LANE REDUCTION TRANSITION ARROW  
RIGHT LANE  
LANE REDUCTION TRANSITION ARROW



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. ENGLISH UNITS IN PARENTHESES (").
  2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. ENGLISH UNITS IN PARENTHESES (").
  3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. ENGLISH UNITS IN PARENTHESES (").



- NOTES:
1. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  2. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  3. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  4. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  5. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  6. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  7. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  8. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  9. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.
  10. PAVEMENT MARKING LINES 100 mm (4") FROM LONGITUDINAL JOINTS, AS DETERMINED BY THE ENGINEER.

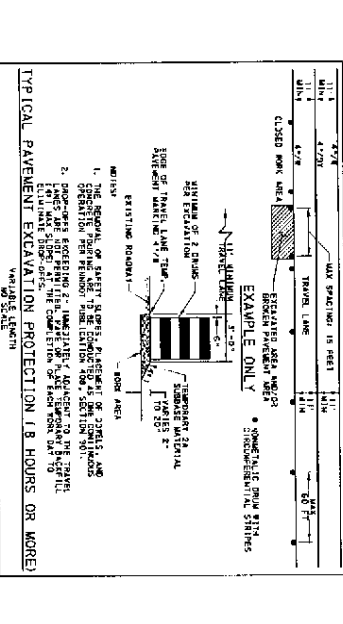
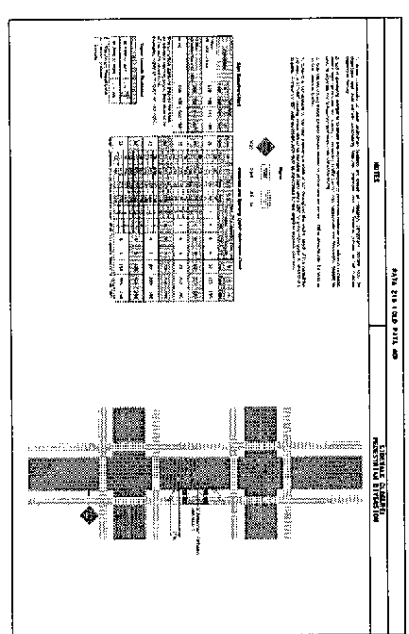
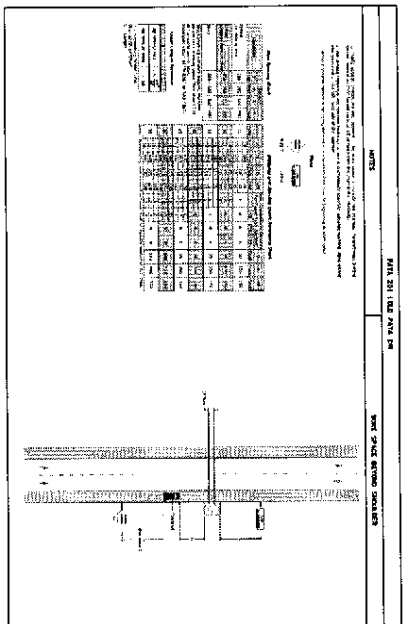
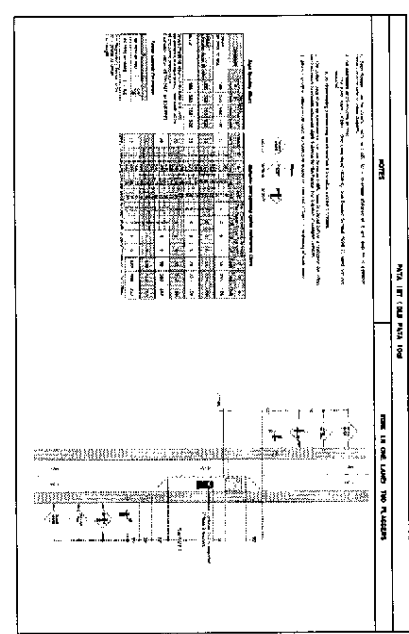
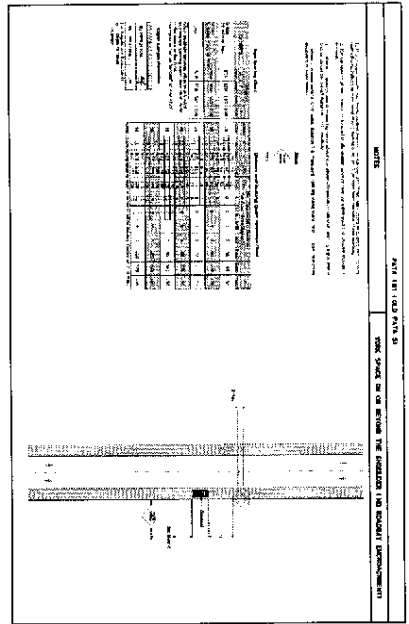


**TRAFFIC PLANNING AND DESIGN, INC.**  
 Offices serving the Mid-Atlantic Region

www.TrafficPA.com 410.326.3100 TRPD@TrafficPA.com  
 DATE: 07/07/15 PROJECT DESIGNER: GSE JOB NO: 06087943  
 THE SEAL OF THE PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND  
 INCLOSURE THE LAST EDITION

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	DELAWARE	1021		9 OF 10
PROJECT		RAVENS TOWNSHIP	DATE	BY
REVISIONS				

06087943



**SEQUENCE OF CONSTRUCTION**

1. SET UP AND ALONG SR 1021 IN ACCORDANCE WITH SECTION 1021.01 AND 218.45 REQUIRED.
2. INSTALL AND/OR RAISE STRUCTURES ALONG THE CORNER POINTS OF THE NETWORK.
3. CONSTRUCT ALL ACCESS POINTS AND ASSOCIATED IMPROVEMENTS ALONG THE NORTHERN SIDE OF SR 1021.
4. SAFE AND ACCESSIBLE PEDESTRIAN ROUTES MUST BE MAINTAINED DURING CONSTRUCTION. THE EXISTING SIDEWALKS ALONG THE SITE IN PROGRESS MUST REMAIN OPEN TO PEDESTRIAN TRAFFIC. ANY NEW SIDEWALKS AND ADA FACILITIES ARE TO BE CONSTRUCTED. IF SIDEWALKS ARE PROHIBITED TO BE CONSTRUCTED, AN ALTERNATE ROUTE MUST BE PROVIDED BY MEANS OF A TEMPORARY SIDEWALK OUTSIDE THE RIGHT-OF-WAY. THE TEMPORARY SIDEWALK MUST BE PROTECTED AS REQUIRED BY BARRIERS, UTILIZE PENODT STANDARD PRACTICES, AND BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR AND PERMITTEE MUST COORDINATE WITH THE DEPARTMENT OF TRANSPORTATION TO IDENTIFY AN ACCEPTABLE ALTERNATE PEDESTRIAN ROUTE PRIOR TO ANY FORESEEN CLOSURES OF THE EXISTING PEDESTRIAN FACILITIES.

**TRAFFIC CONTROL GENERAL NOTES**

1. FURNISH, INSTALL, MAINTAIN AND REMOVE ALL TRAFFIC CONTROL DEVICES AS SPECIFIED IN THE TRAFFIC CONTROL PLANS.
2. REQUIRE ALL MAINTENANCE AND PROTECTION OF TRAFFIC DEVICES AND METHODS TO CONFORM WITH THE FOLLOWING DOCUMENTS:
  - COMMUNICATIONS OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, PUBLICATION 408, 2011, OR AS AMENDED.
  - WORK ZONE TRAFFIC CONTROL, PUBLICATION 213, 187 PA CODE, CHAPTER 2107, JUNE 2014.
  - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION, FHWA, 2005.
  - TRAFFIC CONTROL SIGNALING STANDARDS, T0800 SERIES, PUBLICATION 111, JUNE 2013.
  - STANDARDS FOR ROADWAY CONSTRUCTION, SERIES HC 09 TO 10CM, ACCESS TO AND OCCUPANCY OF HIGHWAYS BY DRIVERS AND LOCAL ROADS, ST PA CODE, CHAPTER 441, APRIL 2006.
3. NO TRAFFIC RESTRICTIONS OR LANE CLOSURES ARE PERMITTED ON LEGAL HIGHWAYS WITHOUT USE FOR THROUGH TRAFFIC LANES UNDER SHORT TERM OPERATIONS. RETURN ALL LANES TO NORMAL TRAFFIC FLOW AT CLOSE OF WORKDAY.
4. PROPERLY APPROPRIATE AND SECURE THE WORK AREA DURING NON-WORKING HOURS BY PROVIDING FENCED OFF-LIMITS THROUGH TRAFFIC LANES UNDER SHORT TERM OPERATIONS. RETURN ALL LANES TO NORMAL TRAFFIC FLOW AT CLOSE OF WORKDAY.
5. MAINTAIN ACCESS TO ALL PRIVATE DRIVENAYS AND MUNICIPAL ROADS DURING CONSTRUCTION.
6. PROTECT ANY EXCAVATIONS, OBSTRUCTIONS, OR CONSTRUCTION SO AS NOT TO EXPOSE ANY PEDESTRIAN TO HAZARDS.
7. DO NOT PARK ANY PERSONNEL VEHICLES WITHIN THE HIGHWAY RIGHT OF WAY WITHOUT PERMISSION OF THE INSPECTOR IN CHARGE.
8. EXISTING DEPARTMENT SIGNS, REMOVE EXISTING WARNING, REGULATORY, GUIDE, AND REGULATORY SIGNS AS REQUIRED TO BE REMOVED OR RELOCATED. AN ALTERNATE TYPE OF TRAFFIC CONTROL IS PROVIDED SUCH AS FLAGMEN, TEMPORARY TRAFFIC SIGNALS TO STOP/CONTROL TRAFFIC ARE RELOCATED. SPEED LIMIT AND WARNING SIGNS NEED TO BE RELOCATED UNLESS THEY ARE ALL LISTED AS PART OF THE PLAN.
9. STATE OR MARK SIGN LOCATIONS OR LOCATE SIGNS ON CONSTRUCTION GRADINGS BEFORE REMOVING ANY SIGNS. IN EXISTING EXISTING WARNING SIGNS WITH THE EXCEPTION OF STOP OR YIELD SIGNS AS HEREIN NOTED, REINSTALL EXISTING REGULATOR 24 HOUR AND DIRECTIONAL SIGNS AT APPROPRIATE LOCATIONS WITHIN 24 HOURS OF THEIR REMOVAL.
10. THE CROSSLER CONTRACTOR SHALL ESTABLISH A NAME AND PHONE NUMBER TO THE PERSON RESPONSIBLE FOR TRAFFIC PROTECTION (24 HOURS).
11. REPLACE IN KIND ALL SIGNS OR POSTS DAMAGED DURING REMOVAL OR REINSTALLATION.
12. PLACE TEMPORARY CONCRETE BARRIERS AND THE APPROPRIATE END PROTECTION IN ANY LOCATION WHICH HAS A 20' OR GREATER DROP-OFF.
13. THE PROPOSED DRIVEWAY ON SR 1021 SHALL BE CLOSED WITH ROAD-CLOSED SIGNS OF TYPE 111 AHEAD AND BARRIERS UNTIL THE DRIVEWAY IS READY TO BE OPENED.
14. LEFT FIGURE DATA MAY ONLY BE UTILIZED IF THERE IS ADEQUATE PAYMENT FOR THE USE OF THE DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REINSTALLATION OF ANY SIGNS DAMAGED DURING THE CONSTRUCTION OF THE DRIVEWAY.
15. ALL WORKERS SHALL BE EQUIPPED WITH REGULATIONS SET FORTH IN 3115 OF THE PENNSYLVANIA PENNSYLVANIA REGULATIONS SET FORTH IN NOVEMBER 24, 2009 IN REGARDS TO THE WORKER'S SAFETY APPAREL.
16. THE CONTRACTOR WILL NOTIFY THE DISTRICT 6-0 TRAFFIC MANAGEMENT CENTER (TMC) 721 DAYS IN ADVANCE OF ANY PROPOSED LANE OR SHOULDER RESTRICTIONS OR ROAD CLOSURES AND FURNISH THE MANAGER WITH THE ROAD RESTRICTION OPERATION. THE TMC PHONE NUMBER IS 1810-205-6934.

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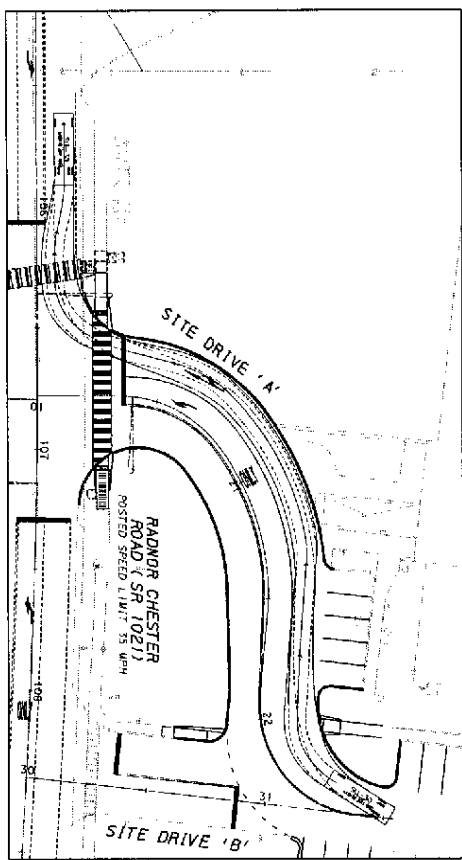
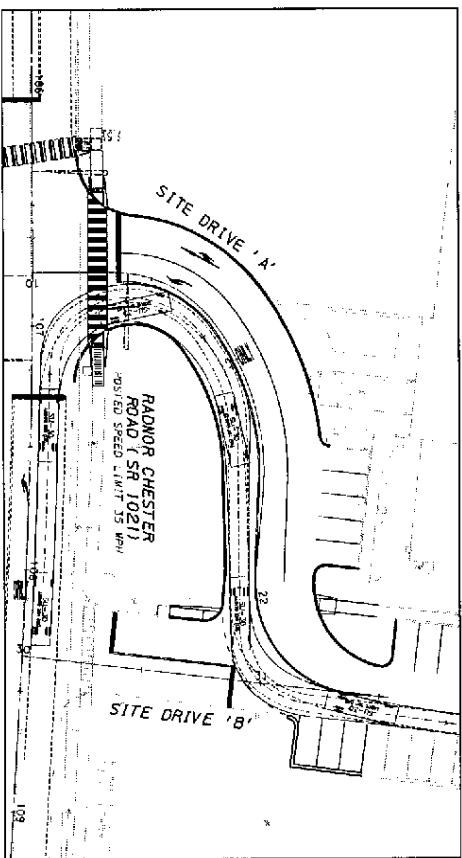
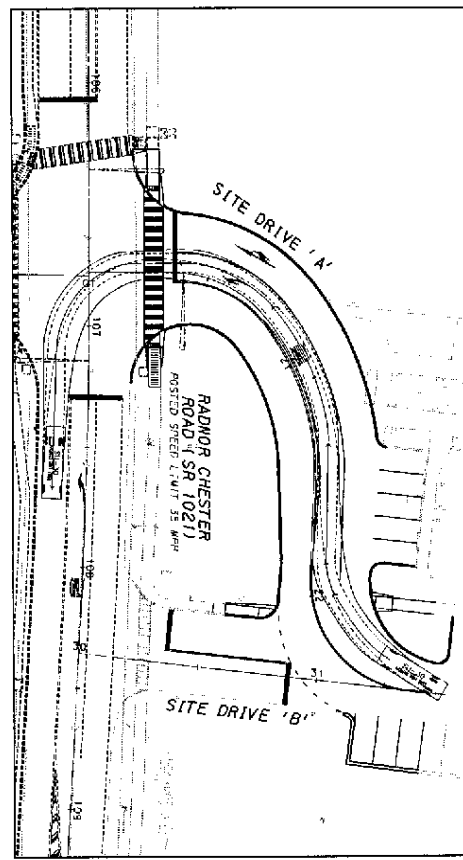
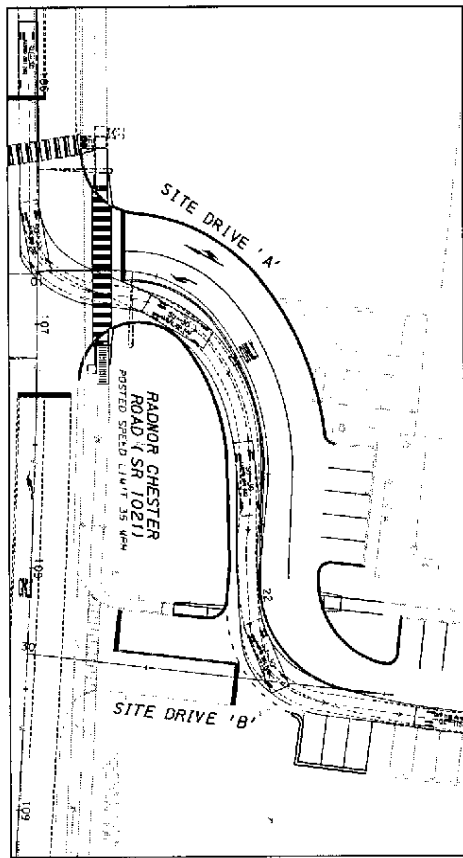
www.trafficpd.com    610.286.3100    TYP@trafficpd.com

DATE: 07/07/15    PROJECT DESIGNER: HAD    JOB NO: SPC020001

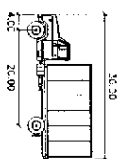
TRAFFIC CONTROL STANDARDS

06087943

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	DELAWARE	1021	1 OF 2	
PROJECT	DELAWARE	SAVING TRUCKS	DATE	BY
NO. 1	NO. 1	NO. 1	NO. 1	NO. 1
NO. 1	NO. 1	NO. 1	NO. 1	NO. 1



- NOTES:
- THE LARGEST ANTICIPATED VEHICLE SIZE TO USE THE PROPOSED DRIVEWAY IS A SINGLE UNIT VEHICLE.
  - THE LARGEST ANTICIPATED VEHICLE SIZE TO USE THE EXISTING DRIVEWAY IS A 48'-0" VEHICLE.
  - WORK TO BE DONE UNDER SEPARATE HOP PERMIT #06087233
  - SIGNAL WORK TO BE DONE UNDER SEPARATE APPLICATION.



SU-30 FEET  
 36.00  
 27.00  
 4.00  
 31.5



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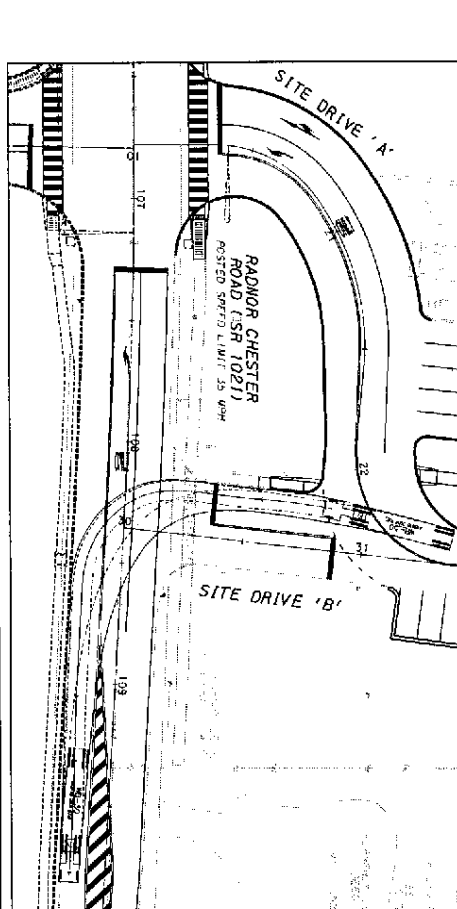
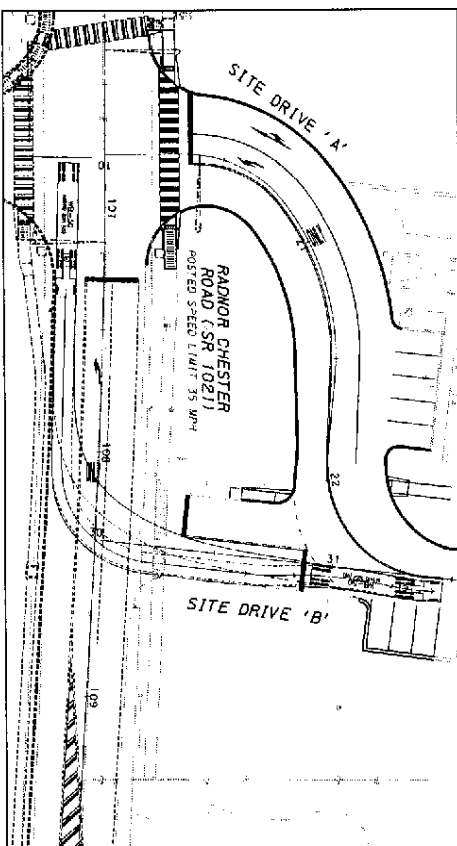
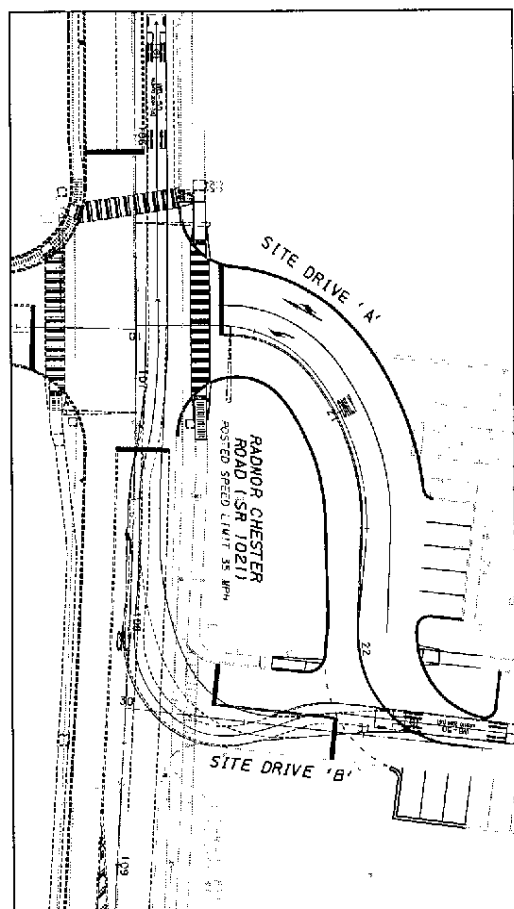
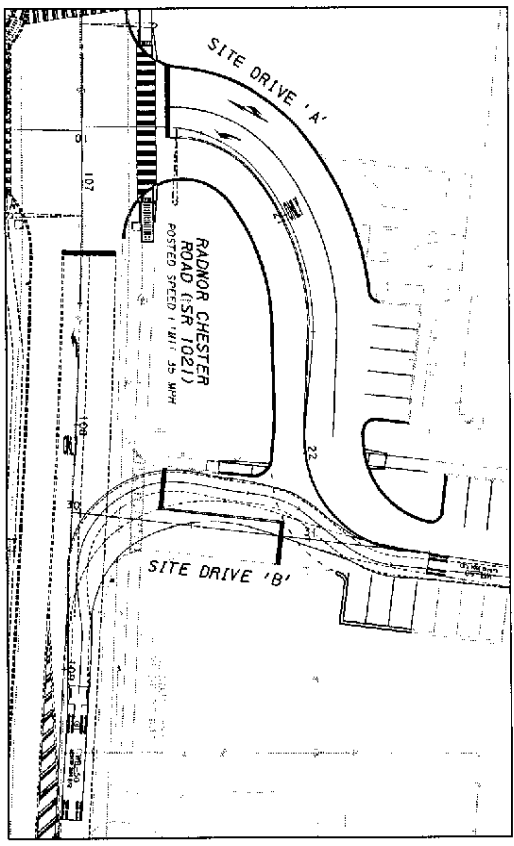
www.tpdinc.com 410.326.2100 TPD@tpdinc.com  
 DATE 07/07/15 PROJECT DESIGNER: FCF JOB NO. 06087233

TRUCK TURNING PLAN

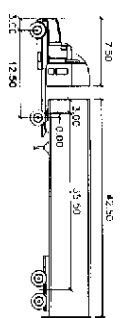
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06087943

OWNER:	COUNTY	ROUTE	SECTION	SHEET
6-0	DEL MAR	1021		2 OF 2
DESIGNED BY:	BLONDS TOWNSHIP		DATE:	BT
DATE:	07/27/13		PROJECT:	TRUCK TURNING PLAN
SCALE:	AS SHOWN		DATE:	BT



NOTES:  
 THE LARGEST ANTICIPATED VEHICLE SIZE TO USE THE PROPOSED DRIVEWAY IS A SINGLE UNIT VEHICLE.  
 THE LARGEST ANTICIPATED VEHICLE SIZE TO USE THE EXISTING DRIVEWAY IS A WB 50.  
 WORK TO BE DONE UNDER SEPARATE HOP PERMIT #06097233  
 SIGNAL WORK TO BE DONE UNDER SEPARATE APPLICATION.



WB-50	FEET
TRUCKER WIDTH	8.0
TOTAL EB WB-50	8.50
TOTAL WB-50	8.50
TRUCKER LENGTH	12.5
TRUCKER HEIGHT	4.2
TRUCKER TO LOCK TIME	6.3
STRIKING ANGLE	17.7
MINIMUM TURNING RADIUS	10.0
MINIMUM TURNING ANGLE	70.0



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www.trafficpd.com    610.326.3100    trafficpd.com  
 DATE 07/27/13    PROJECT DESIGNER: FGJ    JOB NO: SGR0 00001

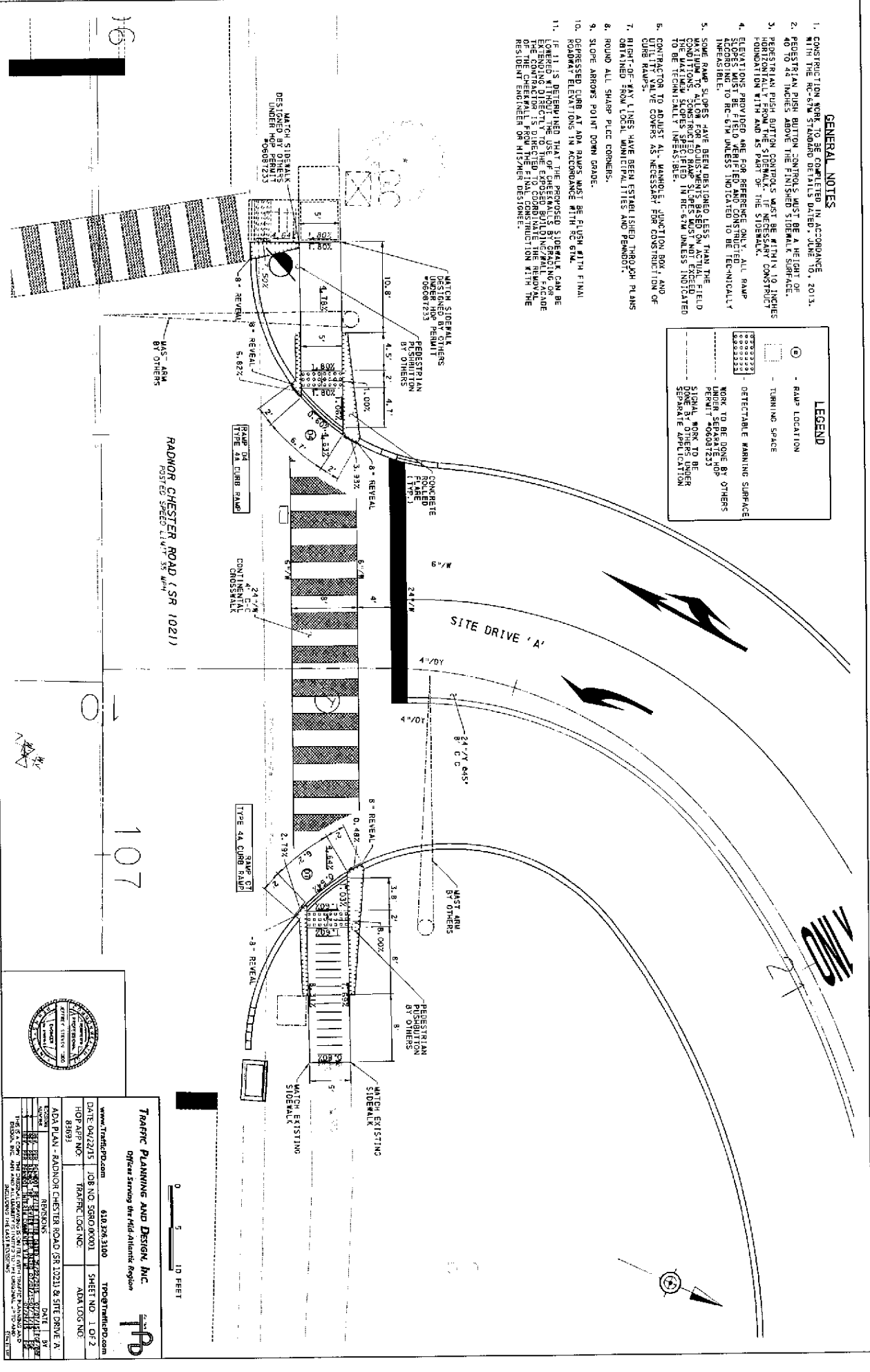
TRUCK TURNING PLAN

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**GENERAL NOTES**

- CONSTRUCTION WORK TO BE COMPLETED IN ACCORDANCE WITH THE RE-BTM STANDARD DETAILS DATED: JUNE 10, 2013.
- PEDESTRIAN PURE GUTTER CONTROLS MUST BE A HEIGHT OF 40 TO 44 INCHES ABOVE THE FINISHED SIDEWALK SURFACE.
- PEDESTRIAN PURE GUTTER CONTROLS MUST BE WITHIN 10 INCHES HORIZONTALLY FROM THE SIDEWALK. IF NECESSARY, CONSTRUCT FOUNDATION WITH AND AS PART OF THE SIDEWALK.
- ELEVATIONS PROVIDED ARE FOR REFERENCE ONLY. ALL RAMP SLOPES MUST BE FIELD VERIFIED AND CONSTRUCTED ACCORDING TO RE-BTM UNLESS INDICATED TO BE TECHNICALLY ACCEPTABLE.
- SOME RAMP SLOPES HAVE BEEN DESIGNED LESS THAN THE MINIMUM PER ADA REQUIREMENTS BASED ON ACTUAL FIELD CONDITIONS. CONSTRUCTED RAMP SLOPES MUST NOT EXCEED THE MAXIMUM SLOPES SPECIFIED IN RE-BTM UNLESS INDICATED TO BE TECHNICALLY ACCEPTABLE.
- CONTRACTOR TO VERIFY AS NECESSARY, POSITION ROW AND CURB RAMP.
- RIGHT-OF-WAY LINES HAVE BEEN ESTABLISHED THROUGH PLANS OBTAINED FROM LOCAL MUNICIPALITIES AND PENNDOT.
- ROUND ALL SHARP CORNERS.
- SLOPE ARROWS POINT DOWN GRADE.
- DEPRESSED CURB AT ADA RAMP MUST BE FLUSH WITH FINAL ROADWAY ELEVATIONS IN ACCORDANCE WITH RC 67M.
- IF IT IS DETERMINED THAT THE PROPOSED SIDEWALK CAN BE LOWERED WITHOUT THE USE OF SPECIAL SIDEWALKING FACILITY, THE CONTRACTOR IS DIRECTED TO CORRECT THE REMAINDER OF THE CHECKMATEL FROM THE SAME CONSTRUCTION WITH THE RESIDENT ENGINEER ON MANSION BEHAVIOR.

LEGEND	
	- RAMP LOCATION
	- TURNING SPACE
	- DETECTABLE MANNERED SURFACE
WORK TO BE DONE BY OTHERS	
	PRECAST CONCRETE
	ROLL FORM
	CONCRETE
	FINISH
	PAVING
	GRAVEL
	SAND
	ASPHALT
	BITUMINOUS
	SUBGRADE
	EROSION CONTROL
	UTILITY
	STORM SEWER
	SEWER
	WATER MAIN
	GAS MAIN
	ELECTRIC MAIN
	TELEPHONE MAIN
	CABLE TV MAIN
	FIRE MAIN
	FIBER OPTIC MAIN
	FLAG
	PEG
	PEG IN GROUND
	PEG ON GROUND
	PEG IN WALL
	PEG ON WALL
	PEG IN CEILING
	PEG ON CEILING
	PEG IN FLOOR
	PEG ON FLOOR
	PEG IN FOUNDATION
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www.TrafficPD.com 410.226.3100 TPO@TrafficPD.com  
 DATE: 04/22/15 JOB NO. SGRD-00001 SHEET NO. 1 OF 2  
 HOP AFF NO. TRAFFIC LOG NO. ADA LOG NO.  
 83693

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT		
2	FOR REVIEW		
3	FOR REVIEW		
4	FOR REVIEW		
5	FOR REVIEW		
6	FOR REVIEW		
7	FOR REVIEW		
8	FOR REVIEW		
9	FOR REVIEW		
10	FOR REVIEW		
11	FOR REVIEW		

ADA PLAN - RADNOR CHESTER ROAD (SR 1021) & SITE DRIVE 'A'







TPO: TPO@TrafficPD.com  
 HOP: HOP@TrafficPD.com  
 DATE: 04/22/15

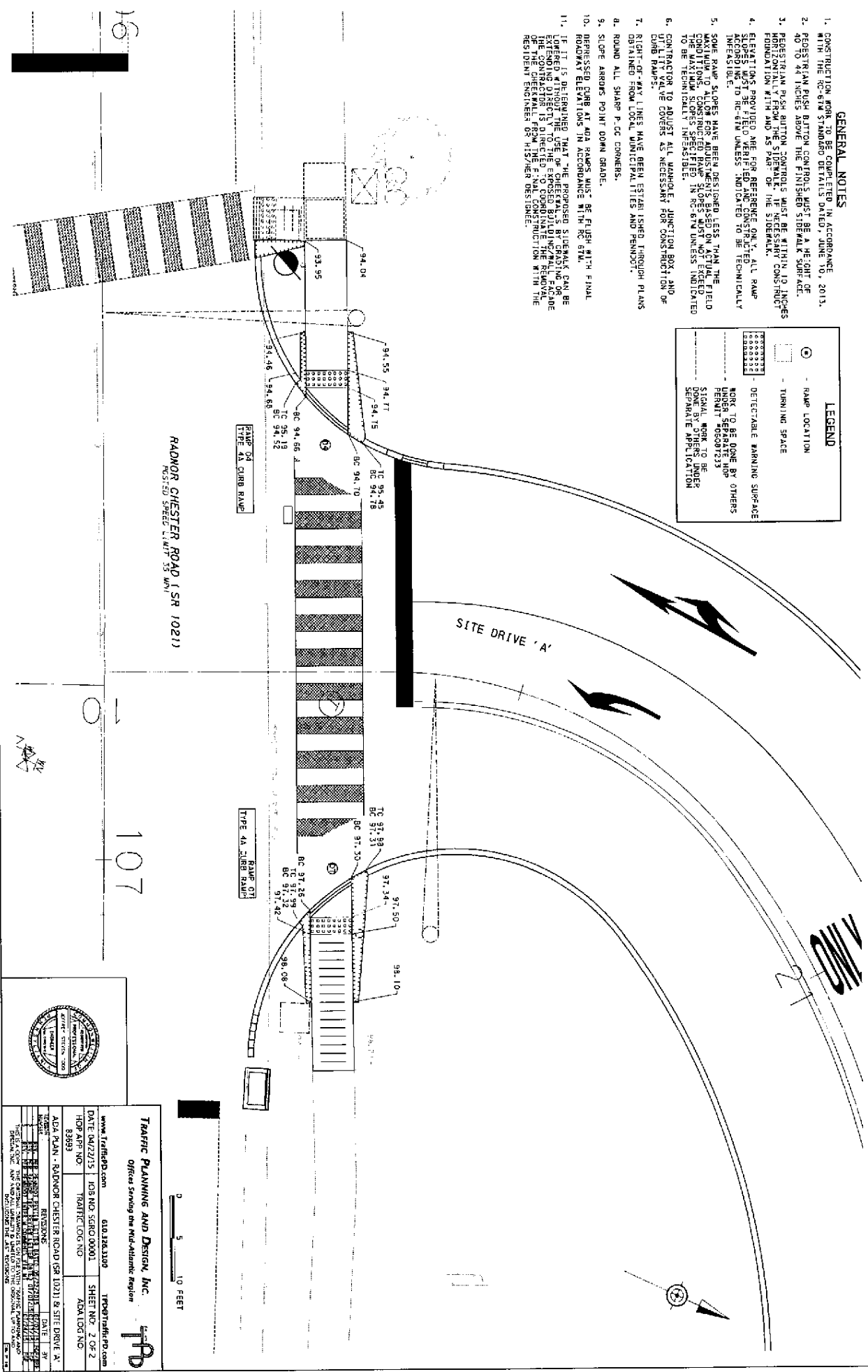
06087943

GENERAL NOTES

1. CONSTRUCTION WORK TO BE COMPLETED IN ACCORDANCE WITH THE RC-6TM STANDARD DETAILS DATED, JUNE 10, 2013.
2. POSTRIAM PUSH BUTTON CONTROLS MUST BE A HEIGHT OF 40 TO 44 INCHES ABOVE THE FINISHED SIDEWALK SURFACE.
3. PRESTREAM PUSH BUTTON CONTROLS MUST BE WITHIN 10 INCHES HORIZONTALLY FROM THE SIDEWALK. IF NECESSARY CONSTRUCT FOUNDATION WITH AND AS PART OF THE SIDEWALK.
4. ELEVATIONS PROVIDED ARE FOR REFERENCE ONLY. ALL RAMP SLOPES MUST BE FIELD MEASURED AND NOTED TO BE TECHNICALLY INFASIBLE.
5. SOME RAMP SLOPES HAVE BEEN DESIGNED LESS THAN THE MAXIMUM TO ALLOW FOR ADJUSTMENTS BASED ON ACTUAL FIELD CONDITIONS. CONSTRUCTED RAMP SLOPES MUST BE FIELD MEASURED TO BE TECHNICALLY INFASIBLE.
6. CONTRACTOR TO ADJUST ALL MANHOLE, JUNCTION BOX, AND UTILITY VALVE COVERS AS NECESSARY FOR CONSTRUCTION THROUGH CURB RAMP.
7. RIGHT-OF-WAY LINES HAVE BEEN ESTABLISHED THROUGH PLANS OBTAINED FROM LOCAL MUNICIPALITIES AND PENNDOT.
8. ROUND ALL SHARP P.C.C. CORNERS.
9. SLOPE ARROWS POINT DOWN GRADE.
10. DEPRESSED CURBS AT ADA RAMPS MUST BE FINISH WITH FINAL ROADWAY ELEVATIONS IN ACCORDANCE WITH RC 94.11.
11. IF IT IS DETERMINED THAT THE PROPOSED SIDEWALK OR RAMP EXTENDING DIRECTLY TO THE EXPOSED BUILDING WALL FACADE OF AN ADJACENT BUILDING IS NECESSARY TO COORDINATE THE REMOVAL OF THE BUILDING WITH THE REGIONAL ENGINEER OR HIS/HER DESIGNEE.

**LEGEND**

-  - RAMP LOCATION
-  - TURNING SPACE
-  - DETECTABLE WARNING SURFACE
-  - MORE TO BE DONE BY OTHERS
-  - SIGNAL WORK TO BE DONE BY OTHERS UNDER PERMIT #06087943
-  - SEPARATE APPLICATION



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DATE: 04/22/15	DRAWN: SBRD 00001	SHEET NO. 2 OF 2
HDP APP NO:	TRAFFIC LONG NO:	ADA LOG NO:
89893		
ADA PLAN - RAMPOR CHESTER ROAD (SR 1021) & SITE DRIVE 'A'		
DESIGNED BY: SBRD	ENGINEER: SBRD	DATE: 3/27
CHECKED BY: JF	DATE: 4/22/15	
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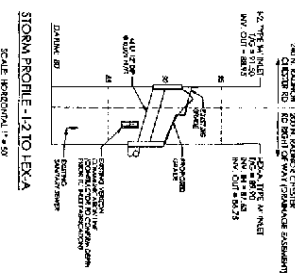
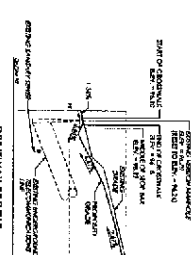
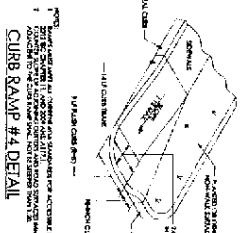
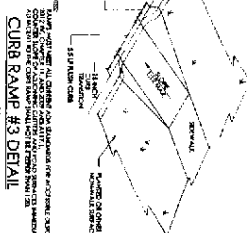
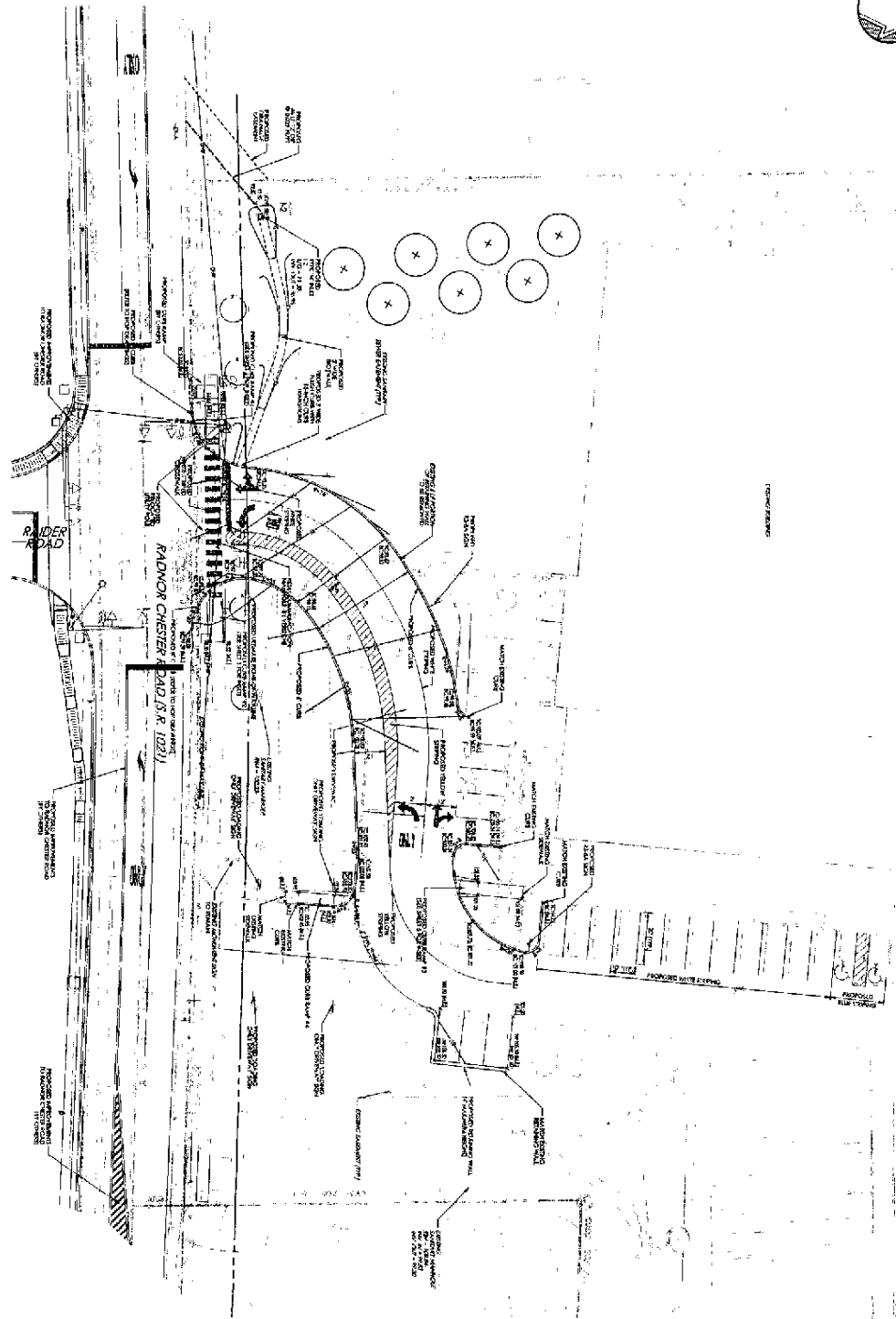
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**LANDSCAPE SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL	REMARKS
1	1" DIA. ASPEN	10	EA	12.00	120.00	10' DIA. ASPEN
2	2" DIA. ASPEN	10	EA	18.00	180.00	20' DIA. ASPEN
3	3" DIA. ASPEN	10	EA	24.00	240.00	30' DIA. ASPEN
4	4" DIA. ASPEN	10	EA	30.00	300.00	40' DIA. ASPEN
5	5" DIA. ASPEN	10	EA	36.00	360.00	50' DIA. ASPEN
6	6" DIA. ASPEN	10	EA	42.00	420.00	60' DIA. ASPEN
7	7" DIA. ASPEN	10	EA	48.00	480.00	70' DIA. ASPEN
8	8" DIA. ASPEN	10	EA	54.00	540.00	80' DIA. ASPEN
9	9" DIA. ASPEN	10	EA	60.00	600.00	90' DIA. ASPEN
10	10" DIA. ASPEN	10	EA	66.00	660.00	100' DIA. ASPEN
11	11" DIA. ASPEN	10	EA	72.00	720.00	110' DIA. ASPEN
12	12" DIA. ASPEN	10	EA	78.00	780.00	120' DIA. ASPEN



**LEGEND**

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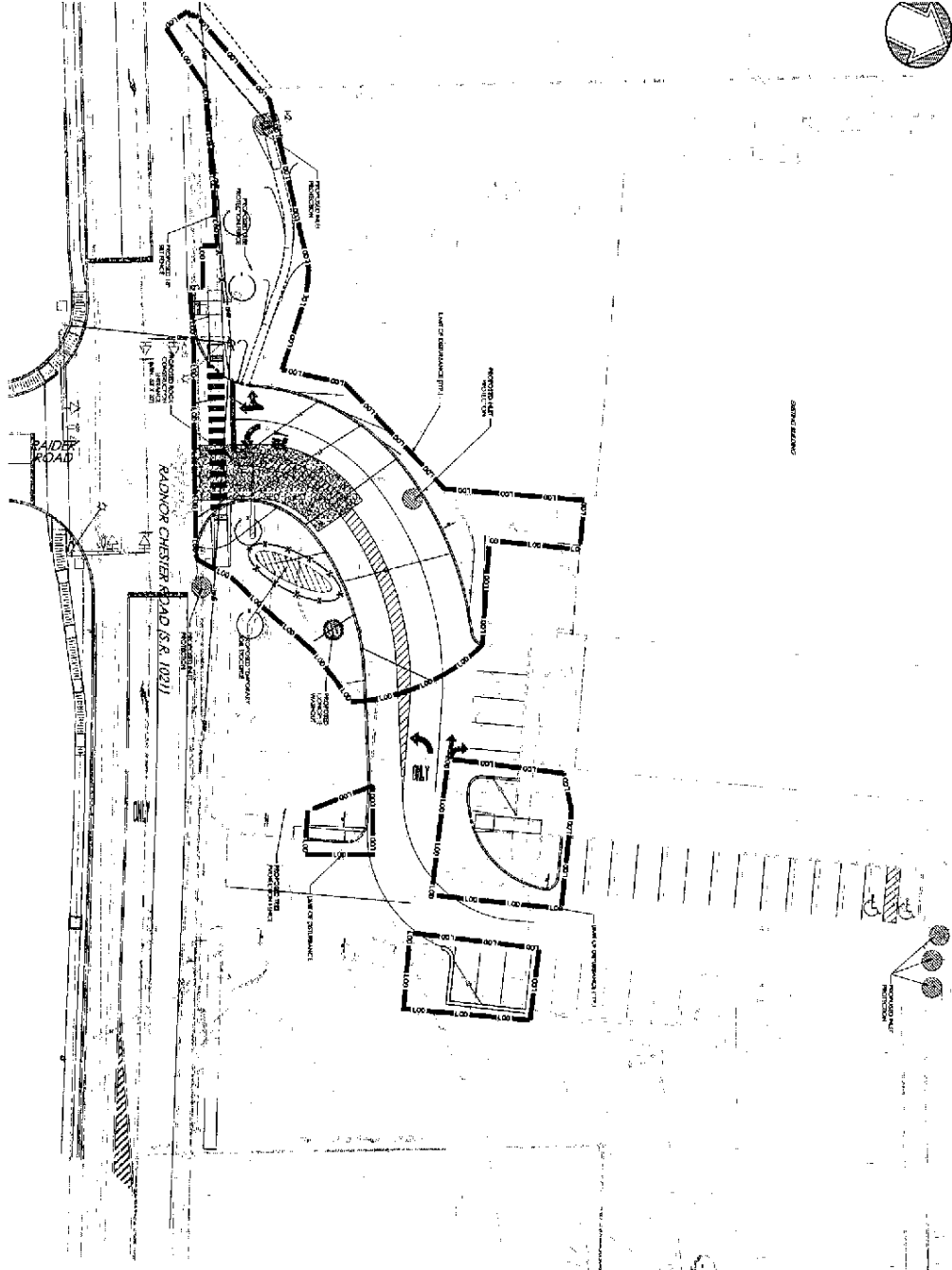
**GRAPHIC SCALE**

1" = 10'

<p><b>3 of 7</b></p>	<p><b>CONSTRUCTION IMPROVEMENTS PLAN</b></p> <p>240 RADNOR CHESTER ROAD DRIVEWAY RELOCATION</p> <p>RADNOR TOWNSHIP, DELAWARE COUNTY, PA</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>05/11/10</td> <td>REVISED PER IC AND/OR ENGINEER COMMENT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	05/11/10	REVISED PER IC AND/OR ENGINEER COMMENT	<p><b>Nave NEWELL</b></p> <p>Where Ideas Get Down to Earth</p> <p>888 West Valley Road • Suite 1110 Wagon, PA 16877-8250 P: 812.225.8333 • F: 812.225.8399 www.navenewell.com</p>
	NO.	DATE	DESCRIPTION						
1	05/11/10	REVISED PER IC AND/OR ENGINEER COMMENT							
<p>DATE: 05/11/10</p> <p>SCALE: 1" = 10'</p>	<p>PROJECT: 240 RADNOR CHESTER ROAD DRIVEWAY RELOCATION</p> <p>CLIENT: RADNOR TOWNSHIP, DELAWARE COUNTY, PA</p>	<p>DESIGNER: [Signature]</p> <p>CHECKED: [Signature]</p> <p>DATE: 05/11/10</p>	<p>SCALE: 1" = 10'</p>						

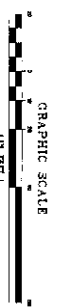
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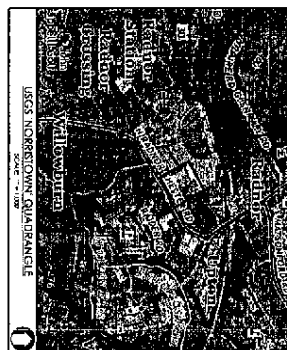
TOTAL AREA OF DISTURBANCE = 18,000 SF

THIS PLAN IS FOR EROSION AND SEDIMENTATION CONTROL PURPOSES ONLY.



**LEGEND**

	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED EROSION CONTROL MEASURE
	EXISTING EROSION CONTROL MEASURE
	PROPOSED VEGETATIVE BUFFER
	EXISTING VEGETATIVE BUFFER
	PROPOSED SEDIMENT BASIN
	EXISTING SEDIMENT BASIN
	PROPOSED SILT FENCE
	EXISTING SILT FENCE
	PROPOSED STORMWATER MANAGEMENT STRUCTURE
	EXISTING STORMWATER MANAGEMENT STRUCTURE
	PROPOSED UTILITY
	EXISTING UTILITY
	PROPOSED EROSION CONTROL MEASURE (OTHER)
	EXISTING EROSION CONTROL MEASURE (OTHER)
	PROPOSED VEGETATIVE BUFFER (OTHER)
	EXISTING VEGETATIVE BUFFER (OTHER)
	PROPOSED SEDIMENT BASIN (OTHER)
	EXISTING SEDIMENT BASIN (OTHER)
	PROPOSED SILT FENCE (OTHER)
	EXISTING SILT FENCE (OTHER)



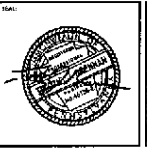
4 of 7

**PROJECT NAME: EROSION AND SEDIMENTATION CONTROL PLAN**

**240 RADNOR CHESTER ROAD DRIVEWAY RELOCATION**

**LOCATION: RADNOR TOWNSHIP, DELAWARE COUNTY, PA**

DATE	2017.11.20
SCALE	AS SHOWN
PROJECT NO.	1801
CLIENT	1801



NO.	REV.	DESCRIPTION	DATE
1	1	ISSUED PER CIVIL ENGINEER COMMENT	

**Nave NEWELL**  
Where Ideas Get Down to Earth

200 West Valley Road • Suite 1100  
P.O. Box 100  
P. 412.262.2222 F. 412.262.4222  
www.navenewell.com

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1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF PENNSYLVANIA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF PENNSYLVANIA.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF PENNSYLVANIA.

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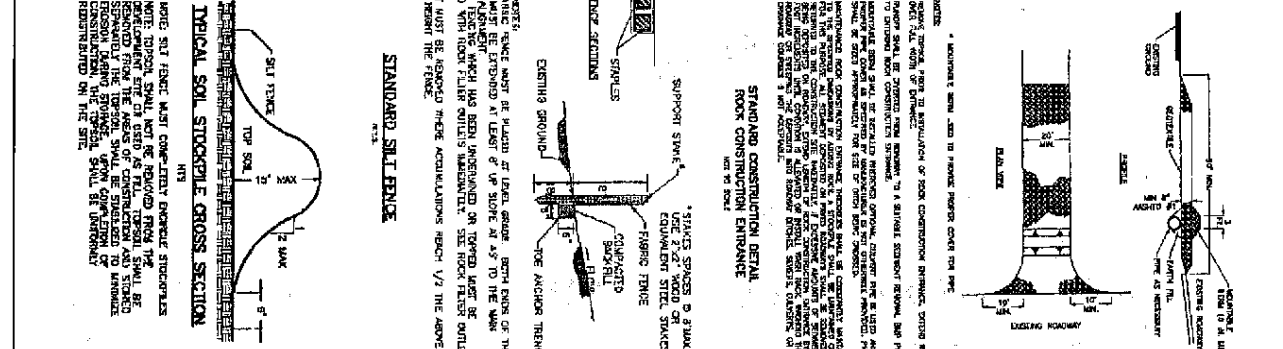
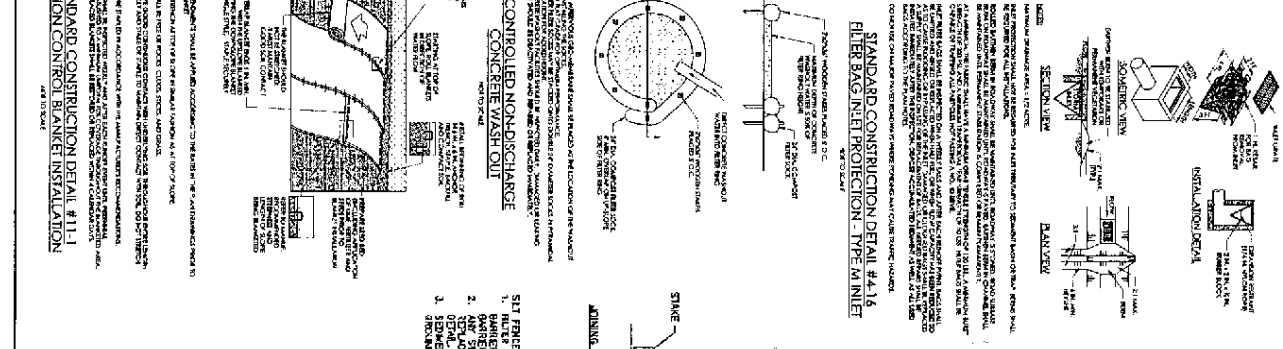
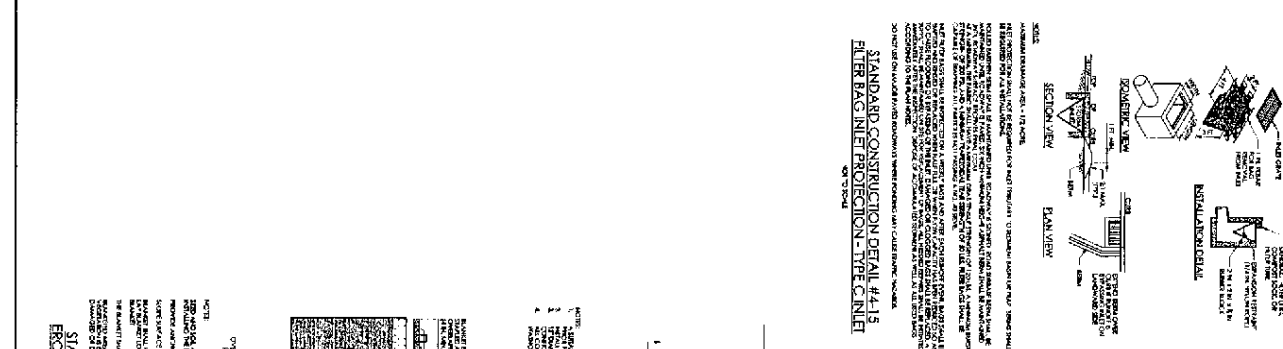
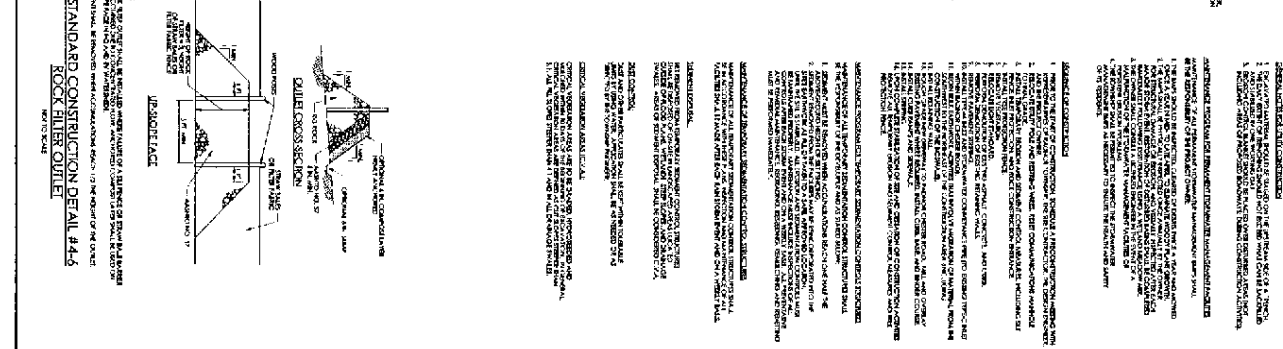
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF PENNSYLVANIA.



**EROSION AND SEDIMENTATION CONTROL DETAIL SHEET**

240 RADNOR CHESTER ROAD  
DRIVEWAY RELOCATION

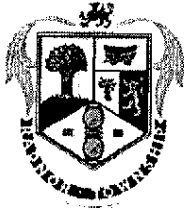
RADNOR TOWNSHIP, DELAWARE COUNTY, PA

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	10/11/10	JK
2	REVISED PER TOWNSHIP ENGINEER COMMENT	10/11/10	JK
3			
4			
5			
6			
7			
8			
9			
10			



Applicant

# GRADING PERMIT



**RADNOR TOWNSHIP  
ENGINEERING DEPARTMENT  
301 IVEN AVENUE  
WAYNE, PA 19087**

Plans covering grading of property located at **240 N RADNOR CHESTER RD, ST DAVIDS**  
to/for **RELOCATE DRIVEWAY 7,487 SQ FT (REMOVE 4,923 SQ FT OF WALKS &  
DRIVE)**

filed with application # **15-43** under the provisions of Radnor Township Grading  
Chapter 175, having been approved by the Township, permission is hereby granted to

**240 RADNOR CHESTER ROAD INVESTMENT, LP**

to proceed with work specified and set forth in said application and plans, subject to any  
voluntary stormwater management and modifications and conditions noted thereon. Such work  
to be performed in all respects in strict accordance with the requirements of the Township.

This permit is an approval for grading only.

**DATE(S) REVISED:** 5/18/2015

**ISSUED BY:  
ROGER A. PHILLIPS, P.E.  
TOWNSHIP ENGINEER  
ENGINEERING DEPARTMENT**

**DATE APPROVED:** 8/31/2015

This permit shall become null and void if the work is not commenced within six months, or is  
not completed within one year from the date of issue. A reasonable extension may be granted if  
applied for prior to expiration of permit.

**NON-TRANSFERABLE**

## NOTICE

**BEFORE YOU BEGIN GRADING OR INSTALLING A STORMWATER MANAGEMENT OR  
GROUNDWATER RECHARGE SYSTEM, YOU MUST CONTACT DOUG MEDER IN THE  
ENGINEERING DEPARTMENT WITH A START DATE. HE CAN BE REACHED AT 610-688-  
5600 EXTENSION 129 OR 133.**



# APPLICATION FOR GRADING PERMIT

RADNOR TOWNSHIP ENGINEERING DEPARTMENT

The undersigned hereby makes application for Grading Permit under Chapter 175 and any amendments thereof.

LOCATION: 240 Radnor Chester Road

WHAT ARE YOU BUILDING: Driveway relocation

OWNER OF PROPERTY: 240 Radnor Chester Road Investment LP

OWNER ADDRESS: PO Box 545, Deerfield Beach, FL 33443

Zoning Officer Approval:

**TOWNSHIP USE ONLY**

PERMIT NO. 18-43

SUBMISSION DATE 3-25

SHADE TREE DATE 4-22

REVISION DATES 5/18

FINAL APPROVAL DATE: 8-24-2015

APPROVED BY:

Permit Void: If work not started in six (6) months.

Five (5) copies of site plan to be submitted with application. \* Plans must be folded and no larger than 24" x 34" \*

TWELVE (12) COPIES IF PLAN NEEDS TO BE REVIEWED BY SHADE TREE

PREPARED BY: Nave Newell, Inc. DATE: 3/23/15 REGISTERED SURVEYOR: \_\_\_\_\_ REGISTERED ENGINEER

DO PLANS SHOW ALL ITEMS LISTED ON PAGE 2? Yes GROSS LOT AREA: 317988 SQ. FT.

COVER TYPE	EXISTING SQUARE FEET		REMOVED SQUARE FEET	ADDED SQUARE FEET	TOTAL SQUARE FEET	
BUILDINGS	101802		-0	+0	= 103335	
WALKS	11105		-974	+333	= 10464	
PATIOS	0		-0	+0	= 0	
DRIVES	93492		-3917	+7075	= 96650	
DECKS	0	EXISTING %	-0	+0	= 0	TOTAL NEW %
OTHER	450 (Ret. Wall)	OF LOT	-32	+79	= 497	OF LOT
<b>TOTAL</b>	<b>206849</b>	<b>65 %</b>	<b>-4923</b>	<b>+7487</b>	<b>= 209413</b>	<b>66 %</b>

- Ground Water Recharge and Storm Water Calculations
- No credit for removal of impervious.
  - Calculations are based on the total added impervious not the net.
- 500 to 1499 sq. ft. Ground Water Recharge Required  
1500 sq. ft. and over Storm Water Management Required  
(For additional information see Ordinance 05-11)

### Check Zoning District Applicable

R-1	R-2	R-3	R-4	Semi/2 Family	R-5 Detach	R-5 Multi Dwelling	R-6	R-1A	CO (2 + 3 stories)	C-1	C-2	C-3	PI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22%	30%	35%	40%		40%	36%	70%	30%	50%	60%	70%	65%	45%

Estimated cubic yards of dirt involved (Total cut and fill) 242 Will this fill be taken off site  Yes  No

Number of trees to be removed (over 3" in diameter) 2 Is property in the Historical District?  Yes  No

#### Permit Fees:

Minor Permit Review	\$75.00
First 50 cubic yards cut and fill	\$150.00
51- 1,000 cubic yards cut and fill	Add \$200.00
Each additional 1,000 cubic yards or portion thereof	Add \$200.00
Permit requiring ground water recharge	\$200.00
Permit requiring storm water management	\$500.00
Received from Applicant	\$ <u>500.00</u>

Signature of Owner: MANAGER/COO

Date: MARCH 20, 2015

Applicant: 240 RADNRO CHESTER ROAD INVESTMENT LP

Relation to Owner: \_\_\_\_\_

Phone Number: 267-266-4517

Fax Number: 954-876-0502

Email: SHELDONEGROSS@GMAIL.COM

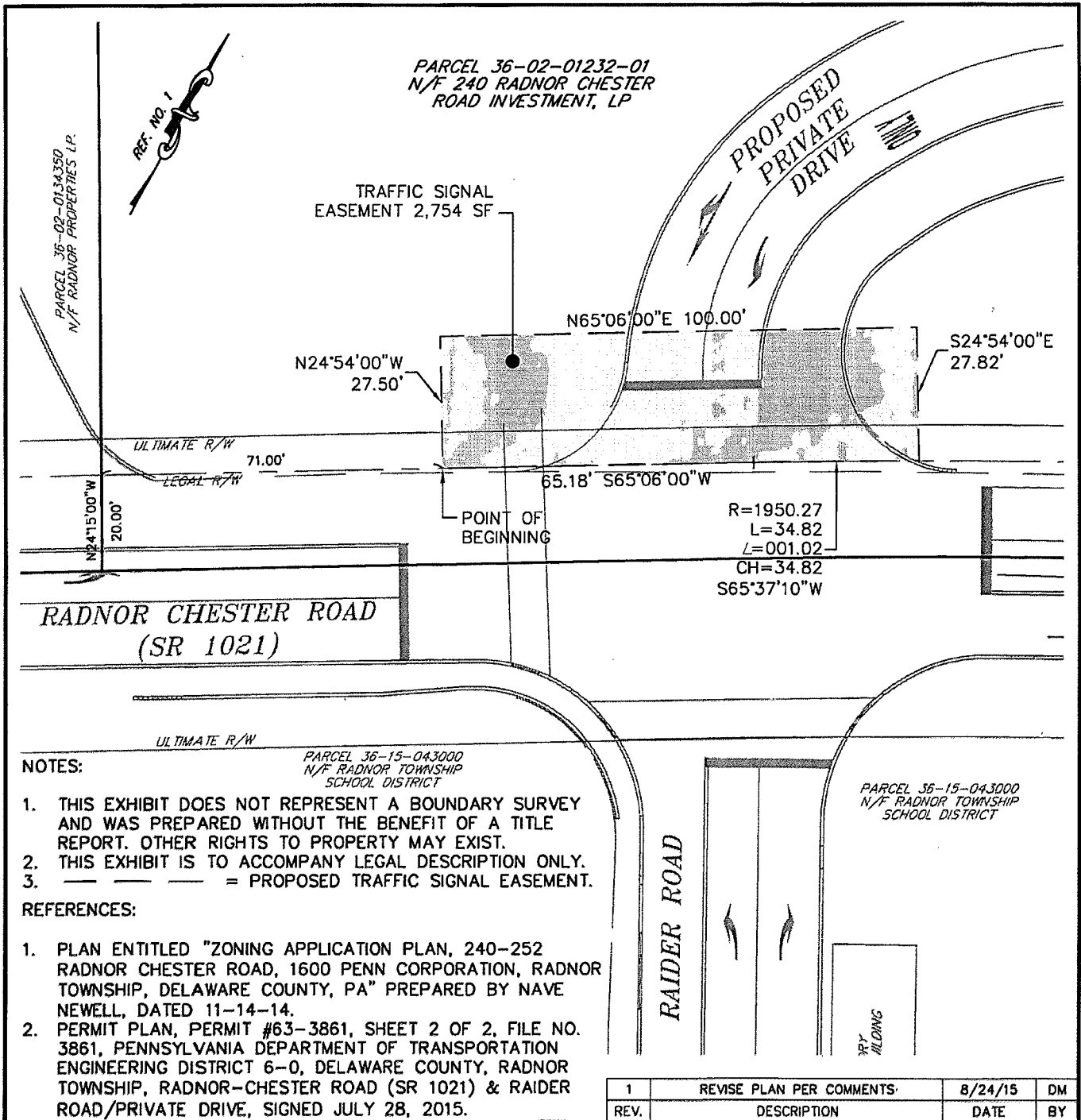
**RECEIPT**  
RADNOR TOWNSHIP  
301 IVEN AVENUE  
WAYNE, PA 19087  
P: (610) 688-5600 F: (610) 971-0450

1600 PENN CORPORATION  
PO BOX 46096  
PHILADELPHIA , PA 19160-

RECEIPT NO: ENG00003877

DATE: 3/25/2015	G/L ACCOUNT: 01.320.3052	RECEIVED BY:
GRADING PERMIT APPLICATION NUMBER: 15-43		
FOR LOCATION: 240 N RADNOR CHESTER RD ST DAVIDS , PA 19087-		
FOR: RELOCATE DRIVEWAY 7,487 SQ FT (REMOVE 4,923 SQ FT OF WALKS & DRIVE)		
CHECK NUMBER: 3749		\$500.00

**EXHIBIT B**



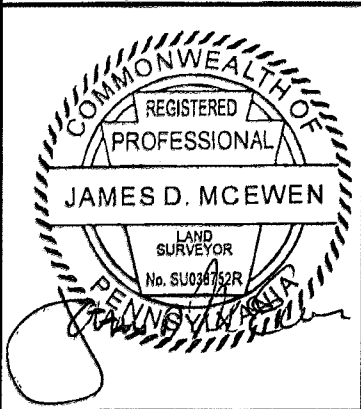
**NOTES:**

1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
2. THIS EXHIBIT IS TO ACCOMPANY LEGAL DESCRIPTION ONLY.
3. \_\_\_\_\_ = PROPOSED TRAFFIC SIGNAL EASEMENT.

**REFERENCES:**

1. PLAN ENTITLED "ZONING APPLICATION PLAN, 240-252 RADNOR CHESTER ROAD, 1600 PENN CORPORATION, RADNOR TOWNSHIP, DELAWARE COUNTY, PA" PREPARED BY NAVE NEWELL, DATED 11-14-14.
2. PERMIT PLAN, PERMIT #63-3861, SHEET 2 OF 2, FILE NO. 3861, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ENGINEERING DISTRICT 6-0, DELAWARE COUNTY, RADNOR TOWNSHIP, RADNOR-CHESTER ROAD (SR 1021) & RAIDER ROAD/PRIVATE DRIVE, SIGNED JULY 28, 2015.

1	REVISE PLAN PER COMMENTS	8/24/15	DM
REV.	DESCRIPTION	DATE	BY



**EXHIBIT 'A'**  
**PROPOSED TRAFFIC SIGNAL EASEMENT**  
**ON LANDS N/F 240 RADNOR CHESTER ROAD INVESTMENT, LP**  
**PARCEL NUMBER 36-02-01232-01**  
 RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA


**GILMORE & ASSOCIATES, INC.**  
**ENGINEERING & CONSULTING SERVICES**  
 CORPORATE HEADQUARTERS  
 85 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

<b>JOB NO.:</b> 13-05068-02	<b>DATE:</b> 8/4/15	<b>SCALE:</b> 1"=30'
--------------------------------	------------------------	-------------------------



**EXHIBIT B**  
**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

**Metes and Bounds Description**  
**Traffic Signal Easement**  
**On Lands N/F 240 Radnor Chester Road Investment, LP**  
**Parcel Number 36-02-01232-01**  
**Radnor Township, Delaware County, Pennsylvania**

Beginning at a point on the northerly legal right-of-way line of Radnor Chester Road (SR 1021) (20.00' from centerline), said point being located the following two (2) courses and distances from the southerly most corner of Parcel Number 36-02-01232-01, lands N/F 240 Radnor Chester Road Investment, LP:

- a) along the southwesterly line of Parcel Number 36-02-01232-01, lands N/F 240 Radnor Chester Road Investment, LP, North 24° 15' 00" West, a distance of 20.00 feet to a point on the legal right-of-way line of Radnor Chester Road, thence;
- b) along said northerly legal right-of-way line of Radnor Chester Road, North 65° 06' 00" East, a distance of 71.00 feet to the true Point of Beginning, and from said Point of Beginning, thence:

The following three (3) courses and distances through Parcel Number 36-02-01232-01, lands N/F 240 Radnor Chester Road Investment, LP:

- 1. North 24° 54' 00" West, for a distance of 27.50 feet to a point, thence;
- 2. North 65° 06' 00" East, for a distance of 100.00 feet to a point, thence;
- 3. South 24° 54' 00" East, for a distance of 27.82 feet to a point on curve on the legal right-of-way line of Radnor Chester Road, thence;

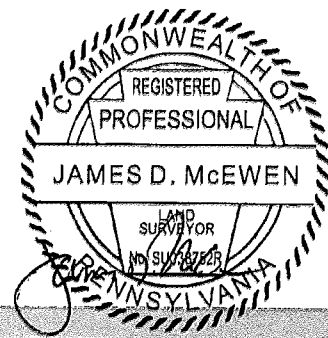
The following two (2) courses and distances along said northerly legal right-of-way line of Radnor Chester Road:

- 4. along a curve to the left having a radius of 1,950.27 feet, an arc length of 34.82 feet and whose chord bears South 65° 37' 10" West, for a distance of 34.82 feet to the end of curve, thence;
- 5. South 65° 06' 00" West, a distance of 65.18 feet to the Point and Place of Beginning.

Containing 2,754 square feet, or 0.063 acres, more or less.

Attached hereto as Exhibit 'A' is a plan entitled "Proposed Traffic Signal Easement, on Lands N/F 240 Radnor Chester Road Investment, LP, Parcel Number 36-02-01232-01, Radnor Township, Delaware County, Pennsylvania", prepared by Gilmore & Associates, Inc., New Britain, Pennsylvania, dated August 4, 2015, last revised August 24, 2015, and by this reference made a part hereof.

Dated: August 5, 2015  
 Revised: August 24, 2015  
 File No. 13-05068-02  
 Prepared by: James D. McEwen, Professional Land Surveyor  
 Pennsylvania License No. SU-038752-R  
 JDM/jm





Review  
of the  
Capital Budget

**ORDINANCE 2015-12  
RADNOR TOWNSHIP, PA**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, UPDATING THE 2015 CAPITAL BUDGET BY PROVIDING SUPPLEMENTAL APPROPRIATIONS FOR THE CLEM MACRONE PARK MASTER PLAN DEVELOPMENT PROJECT PURSUANT TO THE HOME RULE CHARTER**

*WHEREAS*, the Board of Commissioners retained Kimmel Bogrette on October 14, 2013 as part of Resolution 2013-124 to develop the Clem Macrone Park Master Plan by coordinating with the community, Township staff and other interested stakeholders; and

*WHEREAS*, the Kimmel Bogrette presented the preliminary conceptual plans for the Clem Macrone Park Master Plan Development Project on April 28, 2014 during the regularly scheduled Board of Commissioner meeting; and

*WHEREAS*, the Board of Commissioners reengaged Kimmel Bogrette on January 12, 2015 as part of Resolution 2015-03 to provide final design, permitting and bidding documents for the Clem Macrone Park Master Plan Development Project in an amount not-to-exceed \$196,000; and

*WHEREAS*, the Township applied for and was awarded a grant from the Department of Community and Economic Development in the amount of \$224,000 for the Clem Macrone Park Master Plan Development Project on October 2014; and

*WHEREAS*, the Township received \$5,000 from PECO as a donation towards the Clem Macrone Park Master Plan Development Project, which was deposited on June 26, 2014; and

*WHEREAS*, the Board of Commissioners adopted Resolution 2015-49 authorizing the execution of a grant application to the Department of Conservation and Natural Resources in the amount of \$350,000 for the Clem Macrone Park Master Plan Development Project; and

*WHEREAS*, Chapter §7.08B of the Home Rule Charter allows for supplemental appropriations if, in part, “the Manager certifies to the Board that there are available for appropriation revenues in excess of those estimated in the budget, the Board may make supplemental appropriations for operating expenses...”; and

*WHEREAS*, Chapter §44.11(C)(4) of the Township Administrative Code provides that an appropriate use of a nonrecurring revenue shall include “Funding capital improvements or building fund balances in Capital Improvement Fund”; and

*WHEREAS*, the Township’s 2014 Audited Financial Statements disclose an excess fund balance over and above the fund balances required in Chapter §44.10 of the Township Administrative Code in the amount of \$971,395 (page 18 of the 2014 Comprehensive Annual Financial Report, General Fund Balance Sheet), and the Board of Commissioners wish to utilize these funds for the Clem Macrone Park Master Plan Development Project; and

*WHEREAS*, The Board of Commissioners wishes to amend the 2015 Capital Appropriations as previously adopted in Ordinance #2013-23 to include appropriations for the Clem Macrone Park Master Plan Development Project either through a transfer of fund balance or through incurrence of debt pursuant to the Local Government Unit Debt Act.

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

The 2015 Capital Fund Budget will include the following amendments:

Appropriations:		
Construction	05.450.48801	1,577,312
Inspection	05.450.48801	78,216
Contingency	05.450.48801	187,718
Total Supplemental Appropriations		\$1,843,246

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

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

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

**ENACTED** and **ORDAINED** this 1<sup>st</sup> day of September, 2015.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: James C. Higgins  
Title: Vice-President

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

## 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, updating the 2015 capital budget by providing supplemental appropriations for the Clem Macrone Park master plan development project pursuant to the Home Rule Charter.

The Board of Commissioners will hold a public hearing on September 15, 2015 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 J. MICHUGH  
MATTHEW E. HOOVER  
STEPHEN J. KRAMER

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

LAW OFFICES  
**GRIM, BIEHN & THATCHER**

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ESTABLISHED 1895 AND 1956,  
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120TH ANNIVERSARY 1895-2015

[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

September 3, 2015

VIA ELECTRONIC CORRESPONDENCE

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

Re: Clem Macrone Park Project /Ordinance - Radnor Township

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the September 4<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 September 15, 2015. 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: Robert A. Zienkowski (w/encl.) – via email  
Jennifer Destefano (w/encl.) – via email



**Gannett Fleming**

*100 Years*

*of Excellence Delivered As Promised*

**Date:** August 11, 2015

**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:** 212 & 216 Bloomingdale Avenue - Final Plan  
G11 Investments – Applicant

Date Accepted: July 6, 2015

90 Day Review: October 4, 2015

---

Gannett Fleming, Inc. has completed a review of the Final Plans of the above referenced project for compliance with the Final Plan Approval September 22, 2008, the Settlement Agreement dated 2013 and Sketch Plan prepared by Momenee & Associates, Inc. dated March 25, 2013. A copy of the 2013 Settlement Agreement is attached for reference. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish an existing 2 ½ story 3 apartment building at 212 Bloomingdale Ave and construct 3 new single family homes creating 4 lots at the abovementioned location.

The following waivers were granted during the June 2008 final approval of the plans.

- §255-27.I(6) – No common driveways shall be permitted between two (2) or more single family dwellings.
- §255-27.I(7) – No common driveway shall provide access to more than three (3) lots or three (3) single family dwellings.
- §255-47C(sic) – All streets shall be granted to: "Along the existing street on which a subdivision or land development abuts (hereinafter called a "boundary street"), improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the township".

Plans Prepared By: Momenee & Associates, Inc.

Dated: 01/08/2015

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue - Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



I. Zoning

1. §280-35.A(4)(a) – For each single or two family detached dwelling and its accessory buildings, there shall be two side yards, neither of which shall be less than 10 feet in width. The plan indicates that there will be a deck/patio provided in in the side yard of lot 1. A patio is permitted. However, a deck is attached to the dwelling and is considered part of the dwelling. No principal building or structure shall be located in the side yard setback.
2. §280-35.A(8) – Maximum impervious coverage is 40%. The zoning table on Sheet 2 indicates that each lot will be below 40% impervious coverage. A breakdown of how the impervious was calculated for each lot must be provided as shown on sheet 2 of the sketch plan provided with the Settlement Agreement.
3. §280-103.B.(1) – Dwellings shall require two parking spaces per dwelling unit. The plan must indicate where the two spaces are proposed for each unit and the spaces must be dimensioned on the plan.
4. §280-109.A – No fence or wall, except for retaining walls or the walls of a building as permitted under the terms of this chapter, shall exceed a height of six feet, provided further that within R-4 and R-5 Districts, no fence or wall erected within the required front yard setback shall exceed a height of four feet. The height of the existing masonry wall must be shown on the plans.
5. §280-112.C – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified.

II. Subdivision and Land Development

1. §255-21.B(1)(l) – Boundaries in all adjoining properties (with names and addressed of landowners in the case of unplatted land) must be provided on the plans.
2. §255-21.B(1)(m) – Existing streets and alleys on and adjacent to the site with ultimate rights-of-way must be shown on the plans.
3. §255-21.B(1)(n) – A clearly labeled existing features plan must be provided. Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site must be shown on the plans. (This includes properties across streets.)
4. §255-21.B(7) – Planning modules for land development, as required by Chapter 71 of the Pennsylvania Sewage Facilities Act, as amended, must be provided.

5. §255-27.C.(1) – The right-of-way for a local road shall be 60 feet. The applicant has indicated on the plans that the right of way for Bloomingdale Avenue will be 50 feet wide, as provided for in the 2008 plan approval.
6. §255-27.C.(4) – Where a subdivision abuts or contains an existing street or inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way. No improvements or additional right-of-way was required by the 2008 plan approval.
7. §255-27.I(6) – No common driveways shall be permitted between two (2) or more single family dwellings. The applicant received a waiver from this requirement during the 2008 plan approval.
8. §255-27.I(7) – No common driveway shall provide access to more than three (3) lots or three (3) single family dwellings. The applicant received a waiver from this requirement during the 2008 plan approval.
9. §255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The applicant has provided a 15 foot entrance and exit driveway that is consistent with the sketch plan provided in the 2013 settlement agreement.
10. §255-35.A – Easements with a minimum width of 20 feet shall be provided as necessary for utilities. A 15 foot easement is being provided for a portion of the stormwater system. This must be revised to 20 feet.
11. §255-38.A – Within any land development or major subdivision, street trees shall be planted along all streets where suitable trees do not exist. The plan indicates that trees will be removed and replaced, but there are no proposed street trees shown on the plans. A landscaping plan must be provided indicating the locations of all trees and must be in conformance with the Township's Shade Tree Ordinance in effect at the time of the September 22, 2008 Final Plan approval.
12. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit.
13. §255-54 – The water system shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. Therefore, any and all subdivision and land development plans submitted to this Township shall indicate, according to scale, the closest existing fire hydrants to the proposed subdivision and land development.



Stormwater

1. §245-22.A.2.a - The applicant does not appear to have supplied the supporting calculations/documentation demonstrating that the values provided on the summary table for the volume control has met the groundwater recharge requirements for the net two-year volume approach.
2. §245-23.D - The applicant does not appear to have supplied the supporting calculations/documentation demonstrating that the values provided for the infiltration volume provided has met the water quality volume recharge requirements.
3. The applicant must address the inconsistency regarding the Post-Developed Runoff Rate for the "Controlled Area" only. The values provided in the summary table do not match the values provided in the Hydraflow calculations.
4. The applicant must address the inconsistency regarding the total pipe length provided for SWM #1. The detail shown on Sheet 6 of 7 indicates a total pipe length of 282 LF while the stormwater report indicates a total pipe length of 260 LF.
5. The applicant indicates riser invert elevation to be 399.25 on the plans and 399.40 on the details and in the stormwater report. Please address the inconsistency.
6. Please provide stormwater sewer profiles. Indicate the vertical clearance at any utility crossing.
7. The stormwater sewer profile from the outlet control structure to the proposed doghouse manhole indicates a crossing over an existing 4" gas main that appears to have less than 18" of vertical clearance.
8. Please include a detail for the stormwater manhole and stormwater doghouse manhole.
9. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

Sanitary Sewer

1. The proposed sanitary sewer must have a minimum diameter of 8 inches.
2. The sanitary sewer from MH 2 to service the proposed homes must be an 8" sanitary sewer extension. A manhole must be provided at the end of the sanitary sewer run.
3. The proposed sanitary sewer has less than 10 feet of horizontal clearance with the water line and storm sewer. This must be revised to ensure adequate clearance.

4. All utilities crossing the sanitary sewer must be shown in the profile. An additional sanitary sewer profile must be provided for MH2 to MH 3.
5. Consideration should be given to connecting Lot 1 to the existing sanitary sewer in Bloomingdale Avenue in order to eliminate the need for a grinder pump.

General Comments

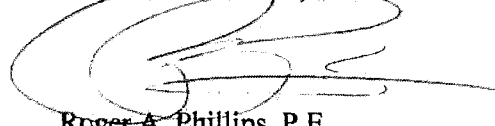
1. The waiver list on sheet 2 of 7 has an incorrect section number. The section number for waiver 3 should be 255-47.C, not 255-47.D. as shown on the plans. This must be revised.
2. Section 4.A of the settlement agreement indicates that GL1 will preserve and maintain the 212 buildings for a minimum period of five (5) years from the date of the settlement agreement unless one of the events listed in the agreement occurs. Information must be provided as to if the building can be developed earlier than the five years stipulated in the agreement.
3. The sketch plan submitted with the settlement agreement shows that the driveways for lot 3 and 4 are 18 feet wide. The driveways on the proposed plan are 16 feet. This must be revised to a width of 18 feet.
4. There is a note on Sheet 1 of 7 that indicates that the lot area subsequent to the lot line change for the Formichella lot will be 12,654 S.F. An explanation to this comment must be provided.

We recommend the Board of Commissioners consider recommending approval of this conditioned on requiring the applicant to satisfactorily address the above comments.

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

Very truly yours,

GANNETT FLEMING, INC



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

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT AND RELEASE ("Agreement") is made and entered into as of the        day of        , 2013, by and between the Appellants, **BARON GEMMER, LYDIA GEMMER, LIZ OTWELL, STEPHEN FALK, LISA WARNER, SHANNON WARNER, and LESLEY BOSNIACK**, (hereinafter collectively referred to as "Gemmer"); the Appellee, **NORCINI BUILDERS, INC.**, by and through its successor-in-interest, **GLI INVESTMENTS, LP** (hereinafter referred to as "GLI"), as owner; and the Appellee, **TOWNSHIP OF RADNOR** (hereinafter referred to as "Radnor"), with respect to property located at 212-216 Bloomingdale Avenue, Wayne, Radnor Township, Delaware County, Pennsylvania ("Premises"), for the purpose of compromising and settling the appeal of Gemmer of the decisions of Radnor with respect to final subdivision plan approval and HARB certificate of appropriateness approval respectively captioned, Baron Gemmer, Lydia Gemmer, Liz Otwell, Stephen Falk, Lisa Warner, Shannon Warner, and Lesley Bosniack v. Township of Radnor and Norcini Builders, Inc., Docket Number 08-15592, and Baron Gemmer v. Township of Radnor and Norcini Builders, Inc., Docket Number 08-9362 (hereinafter collectively referred to as the "Appeals").

WHEREAS, the Premises are currently improved with a two and one-half story house and one story frame accessory building located on the northern portion of the Premises known as 212 Bloomingdale Avenue, Wayne, PA (the "**212 Buildings**") and a two and one-half story house and an accessory frame shed on the southern portion of the Premises known as 216 Bloomingdale Avenue, Wayne, PA (the "**216 Buildings**"); and

WHEREAS, these two sets of Buildings contain seven (7) rental units; and

WHEREAS, on May 12, 2008 Radnor approved a Certificate of Appropriateness for the demolition of the 212 Buildings and the 216 Buildings and the subsequent construction of five new single family homes on the Premises, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*; and

WHEREAS, on September 22, 2008 Radnor granted final subdivision plan approval for the demolition of the 212 Buildings and the 216 Buildings, and the subdivision of the property for five (5) single family dwellings, pursuant to Resolution No. 2008-23, a copy of which attached hereto and incorporated herein as *Exhibit "B"*; and

WHEREAS, Gemmer filed the Appeals in the Court of Common Pleas of the aforesaid approvals by Radnor under the aforesaid Docket Numbers; and

WHEREAS, the Parties have agreed to permit the subdivision of the Premises into four (4) lots in accordance with a sketch plan prepared by Momenee & Associates, Inc., dated March 25, 2013, attached hereto as *Exhibit "C"* ("**Sketch Plan**"); and

WHEREAS, subsequent to the execution of this Settlement Agreement and approval by the Court of Common Pleas of Delaware County (the "**Court**") and prior to the issuance of any building permits, GLI shall simultaneously submit to Radnor and Baron Gemmer, in recordable form, a Final Plan (the "**Final Plan**") in substantial conformity with the Sketch Plan to be approved by the Radnor Board of Commissioners; and

WHEREAS, the Parties have agreed to settle and compromise all disputes between and among themselves, and be legally bound by the terms of this Settlement Agreement.

NOW, THEREFORE, with the above recitals incorporated herein by reference as an integral part hereof, the Parties to this Settlement Agreement hereby stipulate and agree to the following terms and conditions as set forth below:

1. GLI, its successors and assigns, shall have the option to develop the Premises in accordance with the Sketch Plan.
2. The Premises shall be developed as follows:
  - A. The Premises shall be subdivided into four (4) separate lots in substantial conformity with the Sketch Plan.
  - B. All Radnor-required public improvements set forth on the subdivision plan previously approved on September 22, 2008, as modified by the Sketch Plan shall be required on the Final Plan and escrowed in a form and manner to be approved by the Radnor Solicitor contemporaneously with the application for a building permit for the construction of the proposed new single family dwellings.
  - C. The 212 Buildings shall only be demolished in conjunction with the issuance of building permits and the immediate construction of all three (3) single family dwellings on Lot 1, Lot 3, and Lot 4, as shown on the Sketch Plan. Lots 3 and 4 may not utilize Owens Lane for vehicular ingress or egress unless approved by Radnor.
  - D. The Final Plan shall comply with all Radnor Codes, Ordinances, Rules and Regulations in effect at the time of Court approval of this Settlement Agreement and with the September 22, 2008 Final Plan approval granted by Radnor, except as modified by the Sketch Plan and this Agreement.
3. Gemmer agrees:
  - A. To withdraw the aforesaid Appeals by filing a Praecipe to Settle, Discontinue and End the Appeals within ten (10) days after approval by the Court of this Settlement Agreement.
  - B. To refrain from, either directly or indirectly, opposing GLI Investments, L.P. from

developing the Premises pursuant to the Final Plan, except that Gemmer shall be permitted to speak during public comment at any and all Radnor meetings regarding any approvals or discussions relating to the Premises or the Final Plan.

4. GLI, its successors and assigns, agree:

- A. To preserve and maintain the 216 Buildings for no less than ten (10) years from the date of Court approval of this Settlement Agreement and relinquish any claims to the demolition permits and corresponding portion of the Certificate of Appropriateness issued by Radnor for the 216 Buildings.
- B. To preserve and maintain the 212 Buildings for a minimum period of five (5) years from the date of Court approval of this Settlement Agreement, except when any of the events, defined below, occur. If any of the events described in Subparagraphs i. through v. of this section occur, proof shall be delivered to Gemmer and Radnor, in which case the minimum preservation period shall be reduced to three (3) years from the date of Court approval of this Settlement Agreement.
  - i. A transfer resulting from the death of Valerie E. Lingo and/or Gregory B. Lingo; or
  - ii. A transfer resulting from a decree of dissolution of marriage or legal separation or from a property settlement agreement incident to such decree for Valerie E. Lingo and Gregory B. Lingo; or
  - iii. A transfer resulting from a mandate from the lending institution holding the mortgage on the Premises for GLI Investments, L.P. requiring the sale of the Premises due to non-performance by the mortgagor; or
  - iv. A transfer necessitated by an extraordinary and unforeseeable financial

emergency experienced by and beyond the control of Valerie E. Lingo and Gregory B. Lingo in excess of \$100,000 that cannot reasonably be relieved through compensation or reimbursement from insurance or other sources, the liquidation or collateralization of other assets, or the use of other resources;

or

- v. A transfer which, in the reasonable judgment of Baron and Lydia Gemmer, constitutes an event consistent with the intentions of the foregoing Sections B(i)-(iv).
- C. To comply with all Radnor Codes, Ordinances, Rules and Regulations in effect at the time of Court approval of this Settlement Agreement and with the September 22, 2008 Final Plan approval granted by Radnor, except as modified by the Sketch Plan and this Agreement.
- D. To obtain approval from the Radnor Board of Commissioners of a Certificate of Appropriateness for the construction of three single family dwellings on Lot 1, Lot 3 and Lot 4 as shown on the Sketch Plan.
- E. Subsequent to the Court approval of this Settlement Agreement and prior to the issuance of any building permits, to submit to Radnor and Baron Gemmer, in recordable form, an engineered Final Plan in substantial conformity with the Sketch Plan.
- F. Simultaneously with the aforementioned submission to Radnor, to submit the Final Plan to the Delaware County Planning Department for its review.
- G. To the amendment and/or voiding of the issued Certificates of Appropriateness and demolition permit by Radnor as set forth in Section 5 below.

H. Not to expand the existing apartment building on Lot 2 to contain more than three apartments.

5. Radnor agrees:

- A. That since this matter is in settlement of litigation, the Final Plan shall be submitted in recordable form as a Final Plan submission to Radnor with review and approval only by the Board of Commissioners without requiring GLI to request any waivers for the Final Plan. The Department of Community Development and Township Engineer shall review the Final Plan for consistency with the Township's Shade Tree Ordinance in effect at the time of the September 22, 2008 Final Plan approval.
  - B. That the Sketch Plan shall become vested pursuant to Section 508(4)(ii) of the Pennsylvania Municipalities Planning Code, 53 P.S. 10508(4)(ii), with such protection continuing for ten (10) years from the date of Court approval of this Settlement Agreement.
  - C. To revoke the previously issued demolition permit(s) for the 216 Buildings.
  - D. To void that portion of the previously issued Certificate of Appropriateness for the demolition of the 216 Buildings.
  - E. To void that portion of the previously issued Certificate of Appropriateness that permits the construction of five new single-family dwellings on the Premises.
6. This Settlement Agreement shall be interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania.
7. This Settlement Agreement represents the full and complete agreement of the Parties and no other understandings exist. No other statements, inducements, or representations, oral or written, have been relied upon by the Parties.



8. This Settlement Agreement may be modified only by writing signed by all of the Parties.
9. The Parties agree that they have carefully read this Settlement Agreement and that they have been represented by counsel.
10. This Settlement Agreement shall be valid if signed in counterparts and may be returned by facsimile or electronic mail.
11. This Settlement Agreement shall be binding on the Parties' heirs, successors, and assigns.
12. The Parties agree to file a Joint Motion for Entry of Agreed Order incorporating the Settlement Agreement as set forth herein within ten (10) days after execution of the Agreement by all Parties.
13. The Parties agree that the Court shall retain jurisdiction for purposes of enforcement of this Settlement Agreement.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties hereto have set our hands and seal the day and year first written above.

**GEMMER PARTIES:**

Kathleen Suzygalt  
WITNESS

Kathleen Suzygalt  
WITNESS

Kathleen Suzygalt  
WITNESS

Kathleen Suzygalt  
WITNESS

Kathleen Suzygalt  
WITNESS

Baron Gemmer  
BARON GEMMER

Lydia Gemmer  
LYDIA GEMMER

Liz O'Well  
LIZ O'WELL

Stephen Falk  
STEPHEN FALK

Lisa Warner  
LISA WARNER

SETTLEMENT AGREEMENT  
(Signatures Continued)

Kathleen Swright  
WITNESS  
Kathleen Swright  
WITNESS

Shannon Warner  
SHANNON WARNER  
Lesley Bosniack  
LESLEY BOSNIACK

TOWNSHIP OF RADNOR:

Attest: \_\_\_\_\_

By: Glenn P. Shaw  
Name:  
Title:

GLI INVESTMENTS, L.P.

Attest: Terilane

By: Greg Lips  
Name: Greg Lips  
Title: Manager

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board  
Radnor Township, Pennsylvania



NAME OF OWNER: NORCINI BUILDERS  
OWNER ADDRESS: 12 ARLINGTON ROAD, DEVON, PA 19333  
ADDRESS OF PROPERTY: 212-216 BLOOMINGDALE AVE, WAYNE PA  
APPLICATION NUMBER: HARB 08-01

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted

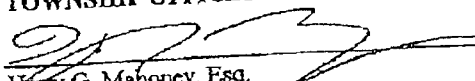
**TO DEMOLISH TWO EXISTING HOUSES AND CONSTRUCT FIVE NEW SINGLE FAMILY HOUSES AT 212 - 216 BLOOMINGDALE AVE**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

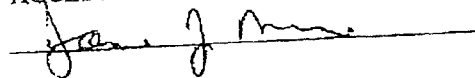
NOTES AND/OR CONDITIONS OF APPROVAL:

ISSUED Monday, May 12, 2008

TOWNSHIP OFFICIAL

  
Harry G. Mahoney, Esq.

ACCEPTED BY APPLICANT





Resolution 2008-23

WHEREAS, Norcini Builders, Inc., having made application on June 16, 2008 to do a lot line change between properties, raze 2 existing single family dwellings, a garage and shed and construct five (5) new single family dwellings at 212-216 Bloomingdale Ave., and

WHEREAS, the application was accompanied by Final Plans prepared by E. B. Walsh & Assoc., dated June 12, 2008, last revised July 17, 2008, the "Final Plans", and

WHEREAS, the Radnor Township Planning Commission at their meeting of Monday, August 4, 2008 reviewed the Final Plans and recommended denial, and the Board Commissioners (the "Board") reviewed the Final Plans and the recommendations of the Planning Commission in Caucus on August 18, 2008 and September 8, 2008; and,

WHEREAS, the Board is authorized to grant certain types of waivers to the Township's zoning and subdivision and land development codes where such a waiver would promote, protect and facilitate or create conditions favorable to the public health, safety and welfare of the community.

WHEREAS, in lieu of further extension granted by the applicant, action on this application is required to be taken by the Board by September 23, 2008,

NOW, THEREFORE, BE IT RESOLVED, that the Subdivision Application Plan # 08-S-09 of Norcini Builders, Inc., being the same is hereby approved subject to the following conditions:

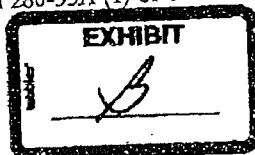
1. The applicant shall be granted the following three waivers requested from the Township's subdivision and land development code:

Section 255-27.I (6) "No common driveways shall be permitted between two (2) or more single-family dwellings."

Section 255-27.I (7) "No common driveway shall provide access to more than three (3) lots or three (3) single-family dwellings."

Section 255-47C (sic) All streets shall be granted to: "Along the existing street on which a subdivision or land development abuts (hereinafter called a "boundary street"), improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the township."


2. The plans shall comply with the Shade Tree Commission's recommendations of August 27, 2008.
3. The lot lines shall be adjusted so that the square footage of each lot is a minimum of 5,445 sq. ft. in accordance with Section 280-35A (1) of the Township Code.

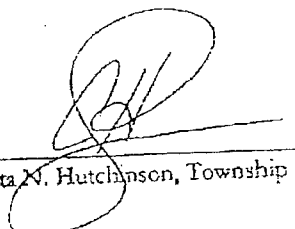


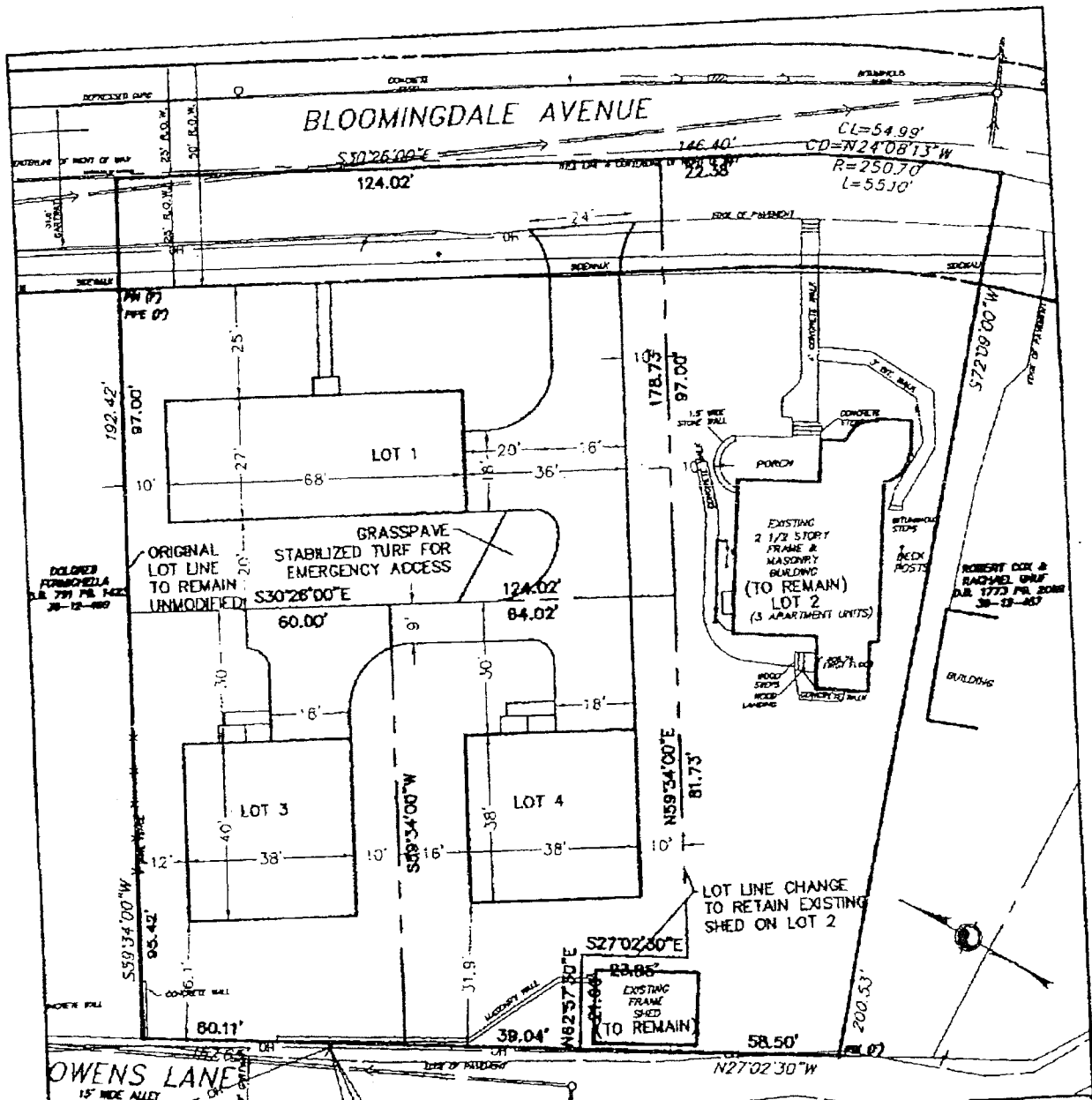
4. The applicant shall meet with the HARB for consultation purposes only to discuss the design of the buildings and the improvements to be constructed by the applicant.

RESOLVED this 22<sup>nd</sup> day of September 2008

RADNOR TOWNSHIP

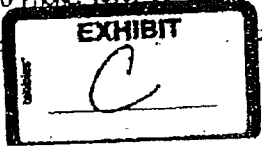
By:   
Harry G. Mahoney, Esq., President

  
Attest: Coretta N. Hutchanson, Township Secretary



REV.	DATE	COMMENTS
		DATE: MARCH 25, 2013
		SHEET NO. 1 OF 2
		SCALE: 1" = 30'
		FILE NO.: 13-060

**SKETCH PLAN**  
 212 - 218 BLOOMINGDALE AVENUE  
**MOMENEE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008



REFERENCE PLAN:  
 EXISTING CONDITIONS PLAN FOR NORCINI BUILDING CO.  
 PREPARED BY CHESTER VALLEY ENGINEERS, INC. DATED  
 FEBRUARY 2, 2006. PROJECT NO. 17553.

ZONING DISTRICT R-5 :(SINGLE FAMILY DETACHED)  
 LOT AREA 5,500 SF MIN  
 WIDTH 55' MIN  
 BUILDING AREA 35% MAX  
 FRONT YARD 25' MIN  
 SIDE YARD 10' MIN  
 REAR YARD 20' MIN  
 BUILDING HEIGHT 35' MAX  
 IMPERVIOUS COVERAGE 40% MAX

ZONING DISTRICT R-5 :(APARTMENT HOUSE)  
 LOT AREA PER DWELLING UNIT 5,445 SF MIN  
 WIDTH 100' MIN  
 BUILDING AREA 30% MAX  
 FRONT YARD 50' MIN  
 SIDE YARD 36' MIN  
 REAR YARD 30' MIN  
 BUILDING HEIGHT 40' MAX  
 ACCESSORY BUILDING 3' MIN  
 IMPERVIOUS COVERAGE 36% MAX

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

LOT 1 DATA :  
 TOTAL AREA 12,030 SF (0.276 ACRES)  
 LOT AREA 8,929 SF (0.205 ACRES)  
 MAXIMUM BUILDING AREA 3,125 SF (35%)  
 MAXIMUM IMPERVIOUS AREA 3,571 SF (40%)

IMPERVIOUS COVERAGE  
 HOUSE 1,836 SF (20.6%)  
 DRIVEWAY 1,605 SF  
 WALLS, WALKS, ETC. 125 SF  
 TOTAL 3,566 SF (39.9%)

LOT 2 DATA :  
 TOTAL AREA 11,639 SF (0.267 ACRES)  
 LOT AREA 9,770 SF (0.224 ACRES)  
 MAXIMUM BUILDING AREA 2,931 SF (30%)  
 MAXIMUM IMPERVIOUS AREA 3,517 SF (36%)

IMPERVIOUS COVERAGE  
 HOUSE 1,519 SF (15.6%)  
 GARAGE 377 SF (3.9%)  
 PORCH 236 SF (2.4%)  
 WALLS, WALKS, ETC. 712 SF  
 TOTAL 2,844 SF (29.1%)

LOT 3 DATA :  
 TOTAL / LOT AREA 5,832 SF (0.134 ACRES)  
 MAXIMUM BUILDING AREA 2,041 SF (35%)  
 MAXIMUM IMPERVIOUS AREA 2,332 SF (40%)

IMPERVIOUS COVERAGE  
 HOUSE 1,520 SF (26.1%)  
 DRIVEWAY 727 SF  
 WALLS, WALKS, ETC. 56 SF  
 TOTAL 2,303 SF (39.5%)

LOT 4 DATA :  
 TOTAL / LOT AREA 5,944 SF (0.136 ACRES)  
 MAXIMUM BUILDING AREA 2,080 SF (35%)  
 MAXIMUM IMPERVIOUS AREA 2,377 SF (40%)

IMPERVIOUS COVERAGE  
 HOUSE 1,444 SF (24.3%)  
 DRIVEWAY 871 SF  
 WALLS, WALKS, ETC. 56 SF  
 TOTAL 2,371 SF (39.9%)

REV.	DATE	COMMENTS
		DATE: MARCH 25, 2013
		SHEET NO.
		2
		OF 2
		SCALE: = AS NOTED
		FILE NO.: 13-060

SKETCH PLAN  
 212 - 218 BLOOMINGDALE AVENUE

**MOMENEE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008



**DELAWARE COUNTY PLANNING COMMISSION**

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

**COUNCIL**

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

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

August 20, 2015

**PLANNING COMMISSION**

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

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

RE: Name of Dev't: Bloomingdale Court  
DCPD File No.: 34-6608-08-15  
Developer: GL1 Investment LP  
Location: Southwest corner of Owens Lane and  
Bloomingdale Avenue  
Recv'd in DCPD: July 10, 2015

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on August 20, 2015, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

Linda F. Hill  
Director

LFH/pmg  
cc: GL1 Investments, LP  
Momenee and Associates, Inc.





DELAWARE COUNTY PLANNING DEPARTMENT

DCPD

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

Date: August 20, 2015  
File No.: 34-6608-08-15

PLAN TITLE: Bloomingdale Court  
DATE OF PLAN: May 26, 2015  
OWNER OR AGENT: GL1 Investments, LP  
LOCATION: Southwest corner of Owens Lane and Bloomingdale Avenue  
MUNICIPALITY: Radnor Township  
TYPE OF REVIEW: Final Subdivision  
ZONING DISTRICT: R-5  
SUBDIVISION ORDINANCE: Local  
PROPOSAL: Subdivide .8137 acre into 4 lots  
UTILITIES: All public  
RECOMMENDATIONS: Approval contingent on obtaining the required waivers  
STAFF REVIEW BY: Jessica Dunford  
REMARKS:

**PREVIOUS ACTION**

At its July 17, 2008 meeting, the Delaware County Planning Commission reviewed a plan for this site to convey .044 acre to an adjacent landowner, and then to subdivide two lots totaling .857 acre into five new lots for single-family dwellings. The Commission recommended disapproval, due to historical and archaeological concerns.



Date: August 20, 2015  
File No.: 34-6608-08-15

REMARKS (continued):

**CURRENT PROPOSAL**

The developer proposes to subdivide three lots containing a 3-unit apartment building, a 4-unit apartment building, and one single family detached house into four lots. One apartment building and one single family home are to be demolished. The four proposed lots will contain two new single family dwellings, one existing apartment building, and new apartment buildings.

**SITE INFORMATION**

The site presently contains three dwellings, two apartment buildings and one single family detached building. The 4-unit apartment building and the single family detached house are to be removed.

**ZONING INFORMATION**

The site is located in the R-5 Residential zoning district of Radnor Township where single-family dwellings and apartment buildings are a permitted use.

**REQUESTED WAIVERS**

The applicant has requested the following waivers from the Radnor Township subdivision and land development ordinance:

1. Section 255-27.I(6): No common driveways shall be permitted between two or more single family dwellings. The proposed driveway is centrally located within the development, between two of the proposed dwellings.
2. Section 255-27.I(7): No common driveway shall provide access to more than three lots or three single family dwellings. The applicant wishes to construct a shared driveway serving five dwellings.

Date: August 20, 2015  
File No.: 34-6608-08-15

REMARKS (continued):

3. Section 255-47.D: Along the street on which a subdivision abuts, improvements shall be made to the existing street. The improvements shall be determined by the width of the required cartway and built to the specifications established by the township.

**HISTORIC AND ARCHAEOLOGICAL SIGNIFICANCE**

The proposed land development will occur in an area that has a low potential for underground archeological resources. The home at #216 is to be retained, and is a two-and-a-half story, shingle and stone Queen Anne home. It has a Victorian period turret, and complex configuration typical of the Queen Anne style. It appears to date c. 1880's - 1890's. The home at #212 is to be demolished. It also is a Queen Anne styled home, appearing of the same vintage. It is two-and-a-half story, stucco, complex plan home, with various porches. This home was omitted from earlier records of documenting historic resources on the street. However more information has revealed it is of the same vintage as the other early home on the street. It will be a loss to the district. However it is commendable that the developer is siting one of the new homes in such a way as to maintain the streetscape and retain the overall character of the neighborhood. This is reinforced by his siting the two other new homes in the rear of the lot as well.

These two homes are in the South Wayne Local Historic District as well as are National Register listed. This plan went through a HARB review.

**STORMWATER MANAGEMENT**

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

Date: August 20, 2015  
File No.: 34-6608-08-15

REMARKS (continued):

**SEWAGE FACILITIES**

The municipal Engineer and/or Sewage Enforcement Officer should confirm whether the developer has received any required exemptions or planning module approvals prior to issuance of any building permits.

**DEEDS**

New deeds which reflect this proposal must be recorded at the Delaware County Recorder of Deeds.

**RECORDING**

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



**RADNOR TOWNSHIP**

**MEMORANDUM**

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**TO:** MR. STEVE NORCINI  
**FROM:** RAY DALY  
**SUBJECT:** 212 & 216 BLOOMINDALE AVENUE  
**DATE:** JULY 15, 2015  
**CC:** MR. PHILLIPS

---

Mr. Phillips:

The concern is the entrance driveway scaled at fifteen (15') feet in width. As you know the ladder trucks out riggers are eighteen (18') feet wide when extended so the fifteen foot drive will not be usable. There will be no areal coverage for rescue or fighting fires. As asked in prior discussions the drive should be twenty (20') feet in width. This would also widen the entrance way of the drive allowing better access for any emergency vehicle.

Respectfully,

Raymond Daly

Building Codes Official/Fire Codes Official



## DELAWARE COUNTY PLANNING DEPARTMENT

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

### COUNCIL

MARIO J. CIVERA, JR.  
CHAIRMAN

COLLEEN P. MORRONE  
VICE CHAIRMAN

JOHN P. McBLAIN  
DAVID J. WHITE  
MICHAEL F. CULP

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

LINDA F. HILL  
DIRECTOR

July 17, 2015

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

**RE: Title:** Bloomingdale Court  
**Applicant(s):** GL1 Investment LP  
**File Number:** 34-6608-08-15  
**Meeting Date:** 08/20/2015  
**Municipality:** Radnor Township  
**Location:** Southwest corner of Owens Lane and Bloomingdale Avenue  
**Received:** 07/10/2015

Dear Mr. Zienkowski,

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

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

Very truly yours,

Linda F. Hill  
Director

LFH/JGD

cc: GL1 Investment LP

Momenee and Associates, Inc.



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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 212 + 216 BLOOMINGDALE AVENUE

Zoning District R5

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

Fee \_\_\_\_\_ Ward No. 6 Is property in HARB District \_\_\_\_\_

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

Name GREG LINCO C/O GLI INVESTMENTS, LP

Address 200 LANSDOWNE AVENUE WAYNE, PA 19087

Telephone 302-367-6648 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email greg@cornellventures.com

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

Name KEVIN R. MOMENEZ, PE C/O MOMENEZ & ASSOCIATES, INC.

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610-527-3030 Fax 610-527-9008

Email jmongeluzi@momenec.com (CONTACT PERSON)

Area of property 35,444 SF

Area of disturbance 22,082 SF  
(INCLUDING 1,057 SF OF OFF-SITE UTILITY CONNECTIONS)  
Proposed use of property SINGLE FAMILY

Number of proposed buildings 3

Number of proposed lots 4

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final \_\_\_\_\_ Revised X  
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 255-27.1(6) PREVIOUSLY APPROVED UNDER  
SECTION 255-27.1(7) NONCIN APPLICATION  
SECTION 255-47.D

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

N/A

Individual/Corporation/Partnership Name

GLI INVESTMENTS, CP GREG LINGO

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

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

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

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



**Plans submitted should show the following:**

**Under 500 square feet of additional coverage:**

Check list:

1. Name and address of property owner.
2. Date.
3. Scale (1"=10', 1"=20', 1"=30', 1"=40', 1"=50')
4. Tree protection and detail (if applicable)
5. Silt fence and detail (if applicable)
6. All existing and proposed structures and impervious surfaces with dimensions.
7. Retaining wall height.
8. Retaining wall detail (if over 4')
9. Location of onsite sewage system (if applicable)
- 10.. Diameter and type of trees being preserved and/or removed (if over 6") within 25 feet of construction

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**Over 500 square feet of additional coverage:**

Check list:

1. Name and address of property owner.
2. North arrow (if over 1,000 square feet)
3. Name, address and seal of PA Engineer or Surveyor (if over 1,000 square feet)
4. Date.
5. Scale.
6. Tree protection and detail (if applicable)
7. Tire scrubber and detail (if applicable)
8. Construction schedule (if required)
9. Silt fence and detail.
10. All property lines with metes and bounds (footage)
11. Existing and proposed two foot contours (2') of all disturbed areas (if required) using Township datum.
12. Retaining wall height.
13. All existing structures and impervious surfaces as shown with dimensions.
14. Retaining wall detail (if over 4')
15. Underground utilities (if affected by proposed construction)
16. Location of onsite sewage system (cesspool, field, tanks) (if applicable)
17. Diameter and type of trees being preserved and removed (if over 6") within 25 feet of construction
18. Size and type of replacement trees.
19. Calculated 100 year flood plain line and delineated wetlands (if required)
20. Storm water management and calculations required if over 1,500 square feet of new or reconstructed impervious coverage.

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SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT AND RELEASE ("Agreement") is made and entered into as of the        day of        , 2013, by and between the Appellants, **BARON GEMMER, LYDIA GEMMER, LIZ OTWELL, STEPHEN FALK, LISA WARNER, SHANNON WARNER, and LESLEY BOSNIACK**, (hereinafter collectively referred to as "Gemmer"); the Appellee, **NORCINI BUILDERS, INC.**, by and through its successor-in-interest, **GL1 INVESTMENTS, LP** (hereinafter referred to as "GL1"), as owner; and the Appellee, **TOWNSHIP OF RADNOR** (hereinafter referred to as "Radnor"), with respect to property located at 212-216 Bloomingdale Avenue, Wayne, Radnor Township, Delaware County, Pennsylvania ("Premises"), for the purpose of compromising and settling the appeal of Gemmer of the decisions of Radnor with respect to final subdivision plan approval and HARB certificate of appropriateness approval respectively captioned, *Baron Gemmer, Lydia Gemmer, Liz Otwell, Stephen Falk, Lisa Warner, Shannon Warner, and Lesley Bosniack v. Township of Radnor and Norcini Builders, Inc.*, Docket Number 08-15592, and *Baron Gemmer v. Township of Radnor and Norcini Builders, Inc.*, Docket Number 08-9362 (hereinafter collectively referred to as the "Appeals").

WHEREAS, the Premises are currently improved with a two and one-half story house and one story frame accessory building located on the northern portion of the Premises known as 212 Bloomingdale Avenue, Wayne, PA (the "**212 Buildings**") and a two and one-half story house and an accessory frame shed on the southern portion of the Premises known as 216 Bloomingdale Avenue, Wayne, PA (the "**216 Buildings**"); and

WHEREAS, these two sets of Buildings contain seven (7) rental units; and

WHEREAS, on May 12, 2008 Radnor approved a Certificate of Appropriateness for the demolition of the 212 Buildings and the 216 Buildings and the subsequent construction of five new single family homes on the Premises, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*; and

WHEREAS, on September 22, 2008 Radnor granted final subdivision plan approval for the demolition of the 212 Buildings and the 216 Buildings, and the subdivision of the property for five (5) single family dwellings, pursuant to Resolution No. 2008-23, a copy of which attached hereto and incorporated herein as *Exhibit "B"*; and

WHEREAS, Gemmer filed the Appeals in the Court of Common Pleas of the aforesaid approvals by Radnor under the aforesaid Docket Numbers; and

WHEREAS, the Parties have agreed to permit the subdivision of the Premises into four (4) lots in accordance with a sketch plan prepared by Momence & Associates, Inc., dated March 25, 2013, attached hereto as *Exhibit "C"* ("**Sketch Plan**"); and

WHEREAS, subsequent to the execution of this Settlement Agreement and approval by the Court of Common Pleas of Delaware County (the "**Court**") and prior to the issuance of any building permits, GLI shall simultaneously submit to Radnor and Baron Gemmer, in recordable form, a Final Plan (the "**Final Plan**") in substantial conformity with the Sketch Plan to be approved by the Radnor Board of Commissioners; and

WHEREAS, the Parties have agreed to settle and compromise all disputes between and among themselves, and be legally bound by the terms of this Settlement Agreement.

NOW, THEREFORE, with the above recitals incorporated herein by reference as an integral part hereof, the Parties to this Settlement Agreement hereby stipulate and agree to the following terms and conditions as set forth below:

1. GLI, its successors and assigns, shall have the option to develop the Premises in accordance with the Sketch Plan.
2. The Premises shall be developed as follows:
  - A. The Premises shall be subdivided into four (4) separate lots in substantial conformity with the Sketch Plan.
  - B. All Radnor-required public improvements set forth on the subdivision plan previously approved on September 22, 2008, as modified by the Sketch Plan shall be required on the Final Plan and escrowed in a form and manner to be approved by the Radnor Solicitor contemporaneously with the application for a building permit for the construction of the proposed new single family dwellings.
  - C. The 212 Buildings shall only be demolished in conjunction with the issuance of building permits and the immediate construction of all three (3) single family dwellings on Lot 1, Lot 3, and Lot 4, as shown on the Sketch Plan. Lots 3 and 4 may not utilize Owens Lane for vehicular ingress or egress unless approved by Radnor.
  - D. The Final Plan shall comply with all Radnor Codes, Ordinances, Rules and Regulations in effect at the time of Court approval of this Settlement Agreement and with the September 22, 2008 Final Plan approval granted by Radnor, except as modified by the Sketch Plan and this Agreement.
3. Gemmer agrees:
  - A. To withdraw the aforesaid Appeals by filing a Praecipe to Settle, Discontinue and End the Appeals within ten (10) days after approval by the Court of this Settlement Agreement.
  - B. To refrain from, either directly or indirectly, opposing GLI Investments, L.P. from

developing the Premises pursuant to the Final Plan, except that Gemmer shall be permitted to speak during public comment at any and all Radnor meetings regarding any approvals or discussions relating to the Premises or the Final Plan.

4. GLI, its successors and assigns, agree:
  - A. To preserve and maintain the 216 Buildings for no less than ten (10) years from the date of Court approval of this Settlement Agreement and relinquish any claims to the demolition permits and corresponding portion of the Certificate of Appropriateness issued by Radnor for the 216 Buildings.
  - B. To preserve and maintain the 212 Buildings for a minimum period of five (5) years from the date of Court approval of this Settlement Agreement, except when any of the events, defined below, occur. If any of the events described in Subparagraphs i. through v. of this section occur, proof shall be delivered to Gemmer and Radnor, in which case the minimum preservation period shall be reduced to three (3) years from the date of Court approval of this Settlement Agreement.
    - i. A transfer resulting from the death of Valerie E. Lingo and/or Gregory B. Lingo; or
    - ii. A transfer resulting from a decree of dissolution of marriage or legal separation or from a property settlement agreement incident to such decree for Valerie E. Lingo and Gregory B. Lingo; or
    - iii. A transfer resulting from a mandate from the lending institution holding the mortgage on the Premises for GLI Investments, L.P. requiring the sale of the Premises due to non-performance by the mortgagor; or
    - iv. A transfer necessitated by an extraordinary and unforeseeable financial

emergency experienced by and beyond the control of Valerie E. Lingo and Gregory B. Lingo in excess of \$100,000 that cannot reasonably be relieved through compensation or reimbursement from insurance or other sources, the liquidation or collateralization of other assets, or the use of other resources;

or

v. A transfer which, in the reasonable judgment of Baron and Lydia Gemmer, constitutes an event consistent with the intentions of the foregoing Sections B(i)-(iv).

- C. To comply with all Radnor Codes, Ordinances, Rules and Regulations in effect at the time of Court approval of this Settlement Agreement and with the September 22, 2008 Final Plan approval granted by Radnor, except as modified by the Sketch Plan and this Agreement.
- D. To obtain approval from the Radnor Board of Commissioners of a Certificate of Appropriateness for the construction of three single family dwellings on Lot 1, Lot 3 and Lot 4 as shown on the Sketch Plan.
- E. Subsequent to the Court approval of this Settlement Agreement and prior to the issuance of any building permits, to submit to Radnor and Baron Gemmer, in recordable form, an engineered Final Plan in substantial conformity with the Sketch Plan.
- F. Simultaneously with the aforementioned submission to Radnor, to submit the Final Plan to the Delaware County Planning Department for its review.
- G. To the amendment and/or voiding of the issued Certificates of Appropriateness and demolition permit by Radnor as set forth in Section 5 below.

H. Not to expand the existing apartment building on Lot 2 to contain more than three apartments.

5. Radnor agrees:

- A. That since this matter is in settlement of litigation, the Final Plan shall be submitted in recordable form as a Final Plan submission to Radnor with review and approval only by the Board of Commissioners without requiring GLI to request any waivers for the Final Plan. The Department of Community Development and Township Engineer shall review the Final Plan for consistency with the Township's Shade Tree Ordinance in effect at the time of the September 22, 2008 Final Plan approval.
  - B. That the Sketch Plan shall become vested pursuant to Section 508(4)(ii) of the Pennsylvania Municipalities Planning Code, 53 P.S. 10508(4)(ii), with such protection continuing for ten (10) years from the date of Court approval of this Settlement Agreement.
  - C. To revoke the previously issued demolition permit(s) for the 216 Buildings.
  - D. To void that portion of the previously issued Certificate of Appropriateness for the demolition of the 216 Buildings.
  - E. To void that portion of the previously issued Certificate of Appropriateness that permits the construction of five new single-family dwellings on the Premises.
6. This Settlement Agreement shall be interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania.
7. This Settlement Agreement represents the full and complete agreement of the Parties and no other understandings exist. No other statements, inducements, or representations, oral or written, have been relied upon by the Parties.

8. This Settlement Agreement may be modified only by writing signed by all of the Parties.
9. The Parties agree that they have carefully read this Settlement Agreement and that they have been represented by counsel.
10. This Settlement Agreement shall be valid if signed in counterparts and may be returned by facsimile or electronic mail.
11. This Settlement Agreement shall be binding on the Parties' heirs, successors, and assigns.
12. The Parties agree to file a Joint Motion for Entry of Agreed Order incorporating the Settlement Agreement as set forth herein within ten (10) days after execution of the Agreement by all Parties.
13. The Parties agree that the Court shall retain jurisdiction for purposes of enforcement of this Settlement Agreement.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties hereto have set our hands and seal the day and year first written above.

GEMMER PARTIES:

Kathleen Suzydt  
WITNESS

Kathleen Suzydt  
WITNESS

Kathleen Suzydt  
WITNESS

Kathleen Suzydt  
WITNESS

Kathleen Suzydt  
WITNESS

Baron Gemmer  
BARON GEMMER

Lydia Gemmer  
LYDIA GEMMER

Liz Orwell  
LIZ ORWELL

Stephen Falk  
STEPHEN FALK

Lisa Warner  
LISA WARNER



SETTLEMENT AGREEMENT  
(Signatures Continued)

Kathleen Wright  
WITNESS  
Kathleen Wright  
WITNESS

Shannon Warner  
SHANNON WARNER  
Lesley Bosniack  
LESLEY BOSNIACK

TOWNSHIP OF RADNOR:

Attest: \_\_\_\_\_

By: Alaine P. Simon  
Name:  
Title:

GLI INVESTMENTS, L.P.

Attest: Terilane

By: Greg Lips  
Name: Greg Lips  
Title: Manager

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board  
Radnor Township, Pennsylvania



NAME OF OWNER: NORCINI BUILDERS  
OWNER ADDRESS: 12 ARLINGTON ROAD, DEVON, PA 19333  
ADDRESS OF PROPERTY: 212-216 BLOOMINGDALE AVE, WAYNE PA  
APPLICATION NUMBER: HARB 08-01

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted

**TO DEMOLISH TWO EXISTING HOUSES AND CONSTRUCT FIVE NEW SINGLE FAMILY HOUSES AT 212 - 216 BLOOMINGDALE AVE**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

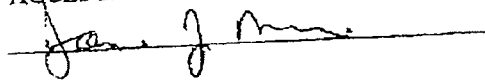
NOTES AND/OR CONDITIONS OF APPROVAL:

ISSUED Monday, May 12, 2008

TOWNSHIP OFFICIAL

  
Harry G. Mahoney, Esq.

ACCEPTED BY APPLICANT



EXHIBIT



Resolution 2008-23

WHEREAS, Norcini Builders, Inc., having made application on June 16, 2008 to do a lot line change between properties, raze 2 existing single family dwellings, a garage and shed and construct five (5) new single family dwellings at 212-216 Bloomingdale Ave., and

WHEREAS, the application was accompanied by Final Plans prepared by E. B. Walsh & Assoc., dated June 12, 2008, last revised July 17, 2008, the "Final Plans", and

WHEREAS, the Radnor Township Planning Commission at their meeting of Monday, August 4, 2008 reviewed the Final Plans and recommended denial, and the Board Commissioners (the "Board") reviewed the Final Plans and the recommendations of the Planning Commission in Caucus on August 18, 2008 and September 8, 2008; and,

WHEREAS, the Board is authorized to grant certain types of waivers to the Township's zoning and subdivision and land development codes where such a waiver would promote, protect and facilitate or create conditions favorable to the public health, safety and welfare of the community.

WHEREAS, in lieu of further extension granted by the applicant, action on this application is required to be taken by the Board by September 23, 2008.

NOW, THEREFORE, BE IT RESOLVED, that the Subdivision Application Plan # 08-S-09 of Norcini Builders, Inc., being the same is hereby approved subject to the following conditions:

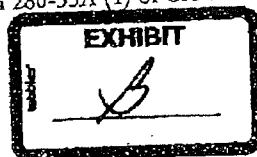
1. The applicant shall be granted the following three waivers requested from the Township's subdivision and land development code:

Section 255-27.I (6) "No common driveways shall be permitted between two (2) or more single-family dwellings."

Section 255-27.I (7) "No common driveway shall provide access to more than three (3) lots or three (3) single-family dwellings."

Section 255-47C (sic) All streets shall be granted to: "Along the existing street on which a subdivision or land development abuts (hereinafter called a "boundary street"), improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the township."

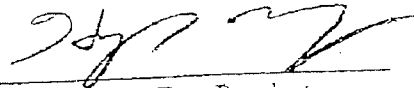
2. The plans shall comply with the Shade Tree Commission's recommendations of August 27, 2008.
3. The lot lines shall be adjusted so that the square footage of each lot is a minimum of 5,445 sq. ft. in accordance with Section 280-35A (1) of the Township Code.

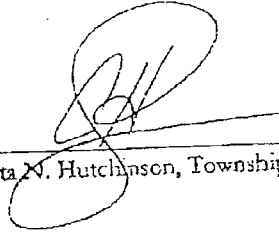


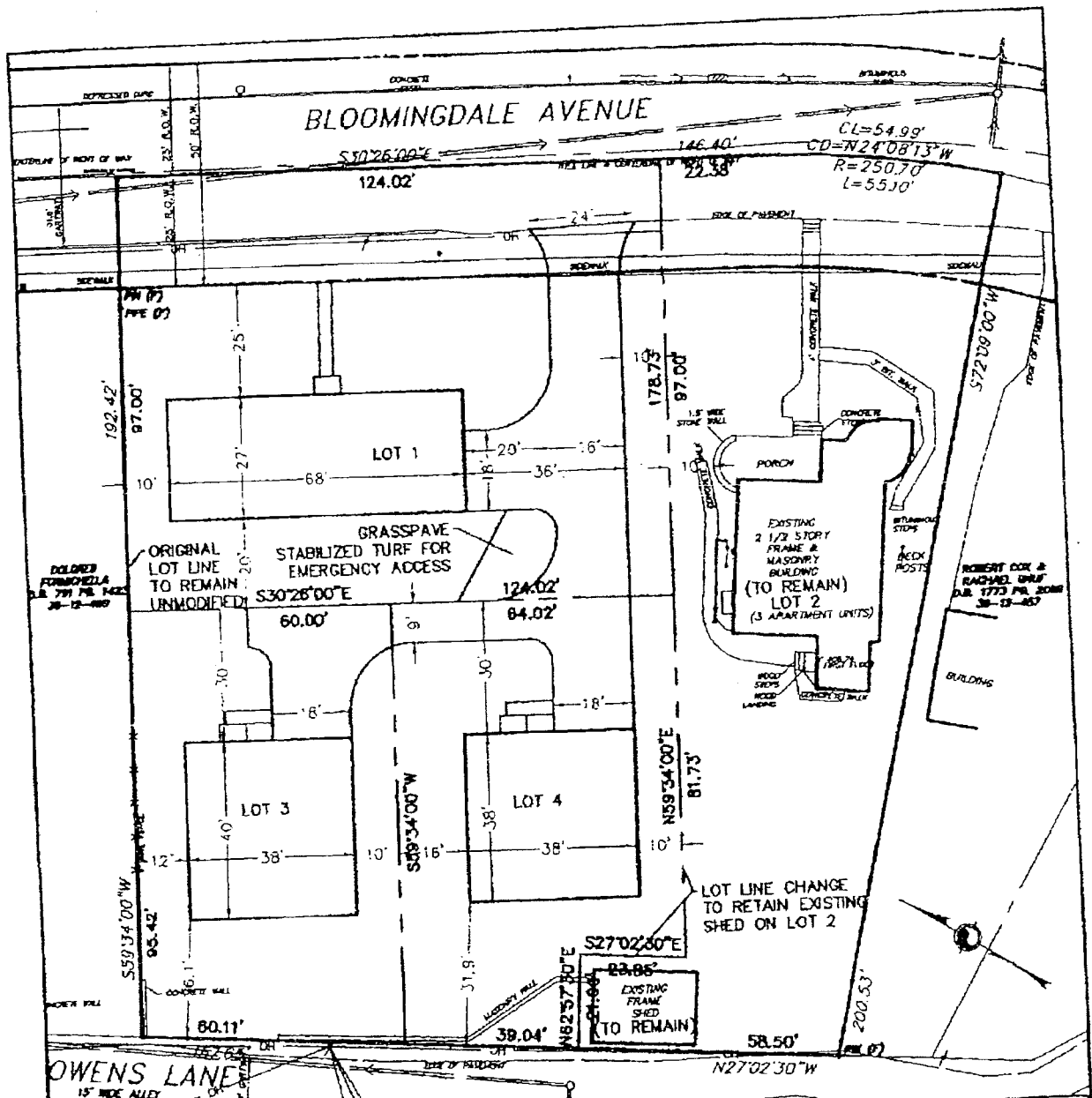
4. The applicant shall meet with the HARB for consultation purposes only to discuss the design of the buildings and the improvements to be constructed by the applicant.

RESOLVED this 22<sup>nd</sup> day of September 2008

RADNOR TOWNSHIP

By:   
Harry G. Mahoney, Esq., President

Attest:   
Coretta N. Hutchinson, Township Secretary



REV.	DATE	COMMENTS
		DATE: MARCH 25, 2013
		SHEET NO. 1 OF 2
		SCALE: 1" = 30'
		FILE NO.: 13-060

**SKETCH PLAN**  
 212 - 218 BLOOMINGDALE AVENUE  
**MOMENEE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

**EXHIBIT**  
C

REFERENCE PLAN:  
 EXISTING CONDITIONS PLAN FOR NORCINI BUILDING CO.  
 PREPARED BY CHESTER VALLEY ENGINEERS, INC. DATED  
 FEBRUARY 2, 2006. PROJECT NO. 17553.

ZONING DISTRICT R-5 :(SINGLE FAMILY DETACHED)  
 LOT AREA 5,500 SF MIN  
 WIDTH 55' MIN  
 BUILDING AREA 35% MAX  
 FRONT YARD 25' MIN  
 SIDE YARD 10' MIN  
 REAR YARD 20' MIN  
 BUILDING HEIGHT 35' MAX  
 IMPERVIOUS COVERAGE 40% MAX

ZONING DISTRICT R-5 :(APARTMENT HOUSE)  
 LOT AREA PER DWELLING UNIT 5,445 SF MIN  
 WIDTH 100' MIN  
 BUILDING AREA 30% MAX  
 FRONT YARD 50' MIN  
 SIDE YARD 30' MIN  
 REAR YARD 30' MIN  
 BUILDING HEIGHT 40' MAX  
 ACCESSORY BUILDING 3' MIN  
 IMPERVIOUS COVERAGE 36% MAX

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

LOT 1 DATA :  
 TOTAL AREA 12,030 SF (0.276 ACRES)  
 LOT AREA 8,929 SF (0.205 ACRES)  
 MAXIMUM BUILDING AREA 3,125 SF (35%)  
 MAXIMUM IMPERVIOUS AREA 3,571 SF (40%)

IMPERVIOUS COVERAGE  
 HOUSE 1,836 SF (20.6%)  
 DRIVEWAY 1,605 SF  
 WALLS, WALKS, ETC. 125 SF  
 TOTAL 3,566 SF (39.9%)

LOT 2 DATA :  
 TOTAL AREA 11,639 SF (0.267 ACRES)  
 LOT AREA 9,770 SF (0.224 ACRES)  
 MAXIMUM BUILDING AREA 2,931 SF (30%)  
 MAXIMUM IMPERVIOUS AREA 3,517 SF (36%)

IMPERVIOUS COVERAGE  
 HOUSE 1,519 SF (15.5%)  
 GARAGE 377 SF (3.9%)  
 PORCH 236 SF (2.4%)  
 WALLS, WALKS, ETC. 712 SF  
 TOTAL 2,844 SF (29.1%)

LOT 3 DATA :  
 TOTAL / LOT AREA 5,832 SF (0.134 ACRES)  
 MAXIMUM BUILDING AREA 2,041 SF (35%)  
 MAXIMUM IMPERVIOUS AREA 2,332 SF (40%)

IMPERVIOUS COVERAGE  
 HOUSE 1,520 SF (26.1%)  
 DRIVEWAY 727 SF  
 WALLS, WALKS, ETC. 56 SF  
 TOTAL 2,303 SF (39.5%)

LOT 4 DATA :  
 TOTAL / LOT AREA 5,944 SF (0.136 ACRES)  
 MAXIMUM BUILDING AREA 2,080 SF (35%)  
 MAXIMUM IMPERVIOUS AREA 2,377 SF (40%)

IMPERVIOUS COVERAGE  
 HOUSE 1,444 SF (24.3%)  
 DRIVEWAY 871 SF  
 WALLS, WALKS, ETC. 56 SF  
 TOTAL 2,371 SF (39.9%)

REV.	DATE	COMMENTS
SKETCH PLAN 212 - 218 BLOOMINGDALE AVENUE		DATE: MARCH 25, 2013 SHEET NO.
<b>MOMENEE &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008		2 OF 2 SCALE: = AS NOTED FILE NO.: 13-060

**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 GL1 Investment, LP E-mail greg@cornellventures.com

Address 200 Lansdowne Avenue, Wayne, PA 19087 Phone 302-367-6648

Name of Development Bloomingdale Court - 212 & 216 Bloomingdale Avenue

Municipality Radnor Township

**ARCHITECT, ENGINEER, OR SURVEYOR**

Name of Firm Momenee and Associates, Inc. Phone 610-527-3030

Address 924 County Line Road, Bryn Mawr, PA 19010

Contact Joseph C. Mongeluzi, Jr., PE E-mail jmongeluzi@momenee.com

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input type="checkbox"/> Land Development	<input 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-5 (Residence District)

Tax Map # 36 / 12 / 459

Tax Folio # 36 / 06 / 03284 / 00

TAX MAP 36/12/45B

TAX FOLIO 36/06/03285/00

212  
BLOOMINGDALE AVE.

216  
BLOOMINGDALE AVE.

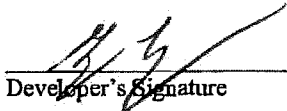
**STATEMENT OF INTENT**  
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Demolition of existing 2-1/2 story 3 apartment building at 212 Bloomingdale Avenue. Existing 2-1/2 story 3 apartment building at 216 Bloomingdale Avenue to remain. As a result a 4 four subdivision will be created consisting of 3 new single family houses and the existing 2-1/2 story, 3 apartment building at 216 Bloomingdale Avenue. New utilities are proposed along with stormwater management.

Total Site Area 0.8137 Acres  
Size of All Existing Buildings 4,239 Square Feet  
Size of All Proposed Buildings 4,452 Square Feet  
Size of Buildings to be Demolished 2,126 Square Feet

Greg Lingo, GL Investments, LP  
Print Developer's Name

  
Developer's Signature

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

Local Planning Commission Regular Meeting August 3, 2015  
Local Governing Body Regular Meeting \_\_\_\_\_

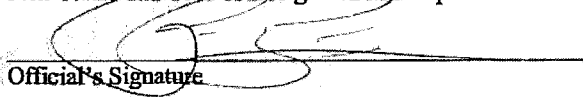
Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # 34-6608-08

Roger A. Phillips, P.E. Township Engineer  
Print Name and Title of Designated Municipal Official

610-650-8101  
Phone Number

  
Official's Signature

7/8/2015  
Date

**FOR DCPD USE ONLY**

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

**Applications with original signatures must be submitted to DCPD.**





**Gannett Fleming**

*Excellence Delivered As Promised*

**MEMORANDUM**

**Date:** September 9, 2015

**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:** 120 & 124 Bloomingdale Ave  
115 Strafford Avenue, LLC – Applicant

Date Accepted: October 6, 2014

90 Day Expiration: January 4, 2015, extended to October 13, 2015

---

Gannett Fleming, Inc. has completed a review of the 120 & 124 Bloomingdale Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing properties are located in the R5 zoning district. The applicant is proposing to remove the lot line between the two existing properties, keep the existing single family home and construct two new single family homes and three attached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant went before the Zoning Hearing Board (decision attached) and received the following variances:

- §280-112.D & E – To allow disturbance and improvements within steep slopes.
- §280-35.B(3)(c) – To permit a rear yard setback of 18 feet instead of the required 30 feet.

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402  
t: 610.650.8101 • f: 610.650.8190

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



The applicant has requested the following waivers:

1. §255-29.A(12) – The width of entrance and exit drives for two-way use must be 25 feet. The applicant has indicated a width of 22 feet of the plans. The applicant has requested a waiver from this requirement.
2. §255-14.A – The applicant is requesting a waiver requiring a submission of a preliminary plan before a final plan is submitted.

Plans Prepared By: Inland Design  
Dated: 10/03/2014, revised 05/19/2015

This plan was before the Planning Commission on November 3, 2014, March 2, 2015, June 1, 2015 and August 3, 2015. The planning commission recommended approval of the plans along with the requested waivers at the August 3, 2015 meeting.

I. Zoning

1. §280-35.B(2) – No more than 30% of each lot may be occupied by buildings. The zoning chart on Sheet 1 indicates that 9,731 S.F. is building coverage. A detailed breakdown on how this number was calculated must be provided. This must be similar to the impervious coverage chart shown on Sheet 5.
2. §280-35.B(3)(c) – There shall be a rear yard on each lot that shall not be less than 30 feet in depth. The applicant is proposing decks in the rear yard setback. The applicant received a variance from the Zoning Hearing Board to permit a rear yard setback of 18 feet instead of the required 30 feet.
3. §280-35.B(9) – The maximum impervious coverage allowed is 36%. The applicant indicated that the impervious coverage provided is 35.95% (20,646.8 S.F.) The total listed on the impervious coverage table on sheet 5 lists the total impervious as 20,596.30. These must be revised to be consistent.
4. §280-36.B – Along each side or rear property line which directly abuts a residence area not devoted to apartment use in the district or in an adjoining district or municipality, a buffer planting strip of not less than 10 feet in width shall be provided. The cover sheet indicates apartment use for the Henry property and the plan sheet indicates that single family residential use for the Henry property. This must be revised to be consistent.
5. §280-112 – The plan indicates that there will be buildings, storm sewers, a retaining wall and parking areas located in the steep slope areas. These are not permitted uses in accordance with this section. The applicant has received a variance of this requirement from the Zoning Hearing Board.

6. §280-112.D(8) – There is a proposed retaining wall shown in the steep slope area. Retaining walls are allowed only as a structure customarily associated with the uses outlined in this section. This proposed use does not conform to the intent of this section, and therefore the retaining wall is non-conforming. The applicant has received a variance of this requirement from the Zoning Hearing Board.

II. Subdivision and Land Development

1. §255-21.B(7) – Planning module for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act is required. The applicant has indicated that a Planning Module Exemption form has been submitted to the PA DEP. A planning module submission was made to the Township.
2. §255-29.A(12) – The width of entrance and exit drives for two-way use must be 25 feet. The applicant has indicated a width of 22 feet of the plans. The applicant has requested a waiver to this requirement.
3. §255-29.A(20) – Where semi-attached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to be used and meet the off-street parking requirements, one parking spaces per four dwelling units of overflow off-street parking shall be provided. The applicant has provided off-street parking in conformance with this section.
4. §255-37.E – Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Commissioners. The applicant has provided two entrance lights and proposed that the lighting provided on each dwelling unit will light the proposed pedestrian path. Details must be provided on how it is intended that the proposed entrance lights be powered.
5. §255-38 – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development. The applicant has indicated that 9 trees will be required. This must be revised on the landscaping compliance chart on Sheet 10 to indicate the 9 street trees under the total tree planting requirements instead of the 8 shown.
6. §255-42.B(2) – The applicant has shown proposed Class A planting options on Sheet 10. The length of buffer appears to be inadequate for the side and rear property lines. The buffer yard in the table indicates 50 L.F. along Unit 328 and 250 L.F. along Bloomingdale Avenue. This must be revised to remove the Bloomingdale Avenue reference and reference the appropriate lots. Also, the total for the buffer yard requirement would be more than the 300 feet as shown in the table. In addition, the buffer must be extended along the easterly property line to Bloomingdale Avenue. The

number of required trees will increase and the Landscaping Compliance Chart on Sheet 10 must be updated.

7. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$19,842.
8. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater Management

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

IV. General Comments

1. The sanitary sewer between MH 2 and MH4 on sheet 6 has less than 10 feet of horizontal clearance with the water line and fire hydrant. This must be revised to ensure adequate clearance.

We recommend the Board of Commissioners consider recommending approval of this conditioned on requiring the applicant to satisfactorily address the above comments.

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

Very truly yours,

GANNETT FLEMING, INC.



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



**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 2947**

**APPEAL OF 115 STRAFFORD AVENUE, LLC**, property located at 120 and 124 Bloomingdale Avenue and zoned R5. Appellant seeks variances from Zoning Code Sections 280-112.D & E for disturbance to steep slopes; a variance from Zoning Code Section 280-35.B(3)(c) to permit a rear yard of 18 feet (+/-) where 30 feet is required; and any other relief necessary to disturb the steep slopes shown on the Plans. Alternatively, Appellant requests interpretation of Zoning Code 280-112.D & E that: (i) disturbance to manmade steep slopes is not prohibited by Code; and/or (ii) interpretation that proposed retaining wall, portions of the proposed driveway, and related grading are permitted under Zoning Code Sections 280-112.D(8) and 280-112.E. Appellant further seeks any other relief deemed necessary for proposed redevelopment project.

**DECISION OF THE ZONING HEARING BOARD**

**ORDER**

Variances under Zoning Code Sections 280-35.B(3)(c), and 280-112(D) and (E) are granted, the Order of the Zoning Officer is reversed, and an appropriate permit is ordered to be issued for the construction of Appellant's proposed residential development and related improvements, in the precise location and manner as shown on Plans (collectively, the "Plans") dated January 30, 2015 and last revised May 19, 2015, as prepared by Inland Design, which Plans have been entered into the record as Appellant's Exhibit "A-1(H)" and otherwise as shown on the plans, exhibits and testimony made part of the record, to the extent consistent with the Plans; provided that: (i) Appellant shall comply with the Landscaping Plan introduced as Appellant's Exhibit A-11, as same may be modified with the consent of the Township during proceedings under the Township's Subdivision and Land Development Ordinance; and (ii) the rear patios and decks on the three units to the rear of the subject premises shall not be enclosed. Relief is granted only under Zoning Code Sections 280-35.B(3)(c), and 280-112(D) and (E), and no relief is granted with respect to any other provision of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

/s/ **BRADLEY DELIZIA, CHAIRMAN**

/s/ **WILLIAM MARTIN, VICE CHAIRMAN**

/s/ **NOAH D. CUTLER**

/s/ **GEORGE NAGLE**

/s/ **JOHN REILLY**

**AUGUST 25, 2015: THIS DECISION SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS FROM THIS DATE: AUGUST 25, 2015**

**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)

August 6, 2015

**VIA E-MAIL**

Roger Phillips, P.E.  
Gannett Fleming Engineers and Planners  
Valley Forge Corporate Center  
P.O. Box 80794  
Valley Forge, PA 19482

**RE: 120 & 124 Bloomingdale Avenue ("Property")  
Pending Land Development Application;  
Our Reference: 10073-15**

---

Dear Mr. Phillips:

I represent 115 Strafford Avenue, LLC, equitable owner of the properties at 120 & 124 Bloomingdale Avenue in connection with the pending land development application for the Property. I am writing to grant Radnor Township an extension of time through October 13, 2015 in which to render a decision on the pending Application. Please contact us if you have any questions or require any further information.

Sincerely,

  
George W. Broseman

GWB:kds

cc: 115 Strafford Avenue, LLC  
John Rice, Esquire  
Stephen Norcini, P.E.  
Chuck Dobson, P.E.

GWB 10073/15 4040909v1 08/06/2015 11:38 AM



**Gannett Fleming**

*100 Years*

*of Excellence Delivered As Promised*

August 6, 2015

Joel Comada  
Project Engineer  
Inland Design  
16 Hagerty Blvd  
West Chester, PA 19382

RE: Sewage Facilities Planning Module  
120/124 Bloomingdale Avenue

Dear Joel:

We have reviewed the planning module package submitted and have the following comments:

1. Component 3 Section G.1.a, should indicate that there is no Clean Streams Law Permit number for the sanitary sewer system in Radnor Township. The Township has researched and was unable to determine if a number was issued in the past and due to the age of the majority of the original system, it is likely that the sanitary sewers pre-date the Clean Streams Law.
2. Component 3 Section G.1.b – The number of connections indicated in this section is -642t. This incorrect and must be revised.
3. The project name is incorrect in the Component 4A for the Municipal Planning Agency. This must be revised.
4. The narrative provided with the PHMC submission indicates that the project is located in the R-4 Zoning District. This project is located in the R-5 Zoning District.
5. We are completing the capacity certification for the collection system. Once it is completed we will forward to you.

We have attached the executed application for the Delaware County Planning Commission for your submission.

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

Very truly yours,

GANNETT FLEMING, INC.

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

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402

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# DELAWARE COUNTY PLANNING DEPARTMENT

Court House/Government Center, 201 W. Front Street, Media, Pennsylvania 19063  
Phone: 610-891-5200 Fax: 610-891-5203 Email: planning\_department@co.delaware.pa.us

## Application for Act 537 Review

Please type or print legibly

### DEVELOPER/APPLICANT

Name 115 Strafford Avenue, LLC Phone 610-721-1495  
Address 110 North Phoenixville Pike, Suite 100, Malvern, PA 19355  
Name of Development 120 & 124 Bloomingdale Avenue DEP # 1-23013-244-3J  
Date of Act 247 Review 11/20/2014 DCPD File # 34-8054-14

### PLANNING MODULE PREPARER

Name Joel D. Comanda, P.E. Phone 484-947-2928  
Address 16 Hagerty Blvd. West Chester, PA 19382

Type of Review (check 2 boxes)	Proposed Method of Treatment
<input checked="" type="checkbox"/> Initial Submittal	<input type="checkbox"/> Sewer tap-in
<input type="checkbox"/> Minor Revision Resubmittal	<input checked="" type="checkbox"/> Sewer extension/new collection system
<input type="checkbox"/> Major Revision Resubmittal	<input type="checkbox"/> Individual on-lot or new replacement system
<input checked="" type="checkbox"/> Standard Form (Component 1, 2, 3)	<input type="checkbox"/> Multiple on-lot system
<input type="checkbox"/> Private Request	<input type="checkbox"/> Community system or new plant
<input type="checkbox"/> Municipal Base Plan or Ordinance	

Water:  Private  Public  
Use:  Commercial/Industrial  Institutional  Residential  
EDUs 4 # of Connections 4 new Projected Flow 1050 Acreage 1.318

Statement of Intent Reverse Subdivision of two lots (w/ 2 existing dwellings - 1 to remain) and construction of 5 new dwellings. All dwellings are to be connected to the public sewer through the proposed expansion

Has a copy of this module been forwarded to:  
All tributary authorities or SEOs, as required?  Yes  No  
PA Historical and Museum Commission, if required?  Yes  No  N/A

### MUNICIPALITY'S SECTION (Application Will Not Be Accepted Without Original Signature)

Municipality Radnor Township  
Address 301 Iven Ave. Radnor, PA 19087-5297  
Municipal Official Robert Phillips, PE Tur Eng Phone 610-650-8101  
Official's Signature [Signature] Date 8-6-2015

### FOR DCPD USE ONLY

Date Received \_\_\_\_\_  Complete  Incomplete  
Date DCPD Comments Due \_\_\_\_\_ Staff Initials \_\_\_\_\_  
Review Fee: Amount \_\_\_\_\_ Check No. \_\_\_\_\_  
Date Received \_\_\_\_\_ Received By \_\_\_\_\_





**MEMORANDUM**

**Date:** July 27, 2015

**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.  
Steve Gabriel – Rettew Associates  
Suzan Jones – Radnor Township Engineering Department  
William Miller – Radnor Township Codes Official  
Ray Daly – Radnor Township Codes Official

**RE:** 120 & 124 Bloomingdale Ave  
115 Strafford Avenue, LLC – Applicant

Date Accepted: October 6, 2014

90 Day Expiration: January 4, 2015, extended to August 31, 2015

---

Gannett Fleming, Inc. has completed a review of the 120 & 124 Bloomingdale Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing properties are located in the R5 zoning district. The applicant is proposing to remove the lot line between the two existing properties, keep the existing single family home and construct two new single family homes and three attached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has requested variances from the following:

- §280-112.D & E – To allow disturbance and improvements within steep slopes.
- §280-35.B(3)(c) – To permit a rear yard setback of 18 feet instead of the required 30 feet.

Gannett Fleming, Inc.

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The applicant has requested the following waivers:

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Plans Prepared By: Inland Design  
Dated: 10/03/2014, revised 05/19/2015

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I. Zoning

1. §280-35.B(2) – No more than 30% of each lot may be occupied by buildings. The zoning chart on Sheet 1 indicates that 9,731 S.F. is building coverage. A detailed breakdown on how this number was calculated must be provided. This must be similar to the impervious coverage chart shown on Sheet 5.
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number of required trees will increase and the Landscaping Compliance Chart on Sheet 10 must be updated.

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III. Stormwater Management

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

IV. General Comments

1. The sanitary sewer between MH 2 and MH4 on sheet 6 has less than 10 feet of horizontal clearance with the water line and fire hydrant. This must be revised to ensure adequate clearance.

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are adequately addressed and the plans are revised to reflect the above comments.

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

Very truly yours,

GANNETT-FLEMING, INC.



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



**Gannett Fleming**

*100 Years*

*of Excellence Delivered As Promised*

**MEMORANDUM**

**Date:** June 23, 2015

**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.  
Steve Gabriel – Rettew Associates  
Suzan Jones – Radnor Township Engineering Department  
William Miller – Radnor Township Codes Official  
Ray Daly – Radnor Township Codes Official

**RE:** 120 & 124 Bloomingdale Ave  
115 Strafford Avenue, LLC – Applicant

Date Accepted: October 6, 2014

90 Day Expiration: January 4, 2015, extended to June 30, 2015

---

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**Gannett Fleming, Inc.**

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t: 610.650.8101 • f: 610.650.8190

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



1. §255-29.A(12) – The width of entrance and exit drives for two-way use must be 25 feet. The applicant has indicated a width of 22 feet of the plans. The applicant has requested a waiver from this requirement.
2. §255-14.A – The applicant is requesting a waiver requiring a submission of a preliminary plan before a final plan is submitted.

Plans Prepared By: Inland Design  
Dated: 10/03/2014, revised 05/19/2015

This plan was before the Planning Commission on November 3, 2014, March 2, 2015 and June 1, 2015. The plans have been revised based on Planning Commission and staff comments.

I. Zoning

1. §280-35.B(2) – No more than 30% of each lot may be occupied by buildings. The zoning chart on Sheet 1 indicates that 9,731 S.F. is building coverage. A detailed breakdown on how this number was calculated must be provided. This must be similar to the impervious coverage chart shown on Sheet 5.
2. §280-35.B(3)(c) – There shall be a rear yard on each lot that shall not be less than 30 feet in depth. The applicant is proposing decks in the rear yard setback. The applicant has requested a variance from the Zoning Hearing Board to permit a rear yard setback of 18 feet instead of the required 30 feet.
3. §280-35.B(9) – The maximum impervious coverage allowed is 36%. The applicant indicated that the impervious coverage provided is 35.95% (20,646.8 S.F.) The total listed on the impervious coverage table on sheet 5 lists the total impervious as 20,596.30. These must be revised to be consistent.
4. §280-36.B – Along each side or rear property line which directly abuts a residence area not devoted to apartment use in the district or in an adjoining district or municipality, a buffer planting strip of not less than 10 feet in width shall be provided. The cover sheet indicates apartment use for the Henry property and the plan sheet indicates that single family residential use for the Henry property. This must be revised to be consistent.
5. §280-112 – The plan indicates that there will be buildings, storm sewers, a retaining wall and parking areas located in the steep slope areas. These are not permitted uses in accordance with this section. The applicant has requested a variance of this requirement.
6. §280-112.D(8) – There is a proposed retaining wall shown in the steep slope area. Retaining walls are allowed only as a structure customarily associated with the uses outlined in this section. This proposed use does not conform to the intent of this section,

and therefore the retaining wall is non-conforming. The applicant has requested a variance of this requirement.

II. Subdivision and Land Development

1. §255-21.B(7) – Planning module for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act is required. The applicant has indicated that a Planning Module Exemption form has been submitted to the PA DEP. A planning module submission must be made to the Township.
2. §255-29.A(12) – The width of entrance and exit drives for two-way use must be 25 feet. The applicant has indicated a width of 22 feet of the plans. The applicant has requested a waiver to this requirement.
3. §255-29.A(20) – Where semi-attached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to be used and meet the off-street parking requirements, one parking spaces per four dwelling units of overflow off-street parking shall be provided. The applicant has provided off-street parking in conformance with this section.
4. §255-37.E – Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Commissioners. The applicant has provided two entrance lights and proposed that the lighting provided on each dwelling unit will light the proposed pedestrian path. Details must be provided on how it is intended that the proposed entrance lights be powered.
5. §255-38 – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development. The applicant has indicated that 9 trees will be required. This must be revised on the landscaping compliance chart on Sheet 10 to indicate the 9 street trees under the total tree planting requirements instead of the 8 shown.
6. §255-42.B(2) – The applicant has shown proposed Class A planting options on Sheet 10. The length of buffer appears to be inadequate for the side and rear property lines. The buffer yard in the table indicates 50 L.F. along Unit 328 and 250 L.F. along Bloomingdale Avenue. This must be revised to remove the Bloomingdale Avenue reference and reference the appropriate lots. Also, the total for the buffer yard requirement would be more than the 300 feet as shown in the table. In addition, the buffer must be extended along the easterly property line to Bloomingdale Avenue. The number of required trees will increase and the Landscaping Compliance Chart on Sheet 10 must be updated.

7. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$19,842.
8. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater Management

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

IV. General Comments

1. The sanitary sewer between MH 2 and MH4 on sheet 6 has less than 10 feet of horizontal clearance with the water line and fire hydrant. This must be revised to ensure adequate clearance.

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are adequately addressed and the plans are revised to reflect the above comments.

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

Very truly yours,

GANNETT FLEMING, INC.



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





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** June 23, 2015  
**To:** Steve Norcini, P.E.  
**From:** Amy Kaminski, P.E., PTOE  
**cc:** Roger Phillips, P.E., Gannett Fleming, Inc.  
Steve Gabriel, P.P, RETTEW  
Damon Drummond, P.E., PTOE  
**Reference:** 120 & 124 Bloomingdale Avenue  
Revised Preliminary Land Development & Lot Line Change Transportation Review  
Radnor Township, Delaware County  
G&A 14-08067

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Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the revised Preliminary/Final Land Development & Lot Line Change Plan (14 sheets) for 120 & 124 Bloomingdale Avenue, prepared by InLand Design, dated October 3, 2014 and last revised May 19, 2015. The plans were prepared for the applicant, 115 Strafford Avenue. LLC.

We offer the following comments for Radnor Township consideration:

I. SUBMISSION

1. 120 & 124 Bloomingdale Avenue Revised Preliminary/Final Land Development & Lot Line Change Plan for Bloomingdale Ave., LLC, prepared by InLand Design, consisting of fourteen (14) sheets, dated October 3, 2014 and last revised May 19, 2015.
2. Response letter dated May 26, 2015 prepared by InLand Design.

II. PROJECT DESCRIPTION

The Applicant intends to consolidate two existing parcels (total of 1.318 acres) located at 120 & 124 Bloomingdale Avenue and develop the lot with six total residential dwelling units (1 existing, 5 proposed). There will be three (3) proposed multi-unit dwellings and two (2) proposed single family units located along a common driveway for this multiple-dwelling group development. The development features six (6) additional parking spaces within the development and addition parallel parking along the Bloomingdale Avenue site frontage. The applicant intends to eliminate the existing access to Bloomingdale Avenue and construct a new driveway access on Bloomingdale Avenue north of the existing location.

III. REQUESTED VARIANCE

1. §280-112.D(8): To allow a proposed retaining wall in the steep slope area; this requires a variance from ZHB.

IV. REQUESTED WAIVERS

1. §255-29 A(12) To allow 22-foot wide driveway for a two-way entrance and exit drive to an off-street parking facility with a capacity of three or more vehicles.
2. §280-112.D(8): To allow Preliminary/Final approval prior to obtaining formal Preliminary Plan conditional approval.

V. GENERAL COMMENTS

1. To improve sight lines for motorists exiting driveways on Bloomingdale Avenue, on-street parallel parking spaces should be located a minimum of 20' from any existing or proposed driveways (as projected from the edge of the driveway, not the curb radius). The parking space dimensions for the end spaces may be reduced to a 20' length; however, the internal parallel parking spaces should include a minimum of 22' in length to allow for parking maneuvers. It appears that a minor adjustment should be made to all proposed parking stalls on Bloomingdale Avenue. Please contact this office if further clarification is necessary.
2. Sheet 13 of 14: Of minor concern, revise the nomenclature of the "NO PARKING SYMBOL" sign from R7-1 to R8-3.



Community Development  
Department

**ZONING HEARING BOARD AGENDA**

**Thursday, June 18, 2015  
7: 30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. **APPEAL #2947** The applicant, 115 Strafford Avenue, LLC, property located at 120 and 124 Bloomingdale Avenue and zoned R5, seeks variances from Code Section 280-112.D & E for disturbance to steep slopes; a variance from Code Section 280-35.B(3)(c) to permit a rear yard of 18 feet (+/-) where 30 feet is required; and any other relief necessary to disturb the steep slopes shown on the Plans. Alternatively, Applicant requests interpretation of Code 280-112.D & E that: disturbance to manmade steep slopes is not prohibited by Code; and/or interpretation that proposed retaining wall, portions of the proposed driveway, and related grading are permitted under Sections 280-112.D(8) and 280-112.E.8 and any other relief deemed necessary for proposed redevelopment project.

*The next meeting of the ZHB is scheduled for July 16, 2015 at 7:30 p.m. Applications for the July 16, 2015 meeting must be submitted on or before June 16, 2015.*

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>2947</u>
FEE: <u>550</u>
DATE RECEIVED: <u>5/19/15</u>

\*\*\*\*\*  
 GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to his application. Ten (10) copies of this application and required attachments must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing.  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING**

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.com](http://www.radnor.com) for a copy of our current fees.

\*\*\*\*\*

TYPE OR PRINT

Property Address: 120 & 124 Bloomingdale Avenue, Wayne, PA

Name and address of applicant: 115 Strafford Avenue, LLC

Bo Erixson, 110 North Phoenixville Pike, Malvern, PA 19355

Telephone number: 610-721-1495 Email: berixxon@bbhomes.us

Property Owner (if different than above): 120 Bloomingdale Associates, L.P.  
Salvador Barbera and Gino Monico Zancanaro

Owner address: 120 Bloomingdale Ave. & 124 Bloomingdale Ave, Radnor, PA 19087

Telephone number: N/A Email: N/A

Attorney's name: George W. Broseman

Address: 910 Harvest Drive, Blue Bell, PA 19422

Telephone number: 610-941-2459 Email: gbroseman@kaplaw.com

**Relief requested and/or basis for appearing before the Zoning Hearing Board including specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)**

Applicant requests, to the extent required, variances from Code §§ 280-112.D & E for disturbance to and improvements within steep slopes and § 280-35.B(3)(c) to permit a rear yard of eighteen (18) feet (+/-) where thirty (30) feet is required, and any other relief necessary for the Redevelopment Project. Alternatively, Applicant requests interpretations of Code §§ 280-112.D & E that: (i) disturbance to manmade steep slopes is not prohibited by Code; and/or (ii) that a proposed retaining wall, portions of the proposed driveway, stormwater facilities, and related grading and improvements are permitted under Code §§ 280-112.D(8) and 280-112.E as being associated with permitted activities on steep slopes.

**Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: (attach additional pages if necessary)**

None that we are aware of.

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Brief narrative of improvements: *(attach additional pages if necessary)*

See attached Addendum.

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ATTACHMENTS: Ten (10) copies of each of the following must be provided:

1. Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:
  - a) lot lines and lot dimensions described in metes and bounds (in feet);
  - b) total lot area;
  - c) location of easements and rights of way, including ultimate rights of way;
  - d) location of all setback lines for existing and proposed structures;
  - e) location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;
  - f) location of existing and proposed improvements;
  - g) table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and
  - h) all other features or matters pertinent to the application.

PLANS SHALL NOT EXCEED 24" X 36", AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 1/2" X 11" AT FILING

2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

#### ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting*
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note – 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being discontinued, or being dismissed, at the discretion of the Board*)

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT

AN ADDITIONAL FEE OF \$200 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

**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)

May 26, 2015

**VIA HAND DELIVERY**

Roger Phillips, Township Engineer  
Gannett Fleming Engineers and Planners  
Valley Forge Corporate Center  
P.O. Box 80794  
Valley Forge, PA 19482

**RE: 120 & 124 Bloomingdale Avenue (collectively "Property")  
Pending Land Development Application  
Our Reference: 10073-15**

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Dear Mr. Phillips:

As you know, I represent 115 Strafford Avenue, LLC, equitable owner of the properties at 120 & 124 Bloomingdale Avenue in connection with the pending land development application for the Property. The applicant has also filed an application to the Radnor Township Zoning Hearing Board for certain measures of relief, including relief from the steep slope provisions of the Zoning Ordinance. The Zoning Hearing Board application and current land development plans are to be reviewed by the Radnor Township Planning Commission at its upcoming June 1, 2015 meeting.

Along with this letter we are submitting a revised plan and related materials for the redevelopment of the Property that address the comments in your May 7, 2015 review letter and in the Gilmore & Associates review letter dated April 22, 2015. The revised plans also address comments from the Radnor Township Historical Architectural Review Board and from adjoining landowners. Specifically, please find: (i) 32 copies of the 14-sheet land development plan set prepared by Inland Design, dated 10/03/14, revised (No. 3) 05/19/15; (ii) 2 copies of the stormwater report; (iii) an electronic copy of the plans on a CD ROM, and (iv) 30 copies of a May 19, 2015 letter from the project engineer, Charles A. Dobson, P.E. providing responses to the review letters.



1  
Roger Phillips, Township Engineer  
May 26, 2015  
Page 2

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Please contact us if you have any questions or require any further information.

Sincerely,



George W. Broseman

GWB:sl

cc: 115 Strafford Avenue, LLC  
Charles A. Dobson, P.E.



# INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

May 26, 2015

Radnor Township Planning Commission  
301 Iven Avenue  
Wayne, PA 19087

**Re: 120 & 124 Bloomingdale Avenue  
Response to Review Letter from Gannett Fleming, Inc. dated 5-7-2015 and Review  
Letter from Gilmore & Associates Dated 4-22-2015**

Dear Planning Commission Members:

We have received the above referenced review letter and offer the following responses as follows:

## **Gannett Fleming Review Letter dated 5-7-2015**

### I. Zoning

1. 280-35 - The reference to the habitable floor area has been removed from the plan as requested.
2. 280-35.B (6) – The plans has been revised to show the breakdown of the minimum room sizes as requested. This breakdown will be revised once the architectural details of the units has been finalized.
3. 280-35-B (9) – A detailed breakdown of the impervious area was provided on Sheet 5 of 14. This table has been further modified to reflect the most recent revision.
4. 280-36.B – In accordance with this section the plans show the required planting buffer next to all residential uses not devoted to apartment uses. It is our understanding that the Gemmer property (Block 12, Unit 354) and the McClain property (Block 12, Unit 327) contain apartment uses.
5. 280-103.B (1) – The plans now show the proposed garage area on each unit. The required size of the parking spaces is also noted on the plans.

6. 280-112 – A notes has been added to the plans that details all of the relief requested by the applicant. Specifically Zoning Ordinance Sections 280-112.D and 280-112.E to allow disturbance to and construction of improvements within the steep slope areas. Additionally a second zoning variance from Zoning Ordinance Section 280-35.B(3)(C) to reduce the rear yard setback from 30 feet to 18 feet for the proposed decks protruding into the rear yard setback has been added to the plan.
7. 280-112.D (8) – The variance note shown on Sheet 1 reflects the request for a variance of this section.

II. Subdivision and Land Development Ordinance

1. 255-20.B (1) (n) – The cover sheet has been revised to show an aerial view of the project and all areas within 500 feet.
2. 255-21.B (7) – Will comply.
3. 255-27.I (5) – Sight distance calculations have been added to the plan that details the required site distance based on the posted speed limit of 25 MPH.
4. 255-29.A (12) – We believe that this provision applies to parking lot entrances and exits and not to the proposed private drive. However to the extent required a waiver of this section has been added to the plans. Based on our analysis, the truck turning template shows the 22 feet width is adequate.
5. 255-29.A (20) – No response required.
6. 255-35 – All proposed trees have been moved away from the proposed utility easement.
7. 255-37.E – Two entrance lights have been added to the plan. Additionally lighting provided on each dwelling unit will also provide lighting to the proposed pedestrian path.
8. 255-38 – An additional street tree has been added to Bloomingdale Avenue as requested.
9. 255-42.B (2) – In accordance with Attachment 2 in Chapter 255, a ‘Class A’ buffer is only required when the adjoining property use is a single family detached dwelling. The plan reflects this requirement.

10. 255-43.1.B (1) – Will comply. The required fee-in-lieu will be paid.
11. 255-54.B – Will comply.

III. Stormwater Management

1. The SWM report has been revised to reflect the revisions to the plan referenced herein. A copy of the updated report is attached for reference and review.
2. Will comply.

IV. General Comments

1. The configuration of the sanitary sewer lateral has been revised as requested.
2. The minimum separation has been provided as requested.

It is noted that in addition to the changes outlined above the site grading has been adjusted to lower the finished floor elevation of the all proposed units in order to be more compatible with the existing building located on the adjoining Gemmer property (Block 12, Unit 354). Furthermore, an additional waiver request of Section 255-14.A has been added to the plan set to allow the review and approval of this plan to be completed as a Preliminary/Final Plan.

**Gilmore & Associates, Inc. Review Letter dated 4-22-2015**

IV. SALDO Comments

1. 255-29.A (12) – See Gannett Fleming Response #4 above.
2. 255-29.A (14) – The internal corner radii have been labeled as requested.
3. 255-37 H – The proposed sidewalk is less than 5%. However a note to this effect has been added to the plan.

V. General Recommendations

1. Will comply.
2. A planting strip between the proposed driveway and sidewalk has been provided as requested.

3. The noted parking spaces have been removed from the plan as requested.
4. The requested sign has been added to the plan.
5. The proposed fence location has been revised as requested.

Based on the revisions outlined herein, we trust that the plan can now be approved. Please feel free to contact us should you have any questions or comments.

Very Truly Yours,



Charles A. Dobson, P.E.  
President

/cad

c: 115 Stafford Ave, LLC  
George Broseman, Esq.  
File



**Gannett Fleming**

*100 Years*

*of Excellence Delivered As Promised*

**MEMORANDUM**

**Date:** May 7, 2015

**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.  
Steve Gabriel – Rettew Associates  
Suzan Jones – Radnor Township Engineering Department  
William Miller – Radnor Township Codes Official  
Ray Daly – Radnor Township Codes Official

**RE:** 120 & 124 Bloomingdale Ave  
115 Strafford Avenue, LLC – Applicant

Date Accepted: October 6, 2014

90 Day Expiration: January 4, 2015, extended to June 30, 2015

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Gannett Fleming, Inc. has completed a review of the 120 & 124 Bloomingdale Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing properties are located in the R5 zoning district. The applicant is proposing to remove the lot line between the two existing properties, keep the existing single family home and construct two new single family homes and three attached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has requested a variance from the following:

- §280-112.D – To allow location of the proposed retaining wall in the steep slope area.

The following variance must also be requested:

- §280-112.D – To allow for buildings, storm sewers and parking areas to be located in the steep slope area.

**Gannett Fleming, Inc.**

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



Plans Prepared By: Inland Design  
Dated: 10/03/2014, revised 04/01/2015

This plan was before the Planning Commission on November 3, 2014 and March 2, 2015. The plans have been revised based on Planning Commission and staff comments.

I. Zoning

1. §280-35– The zoning table provided lists habitable floor area. The minimum habitable floor area is for each apartment unit and not applicable to this project.
2. §280-35.B(6) – The breakdown of minimum room sizes for each dwelling must be shown on the plans in accordance with this section.
3. §280-35.B(9) – The maximum impervious coverage allowed for lot 1 is 36%. The applicant indicated that the impervious coverage provided is 34.7%. A detail breakdown on how this was calculated, by building unit, must be provided.
4. §280-36.B – Along each side or rear property line which directly abuts a residence area not devoted to apartment use in the district or in an adjoining district or municipality, a buffer planting strip of not less than 10 feet in width shall be provided. The length of buffer appears to be inadequate for all side and rear property lines. A buffer must be provided for the northerly border along the neighboring property line of 114 Bloomingdale Avenue.
5. §280-103.B(1) – There are two parking spaces required for each dwelling unit. The applicant has indicated that there will be two parking spaces provided within the garages shown on the plans. There are no garages shown on the plans. In accordance with the definition of parking space in the Zoning Code, the parking space shall measure not less than nine feet six inches by twenty feet, accessible from a street, alley, or driveway and surfaced with a Township-approved durable, dust proof and all-weather surface.
6. §280-112 – The plan indicates that there will be buildings, storm sewers, a retaining wall and parking areas located in the steep slope areas. These are not permitted uses in accordance with this section. A variance must be requested to permit the uses within steep slope areas.
7. §280-112.D(8) – There is a proposed retaining wall shown in the steep slope area. Retaining walls are allowed only as a structure customarily associated with the uses outlined in this section. This proposed use does not conform to the intent of this section, and therefore the retaining wall is non-conforming. The applicant has requested a variance of this requirement.

II. Subdivision and Land Development

1. §255-20(B).1(n) – 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 streets) must be shown on the plans.
2. §255-21.B(7) – Planning module for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act is required. The applicant has indicated that a Planning Module Exemption form has been submitted to the PA DEP. Once that is returned with an appropriate code, a planning module submission will be made to the Township.
3. §255-27.I(5) – In general, no private driveway shall take access to an arterial or major collector street. Driveways shall be located and designed as to provide a reasonable sight distance at street intersections. The required site distance provided on the plans (157' West Wayne Ave and 165' Lenoir Ave) must be explained and calculations provided.
4. §255-29.A(12) – The width of entrance and exit drives for two-way use must be 25 feet. The applicant has indicated a width of 22 feet of the plans. This must be revised or a waiver requested.
5. §255-29.A(20) – Where semi-attached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to be used and meet the off-street parking requirements, one parking spaces per four dwelling units of overflow off-street parking shall be provided. The applicant has provided off-street parking in conformance with this section.
6. §255-35 – No structure requiring a building permit or plantings, except for lawn and/or paving shall be set or put in the area of a utility easement. It appears that there is landscaping located in the proposed sanitary sewer easement. This must be revised or a waiver requested.
7. §255-37.E – Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Commissioners. All proposed lighting plans must be submitted for review by the Board of Commissioners.
8. §255-38 – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development. The applicant has indicated that 8 trees will be required. This must be revised to indicate that 9 street trees are required along the 250 L.F. of Bloomingdale Avenue.





9. §255-42.B(2) – The applicant has shown proposed Class A planting options on Sheet 10. The length of buffer appears to be inadequate for the side and rear property lines. A buffer must be provided for the northerly border along the neighboring property line.
10. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$19,842.
11. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

### III. Stormwater Management

1. Please provide the complete Hydraflow reports for the Recharge Bed Routing. The Hydraflow routing supporting documentation for storm events 2, 25, 50 and 100 years appear to be missing from the stormwater report. (see pages 6-12 to 6-16).
2. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

### IV. General Comments

1. The location of the proposed sanitary sewer lateral for lot #2 must be revised to be directly in front on the existing dwelling.
2. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines. The storm sewer crosses the sanitary sewer between MH 3 and MH 2 with less than 18-inches of vertical separation.

***Gannett Fleming***

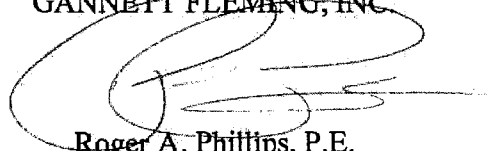
Radnor Township Planning Commission  
120 & 124 Bloomingdale Avenue  
May 7, 2015

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are adequately addressed and the plans are revised to reflect the above comments.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', is written over the company name.

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





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

---

**Date:** April 22, 2015

**To:** Steve Norcini, P.E.

**From:** Amy Kaminski, P.E., PTOE

**cc:** Roger Phillips, P.E., Gannett Fleming, Inc.  
Steve Gabriel, P.P, Rettew  
Damon Drummond, P.E., PTOE

**Reference:** 120 & 124 Bloomingdale Avenue - Revised Preliminary Land Development & Lot Line Change Plan Review - Transportation  
Radnor Township, Delaware County  
G&A 14-08067

---

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the revised Preliminary Land Development & Lot Line Change Plan (14 sheets) for 120 & 124 Bloomingdale Avenue, prepared by InLand Design, dated October 3, 2014 and last revised April 1, 2015. The plans were prepared for the applicant 115 Strafford Avenue. LLC.

We offer the following comments for Radnor Township consideration:

I. SUBMISSION

120 & 124 Bloomingdale Avenue Revised Preliminary Land Development & Lot Line Change Plan for Bloomingdale Ave., LLC, prepared by InLand Design, consisting of fourteen (14) sheets, dated October 3, 2014 and last revised April 1, 2015.

II. PROJECT DESCRIPTION

The Applicant intends to consolidate two existing parcels (total of 1.318 acres) located at 120 & 124 Bloomingdale Avenue and develop the lot with six total residential dwelling units (1 existing, 5 proposed). There will be three (3) proposed multi-unit dwellings and two (2) proposed single family units located along a common driveway for this multiple-dwelling group development. The development features six (6) additional parking spaces within the development and addition parallel parking along the Bloomingdale Avenue site frontage. Access to the development is proposed via Bloomingdale Avenue.

III. REQUESTED VARIANCES & WAIVERS

1. §280-112.D(8): To allow a proposed retaining wall in the steep slope area; this requires a variance from ZHB.
2. No waivers have been requested.

IV. SALDO COMMENTS

1. §255-29 A(12) Off-street parking facilities with a capacity of three or more vehicles, the width of the entrance and exit drives shall have a minimum of 25 feet for two-way use. The driveway access is of 22 feet wide. The plan must be revised or a waiver requested.
2. §255-29 A(14) – Label the internal corner radii of the parking facility; a 5' minimum radius is required.
3. §255-37 H – Where sidewalk grades exceed 5%, a non-slip surface shall be used. Include a note and/or detail on the plan indicating this requirement.

V. GENERAL RECOMMENDATIONS

We recommend the following:

1. Submit the plan (including the fire truck turning templates); to the Fire Marshal for review and comment.
2. Include a planting strip between the proposed driveway and sidewalk to separate vehicular and pedestrian traffic.
3. To improve sight lines for exiting motorists, eliminate on-street parking spaces 20 feet on either side of the proposed driveway access to Bloomingdale Avenue.
4. Include signage for a parking prohibition on the driveway access to Bloomingdale Avenue.
5. Revise the location of the proposed 4' high fence so it is not located less than 5' from the ultimate right of way line.

**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)

April 15, 2015

**VIA E-MAIL**

Roger Phillips, P.E.  
Gannett Fleming Engineers and Planners  
Valley Forge Corporate Center  
P.O. Box 80794  
Valley Forge, PA 19482

**RE: 120 & 124 Bloomingdale Avenue ("Property")  
Pending Land Development Application;  
Our Reference: 10073-15**

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Dear Mr. Phillips:

I represent 115 Strafford Avenue, LLC, equitable owner of the properties at 120 & 124 Bloomingdale Avenue in connection with the pending land development application for the Property. I am writing to grant Radnor Township an extension of time through June 30, 2015 in which to render a decision on the pending Application. Please contact us if you have any questions or require any further information.

Sincerely,



George W. Broseman

GWB:kds

cc: 115 Strafford Avenue, LLC  
John Rice, Esquire  
Stephen Norcini, P.E.  
Chuck Dobson, P.E.

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

April 2, 2015

**VIA HAND DELIVERY**

Roger Phillips, Township Engineer  
Gannett Fleming Engineers and Planners  
Valley Forge Corporate Center  
P.O. Box 80794  
Valley Forge, PA 19482

**RE: 120 & 124 Bloomingdale Avenue (collectively "Property")  
Pending Land Development Application  
Our Reference: 10073-15**

Dear Mr. Phillips:

As you know, I represent 115 Strafford Avenue, LLC, equitable owner of the properties at 120 & 124 Bloomingdale Avenue in connection with the pending land development application for the Property.

Along with this letter we are submitting a revised plan and related materials for the redevelopment of the property and would like to be placed on the May 4, 2015 Planning Commission Agenda for review, and on subsequent Board of Commissioners meetings. Specifically, please find 30 copies of the 14-sheet land development plan set prepared by Inland Design, dated 10/03/14, revised (No 2) 04/02/15, and two copies of a revised stormwater management report dated 10/03/14, revised 04/02/15 entitled "Project Narrative and Post Construction Stormwater Management Calculations." The submission also includes 15 sets of plans reduced to 11" x 17" and an electronic copy of the plans on a CD ROM.

The revised plan proposes five dwelling units, two (2) singles and one (1) 3-unit building on the property at 124 Bloomingdale Avenue and 120 Bloomingdale Avenue reverts to a single family home. The existing structures at 120 Bloomingdale Avenue would remain. The plans for the Property have been revised based on prior review and comments received at the November 3, 2014 and March 2, 2015 Planning Commission meetings, the March 4, 2015 HARB meeting, and the March 23, 2015 Board of Commissioner meeting.

Plan revisions include:

1. Two single family homes fronting Bloomingdale Avenue are proposed as IIARB requested at the March 4, 2015 meeting;
2. The plan has been redesigned to meet HARB's other comments; and
3. The plans have been modified to eliminate previously proposed porch encroachment into the front yard setback.

Please allow this letter to grant Radnor Township an extension of time through May 29, 2015 in which to render a decision on the pending application.

Please contact us if you have any questions or require any further information.

Sincerely,



George W. Broseman

GWB:sl

cc: 115 Strafford Avenue, LLC  
Charles A. Dobson, P.E.



**Gannett Fleming**

*100 Years*

*of Excellence Delivered As Promised*

**MEMORANDUM**

**Date:** February 23, 2015

**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.  
Steve Gabriel – Rettew Associates  
Suzan Jones – Radnor Township Engineering Department  
William Miller – Radnor Township Codes Official  
Ray Daly – Radnor Township Codes Official

**RE:** 120 & 124 Bloomingdale Ave  
115 Strafford Avenue, LLC – Applicant

Date Accepted: October 6, 2014

90 Day Expiration: January 4, 2015, extended to April 30, 2015

---

Gannett Fleming, Inc. has completed a review of the 120 & 124 Bloomingdale Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing properties are located in the R5 zoning district. The applicant is proposing to adjust the lot line of the existing properties, keeping the existing single family home on one lot and construct five single family semidetached townhomes.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has indicated that no waivers will be requested from the Subdivision and Land Development Code.

Plans Prepared By: Inland Design

Dated: 10/03/2014, revised 01/30/2015

This plan was before the Planning Commission on November 3, 2014. The Planning Commission voted to recommend denial of the plan. The plans have been revised based on Planning Commission and staff comments.

Gannett Fleming, Inc.

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

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



I. Zoning

1. §280-35– The zoning table provided should clearly indicate which lot the area regulations are for.
2. 280-35.A(2) – The zoning table indicates the building area for the lot #2 is 2,272 S.F., but the impervious coverage calculation on sheet 5 shows the building area for lot 2 is 2,799 S.F. This should be revised to be consistent.
3. §280-35.A(4)(a) – For each single or two family detached dwelling and its accessory buildings, there shall be two side yards, neither of which shall be less than 10 feet in width. There is a bilco door located in the side yard of lot #2. This is an existing nonconformity that the applicant intends to continue.
4. §280-35.B(6) – The breakdown of minimum room sizes for each dwelling must be shown on the plans in accordance with this section.
5. §280-35.B(9) – The maximum impervious coverage allowed for lot 1 is 36% and lot 3 is 40%. The applicant has provided a detailed breakdown of how the impervious coverage was calculated on sheet 5.
6. §280-36.B – Along each side or rear property line which directly abuts a residence area not devoted to apartment use in the district or in an adjoining district or municipality, a buffer planting strip of not less than 10 feet in width shall be provided. The length of buffer required on sheet 10 appears to be inadequate for all side and rear property lines. The applicant should revise to include a buffer along lot #1.
7. §280-103.B(1) – There are two parking spaces required for each dwelling unit. The applicant must indicate where the two parking spaces will be for each dwelling unit and the dimensions of those spaces.
8. §280-112.C – The areas of a tract containing slopes steeper than 14% shall be outlined. The applicant has showed this area on the existing feature plan. This area must also be shown on the grading and utility plan
9. §280-112.D(8) – There is a proposed retaining wall shown in the steep slope area. Retaining walls are allowed only as a structure customarily associated with the uses outlined in this section. This proposed use does not conform to the intent of this section, and therefore the retaining wall is non-conforming. A variance must be obtained for the placement of the retaining wall.

II. Subdivision and Land Development

1. §255-20.B.(1)n – The plan should indicate all significant man-made features within 500 feet and within the site. The existing driveway for the Gemmer property must be shown on the plans along Bloomingdale Avenue.
2. §255-21(B).7 – Planning module for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act is required. The applicant has indicated that a Planning Module Exemption form has been submitted to the PA DEP. Once that is returned with an appropriate code, a planning module submission will be made to the Township.
3. §255-28.A – The control of grades, curvature and obstructions at intersections is required to ensure adequate site distance for safe and efficient vehicular operation. The applicant must indicate that proper sight distance can be obtained exiting the driveway.
4. §255-29.A – The overflow parking spaces provided must be dimensioned on the plan. The minimum dimension of the parking spaces must be 9 ½' x 22'.
5. §255-29.A(20) – Where semi-attached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to be used and meet the off-street parking requirements, one parking spaces per four dwelling units of overflow off-street parking shall be provided. The applicant has provided off-street parking in conformance with this section.
6. §255-35 – No structure requiring a building permit or plantings, except for lawn and/or paving shall be set or put in the area of a utility easement. It appears that a portion of units 1 and 2 are located in the proposed sanitary sewer easement. This must be revised or a waiver requested.
7. §255-37.E – Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Commissioners. All proposed lighting plans must be submitted for review by the Board of Commissioners.
8. §255-56 – It appears that the sanitary sewer shown on sheet 11 is incorrectly labeled. The profile should be labeled MH 1 – MH 2 – MH 4 instead of MH 1 – MH 2 – MH 3.
9. §255-42.B(2) – The applicant has shown proposed Class A planting options on Sheet 10. Additional buffer would be required along Lot 1 and the rear property lines.
10. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$16,535.

11. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater Management

1. The chart, "Compliance with Table 408.1", on page 11 of 67 of the Stormwater Report has not been updated from the previous submission. The values indicated for columns one and two (Pre-Developed Flow and Allowable Post-Developed Flow, respectively) are not consistent with the values reported in the calculations.
2. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV. General Comments

1. Will the existing AC unit for lot #2 be removed? If not it must be shown on the plan in the 10 foot side yard setback.
2. The location of the proposed sanitary sewer lateral for lot #2 must be revised to be located entirely on lot #2 or an easement will be required.
3. The plan indicates that a business sign is to be located in the proposed 10' planting buffer strip and the front yard setback of lot #1. The disposition of this sign should be provided on the plans.

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are adequately addressed.

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

Very truly yours,

GANNETT FLEMING, INC.



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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

---

**Date:** February 20, 2015  
**To:** Steve Norcini, P.E.  
**From:** Amy Kaminski, P.E., PTOE  
**cc:** Roger Phillips, P.E., Gannett Fleming, Inc.  
Steve Gabriel, P.P, Rettew  
Damon Drummond, P.E., PTOE  
**Reference:** 120 & 124 Bloomingdale Avenue  
Final Minor Land Development Plan Review - Transportation  
Radnor Township, Delaware County  
G&A 14-08067

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Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Final Minor Land Development Plan (14 sheets) for 120 & 124 Bloomingdale Avenue prepared by InLand Design, dated October 3, 2014 and last revised January 30, 2015. The plans were prepared for the applicant 115 Strafford Avenue. LLC. We offer the following comments for Radnor Township consideration:

- I. SUBMISSION  
120 & 124 Bloomingdale Avenue Final Minor Land Development Plan for Bloomingdale Ave., LLC prepared by InLand Design, consisting of fourteen (14) sheets, dated October 3, 2014 and last revised January 30, 2015.
- II. PROJECT DESCRIPTION  
The Applicant proposes to consolidate two existing parcels of total 1.318 acres located at 120 & 124 Bloomingdale Avenue and develop the lot with seven total residential dwelling units (1 existing, 5 proposed). The five (5) proposed units will be multi-unit dwellings located along a common driveway. The driveway features three (3) additional parking spaces as well as a turnaround area at the end of the driveway. Access to the development is proposed via Bloomingdale Avenue.
- III. REQUESTED WAIVERS  
No waivers have been requested.
- IV. REVIEW COMMENTS
  - A. The turnaround area provided at the end of the access road must be signed as NO PARKING.
  - B. Sheet 12 of 14: The plans no longer show sanitation truck turning templates and no response to our initial comment was provided. Please contact Radnor Township

Public Works Department for the correct size and template and include in the subsequent submissions.

- C. Curb ramp details as indicated in PennDOT Publication 72M *Roadway Construction Standards*, RC-67M *Curb Ramps and Sidewalks* should be provided for all curb ramps.

**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)

January 30, 2015

**VIA HAND DELIVERY**

Roger Phillips, Township Engineer  
Gannett Fleming Engineers and Planners  
Valley Forge Corporate Center  
P.O. Box 80794  
Valley Forge, PA 19482

**RE: 120 & 124 Bloomingdale Avenue (collectively "Property")  
Pending Land Development Application  
Our Reference: 10073-15**

---

Dear Mr. Phillips:

As you know, I represent 115 Strafford Avenue, LLC, equitable owner of the properties at 120 & 124 Bloomingdale Avenue in connection with the pending land development application for the Property.

Along with this letter we are submitting a revised plan and related materials for the redevelopment of the property and would like to be placed on the March 2, 2015 Planning Commission Agenda for review, and on subsequent Board of Commissioners meetings. Specifically, please find 30 copies of the 14-sheet minor land development/lot line change plan set prepared by Inland Design, dated 10/03/14, revised (No. 1) 01/30/15 and two copies of a revised stormwater management report dated 10/03/14, revised 01/30/15 entitled "Project Narrative and Post Construction Stormwater Management Calculations." The submission also includes 15 sets of plans reduced to 11" x 17" and an electronic copy of the plans on a CD ROM.

The revised plans call for five dwelling units within two proposed buildings on the property at 124 Bloomingdale Avenue and a lot line change between 124 and 120 Bloomingdale Avenue. The existing structures at 120 Bloomingdale Avenue would remain. The plans for the Property have been revised based on prior review and comments received at the November 3, 2014 Planning Commission meeting. Plan revisions include:

1. The density has again been decreased - - now from 7 new units to 5 new units.

Roger Phillips, Township Engineer  
January 30, 2015  
Page 2

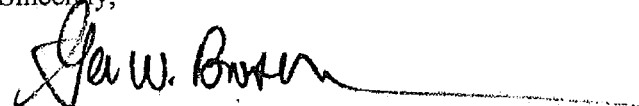
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2. The plans no longer propose a mix of single-family detached dwellings and buildings containing multiple dwelling units on the same lot.
3. The plans have been modified to eliminate proposed dwelling units on the manmade steep slopes.
4. Improvements to parking and access have been made.

Please allow this letter to grant Radnor Township an extension of time through April 30, 2015 in which to render a decision on the pending application.

Please contact us if you have any questions or require any further information.

Sincerely,

  
George W. Broseman

GWB:sl

cc: 115 Strafford Avenue, LLC  
Charles A. Dobson, P.E.

**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)

January 30, 2015

**VIA HAND DELIVERY**

Mr. Ray Daly  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

**RE: 120 & 124 Bloomingdale Avenue**  
**Certificate of Appropriateness Application**  
**Our Reference: 10073-15**

Dear Mr. Daly:

I represent 115 Strafford Avenue, LLC ("**Applicant**"), equitable owner of the properties at 120 & 124 Bloomingdale Avenue (collectively, "**Property**") in Wayne. The Property is in the South Wayne Historic District and the redevelopment project referenced below requires further review by the Radnor Township Historical Architectural Review Board ("**HARB**") for a "Certificate of Appropriateness".

On September 3, 2014, we appeared informally before HARB to make an initial presentation of the project. The project was well received by HARB and many of HARB's comments were incorporated into the plans. On October 3, 2014, we filed a preliminary land development application, plans and related materials for the redevelopment of the Property ("**Project**") with Radnor Township. On October 21, 2014, we submitted the application for a Certificate of Appropriateness, together with related materials (e.g. filing fee, photographs, plans, etc.) On November 3, 2014, we appeared before the Radnor Township Planning Commission which recommended denial of the plans as submitted. As a result, we asked that the Project be tabled from the November 5, 2014 HARB meeting. While Applicant does not agree with the Planning Commission's rationale for its recommended denial of the prior iteration of the plans, Applicant has revised the plans to address the issues raised at the Planning Commission meeting. Revised land development plans and related materials for the Project are being submitted to the Township contemporaneously with this letter.



Mr. Ray Daly  
January 30, 2015  
Page 2

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The revised plans preserve the historic structure at 120 Bloomingdale Avenue. The revised plans (as did the prior plans that were previously reviewed by HARB in September) propose demolition of the existing non-contributing structure at 124 Bloomingdale Avenue.

We request that the amended plans and the application for a Certificate of Appropriateness for the Project be placed on the March 4, 2015 HARB agenda for review. To that end, please find:

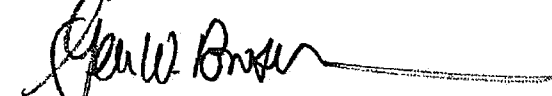
- Seven (7) copies of sheets 1,3,4,5 & 6 of the revised plans dated October 3, 2014, revised (No. 1) January 30, 2015, prepared by InLand Design Consulting Engineers & Land Development Consultants. These sheets depict existing and proposed conditions.

We will be prepared to present architectural concepts for the proposed buildings at the March 4, 2015 HARB meeting.

Please contact us immediately if you require any further information. Also, please provide us with copies of all documentation regarding this matter, including but not limited to, all reviews, related materials, communications and any correspondence as soon as they are generated and/or received.

Thank you for your attention to this matter.

Sincerely,



George W. Broseman

GWB:sl  
Enclosures

cc: 115 Strafford Avenue, LLC



**DELAWARE COUNTY PLANNING COMMISSION**

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

**COUNCIL**

**THOMAS J. McGARRIGLE**  
CHAIRMAN  
**MARIO J. CIVERA, JR.**  
VICE CHAIRMAN  
**COLLEEN P. MORRONE**  
**JOHN P. McBLAIN**  
**DAVID J. WHITE**

**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)

November 20, 2014

**PLANNING COMMISSION**

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

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


**RE:** Name of Dev't: 120 & 124 Bloomingdale Avenue  
DCPD File No.: 34-8054-14  
Developer: 115 Strafford Avenue, LLC  
Location: West side of Bloomingdale Avenue, 70'  
north of West Wayne Avenue  
Recv'd in DCPD: October 17, 2014

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on November 20, 2014, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

  
Linda F. Hill  
Director

LFH/pmg  
cc: 115 Strafford Avenue, LLC  
Inland Design, LLC



**DELAWARE COUNTY PLANNING DEPARTMENT**

**DCPD**

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

Date: November 20, 2014  
File No.: 34-8054-14

PLAN TITLE: 120 & 124 Bloomingdale Avenue

DATE OF PLAN: October 3, 2014

OWNER OR AGENT: 115 Strafford Avenue, LLC

LOCATION: West side of Bloomingdale Avenue,  
70' north of West Wayne Avenue

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Preliminary Subdivision  
Preliminary Land Development

ZONING DISTRICT: R-5

SUBDIVISION ORDINANCE: Local

PROPOSAL: Incorporate 2 lots totaling 1.82  
acres into 1 lot

Develop 1.82 acres with 1 single-  
family detached conversion and new  
dwellings comprised of two single-  
family detached, and 4 single-  
family semi-detached

UTILITIES: All Public

RECOMMENDATIONS: Proceed to the preparation of  
final plans incorporating the  
following remarks

STAFF REVIEW BY: Dennis DeRosa



Date: November 20, 2014  
File No.: 34-8054-14

**REMARKS:**

The plan shows two existing lots to be consolidated into one lot, which is necessary to avoid the creation of nonconformities. Two existing garages are shown as to be removed, along with a nonconforming multi-tenant office building that is also to be removed. A portion of a structure attached to an historic building will be demolished, while the remaining historic resource will be converted into a single-family detached residence.

In addition to the converted single-family detached residence, the plan shows two additional proposed single-family detached dwellings, and four single-family semi-detached dwellings. A primary access, along with an emergency access, is shown emanating from Bloomingdale Avenue.

**ZONING**

The site is located in the R-5 Residence District which permits single-family detached and semi-detached dwelling units, provided that each has a lot area of 5,445 sq. ft.

The plan notes indicate an area of 8,205 sq. ft. is provided for each dwelling unit.

**PARKING**

The plan shows 2 parking spaces for each dwelling unit in the form of 20' X 20' garage space, as well as 4 parallel parking spaces within the access drive, which does not appear to impede travel or access. Also shown are 8 parking spaces within the right-of-way of Bloomingdale Avenue.

Date: November 20, 2014  
File No.: 34-8054-14

REMARKS (continued):

**SEWAGE FACILITIES**

It appears that the site is currently served by public sewage facilities. The developer should contact the Pennsylvania Department of Environmental Protection for a determination as to whether or not the proposed development is eligible for an exemption or will require a revision to the municipality's Act 537 Sewage Facilities Plan.

**STORMWATER MANAGEMENT FACILITIES**

To control stormwater runoff, the plan shows a proposed underground stormwater recharge bed. The Township Engineer should verify the adequacy of all proposed stormwater management facilities.

**RECREATIONAL OPEN SPACE**

The plan appears to be void of recreational areas for use by the public.

Section 255-43.B.(1) stipulates: "For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit."

"Site(s) should be easily and safely accessible, have good ingress and egress, and have access to a public road, or to a road to be dedicated as a public road, or to a road which the residents of the development in which the site is located can use to reach the park and recreation site."

Date: November 20, 2014  
File No.: 34-8054-14

REMARKS (continued):

The Township should ensure compliance with Section 255-43 with regard to providing public recreational lands or payment of a fee-in-lieu of providing recreational open space.

**COMPLIANCE**

Aside from providing public open space or a fee-in-lieu, the plan appears to comply with the Township zoning ordinance, as well as the Township SALDO.



# pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST REGIONAL OFFICE

October 23, 2014

Mr. Charles Dobson  
InLand Design  
759 East Lincoln Highway  
Exton, PA 19341

Re: Application for Planning Modules  
Checklist Letter – Component 3  
120-124 Bloomingdale Avenue Subdivision  
DEP Code No. 1-23013-244-3J  
Radnor Township  
Delaware County

Dear Mr. Dobson:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Your development proposes a 7-lot residential subdivision that will be served by a connection to public sewer.

Sewage Facilities Planning Module forms are available from our eLibrary as MS Word Form Fields files directly from Department of Environmental Protection's (DEP) website address located in the footer below. In the left-hand column, select the Water heading and then select Water Standards and Facility Regulation. In the right-hand column, select Wastewater Management and then select Act 537. Under Act 537, select Sewage Facilities Planning. Under Planning Forms, select the appropriate forms. The link will take you to the eLibrary location for the form.

Please select the following forms for this project and enter the above-referenced DEP Code Number on the first page of each form:

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

- Instructions
- Form

Sewage Facilities Planning Module Component 4

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

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 1 copy of the completed planning module. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable." If you feel a question does not apply, explain all reasons to support that answer. For this project, optional Section J must be completed.

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


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

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



If you have any questions concerning the information required, please contact me at 484.250.5186.

Sincerely,



Stefanie Rittenhouse  
Sewage Planning Specialist 2  
Clean Water

cc: Delaware County Planning Department  
Mr. Zienkowski - Radnor Township  
115 Strafford Avenue, LLC  
RHM  
Mr. Fulton - Springfield Township  
Upper Darby Township  
DCJA  
DELCORA  
Mr. Ponert - City of Philadelphia Water Department  
Planning Section  
Re 30 (GJE14CLW)296-4

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

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

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

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

<i>Section O: Sewage Management</i>		
	Section O.3. The Project Flows for the private facilities are provided	
	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
	Section O.4.b. The private Collection System information is completed, signed and dated	
	Section O.4.c. The private Conveyance System information is completed, signed and dated	
	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
	All Public Notification boxes in this section are checked	
	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
	The correct fee has been calculated	
	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
	The module completeness checklist is included	
	All completeness items have been checked as included by the municipality, as appropriate	
	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

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

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**Applicant (or Applicant's authorized representative)**

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**Municipal Secretary**







**Gannett Fleming**

*Excellence Delivered As Promised*

**MEMORANDUM**

**Date:** October 24, 2014

**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.  
Steve Gabriel – Rettew Associates  
Suzan Jones – Radnor Township Engineering Department  
William Miller – Radnor Township Codes Official  
Ray Daly – Radnor Township Codes Official

**RE:** 120 & 124 Bloomingdale Ave  
115 Strafford Avenue, LLC – Applicant

Date Accepted: ~~October 3, 2014~~ October 6, 2014  
90 Day Expiration: January 4, 2015

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Gannett Fleming, Inc. has completed a review of the 120 & 124 Bloomingdale Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R5 zoning district. The applicant is proposing to consolidate two lots, eliminate the nonconforming commercial use by converting the building back to a single family dwelling and improve the rest of the property with two new single family detached dwelling and four single family semidetached townhomes.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has indicated that no waivers will be requested from the Subdivision and Land Development Code.

Plans Prepared By: Inland Design  
Dated: 10/03/2014, No Revisions



***Gannett Fleming***

I. Zoning

1. §280-35.B(3) – The front yard setback for this use is 50 feet. No structure shall be located within the front yard setback. The disposition of the “porch” for units 2 and 3 must be explained. An attached porch is considered part of the structure and not permitted within the front yard setback. If a porch is desired as shown on the drawings, a variance is required for this condition.
2. §280-35.B(6) – The breakdown of minimum room sizes for each dwelling must be shown on the plans in accordance with this section.
3. §280-35.B(9) – The maximum impervious coverage allowed for this site is 36%. The applicant is proposing 35.4% impervious coverage. A detailed breakdown of how the impervious surfaces on the site were calculated must be provided.
4. §280-105.F – No parking, loading or service area shall be located within front yard setbacks except as permitted in the case of PI, PA and PLO Districts or unless authorized as a special exception by the Zoning Hearing Board in a Commercial or Commercial-Office District provided that the restriction against such use is clearly impracticable. In no case, however shall the distance between the street right-of-way lane and the portion of the lot used for parking be less than 20 feet. The parking area for unit 1 must be revised or a variance is required for this condition.

II. Subdivision and Land Development

1. §255-20.B.(1)n – The plan should indicate all significant man-made features within 500 feet and within the site. The existing driveway for the Gemmer property must be shown on the plans along Bloomingdale Avenue.
2. §255-21(B).7 – Planning module for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act is required. The applicant has indicated that a Planning Module Exemption form has been submitted to the PA DEP. Once that is returned with an appropriate code, a planning module submission will be made to the Township.
3. §255-27.B.(3)(d) – Bloomingdale Road is classified as a local street in accordance with this section. Plan note 13 must be revised to indicate that Bloomingdale Road is a local street and not a minor collector.
4. §255-27.I (6) – No common driveway shall be permitted between two or more single family dwellings. We recommend that separate driveways be provided for unit 2 and 3, or a waiver requested.
5. §255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for a two-way use. The applicant has provided 22 feet. The plans should be revised or a waiver requested

6. §255-29.A(20) – Where semi-attached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to be used and meet the off-street parking requirements, one parking spaces per four dwelling units of overflow off-street parking shall be provided. The applicant has provided off-street parking in conformance with this section.
7. §255-42.B(2) – The applicant has shown proposed Class A planting options on Sheet 10. An additional 10 canopy trees should be provided for the buffer in accordance with our calculations.
8. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$23,149.
9. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater Management

1. A general note shall be added to the plans indicating that a grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.
2. The existing storm sewer in Bloomingdale Avenue that terminates just north of the intersection with West Wayne Avenue must be extended north on Bloomingdale Avenue to the site. Overflow piping from the stormwater management facility must be piped directly into the newly installed inlet.

IV. General Comments

1. The applicant has provided an emergency access area to the proposed development. The emergency drive as provided is inadequate. The proposed drive should be extended and connect to Bloomingdale Avenue along the southerly property line.
2. The existing sewer line that traverses the property shall be removed, and a manhole installed at the southern property line, thereby terminating the existing sanitary sewer at the property line.

***Gannett Fleming***

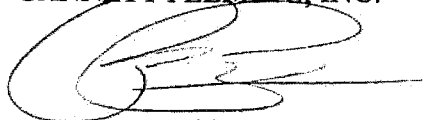
3. The proposed sanitary sewer in Bloomingdale Avenue shall be extended approximately 150' to the northerly property line.
4. Sheet 5 of 14 appears to be incorrectly labeled as grading and utility plan. This must be revised.

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are adequately addressed.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', is written over the company name.

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** October 27, 2014  
**To:** Steve Norcini, P.E.  
**From:** Amy Kaminski, P.E., PTOE  
**cc:** Roger Phillips, P.E., Gannett Fleming, Inc.  
Steve Gabriel, P.P, Rettew  
Damon Drummond, P.E., PTOE  
**Reference:** 120 & 124 Bloomingdale Avenue  
Preliminary Land Development Plan Review - Transportation  
Radnor Township, Delaware County  
G&A 14-08067

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Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Preliminary Land Development Plan (14 sheets) for 120 & 124 Bloomingdale Avenue prepared by InLand Design, dated October 3, 2014. The plans were prepared for the applicant 115 Strafford Avenue, LLC. We offer the following comments for consideration to the Applicant and Radnor Township.

I. SUBMISSION

120 & 124 Bloomingdale Avenue Preliminary Land Development Plan for Bloomingdale Ave., LLC prepared by InLand Design, consisting of fourteen (14) sheets, dated October 3, 2014.

II. PROJECT DESCRIPTION

The Applicant proposes to consolidate two existing parcels of total 1.318 acres located at 120 & 124 Bloomingdale Avenue and develop the lot with seven total residential dwelling units (1 existing, 6 proposed). The three (3) units with frontage along Bloomingdale Avenue will be single family units while the other four (4) units south of the proposed access roadway will be multi-unit dwellings. Access to the development is proposed via Bloomingdale Avenue. An emergency access driveway which will include gates on each end of the access is also proposed to Bloomingdale Avenue to the development.

REQUESTED WAIVERS

A. No waivers have been requested.

III. REVIEW COMMENTS

- A. §255-27.1(1)(7) The access to Bloomingdale Avenue includes three single family dwelling units and two multi-dwelling units; as such, the access would be classified as a street, not a driveway. The plan must be revised to identify the access as either a private or public local street. Should it be determined that the access is classified as a private or public local street the following comments would apply:
1. §255-27.C.1 Local streets require 28-foot cartway width and 60 foot right-of-way for the proposed street and sidewalks. The proposed access roadway is 22-feet for the cartway width, no right-of-way is offered and there are no sidewalks provided.
  2. §255-27.F.2(a) Provide the radius of the horizontal curve along the proposed roadway. The minimum center-line radii for horizontal curve is a 150 feet. If the radius is less than 150 feet, the applicant could consider requesting a waiver.
  3. §255-27.H.6 Label the radius of the curb returns at the intersection of the proposed roadway and Bloomingdale Avenue. The minimum curb radii at an intersection must be 25 feet.
  4. §255-27.I.3 The driveway to DU-1 must be located more than 40 feet from the intersection with Bloomingdale Avenue.
  5. §255-27.I.5 DU-2 and DU-3 are proposed to share a driveway. No common driveway is permitted between two or more single family dwellings.
- B. Should it be determined that the access is classified as a driveway or a waiver is provided from §255-27.1(1)(7), the following comments would apply:
1. §255-27.I.5 DU-2 and DU-3 are proposed to share a driveway. No common driveway is permitted between two or more single family dwellings.
  2. §255-29.A.12.b The driveway must have a minimum width of 25 feet for two way traffic.
- C. Show the existing driveway for the adjacent property located on the southwest corner of West Wayne Avenue and Bloomingdale Avenue.
- D. The turn around area provided at the end of the access road must be signed for no parking.
- E. Sheet 12 of 14: The template for the Garbage Truck does not reflect the type of truck servicing Radnor Township. Contact Radnor Township Public Works Department for the correct size.
- F. Sheet 13 of 14: The applicant provides a sidewalk detail although no sidewalk is currently proposed. If sidewalk is proposed, it is recommended to provide a 5' sidewalk to meet current ADA guideline standards.

- G. Curb ramp details as indicated in PennDOT Publication 72M *Roadway Construction Standards*, RC-67M *Curb Ramps and Sidewalks* should be provided for all curb ramps.

If you have any questions regarding the above, please contact myself or Damon Drummond this office at (215)-345-4330.



**RADNOR TOWNSHIP**  
**MEMORANDUM**

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**TO:** MR. STEVE NORCINI  
**FROM:** RAY DALY  
**SUBJECT:** 120 & 124 BLOOMINGDALE AVENUE  
**DATE:** OCTOBER 21, 2014  
**CC:** MR. PHILLIPS

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Dear Mr. Norcini:

I have reviewed the above plans and have the following comments:

1. An additional Fire Hydrant must be placed on Bloomingdale Avenue to provide water in an emergency. The location can be determined at a later date after speaking with AQUA.
2. The "dead end driveway" should be eliminated. The driveway should continue through and connect back onto Bloomingdale. The road width should remain 22' the same so that emergency equipment can access through the complex. By providing dual entrances and exits multiple pieces of equipment can access the units both front and rear, in case of emergencies.
3. A minimum of 10' is required surrounding the buildings. This fire separation is for access for the side and rear of the building for rescue and emergency service. The retaining wall located in the right rear needs to maintain that distance, a greater distance would be preferred.
4. There is one large tree being placed in between the two rear buildings; this should be removed to maintain the fire separation distance and serviceability between buildings.
5. The sewer detail is incorrect; it must be revised to a cast iron trap and riser.
6. The abandoned sewer located in the front yard must be removed as per the IRC and IPC Code.

Respectfully,

Ray Daly  
Building Codes Official/Fire Code Official



**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 115 Strafford Avenue, LLC E-mail berixxon@bbhomes.us  
c/o Bo Erixxon

Address 110 N. Phoenixville Pike Phone (610) 721-1495  
Malvern, PA 19355

Name of Development 120-124 Bloomingdale Avenue

Municipality Radnor Township

**ARCHITECT, ENGINEER, OR SURVEYOR**

Name of Firm InLand Design, LLC Phone (484) 872-8260

Address 759 E. Lincoln Highway, Exton, PA 19341

Contact Chuck Dobson, P.E. E-mail chuck@inlanddesign.net

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District R-5 Residence District

Tax Map # 36 / 12 / 2C8

Tax Folio # 36 / 06 / 03278 / 00 (120)

#36/12/2C8

#36/06/03279/00 (124)

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

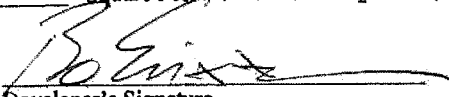
Existing and/or Proposed Use of Site/Buildings:

See Supplement

Total Site Area 1,318 Acres (+/-)  
Size of All Existing Buildings 5,444 Square Feet (+/-) (footprint)  
Size of All Proposed Buildings 8,638 Square Feet (+/-) (footprint)  
Size of Buildings to be Demolished 4,624 Square Feet (+/-) (footprint)

115 Strafford Avenue, LLC

Print Developer's Name

  
Developer's Signature

By: Bo Erixson

**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 # \_\_\_\_\_

Roger A. Phillips, P.E. Township Engineer 610-688-5600  
Print Name and Title of Designated Municipal Official Phone Number

  
Official's Signature Date 10/13/2014

**FOR DCPD USE ONLY**

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

Applications with original signatures must be submitted to DCPD.

## Application for Act 247 Review Supplement

### Existing and/or Proposed Use of Site/Buildings.

The Property consists of two parcels currently used for nonconforming commercial uses and parking areas in the R-5 Residence District. Applicant proposes to consolidate the two lots and eliminate the nonconforming commercial uses from the residential zoning district by converting the existing historic building at 120 Bloomingdale Avenue back to a single-family detached dwelling, its original use. The existing, nonconforming, multi-tenant office building at 124 Bloomingdale Avenue (a non-contributing resource in South Wayne Historic District) will be demolished. The remainder of the Property is proposed to be improved with two new single-family detached dwellings along Bloomingdale Avenue and four single-family semi-detached units (townhomes) in the rear of the Property.

**ELAINE P. SCHAEFER**  
*President*

**JAMES C. HIGGINS**  
*Vice-President*

**WILLIAM A. SPINGLER**

**DONALD E. CURLEY**

**JOHN FISHER**

**JOHN NAGLE**

**RICHARD F. BOOKER**



**RADNOR TOWNSHIP**  
301 IVEN AVENUE  
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600  
Fax (610) 971-0450  
www.radnor.com

**ROBERT A. ZIENKOWSKI**  
*Township Manager*  
*Township Secretary*

**JOHN B. RICE, ESQ.**  
*Solicitor*

**JOHN E. OSBORNE**  
*Treasurer*

October 13, 2014

115 Strafford Avenue, LLC  
Bo Erixxon  
110 N. Phoenixville Pike  
Malvern, PA 19355

**RE: Land Development Application #2014-D-11 Preliminary Plan Submission  
120-124 Bloomingdale Avenue**

Dear Mr. Erixxon

In accordance with Section 255-14 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary plan application to consolidate two lots and the conversion of an existing nonconforming commercial building back to a single family detached dwelling, construct two new single family detached dwellings and construct four single-family semidetached homes at the abovementioned location, and have found it complete. Therefore, I have accepted the application for preliminary plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Monday, November 3, 2014**. Subsequent to the Planning Commission meeting, your plan will be reviewed by the Board of Commissioners. You or your representative should plan to attend all scheduled meetings.

If the Planning Commission takes action, your plan will then be reviewed by the Board of Commissioners at a future meeting. These dates will be provided to you once it is placed on the agenda.

Sincerely,

**Roger Phillips, P.E.**  
Township Engineer

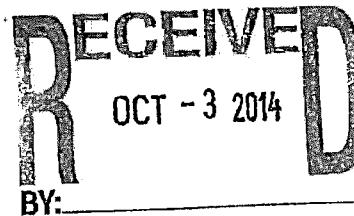
Cc: Inland Design, LLC

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

October 3, 2014

**VIA HAND DELIVERY**

Mr. Roger Phillips, P.E.  
Township Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297



**RE: 120 & 124 Bloomingdale Avenue**  
**Preliminary Land Development Application**  
**Our Reference: 10073-15**

Dear Mr. Phillips:

I represent 115 Strafford Avenue, LLC ("Applicant"), equitable owner of the properties at 120 & 124 Bloomingdale Avenue (collectively, "Property") in Wayne. Along with letter, we are filing a preliminary application, plans, and related materials for lot consolidation and development approval for the Property.

**I. SUBMISSION**

The submission consists of:

1. The Radnor Township subdivision application;
2. Two copies of a redacted Agreement of Sale for 120 Bloomingdale Avenue and an assignment, demonstrating Applicant's equitable ownership of that property;
3. Two copies of a redacted Agreement of Sale for 124 Bloomingdale Avenue and an assignment demonstrating Applicant's equitable ownership of that property;
4. Two copies of a title report for 120 Bloomingdale Avenue, together with attachments;
5. Two copies of a title report for 124 Bloomingdale Avenue, together with attachments;

Mr. Roger Phillips, P.E.

October 3, 2014

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6. The Delaware County Planning Commission review application;
7. Three checks as follows:
  - a. \$3,450.00 payable to Radnor Township; the application fee;
  - b. \$15,000.00 to Radnor Township for the professional review fee escrow account; and
  - c. \$220.00 to Treasurer of Delaware County, the Delaware County Planning Commission review fee.
8. The Preliminary Land Development Plan for the Project consisting of 14 sheets, dated October 3, 2014; prepared by InLand Design Consulting Engineers & Land Development Consultants (“Plans”) and described as follows:

Sheet Number Description

1. Cover Sheet
2. Title Plan
3. Existing Features & Natural Resource Plan
4. Demolition Plan
5. Layout & Geometry Plan
6. Grading & Utility Plan
7. Post-Construction Stormwater Management Plan
8. Sedimentation Erosion Control Plan
9. Sedimentation Control Details & Notes
10. Landscaping Plan
11. Sewer Profiles & Recharge Bed Details
12. Construction Details
13. Construction Details
14. Vehicle Turning Template

Copies of the Plans are included as follows:

- a. 25 full-size sets, folded and stapled (including 8 signed/notarized copies);
- b. 15 11” x 17” sets; and
- c. A computer “thumb drive” containing the Plans.

9. Two copies of a Project Narrative and Post Construction Stormwater Management calculations prepared by InLand Design, Inc., Consulting Engineers and Land Development consultants dated October 3, 2014.

## II. PROJECT NARRATIVE

### A. Property Description/Zoning

The Property consists of a total area of 1.318 acres (gross) (+/-) and fronts on Bloomingdale Avenue. According to the Radnor Township Code (“Code”), the Property is located in the R-5 Residence District (“R-5 District”), which allows a multitude of residential uses, including single family detached dwellings and townhomes. *Code § 280-34.A; B & D.* Both properties are currently devoted to nonconforming commercial uses not permitted in the R-5 Residence District. Both properties are also located in the South Wayne Historic District (“SWHD”).

### B. Project

Applicant’s plan would preserve the original portion of the existing historic structure at 120 Bloomingdale Avenue and return it to its original use as a single-family detached dwelling. The existing nonconforming, multi-tenant office building at 124 Bloomingdale Avenue, which has been subjected to various alterations and is classified as a “non-contributing resource” in the SWHD would be demolished. Two new single-family dwellings are proposed along the Bloomingdale Avenue frontage. To the rear of the Property, Applicant proposes four carriage home units located in two separate, two-unit buildings.

It is noted that prior to filing this application, Applicant appeared before the Radnor Historical Architectural Review Board (“HARB”) on September 3, 2014 and the Board of Commissioners on September 8, 2014 to describe an earlier iteration of the concept for redevelopment which had proposed a total of nine dwelling units. The Project was well received by HARB. Applicant has made changes to the plans to address many of the comments from the Board of Commissioners meeting.

## III. REVIEW

We would appreciate it if you would place this application on the November agenda of the Radnor Township Planning Commission.

Please provide us with copies of all documentation regarding this matter, including but not limited to all reviews, related materials, and any correspondence as soon as they are generated and/or received.

Mr. Roger Phillips, P.E.  
October 3, 2014  
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If you have any questions or require any further information, please contact me. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "George W. Broseman". The signature is written in a cursive style and is followed by a horizontal line.

George W. Broseman

GWB:sl  
Enclosures

cc: 115 Strafford Avenue, LLC  
Charles A. Dobson, P.E.



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 120 & 124 Bloomingdale Avenue, Wayne, PA  
Zoning District R-5 Application No. \_\_\_\_\_  
(Twp. Use)  
Fee \$3,450.00 Ward No. 6 Is property in HARB District yes  
Applicant: (Choose one) Owner \_\_\_\_\_ Equitable Owner X  
Name 115 Strafford Avenue, LLC c/o Bo Erixson  
Address 110 N. Phoenixville Pike, Malvern, PA 19355  
Telephone (610) 296-8175 Fax \_\_\_\_\_ Cell (610) 721-1495  
Email berixson@bbhomes.us  
Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_  
Name Chuck Dobson, P.E. - Inland Design, LLC  
Address 759 E. Lincoln Highway, Exton, PA 19341  
Telephone (484) 872-8260 Fax (484) 872-8261  
Email chuck@inlanddesign.net  
Area of property 1.318 acres (+/-) Area of disturbance 45,209 s.f. (+/-)  
Number of proposed buildings 4 Proposed use of property Residential  
Number of proposed lots 1 +1 existing  
Plan Status: Sketch Plan \_\_\_\_\_ Preliminary X Final \_\_\_\_\_ Revised \_\_\_\_\_  
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

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

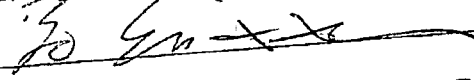
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Are there any infringements of Chapter 280 (Zoning), and if so what and why?  
No

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Individual/Corporation/Partnership Name  
115 Strafford Avenue, LLC

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

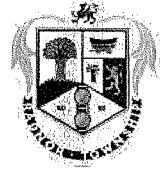
Signature 

Print Name 115 Strafford Avenue, LLC By: Bo Erixson

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

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

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



**TO:** Board of Commissioners

**FROM:** Kevin W. Kochanski, RLA, CZO, Community Development Director

**SUBJECT:** PARK AND RECREATION LAND DEDICATION ORDINANCE

**DATE:** September 8, 2015

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**LEGISLATION:** Ordinance 2015-11 amends Chapter 255 of the Radnor Township Code, Subdivision and Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication and revising other recreational land requirements in accordance with Act 135 of 2014.

**LEGISLATIVE HISTORY:** The Pennsylvania Municipalities Planning Code enables Municipalities to enact provisions regarding recreational facilities and land as part of the subdivision and land development process. On February 25, 2013, the Board adopted Ordinance 2013-01 which established regulations for the mandatory dedication of park and recreation lands, construction of recreational facilities, or for a fee in-lieu-of dedication of such land/facilities. This proposed legislation amends that approved ordinance.

At their meeting on August 3, 2015, the Radnor Township Planning Commission unanimously recommended approval of this Ordinance.

**PURPOSE AND EXPLANATION:** The proposed regulations revise the calculations for non-residential uses based on gross floor area and not building area. The amendment also addresses changes to the MPC that went into effect in the Fall of 2014.

**FISCAL IMPACT:** It is anticipated that there will be an overall positive fiscal impact to the Township budget.

**RECOMMENDED ACTION:** The Staff would respectfully recommend that this Ordinance be introduced on September 15, 2015 and adopted on October 12, 2015. Thank you for your consideration.

**ORDINANCE NO. 2015-11**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 255, RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ARTICLE V, DESIGN STANDARDS, SECTION 255-43.1, PARK AND RECREATIONAL LAND AND FEE REQUIREMENTS BY REDEFINING THE BASIS FOR CALCULATING THE FEES-IN-LIEU-OF DEDICATION AND REVISING OTHER RECREATION LAND REQUIREMENTS IN ACCORDANCE WITH ACT 135 OF 2014**

**PREAMBLE**

*Upon recommendation of the Radnor Township Park and Recreation Board, the Radnor Township Planning Commission and the Delaware County Planning Commission, the Radnor Township Board of Commissioners hereby ENACT and ORDAIN the following:*

**ARTICLE I      Park and Recreational Land and Fee Requirements**

Section 225-43.1.B, Park and Recreational Land and Fee Requirements, is hereby amended as follows:

- B. Park and recreational land dedication requirements.
  - (1) For all residential subdivisions or land developments involving a total of four (4) or more lots and/or dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee-in-lieu-of \$3,307.00 per dwelling unit (existing or proposed).
  - (2) For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee-in-lieu-of \$3,307.00 per 6,400 square feet of floor area (existing or proposed).
  - (3) For the purpose of this Section, floor area is defined as the sum of all horizontal floor area(s) of a building or group of buildings on a lot, measured from the exterior faces of the building or from the center line of party walls separating two buildings.
  - (4) This recreation land dedication requirement shall in no way diminish, supersede, or be satisfied by any other requirement for recreation lands, open space, or buffers set forth in

this Chapter or any other Chapter of the Township Code, including, but not limited to, Chapter 280, the Township Zoning Ordinance.

## **ARTICLE II Park and Recreational Land and Fee Requirements**

Section 225-43.1.E, Park and Recreational Land and Fee Requirements, is hereby amended as follows:

- E. Fee-in-lieu-of dedication. Where the Township determines that the dedication of the land required for recreation purposes is not feasible under the criteria set forth in this Section, and upon agreement with the applicant or developer, the applicant or developer shall pay a fee-in-lieu of dedication of any such land to the Township in compliance with the following:
- (1) The fee for residential subdivisions or land developments shall be \$3,307 per dwelling unit (existing or proposed), which is based upon the estimated value of the land that would have to be dedicated for each dwelling unit.
  - (2) The fee for nonresidential subdivisions or land developments shall be \$3,307 per 6,400 square feet of floor area (existing or proposed), or portion thereof, which is based upon the estimated value of the land that would have to be dedicated for that amount of floor area.
  - (3) Limitations on Use of Fees.
    - (a) Any recreation fees collected under this Section shall be placed within an interest bearing "Recreation Fee Account" which shall function as a capital reserve fund and shall be accounted for separately from other Township funds. The funds may be used for the purpose of providing, acquiring, operating, or maintaining park or recreational facilities reasonably accessible to the contributing development.
    - (b) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants of the residential, non-residential or institutional development or subdivision.
    - (c) Fees required under this Section shall be paid prior to the recording of the applicable final plan or as determined by the Commissioners.
  - (4) Upon request by the party who paid the fee, the Township shall refund such fee, plus interest accumulated thereon from the date of payment if the Township has utilized the fee paid for purposes other than as set forth in this Section.
  - (5) The above-listed fees-in-lieu-of dedication may be revised from time-to-time by separate Resolution of the Board of Commissioners.

**ARTICLE III Repealer.**

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

**ARTICLE IV Severability.**

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

**ARTICLE V Effective Date.**

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

**ENACTED** and **ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name:  
Title:

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

**ORDINANCE NO. 2015-11**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 255, RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ARTICLE V, DESIGN STANDARDS, SECTION 255-43.1, PARK AND RECREATIONAL LAND AND FEE REQUIREMENTS BY REDEFINING THE BASIS FOR CALCULATING THE FEES-IN-LIEU-OF DEDICATION AND REVISING OTHER RECREATION LAND REQUIREMENTS IN ACCORDANCE WITH ACT 135 OF 2014**

**PREAMBLE**

*Upon recommendation of the Radnor Township Park and Recreation Board, the Radnor Township Planning Commission and the Delaware County Planning Commission, the Radnor Township Board of Commissioners hereby ENACT and ORDAIN the following:*

**ARTICLE I      Park and Recreational Land and Fee Requirements**

Section 225-43.1.B, Park and Recreational Land and Fee Requirements, is hereby amended

B. Park and recreational land dedication requirements.

- (1) For all residential subdivisions or land developments involving a total of four (4) or more lots/ and/or dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or such subdivision/land developments/development, unless the developer agrees to a fee-in-lieu-of \$3,307.00 per dwelling unit- (existing or proposed).
- (2) For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee-in-lieu-of \$3,307.00 per 6,400 square feet of floor area (existing or proposed).
- (3) 4,000 square feet of building area (herein For the purpose of this Section, floor area is defined as the area occupied by sum of all horizontal floor area(s) of a building or group of buildings to the extremities of all roof lines). on a lot, measured from the exterior faces of the building or from the center line of party walls separating two buildings.
- (4) This recreation land dedication requirement shall in no way diminish, supersede, or be satisfied by any other requirement for recreation lands, open space, or buffers set forth in this

Chapter or any other Chapter of the Township Code, including, but not limited to, Chapter 280, the Township Zoning Ordinance.

## **ARTICLE II Park and Recreational Land and Fee Requirements**

Section 225-43.1.E, Park and Recreational Land and Fee Requirements, is hereby amended as follows:

- E. Fee-in-lieu-of dedication. Where the Township determines that, upon agreement with the applicant or developer, it is determined that the dedication of all or any portion of the land area required for park and the dedication of the land required for recreation purposes is not feasible under the criteria set forth in Subsection C., this Section, and upon agreement with the applicant or developer, the applicant or developer shall pay a fee-in-lieu of dedication of any such land to the Township as follows in compliance with the following:
- (1) The fee for residential subdivisions or land developments shall be \$3,307 per dwelling unit (existing or proposed), which is based upon the estimated value of the land that would have to be dedicated for each dwelling unit.
  - (2) The fee for nonresidential subdivisions or land developments shall be \$3,307 per 6,400 square feet of floor area (existing or proposed), or portion thereof, which is based upon the estimated value of the land that would have to be dedicated under subsection C. for each dwelling unit. The fee may be updated from time to time by separate Resolution of the Board of Commissioners for that amount of floor area.
  - ~~(2) The fee for nonresidential subdivisions or land developments shall be \$3,307 per 4,000 square feet of building area.~~
  - (3) **Limitations on Use of Fees.**
    - (a) Any recreation fees collected under this Section shall be placed within an interest bearing "Recreation Fee Account" which shall function as a capital reserve fund and shall be accounted for separately from other Township funds. The funds may be used for the purpose of providing, acquiring, operating, or maintaining park or recreational facilities reasonably accessible to the contributing development.
    - ~~(b) To ensure that the lands and facilities are accessible to the residents of the developments that paid fees towards their cost, any such fees shall only be expended within the applicable park planning district as set forth on Map 3 of the Radnor Township Parks, Recreation and Open Space Plan of 1991, or as may be amended except that fees from any district may be used for township wide community parks and recreation areas.~~
    - (b) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future



inhabitants of the residential, non-residential or institutional development or subdivision.

(c) Fees required under this Section shall be paid prior to the recording of the applicable final plan or as determined by the Commissioners.

(4) ~~— If such fees are paid in installments or prior to the issuance of each building permit, then for the purposes of determining limits for the time within such funds are required to be expended under 53 P.S. 10503(11) of the MPC, such time limit shall begin when the total fees related to the final approval are paid in full, and not from the date of payment of any portion of such fees. Upon request by the party who paid the fee, the Township shall refund such fee, plus interest accumulated thereon from the date of payment as aforesaid, if the Township has failed to utilize~~ utilized the fee paid for the purposes other than as set forth in this Section within three years unless the applicant has waived this requirement.

(5) The above-listed fees-in-lieu-of dedication may be revised from time-to-time by separate Resolution of the Board of Commissioners.

**ARTICLE III Repealer.**

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

**ARTICLE IV Severability.**

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

**ARTICLE V Effective Date.**

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

**ENACTED** and **ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name:  
Title:

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

**Radnor Township Planning Commission  
Minutes of the Meeting of August 3, 2015  
301 Iven Ave., Wayne, Pa**

Chairperson Steve Cooper called the meeting to order with the following Commission members present: Kathy Bogosian, Charles Falcone, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Stephen Kramer, Esq.; Kevin Kochanski, Director of Community Development; Stephen Norcini, PE, Director of Public Works; and Planner Stephen Gabriel. Skip Kunda was absent.

*Minutes of the July 6, 2015 meeting*

Doug McCone moved to approve the minutes. Seconded by Kathy Bogosian, the motion carried.

*115 Strafford Avenue, LLC*

*2014-D-11*

*Preliminary*

*120-124 Bloomingdale Avenue*

*Consolidate two (2) lots and convert existing nonconforming commercial building to a single family detached dwelling, construct two (2) new single family detached dwellings and three (3) new townhouse dwelling units.*

George Broseman, Chuck Dobson, PE, and Bo Erixson appeared. The plan is the same as exhibited last month and that was presented at the Zoning Hearing Board. The applicant stated that the ZHB has granted approval of their waiver requests; however, the written approval has not yet been received by the Township.

**Public Comment –**

Barron Gemmer stated the neighbors and the applicant have an agreement regarding the buffering and landscaping. Leslie Morgan commented that the neighbor's covenant agreement with the applicant on the property located at 115 Strafford Ave. had been compromised with regards to the protection of the Pine Trees which were slated to remain. The applicant did not comply with the agreement and removed said trees without neighbor notification. John Sheehan has issues with this plan as well as the previous plan at 115 Strafford Ave. He also feels that the agreement has been violated and advised the board members to be very careful with anything that this applicant says.

Regina Majercak asked about the driveway width. George Broseman responded they are applying for the waiver of the driveway width due to previous SALDO approved plans permitting a narrower driveway. She feels the plan should be compared to the Ordinance, not other projects. This development is being shoe-horned in and is pushing the impervious to the limit

Susan Stern questioned the tightness of the site and asked how close the applicant was to the total impervious allowed and if that's why the applicant is asking for a narrower driveway. The plan should be seen as Preliminary and then Final and not pushed right through due to the amount of times the plans have changed.

Kathy Bogosian wants to ensure that any agreement with the neighbors is followed up on and wanted to know how to get the Township involved in the status of the agreement. She has no problem with the plans, but if any agreement is made with the neighbors, she would like to see the agreement included in the conditions especially after hearing of the issues with the other property.

Charles Falcone wants all boards and departments to have all reports and discussions so everyone knows how the project is moving forward. He feels this project has gone on too long to bring up some of these issues now.

John Lord feels this project is too large for the site, even though there is an agreement with the neighbors for landscape buffering. He agrees the impervious is too high.

Doug McCone is concerned if the developer will follow through with his agreement with the neighbors based on the issue of the previous agreements with neighbors by this applicant.

Elizabeth Springer believes they have addressed the concerns, and each member of the board will interpret the ordinance sections differently and the ordinance has some grey areas.

Doug McCone moved to table the project until the issues brought up tonight regarding the neighbors' agreement for 115 Strafford Ave. is investigated. This was seconded by John Lord, and the motion was defeated 2-5.

John Lord moved to recommend denial of the plan until it is in compliance with the Code. Seconded by Susan Stern, the vote ended in a 4-4 tie. John Lord, Susan Stern, Regina Majercak and Doug McCone voted in favor of the motion. Steve Cooper, Kathy Bogosian, Elizabeth Springer and Charles Falcone opposed. The motion was defeated.

Kathy Bogosian moved to recommend Preliminary/Final approval with the following conditions; that the applicant complies with all engineers review letters and grant the waivers for the 22' wide driveway and the Preliminary Review. Charles Falcone seconded the motion. There was discussion. Susan Stern asked if the wording of the neighbor's agreement could be added. Stephen Kramer advised the board that neighbor agreements cannot be included. Baron Gemmer requested that the conditions, between the applicant and himself, become part of the official approval. Again, Stephen Kramer and Kevin Kochanski, responded by stating that these agreements cannot be included in the Township's approval process as they are not part of an ordinance requirement. George Broseman stated they will present the list to the BoC and ask that these conditions be added to the final resolution paper work. The decision will be up to the BoC. Roger Phillips responded that he has not seen any conditions and doesn't know if they comply with township issues or not. George Broseman stated that they will not comply with the recommendation on Steve Gabrielle's memo regarding the second internal sidewalk. Susan Stern and Doug McCone opposed. The motion carried 6-2.

*PLO Mixed Use Overlay Zoning Amendment Discussion and proposed ordinance*

Steve Gabriel presented a memo briefing on all of the items raised during last month's presentation. The trip generation table gave a synopsis on 'trips', however, the AM vs PM was

not listed. The current ordinance and proposed ordinance were compared and discussed accordingly.

Kathy Bogosian wants to see the new parking requirements initiated as quickly as possible.

Lloyd Goodman's counsel addressed the board with comments on four items. The current proposed building envelopes and restrictions are not user friendly for possible incoming clients. Initiating a car-share program could be very difficult to enforce. They questioned why there is a large buffer between two properties of the same zoning and/or same use.

Matt Marshall of Walnut Ave. would like to see a residential buffer soften the area between the PLO and the neighboring residences. With the anticipation of high density development being submitted soon decisions should be made swiftly to avoid developments coming in under the wire do not let this site be a developer led zoning ordinance.

Richard Booker of Belrose Lane gave a power point presentation. He said that the PLO district was originated for compatibility with the surrounding residential areas. Ultra high density shouldn't be considered in this area. The area should be a buffer to the nearby residential areas. He feels all office will massively increase the traffic. He asked the board to make no change to the PLO Ordinance. Increased density here will greatly impact the 2<sup>nd</sup> Ward.

Dave Falcone, representing the University of Pennsylvania, stated UPENN is planning on submitting a sketch plan for the next PC meeting. UPENN and the Township should work together so that the recent conflicts between BioMed and Radnor don't happen again. The two entities can work together and achieve the right outcome that will benefit everyone.

George Broseman on behalf of Brandywine Realty Trust agrees with Mr. Falcone and would value with seeing sketches going forward.

Elizabeth Springer's concerns are traffic density, compatibility with surrounding areas and zoning changes. She wants to see traffic neutrality and would like to see something that will work for everyone.

Kathy Bogosian thought the mixed-use zoning would reduce the traffic. Taller buildings may produce more green space.

Susan Stern feels that more intense trip generation uses should be eliminated from consideration and only lower trip generation uses should be included. Her main issue still rests on the parking structure vs allowable surface parking and she would really like to see the verbiage changed as quickly as possible so the zoning change could be used by current property owners in this zoning district. Some setbacks should be changed when relating to some of the uses.

Doug McCone is concerned with a 13 year old comprehensive plan and questioned if changes need to be made to the comprehensive plan to accommodate future development especially in this area. He would like to know what the Township envisions for the future if this should be considered in going forward.

Some of the items referenced for changes include: increase of riparian buffers by 50', partial relief from setbacks for PLO Zoning properties adjacent to PLO Zoning properties, eliminating uses that generate high trip generations, and keep light pollution low.

*Park and Recreation Fee Amendment Discussion and proposed Ordinance*

The proposed changes, according to Kevin Kochanski, are two-part. The first part deals with calculations and the second deals with consistency with the MPC which was revised in September 2014 as to what municipalities can do with Park and Rec Fees. Particularly what they can be used for and how the monies will be returned if all the fees are not utilized.

The fee originally was based off of the building foot print and not the total floor area. The existing wording raises some questions during the recent Villanova development which initiated these proposed changes.

Susan Stern moved to approve the amendment as presented. Seconded by John Lord, the motion carried.

*Public Comment*

*Old Business*

*New Business*

Charles Falcone moved to increase the riparian buffers to 50' across the board. Seconded by Susan Stern, the motion carried.

Steve Cooper raised the issue of fining the applicant of 115 Strafford Ave. for removing trees which were slated to remain. Steve Norcini responded that the applicant did appear before the Shade Tree Commission and the Commission chose not to fine the applicant as he was planting replacement trees.

Susan Stern moved to amend 280-63 C (5) (in the PLO) to say that a parking structure when constructed as an accessory structure for the purpose of eliminating required surface parking, shall be on a one-space for one-space basis. She believe this is the protection that was needed to lower the number of parking spaces when BioMed appeared before the board. Seconded by John Lord, and was followed by a discussion. Kevin Kochanski advised the board that this verbiage will not create the incentive for a developer to construct an underground structure. The motion was withdrawn. Susan Stern moved that the Planning Commission requests that Grim Biehn & Thatcher visit the issue of revising 280-63 C (5) to better protect the PLO District. John Lord reworded the motion that staff will continue to work with John Rice to develop new language to close the apparent loophole. The motion was seconded by Susan Stern and the motion carried.

There being no further business before the board, the meeting adjourned.

Respectfully submitted,