

BOARD OF COMMISSIONERS
AGENDA
Monday, October 26, 2015 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session on October 26, 2015

1. Police Commendation of Merit
2. Recognition of Public Works Employees
3. Certificate of Recognition - Papal Visit
4. Public Participation

5. Consent Agenda
 - a) Disbursement Review and Approval: 2015-10B, 2015-10C
 - b) Acceptance of Department Monthly Reports
 - c) BPT Settlement Agreement 2015-BPT-02 in the amount of \$300,000
 - d) Resolution #2015-108 - Engaging PFM as pricing and disclosure agent for the upcoming bond refunding/new money issue at a price not to exceed \$9,700
 - e) Resolution #2015-107 – Authorization to Receive Bids for Gasoline, Diesel Fuel, and Lubricants
 - f) Resolution #2015-105 - Establishing An Ending Time Limit For Commissioner Meetings
 - g) Resolution #2015-109 - Authorizing the Township Manager to enter into an agreement with PowerDMS to provide licensing including, training and ongoing support along with PowerSTANDARDS for PACP
 - h) Resolution #2015-110 - Authorizing the purchase of one (1) 2016 Transit-350, High Roof HD Super-Length Cargo Van Vehicle in the amount not to exceed \$55,285.09 to be used by Radnor Township Police Department SWAT Team Members (*Monies for this vehicle will be reimbursed by the Central Delco Tactical Response Team (CDTRT)*)

6. Committee Reports

FINANCE & AUDIT

- A. Resolution #2015-111 - Pursuant to Chapter §7.06[B] of the Home Rule Charter, Board approval of the 2016 Recommended Comprehensive Budget, subject to further review and amendment
- B. Ordinance #2015-18 - (**Adoption**) An ordinance authorizing the incurrence by the Township of Radnor of non-electoral debt by the issuance of General Obligation Bonds, Series 2015 in an aggregate principal amount not to exceed \$15,580,000 for the purpose of providing funds for park and trail improvements, library facility improvements and for the current refunding of the Series 2010 General Obligation Bonds

PUBLIC WORKS & ENGINEERING

- C. Resolution #2015-106 - (**Preliminary/Final**) - 227 and 229 Plant Avenue
- D. Board Discussion of a Subdivision of North Wayne Field, including acquiring 1.0 Acre from the Radnor Township School District containing the basin with the School District retaining the balance of the park

- E. Motion for Staff to proceed with: 1) any additional engineering to complete the basin upgrade, and 2) to prepare an Agreement of Sale with the School District for acquisition which would provide access for the RTSD to the retained field

COMMUNITY DEVELOPMENT

- F. Ordinance #2015-11 (**Adoption**) Park and Recreational Land and Fee Requirements – Amending Chapter 255 of the Radnor Township Code, Subdivision & Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication & revising other recreational land requirements in accordance with Act 135 of 2014
- G. Resolution #2015-112 - Villanova Center, Enrico Partners, L.P., 771-797 E. Lancaster Avenue – Addendum to Settlement Agreement

PERSONNEL & ADMINISTRATION

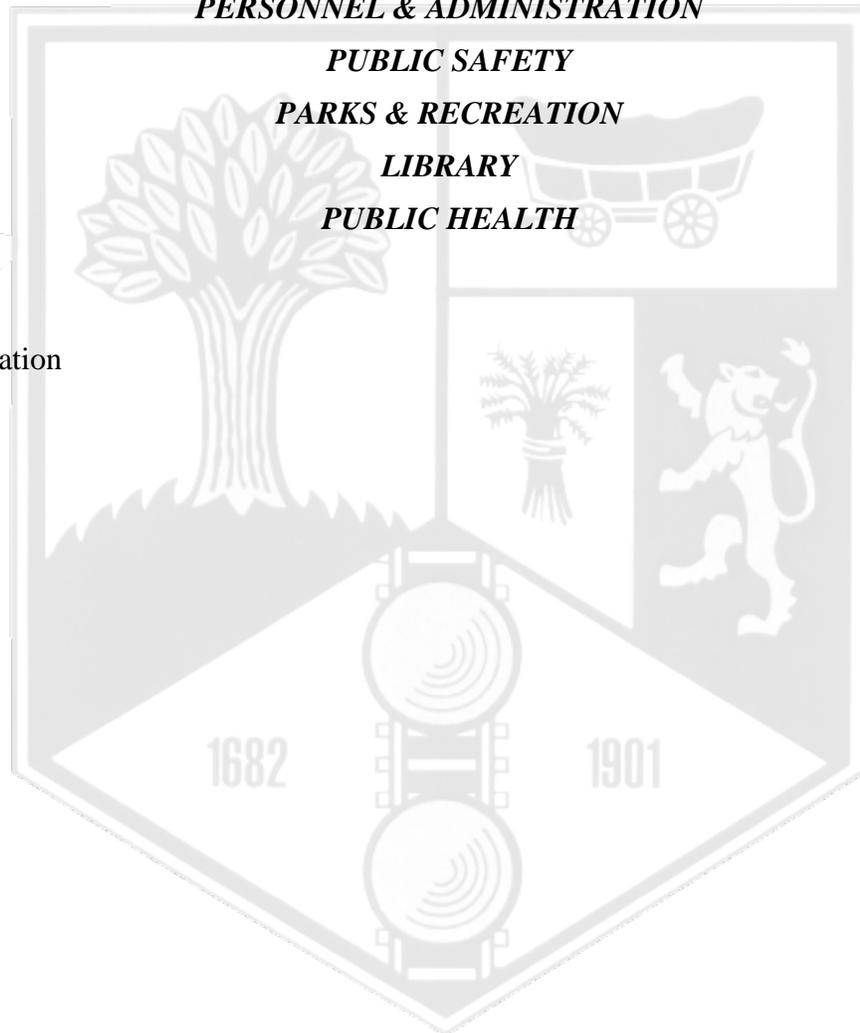
PUBLIC SAFETY

PARKS & RECREATION

LIBRARY

PUBLIC HEALTH

- Old Business
- New Business
- Public Participation
- Adjournment



Police Commendation of Merit

Recognition of Public Works Employees

Certificate of Recognition -
Papal Visit

Public Participation

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
October 26, 2015

The table below summarizes the amount of disbursements made since the last public meeting held on October 12, 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)	2015-10B	2015-10C	Total
	October 9, 2015	October 16, 2015	
General Fund (01)	680,576.13	57,427.67	\$738,003.80
Sewer Fund (02)	13,964.76	1,454.55	15,419.31
Liquid Fuels Fund (03)	0.00	149,950.89	149,950.89
Storm Sewer Management (04)	13,667.75	0.00	13,667.75
Capital Improvement Fund (05)	75,704.75	0.00	75,704.75
Escrow Fund (10)	1,800.00	0.00	1,800.00
Investigation Fund (12)	484.06	0.00	484.06
Police K-9 Fund (17)	339.50	0.00	339.50
Total Accounts Payable Disbursements	\$786,536.95	208,833.11	\$995,370.06
<i>Electronic Disbursements</i>	n/a	n/a	\$2,739,887.00
Grand Total	\$786,536.95	\$208,833.11	\$3,735,257.06

In addition to the accounts payable checks, the Township also has various electronic payments including payroll, debt service, credit card purchases and fees as well as others from time to time. The attached table reflects all of the electronic payments made since the last public Board meeting as well as those anticipated prior to the next Board meeting.

The Administration has adopted various internal control and processing procedures to insure that amounts obligated are within the budgetary limits established by the Board of Commissioners. Those procedures are monitored on a daily basis by members of the Finance Department and responsible employees of the various departments. The amounts included in the table above have been scrutinized as part of the internal control and processing procedures and have obtained the required approvals prior to disbursement.

If you should have any questions, please contact the Finance Department.

Respectfully Submitted,



William M. White
Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through November 9, 2015

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	11/10/2015	10/15 Credit Card Revenue Processing Fees	\$3,000.00 *
Credit Card Revenue Fees - Actual	01-Variou	10/10/2015	9/15 Credit Card Revenue Processing Fees	\$3,328.72
Debt Payment	Various Funds	11/1/2015	US Bank GOB 2015	\$125,514.41
Debt Payment	Various Funds	11/1/2015	US Bank GOB Series 2014	\$169,155.00
Debt Payment	Various Funds	11/1/2015	US Bank GOB S Series 2012	\$340,735.63
Debt Payment	Various Funds	11/1/2015	Wells Fargo GOB Ser 2009	\$546,749.81
Payroll [Pension] Transaction - Estimated	07-492-4980	11/1/2015	11/15 Police Pension Payments	\$171,497.64
Payroll [Pension] Transaction - Estimated	11-495-4980	11/1/2015	11/15 Civilian Pension Payments	\$133,705.79
Payroll [Bi-Weekly] Transaction - Estimated	01-various	10/22/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	10/22/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	10/22/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	11/5/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	11/5/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	11/5/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Period Total				\$2,739,887.00

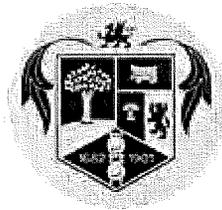
Submitted:



* 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	10/8/2015	Salaries and Payroll Taxes - General Fund	\$534,247.57
\$15,000.00	10/8/2015	Salaries and Payroll Taxes - Sewer Fund	\$13,379.12
\$400.00	10/8/2015	Salaries and Payroll Taxes - K-9 Fund	\$661.40
\$415,400.00			\$548,288.09

FINANCE DEPARTMENT
Monthly Report
General Fund and Sewer Fund
As of September 30, 2015



Prepared by: William M. White
Finance Director

September 2015 Finance Update

Radnor Township, PA

10/14/2015

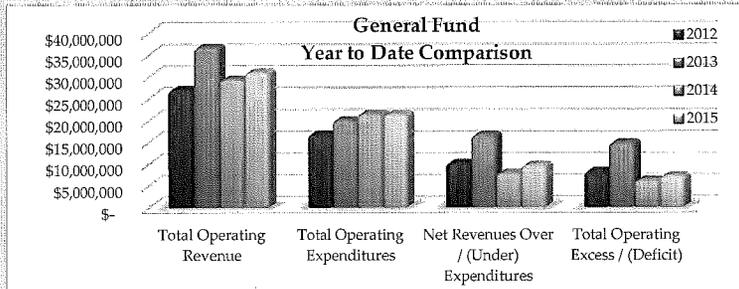
Revenue Update

Permitting Revenues Continue to Exceed Expectations, Police Fines continue to lag, Business Taxes are meeting expectations

Township revenues are made up of three broad categories: Real Estate Taxes (36%), Business Taxes (41%) and other revenues (23%). Other revenues are comprised of permits, fines, departmental income and miscellaneous income.

Real Estate and Business Taxes are collected prior to May 15th, so at this point in the year; most of the

Please see the Community Development report for more details. Continuing to lag behind expectations are police fines which were forecasted to be \$614,000 at this point but are only at \$400,000. The primary reason for the shortfall is the lack of ticketing during the learning curve for the new kiosk



annual revenues are collected; giving us a good idea on where we will end the year. Real Estate Taxes are the most predictable and continue to perform as expected. The revenue source that really performed well in August and September was the building permit revenues. Expectations through September were \$1,020,000 and actual revenues are \$1,430,000.

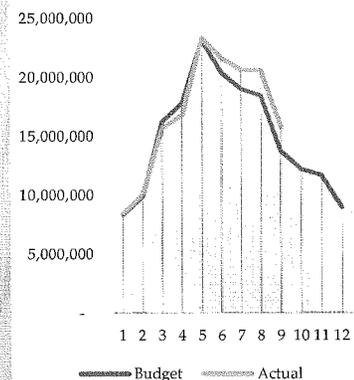
parking system. These revenues are unlikely to recover in 2015, but we will expect them to rebound to pre-transition levels in 2016. Finally, we reported at the end of Q2 that business taxes showed little growth. However, due to the Township's ongoing follow up and collection efforts, audit proceeds to-date are \$480,000 with another \$300,000

General Fund Cash Flow at a Glance

•••

The Township receives most of its annual revenues prior to the end of May each year due to the Real Estate and Business Tax filing / payment deadlines. The chart below tracks how the actual cash flow for the general fund is performing against expectations. Through August, results are trending ahead of expectations.

General Fund 2015 Fund Balance Projection Budget vs. Actual (to date)



expected by the end of October. Those results, coupled with the large increases in the reality transfer taxes have allowed us to maintain the year-end forecast for

the General Fund at \$2.0 million (down slightly from the August forecast of \$2.2 million). These amounts not include the Papal visit expenses. At this point, October

should see a slight bump up in business taxes resulting from the October extension filings.

Expenditure Update

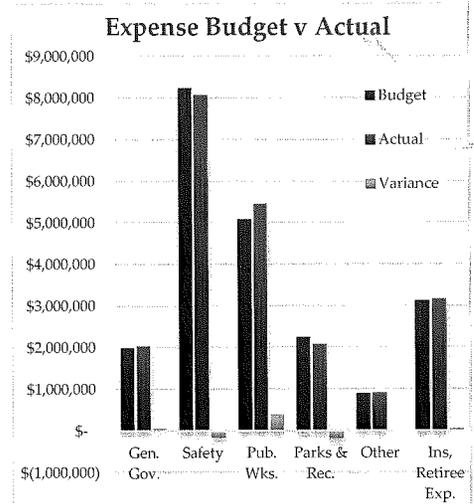
Expenditures on Track to Meet Budgeted Levels

Township expenses fall within eight broad categories: General Government, Protection of Persons & Property, Public Works, Parks & Recreation, Library, Community Organizations, Non-Departmental and Other Financing Uses. General Government is now performing slightly over budget as a result of some significant legal bills resulting from litigation and labor issues. Security of Persons and Property are performing well below budget as a result of not yet hiring all of the budgeted police positions as well as not needing all of the contracted inspection expenses in Community Development due to the delayed approval of the Villanova Dorm / Parking project. Parks & Recreation continue to perform below budget due mostly to the fact that during the winter months, most of the park maintenance payroll was charged to highways for snow removal. Library is performing as expected while community organizations are over budget as a result of the payment to Main Line School Night for painting expenses at the Creutzburg Center. Non-Departmental and other financing

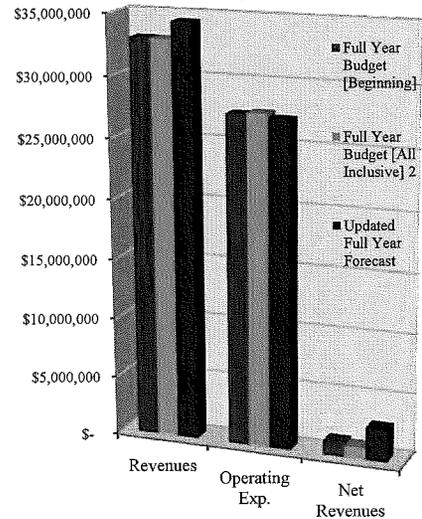
uses are performing as expected for the most part.

As we try to forecast to year-end, base line operational expenditures are right on track and should meet expectations. Potential variations could result from any weather related events that might cause the Township to expend funds unexpectedly.

* * *



Full Year Comparison Activity Graph



Radnor Township, PA
Monthly Finance Report
General Fund
 For the Month Ended, September 30, 2015



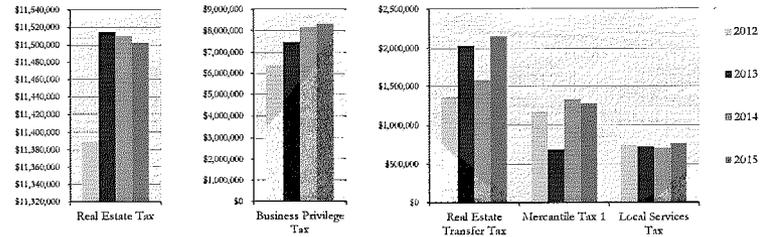
Year to Date Actual (Cash Basis)

	2012	2013	2014	2015	\$Δ	%Δ
--	------	------	------	------	-----	----

REVENUES

Taxes

Real Estate Tax	\$ 11,389,316	\$ 11,514,174	\$ 11,509,687	\$ 11,501,959	(7,728)	-0.1%
Real Estate Transfer Tax	1,360,839	2,029,114	1,578,257	2,149,910	571,653	36.2%
Mercantile Tax ¹	1,170,116	687,989	1,325,359	1,271,858	(53,561)	-4.0%
Local Services Tax	744,447	721,677	701,668	761,353	59,685	8.5%
Amusement Tax	35,948	24,974	31,316	16,893	(14,423)	-46.1%
Business Privilege Tax	6,336,696	7,453,063	8,141,619	8,299,222	157,603	1.9%
Mercantile Tax - Audit	40,216	-	-	-	-	n/a
Business Privilege Tax Audit	360,581	9,048,153	286,320	483,229	196,908	68.8%
Total Taxes	\$ 21,438,158	\$ 31,479,143	\$ 23,574,227	\$ 24,484,423	910,197	3.9%

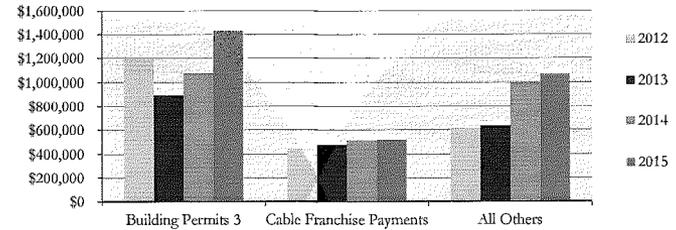


¹ The Mercantile Tax laws were amended in 2012 to move the file/payment date from August 15th to May 15th. As a result, comparisons with 2012 prior to August will be skewed, and comparisons with 2013 will be off for the entire year as 2013 only represented six months' worth of activity.

Permits & Licenses

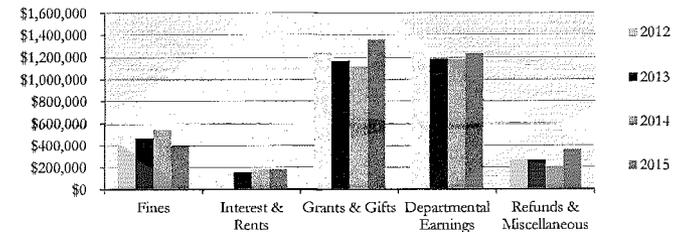
Building Permits ³	1,189,749	889,353	1,074,770	1,429,664	354,894	33.0%
Cable Franchise Payments	439,057	472,089	510,540	515,869	5,329	1.0%
All Others	611,045	629,797	997,314	1,064,801	67,487	6.8%
Total Permits & Licenses	\$ 2,239,851	\$ 1,991,239	\$ 2,582,624	\$ 3,010,334	427,710	16.6%

³ Building Permits Includes: Building, Mechanical, Plumbing and Electrical permit codes



Other Sources

Fines	489,780	465,865	547,244	394,613	(152,631)	-27.9%
Interest & Rents	141,542	154,935	177,601	179,601	2,000	1.1%
Grants & Gifts	1,237,034	1,166,938	1,113,833	1,354,903	241,069	21.6%
Departmental Earnings	1,248,166	1,180,896	1,177,588	1,230,083	52,495	4.5%
Refunds & Miscellaneous	260,717	259,026	203,065	358,479	155,414	76.5%
Total Other Sources	\$ 3,377,241	\$ 3,227,660	\$ 3,219,332	\$ 3,517,679	298,347	8.5%



TOTAL REVENUES

TOTAL REVENUES	\$ 27,055,250	\$ 36,698,042	\$ 29,376,183	\$ 31,012,436	1,636,254	5.6%
-----------------------	----------------------	----------------------	----------------------	----------------------	------------------	-------------

Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, September 30, 2015

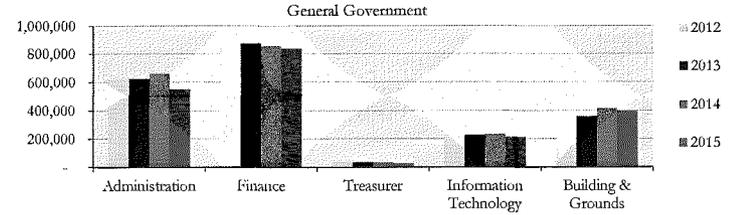


Year to Date Actual (Cash Basis)

	2012	2013	2014	2015	\$Δ	%Δ
--	------	------	------	------	-----	----

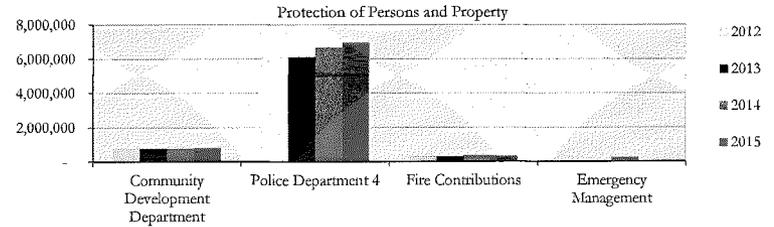
EXPENDITURES

General Government						
Administration	563,977	624,968	660,238	551,841	(108,398)	-16.4%
Finance	735,354	871,378	853,242	837,455	(15,787)	-1.9%
Treasurer	34,423	33,571	30,036	25,188	(4,848)	-16.1%
Information Technology	166,212	224,337	233,856	210,229	(23,628)	-10.1%
Building & Grounds	352,387	356,639	412,437	398,188	(14,249)	-3.5%
Total General Government	\$ 1,852,352	\$ 2,110,893	\$ 2,189,809	\$ 2,022,900	(166,909)	-7.6%



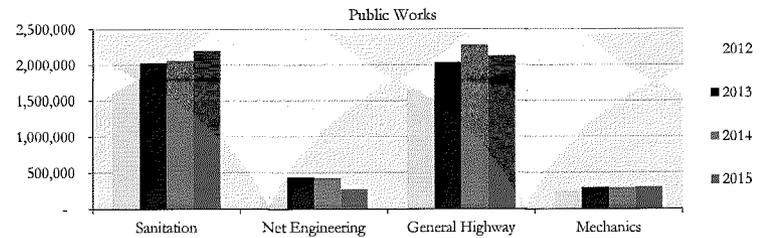
Protection of Persons & Property

Protection of Persons & Property						
Community Development Department	499,305	737,432	751,472	785,637	34,165	4.5%
Police Department 4	5,884,943	6,099,002	6,668,563	6,955,187	286,625	4.3%
Fire Contributions	423,492	282,119	331,582	325,872	(5,710)	-1.7%
Emergency Management	119	4,100	218,814	2,511	(216,303)	-98.9%
Total Protection of Persons & Property	\$ 6,807,859	\$ 7,122,652	\$ 7,970,431	\$ 8,069,208	98,777	1.2%



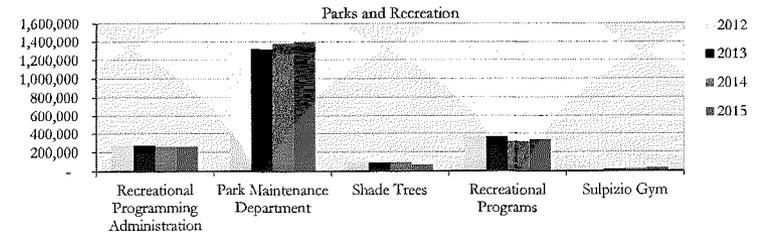
Public Works

Public Works						
Sanitation	1,954,632	2,024,868	2,057,404	2,197,900	146,496	6.8%
Engineering	329,251	554,149	844,809	824,707		
Less: Escrow Reimbursements	(160,359)	(124,953)	(424,572)	(536,910)		
Net Engineering	168,892	429,195	420,237	267,797	(152,440)	-36.3%
General Highway	1,649,832	2,037,905	2,278,578	2,128,701	(149,877)	-6.6%
Mechanics	236,513	294,794	287,283	297,312	10,629	3.5%
Total Public Works	\$ 4,178,762	\$ 5,215,958	\$ 5,463,739	\$ 5,159,508	(151,792)	-2.8%



Parks & Recreation

Parks & Recreation						
Recreational Programming Administration	217,465	272,389	255,093	255,619	526	0.2%
Park Maintenance Department	1,132,202	1,320,983	1,379,964	1,397,497	17,533	1.3%
Shade Trees	37,100	84,768	87,380	64,850	(22,530)	-25.8%
Recreational Programs	297,118	363,539	310,586	330,011	19,425	6.3%
Sulpizio Gym	24,878	17,863	20,536	30,552	16,016	48.8%
Total Parks & Recreation	\$ 1,708,763	\$ 2,059,542	\$ 2,053,559	\$ 2,078,529	24,970	1.2%



Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, September 30, 2015

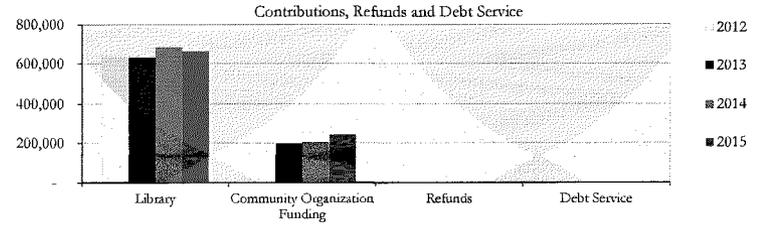


Year to Date Actual (Cash Basis)

	2012	2013	2014	2015	\$Δ	%Δ
--	------	------	------	------	-----	----

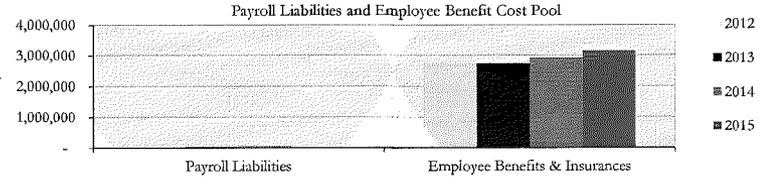
Contributions, Refunds & Misc.

Library	612,504	630,279	683,335	661,187	(22,148)	-3.2%
Community Organization Funding	201,330	195,779	202,716	241,492	38,776	19.1%
Refunds	-	-	-	-	-	n/a
Debt Service	1,075	1,805	2,467	2,074	(393)	-15.9%
Total Contributions, Refunds & Misc.	\$ 814,908	\$ 827,863	\$ 888,517	\$ 904,753	16,235	1.8%



Insurance, Payroll Liabilities & Benefits

Payroll Liabilities	46,037	34,132	38,822	8,331	(30,491)	-78.5%
Employee Benefits & Insurances	1,441,756	2,738,137	2,905,798	3,146,699	240,901	8.3%
Total Insurance & Employee Benefits	\$ 1,487,793	\$ 2,772,269	\$ 2,944,620	\$ 3,155,030	210,410	7.1%



TOTAL OPERATING EXPENDITURES

	\$ 16,850,437	\$ 20,109,178	\$ 21,510,676	\$ 21,389,928	(120,749)	-0.6%
--	---------------	---------------	---------------	---------------	-----------	-------

NET REVENUES OVER / (UNDER)

EXPENDITURES	\$ 10,204,812	\$ 16,588,865	\$ 7,865,506	\$ 9,622,509	1,757,002	22.3%
---------------------	----------------------	----------------------	---------------------	---------------------	-----------	-------

Transfers In from Other Funds

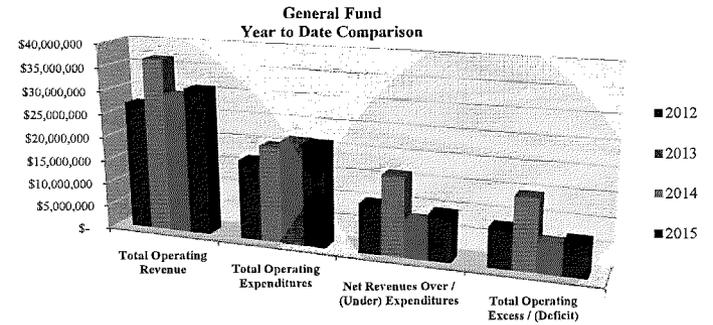
	-	-	-	-	-	n/a
--	---	---	---	---	---	-----

Transfers Out to Other Funds

	(1,993,046)	(1,800,000)	(1,633,000)	(2,494,209)	(861,209)	n/a
--	-------------	-------------	-------------	-------------	-----------	-----

TOTAL SURPLUS / (DEFICIT)

	\$ 8,211,767	\$ 14,788,865	\$ 6,232,506	\$ 7,128,300	895,793	14.4%
--	---------------------	----------------------	---------------------	---------------------	---------	-------



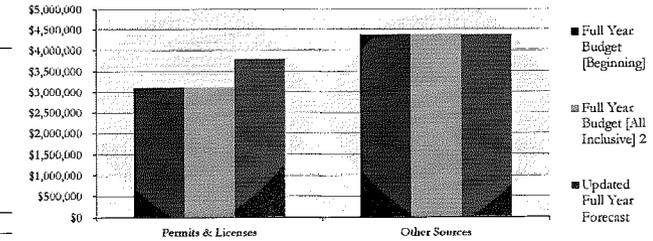
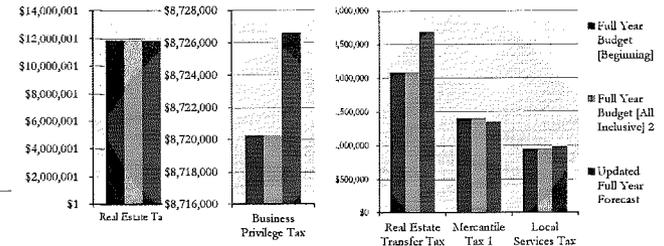


Radnor Township, PA
 Monthly Finance Report
 General Fund
 For the Month Ended, September 30, 2015

Full Year Budget v Forecast Comparison					
Full Year Budget [Beginning]	2014 Carry Forward Encumb ¹	Full Year Budget [All Inclusive] ²	% Change	Updated Full Year Forecast	% Variance (vs. amend budget)

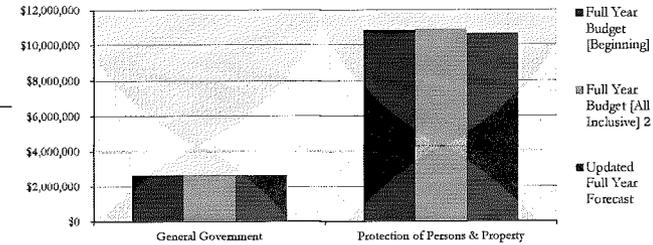
REVENUES

Taxes						
Real Estate Tax	\$ 11,850,300	n/a	\$ 11,850,300	0%	11,801,117	100%
Real Estate Transfer Tax	2,080,350	n/a	2,080,350	0%	2,682,119	129%
Mercantile Tax	1,400,527	n/a	1,400,527	0%	1,342,298	96%
Local Services Tax	936,500	n/a	936,500	0%	975,651	104%
Amusement Tax	37,000	n/a	37,000	0%	37,994	103%
Business Privilege Tax	8,720,188	n/a	8,720,188	0%	8,726,584	100%
Mercantile Tax - Audit	50,000	n/a	50,000	0%	26,835	54%
Business Privilege Tax Audit	455,000	n/a	455,000	0%	675,458	148%
Total Taxes	\$ 25,529,865	\$ n/a	\$ 25,529,865	0%	\$ 26,268,055	103%
Permits & Licenses						
Building Permits	1,359,000	n/a	1,359,000	0%	1,764,425	130%
Cable Franchise Payments	745,900	n/a	745,900	0%	701,471	94%
All Others	1,010,700	n/a	1,010,700	0%	1,321,154	131%
Total Permits & Licenses	\$ 3,115,600	\$ n/a	\$ 3,115,600	0%	\$ 3,787,051	122%
Other Sources						
Fines	844,739	n/a	844,739	0%	625,355	74%
Interest & Rents	235,000	n/a	235,000	0%	243,519	104%
Grants & Gifts	1,358,323	n/a	1,358,323	0%	1,415,275	104%
Departmental Earnings	1,656,143	n/a	1,656,143	0%	1,670,862	101%
Refunds & Miscellaneous	286,000	n/a	286,000	0%	417,937	146%
Total Other Sources	\$ 4,380,205	\$ n/a	\$ 4,380,205	0%	\$ 4,372,947	100%
TOTAL REVENUES	\$ 33,025,670	\$ n/a	\$ 33,025,670	0%	\$ 34,428,053	104%



EXPENDITURES

General Government						
Administration	703,207	802	704,009	0%	738,585	105%
Finance	1,075,225	1,574	1,076,799	0%	1,066,686	99%
Treasurer	41,371	28	41,399	0%	36,120	87%
Information Technology	299,724	93	299,817	0%	297,648	99%
Building & Grounds	523,146	728	523,874	0%	510,943	98%
Total General Government	\$ 2,642,673	\$ 3,225	\$ 2,645,898	0%	\$ 2,649,982	100%
Protection of Persons & Property						
Community Development Department	1,059,702	11,431	1,071,133	1%	1,052,397	98%
Police Department	8,985,326	22,603	9,007,929	0%	8,811,402	98%
Fire Contributions (various departments)	797,107	1,645	798,752	0%	783,301	98%
Emergency Management	-	-	-	n/a	2,511	n/a
Total Protection of Persons & Property	\$ 10,842,135	\$ 35,679	\$ 10,877,814	0%	\$ 10,649,610	98%

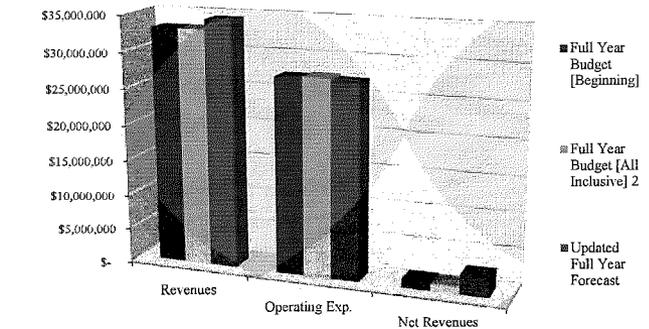
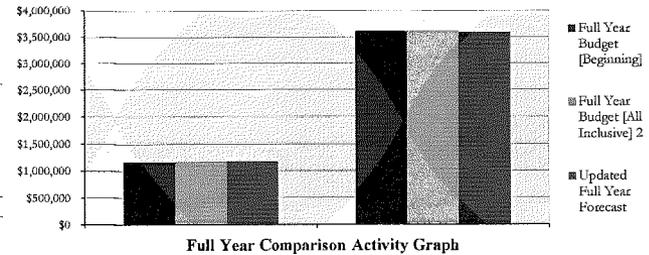
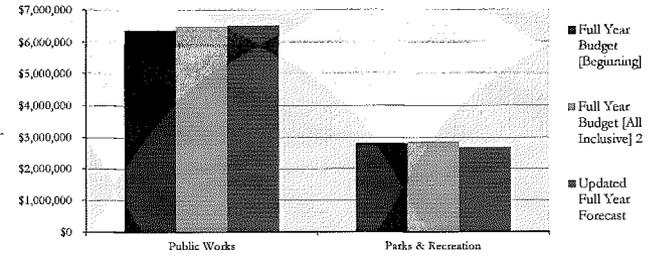


Radnor Township, PA
 Monthly Finance Report
 General Fund
 For the Month Ended, September 30, 2015



Full Year Budget v Forecast Comparison					
Full Year Budget [Beginning]	2014 Carry Forward Encumb 1	Full Year Budget [All Inclusive] 2	% Change	Updated Full Year Forecast	% Variance (vs. amend budget)

Public Works						
Sanitation	3,049,425	8,969	3,058,394	0%	2,913,989	95%
Engineering	777,373	19,104	796,477		1,097,657	
Less: Escrow Reimbursements	(300,000)	-	(300,000)		(667,619)	
Net Engineering	477,373	19,104	496,477	4%	430,038	87%
General Highway	2,415,011	75,727	2,490,738	3%	2,765,164	111%
Mechanics	412,122	1,614	413,736	0%	392,437	95%
Total Public Works	\$ 6,353,931	\$ 105,414	\$ 6,459,345	2%	\$ 6,501,628	101%
Parks & Recreation						
Recreation Programming Administration	333,634	2,448	336,082	1%	330,856	98%
Park Maintenance Department	1,976,951	10,506	1,987,457	1%	1,828,264	92%
Shade Trees	10,000	21,375	31,375	214%	68,412	218%
Recreation Programming	438,721	60	438,781	0%	391,176	89%
Sulpizio Gym	48,700	6,663	55,363	14%	55,981	101%
Total Parks & Recreation	\$ 2,808,006	\$ 41,052	\$ 2,849,058	1%	\$ 2,674,690	94%
Contributions, Refunds & Misc.						
Library	890,507	485	890,992	0%	882,504	99%
Community Organization Funding	264,755	-	264,755	0%	283,176	107%
Refunds	-	-	-	n/a	-	n/a
Debt Service	6,000	-	6,000	0%	4,196	70%
Total Contributions, Refunds & Misc.	\$ 1,161,262	\$ 485	\$ 1,161,747	0%	\$ 1,169,876	101%
Insurance, Payroll Liabilities & Benefits						
Payroll Liabilities	50,000	-	50,000	0%	8,366	17%
Employee Benefits & Insurances	3,554,180	7,367	3,561,547	0%	3,573,478	100%
Total Insurance & Employee Benefits	\$ 3,604,180	\$ 7,367	\$ 3,611,547	0%	\$ 3,581,844	99%
TOTAL OPERATING EXPENDITURES	\$ 27,412,187	\$ 193,223	\$ 27,605,410	1%	\$ 27,227,631	99%
NET REVENUES OVER / (UNDER) EXPENDITURES						
	\$ 5,613,483	\$ (193,223)	\$ 5,420,260		\$ 7,200,422	
Transfers In from Other Funds						
	-	-	-	n/a	-	n/a
Transfers Out to Other Funds						
	(4,433,660)	-	(4,433,660)	0%	(4,433,660)	100%
NET REVENUES OVER / (UNDER)	\$ 1,179,823	\$ (193,223)	\$ 986,600		\$ 2,766,763	
Beginning Fund Balance						
	8,947,739		8,947,739		8,947,739	
Add: Net Revenue Over / (Under)						
	1,179,823		986,600		2,766,763	
Ending Fund Balance	\$ 10,127,562		\$ 9,934,339		\$ 11,714,502	
Target Fund Balance (15% of Exp)						
	4,111,828		4,140,812		4,084,145	
Fund Balance Excess / (Shortfall)						
	6,015,734		5,793,528		7,630,358	



Footnotes:

- 2014 Carry Forward Encumbrances: These represent obligations incurred in 2014, against the 2014 adopted budget that did not occur until 2015. Therefore, the 2014 budget in which these obligations were approved against, were carried forward into 2015. The funds required to pay these obligations are encumbered against the 2014 fund balances.
- Full Year Budget [CF Enc + Amendments]: Includes the Board approved beginning budget, all 2014 carry forward encumbrances, and any Board approved amendments to the 2015 Beginning Budget

Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, September 30, 2015



Budget v Actual : Year-to-Date						
YTD Budget	% of Full Year Budget	YTD Actual	B v A	%	\$ Variance	% Variance

Variance Notation

REVENUES

Taxes						
Real Estate Tax	\$ 11,551,142	97%	\$ 11,501,959	97%	(49,183)	-0.4%
Real Estate Transfer Tax	1,548,141	74%	2,149,910	103%	601,769	38.9%
Mercantile Tax	1,330,087	97%	1,271,858	93%	(58,229)	-4.4%
Local Services Tax	722,202	77%	761,353	81%	39,151	5.4%
Amusement Tax	30,608	83%	16,893	46%	(13,715)	-44.8%
Business Privilege Tax	8,292,826	96%	8,299,222	96%	6,396	0.1%
Mercantile Tax - Audit	23,165	46%	-	0%	(23,165)	-100.0%
Business Privilege Tax Audit	257,771	57%	483,229	107%	225,458	87.5%
Total Taxes	\$ 23,755,942	93%	\$ 24,484,423	96%	\$ 728,482	3.1%

Activity is occurring within reasonable limits of expectations
Positive variance is the result of the BioMed sale to Perm Medicine in addition to the Ardrossan sales
Activity (from 2014) was short of expectations: It's not likely that this will recover prior to year end
Positive variance is the result of timing differences in revenue sharing payments to the RTSD
Activity has now caught up to expectations after a strong July and August
Audits are ongoing
Audit activity has performed extremely well: making up the difference in regular receipts to-date

Permits & Licenses

Building Permits	1,024,239	75%	1,429,664	105%	405,425	39.6%
Cable Franchise Payments	593,615	80%	515,869	69%	(77,746)	-13.1%
All Others	754,346	48%	1,064,801	68%	310,454	41.2%
Total Permits & Licenses	\$ 2,372,200	76%	\$ 3,010,334	97%	\$ 638,133	26.9%

Building permits rebounded strongly in August as a result of several large projects
These revenues continue to fall short of expectations
Positive variance is the result of engineering escrow reimbursement proceeds (offsetting expenses)

Other Sources

Fines	613,997	73%	394,613	47%	(219,384)	-35.7%
Interest & Rents	171,082	73%	179,601	76%	8,519	5.0%
Grants & Gifts	1,395,906	103%	1,354,903	100%	(41,004)	-2.9%
Departmental Earnings	1,215,364	73%	1,230,083	74%	14,719	1.2%
Refunds & Miscellaneous	226,543	79%	358,479	125%	131,937	58.2%
Total Other Sources	\$ 3,622,893	83%	\$ 3,517,679	85%	\$ (105,214)	-2.9%

Police activity is lagging expectations significantly as a result of suspending enforcement on parking for two months
n/a
Variance is the result of the timing difference in receiving state aid for the excessive winter costs
Positive variance is the result of Police Extra Duty revenues (offsetting expense) and Recreational income to-date
Positive variance is the result of executing cash surrender values on various life insurance policies for deceased retirees

TOTAL REVENUES

\$ 29,751,035	90%	\$ 31,012,436	94%	\$ 1,261,401	4.2%
----------------------	------------	----------------------	------------	---------------------	-------------

EXPENDITURES

General Government

Administration	524,900	75%	551,841	78%	26,941	5.1%
Finance	824,084	77%	837,455	78%	13,371	1.6%
Treasurer	30,549	74%	25,188	61%	(5,360)	-17.5%
Information Technology	203,608	68%	210,229	70%	6,620	3.3%
Building & Grounds	408,147	78%	398,188	76%	(9,960)	-2.4%
Total General Government	\$ 1,991,289	75%	\$ 2,022,900	76%	\$ 31,611	1.6%

Negative Variance is the result of larger-than-budgeted legal expenses for the Solicitor and Labor Counsel
Variance is the result of timing differences in the payment of the Independent Audit expense.
n/a
Variance is due to slightly higher contracted service expenses for internet to-date
n/a

Protection of Persons & Property

Community Development Department	806,115	75%	785,637	73%	(20,478)	-2.5%
Police Department	7,085,585	79%	6,955,187	77%	(130,398)	-1.8%
Fire Contributions (various departments)	341,324	43%	325,872	41%	(15,452)	-4.5%
Emergency Management	-	n/a	2,511	n/a	2,511	n/a
Total Protection of Persons & Property	\$ 8,233,025	76%	\$ 8,069,208	74%	\$ (163,817)	-2.0%

Professional contracted inspection expenses for VUI proj. were not needed to-date, causing this positive variance
Only one of three budgeted positions have been filled, causing this positive variance
This is a timing difference in the payment of insurance obligations for the RFC.
n/a

Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, September 30, 2015



Budget v Actual - Year-to-Date							
YTD Budget	% of Full Year Budget	YTD Actual	B v A	%	\$	Variance	% Variance
Public Works							
Sanitation	2,339,731	77%	2,197,900	72%	(141,831)	-6.1%	
Engineering	525,778	66%	824,707	104%	298,930	56.9%	
General Highway	1,881,760	76%	2,128,701	85%	246,941	13.1%	
Mechanics	322,616	78%	297,312	72%	(25,303)	-7.8%	
Total Public Works	\$ 5,069,884	85%	\$ 5,448,620	91%	\$ 378,736	7.5%	
Parks & Recreation							
Recreation Programming Administration	264,022	79%	255,619	76%	(8,403)	-3.2%	
Park Maintenance Department	1,566,743	79%	1,397,497	70%	(169,245)	-10.8%	
Shade Trees	10,338	33%	64,850	207%	54,512	527.3%	
Recreation Programming	377,918	86%	330,011	75%	(47,907)	-12.7%	
Sulpizio Gym	29,092	53%	30,552	55%	1,460	5.0%	
Total Parks & Recreation	\$ 2,248,112	79%	\$ 2,078,529	73%	\$ (169,583)	-7.5%	
Contributions, Refunds & Misc.							
Library	669,675	75%	661,187	74%	(8,488)	-1.3%	
Community Organization Funding	223,071	84%	241,492	91%	18,421	8.3%	
Refunds	-	0%	-	0%	-	n/a	
Debt Service	3,878	65%	2,074	35%	(1,804)	-46.5%	
Total Contributions, Refunds & Misc.	\$ 896,624	77%	\$ 904,753	78%	\$ 8,129	0.9%	
Insurance, Payroll Liabilities & Benefits							
Payroll Liabilities	49,965	n/a	8,331	n/a	(41,634)	-83.3%	
Employee Benefits & Insurances	3,067,607	85%	3,146,699	87%	79,092	2.6%	
Total Insurance & Employee Benefits	\$ 3,117,573	86%	\$ 3,155,030	87%	\$ 37,458	1.2%	
TOTAL OPERATING EXPENDITURES	\$ 21,556,506	77%	\$ 21,679,040	78%	\$ 122,534	0.6%	
NET REVENUES OVER / (UNDER) EXPENDITURES	\$ 8,194,529		\$ 9,333,396		\$ 1,138,867	13.9%	
Transfers In from Other Funds	-	n/a	-	n/a	-	n/a	
Transfers Out to Other Funds	(3,379,869)	76%	(2,494,209)	56%	(885,660)	26.2%	
NET REVENUES	\$ 4,814,660		\$ 6,839,187		\$ 2,024,527	42.0%	

Variance Notation

Lower than expected payroll costs due to winter season (expenses charged to general highway)
 Higher than expected development escrow expenses. All are offset by higher than expected reimbursements (see revenue)
 Higher than expected winter costs; mostly in payroll. These overages are offset by pos var. in the san/park main depts.
 n/a

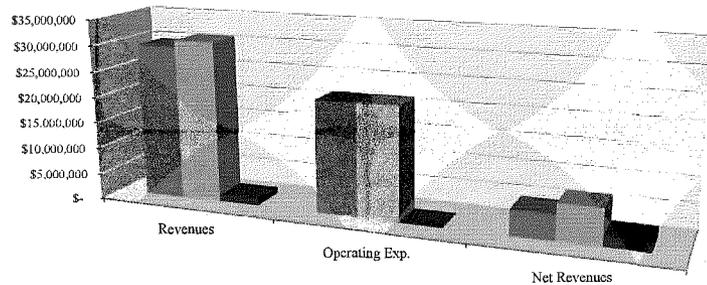
n/a
 Lower than expected payroll costs due to winter season (expenses charged to general highway)
 The original budget was too low for anticipated activity.
 Lower than budgeted seasonal wages associated with the Day Camp program
 Utility expenses are higher than expected to-date

n/a
 This variance is the result of providing MNSL \$20,000 for painting costs at the Creutzburg Center
 Timing difference in the invoicing by the financial institutions for paying agent fees

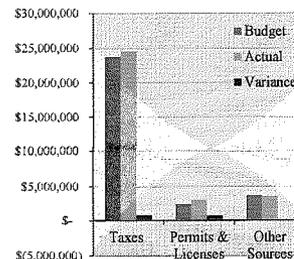
Timing difference in the payment of workers compensation
 Retiree healthcare has been higher than expected to-date.

Timing difference in the transfer of funds for bond retirement needs

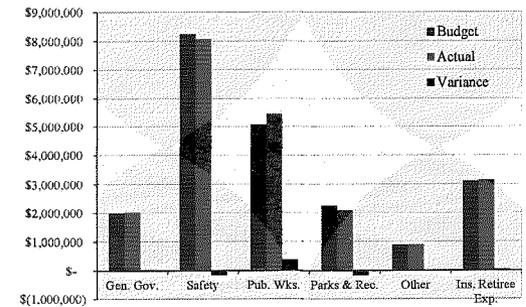
Year to Date Budget vs. Actual



Revenue BvA



Expense BvA



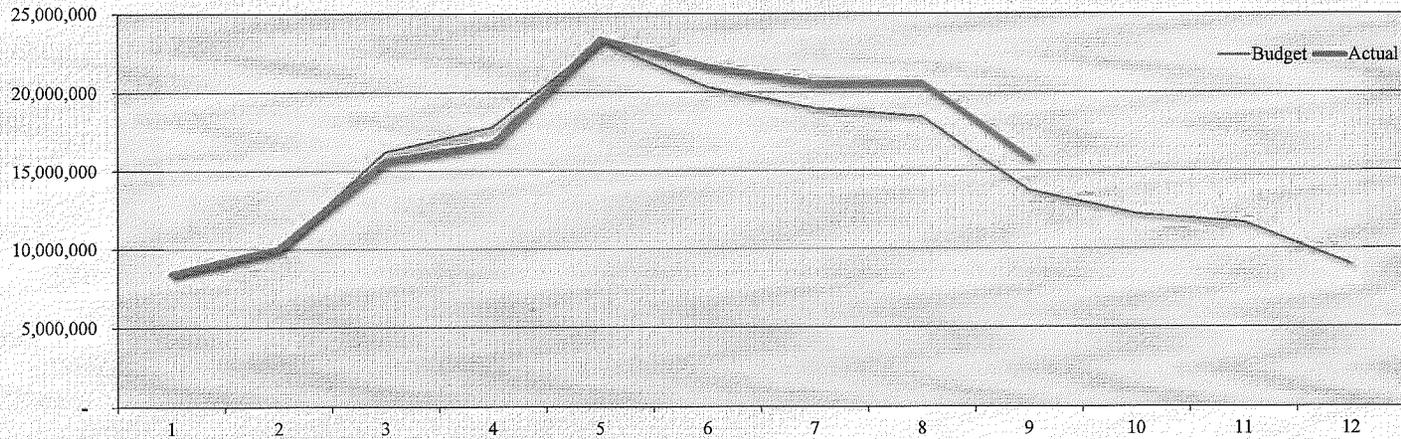
Radnor Township, PA
 Monthly Finance Report
 General Fund
 For the Month Ended, September 30, 2015



Budget v Actual : Year-to-Date							
YTD Budget	% of Full Year Budget	YTD Actual	B v A	%	\$	Variance	% Variance

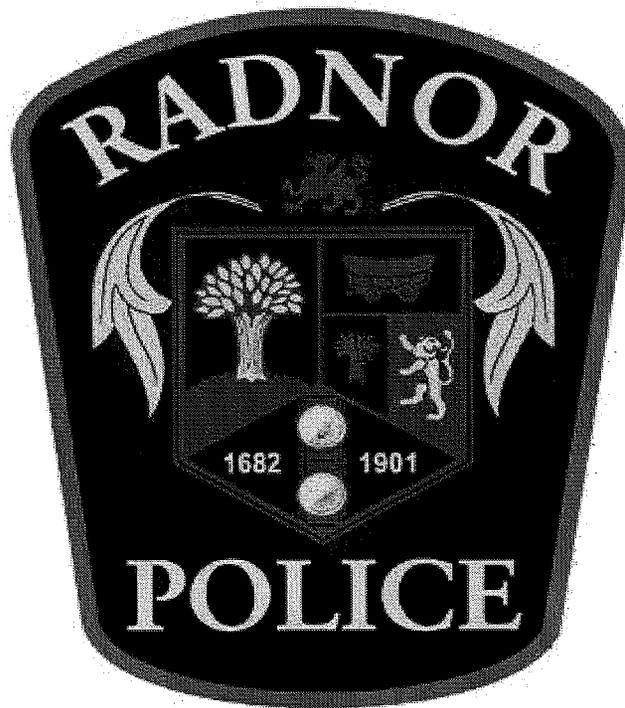
Variance Notation

General Fund
 2015 Fund Balance Projection
 Budget vs. Actual (to date)



RADNOR TOWNSHIP POLICE DEPARTMENT

MONTHLY REPORT



SEPTEMBER 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

September 2015

The Radnor Police Department responded to 1,819 calls for service for the month of September 2015. Radnor Officers issued 284 traffic citations for motor vehicle violations. 74 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 1,184 parking tickets were issued for expired meter violations. Radnor Police Officers made 13 misdemeanor/felony arrests during September 2015.

PATROL HIGHLIGHTS



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

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

September 2015

Training

Detective Santoliquito and Detective Schreiber have been certified as Evidence Room Technicians. The Evidence Technician is responsible for collecting, receipting, storing, and control of physical evidence/property in the custody of the department. This position requires technical record keeping and preparation of evidence, exhibits for court presentations and related courtroom testimony. Work is performed in accordance to federal and state laws plus established policies/procedures with considerable need for independent judgment and a high degree of accuracy.

Highlights

On September 1st, Officer responded to a walk-in at the Police Station. Officer made contact with a male who gave the Officer an Emergency Protection from Abuse Order to be served to his ex-wife.

On September 2nd, DelCom reported a car alarm activation on Sproul Road. The complainant was concerned that there may have been someone pulling on car doors. The area was checked with negative results.

On September 2nd, a report of theft was discovered on Bryn Mawr Avenue. Officer reported sometime in the past 30 days, two gift cards were taken from the complainant's vehicle. The cards were described as a \$500.00 Nordstrom's card and a \$100.00 Sephora gift card. The cards were placed in the center console of the vehicle and the resident was unaware of any other missing items. It is unclear exactly when or where the theft occurred, however, the complainant requested that the matter be documented.

On September 2nd, a caller reported a bicycle accident on County Line Road at Matsonford Road. Police responded along with RFC-A and met with both drivers involved. RFC-A transported the male to BMH for further observation. Police issued incident cards to both drivers and informed them on how to contact the reporting Officer if they needed any further assistance.

On September 2nd, Officers observed two individuals, one w/m and one w/f in the Willows Park. Officer made contact and issued both parties a citation for the Radnor Township Ordinance 205-2, Park Hours.

On September 3rd, VUPS reported discovering numerous vehicles vandalized in the parking lot of the football stadium which occurred the previous evening. A total of fifteen vehicles were discovered to have some kind of damage. Some vehicles had damaged windows and others had smashed windows which

allowed the actor to gain entry. It was learned through VUPS, that these vehicles had been parked overnight and belong to members of the VU football program who were parked for away games. There are no cameras in the vicinity and no one had reported seeing anything.

On September 3rd, an anonymous complainant reported a w/m soliciting on the 400 block of St. Davids Avenue. Officer reported contact was made with the subject who was identified as an employee of an energy company. He stated he was soliciting services to lower customer's power bills. He was not able to produce a Radnor Township soliciting permit. He received a non-traffic citation for soliciting without a permit and was advised to cease his activity.

On September 4th, VUPS reported in route to the Villanova Conference Center for a subject running in the hallways. Upon arrival, Officer reported VUPS advised that they had already contacted the subject, who is a current Villanova student. VUPS stated that they will address the matter internally and required no further assistance.

On September 4th, Radnor Codes Department forwarded a voice mail to Police regarding various potential health and code violations on Belrose Lane. Officers observed overgrown shrubbery and four vehicles parked in the front and rear yard. Highway Patrol took pictures of the vehicles. Highway Patrol will follow up with the resident about the vehicles, once reviewed with the Codes Department.

ON September 3rd, OEO Gallagher forwarded a message from the Health Officer. A male identified a house on Belrose Lane as the property with many violations. He alleged live chickens and multiple cats were roaming the neighborhood and that there are at least fifteen people living in one home. The male requested assistance from Radnor Township.

On September 4th, Officer responded to the 600 block of King of Prussia Road for a report of theft. Officer reported that contact made with a female who advised that on September 3rd she placed her I-pad on a kitchen cabinet. She went to retrieve her I-pad and noticed it was missing. She used the "find my iphone app" and discovered that the phone was located in Philadelphia. She advised that on September 3rd she had a party at her dorm room and there was a large amount of people that she did not know who were entering and leaving the room throughout the night. She completed a property report form and a written statement. Officer reported Cabrini Public Safety was notified.

On September 5th, a resident of Brook Street reported several males urinating in the rear of Brook Street. Officer reported upon arrival, contact was made with the males. No one was observed urinating outside or would any admit to it. Contact was made with the tenant who was advised to move the gathering inside. The resident was reminded of the zero tolerance policy. No issues were observed.

On September 5th, a resident of Harrison Road reported a dog bite. Officer spoke with the resident who stated that as she attempted to help a stray dog, it bit her. As she was attending to her wound, a vehicle pulled up and picked up the dog. She made contact with the owner and she relayed what happened. Officer responded to the residence and spoke with the dog's owner who stated the dog had gotten out from the fenced area of the yard and was wandering around the neighborhood. As soon as she realized the dog had gotten out, they went to look for their dog. Officer explained to the owner the Township Ordinance for Dogs at Large and that she would be served with dog bite paperwork.

On September 6th, a resident of Atterbury Road reported her mother had been missing since the previous night. Officer spoke with the resident and obtained information surrounding her last known whereabouts and possible current location. Officer reported filling out an incident report which was given to the resident.

On September 6th, a caller stated he was approached by a b/m soliciting money on King of Prussia Road. Officer reported he observed a male walking across King of Prussia Road. Officer approached the male who stated he was asking how much the train costs but claimed he never asked for money. Officer offered

the male a ride to the train station. He was checked through NCIC/CLEAN and was given a courtesy transport to the Radnor R-100. He was advised he would be getting a citation for Solicitation.

On September 7th, Officer reported he was dispatched to the VU main gate for a report of robbery. Upon arrival, Officer spoke to the victim, who stated she had been jogging on Bailey Road at approximately 1300 hours using her iPhone and ear buds to listen to music. When she reached Fitzwilliams Lane, a b/m grabbed her from behind and stole her phone and ear buds. Officer transported her back to the scene where she indicated the corner the robbery occurred and then to the Police Station where she was interviewed by Detectives. Officers canvassed the neighborhood and checked the area for the actor with negative results.

On September 8th, security at Eastern University requested police take custody of counterfeit money received in the mail. Police responded to the location and met with security who told police that the Finance Department had gotten a small box containing three hundred and ninety single (silver certificates) dollar bills and three five (silver certificates) dollar bills. The money had been taken to TD Bank where the teller confirmed that the currency was counterfeit. A property report was taken and receipt given to security; a statement was also taken. Four hundred and five dollars (silver certificates) were transported back to RPD and entered into evidence.

On September 8th, a passerby reported a speeding device lying in the street obstructing traffic at the intersection of West Lancaster Avenue and Bloomingdale Avenue. Officer located the device in front of 200 West Lancaster Avenue standing upright on the sidewalk where it was seen earlier in the day. Officer believed that in order for the sign to have fallen into the street, a pedestrian would have had to knock it over or a vehicle would have had to strike the sign.

On September 8th, County Day School at Sacred Heart reported a suspicious subject on the campus. Officer reported an employee of the school, observed a w/m near the athletic fields of the campus. When he was approached, the actor fled through the wood. Officer reported the actor was located in a rear yard with a friend, where he advised that he was on the campus to obtain a better WIFI signal. Contact was made with the complainant who was satisfied with the outcome.

On September 9th, a resident of Hilldale Road requested to see an Officer for a burglary discovered on September 7th. Officer spoke with the resident who stated that he and his wife left the residence on September 4th while two cleaners were on location. He instructed them to lock the front door on the way out and left the residence. He assumed the back doors were locked but did not check and after arriving home on September 7th, he noticed his computer screen was on and one set of back doors were standing open. He discovered two laptops and a watch missing on September 8th. He completed a written statement and property report.

On September 10th, DelCom reported RFC was dispatched to Radnor Township Municipal Building for report of a gas leak. Officer reported the building was evacuated. RFC arrived on location to check the building. No issues were found.

On September 10th, DelCom requested an Officer to respond to the Police Station for a theft report at Radnor High School. Upon arrival, Officer made contact with a parent who stated that Radnor High School had loaned an Apple iPad to her son last school year, 2014/2015. In June of 2015, her son noticed the iPad was missing from his locker. The iPad was not located and they were advised to file a police report with the Police Department.

On September 10th, a resident arrived home from school and discovered the front door open on Garrett Avenue. Officer reported upon arrival, the residence was checked and no subjects were located inside. Officer reported he conducted a walkthrough of the residence and advised all appeared normal and nothing was taken or disturbed. Officer reported the door appeared to be left open appeared to be an oversight.

On September 11th, a female resident reported vandalism discovered on Highland Court. Officer made contact with the resident who stated that someone keyed her vehicle while it was parked at the Highland Court complex. Officer observed two scratches on the passenger side door of the vehicle which the resident stated were not there previously.

On September 11th, a resident reported a loud party on Brook Street. Upon arrival, loud music and talking could be heard. Contact was made with the four residents who were advised of the complaint and the ordinance regarding noise for the Township. They stated they understood and would clear the house of the occupants. The four residents were advised that they would be receiving citations in the mail for Noise violations.

On September 12th, Officer reported being out with numerous subjects swimming in the pool after hours on Charles Drive. While patrolling the area, Officer observed numerous individuals swimming in the pool. All individuals were asked to exit the pool and gather their belongings. Officer noticed several empty beer cans and empty wine boxes inside the fence near the pool. Once out of the pool, most of the individuals admitted to being under the age of 21 and to consuming alcoholic beverages. Non-traffic citations were issued for Criminal Trespass and UAD.

On September 12th, Officer reported a check of property on Hillside Circle. Further investigation reported overgrown conditions causing limited access. Contact was made with several neighbors for information regarding the property. Information will be emailed to the Community Development Department.

On September 13th, Officer responded to Morningside Circle to investigate a possible identity theft. Officer made contact with the resident who stated that he received a suspicious letter in the mail. He stated that the letter was addressed to him but contained a check for \$1910.75 US Currency, addressed to a female living in Connecticut. The sender of the check stated that he was not aware of the addressee or the sending company. The resident stated that in addition to this check, he received a FedEx package on August 10th which contained another check addressed to a man in Cincinnati, but he did not file a report because FedEx took the package. The resident stated that he suspected identity theft and had already cancelled his credit card that was found to be linked to a false FedEx account opened in his name. Officer recommended follow up with any major credit company and the FTC to ensure no other accounts were opened using his information. The resident completed a written statement concerning the incident.

On September 13th, a resident of Highland Court reported a group of kids playing and being loud on her front yard. Officer observed a group of juveniles having a catch with a football in the common area. Officer made contact with the resident who stated that the kids stood outside her window every day and are loud. Officer advised the resident that the complex is a common area for all residents in the complex, but contact would be made with the family.

On September 14th, Officer reported checking the welfare on Poplar Avenue based on information received through police headquarters.

On September 16th, a resident who resides at Larchwood Road came to the Police Station to report suspicious circumstances that had happened the previous night. The resident reported that at approximately 2100 hours on September 14th, someone rang her doorbell. When she looked outside, she observed a w/f. The resident signaled for her to open the door which she refused to do. Police explained the subject could have possibly been a solicitor as an Officer had contact with a solicitor the previous night in another section of the Township. She was advised to either ask to see the soliciting permit issued by the Township or call 911.

On September 16th, a female resident reported criminal mischief to her vehicle. The resident stated on September 14th her vehicle was keyed while parked in her driveway. Officer observed a key mark on the rear driver's side of the vehicle.

On September 17th, a resident of the 100 block of King of Prussia Road reported his car had been broken into while parked overnight at the Radnor Train Station. Police responded and met with the complainant, who told police that he had parked his car in the lot September 16th, and returned on September 17th; discovered his vehicle had been broken into. Police did observe the driver's window had been smashed out located on the passenger's seat. Personal items in the vehicle had been thrown around but the only item missing was a GPS Garmin. Police did search the parking lot and found that no other vehicles had been disturbed. Police issued an incident card to the complainant and informed him on how to contact the reporting Officer if needed. The surrounding area near the incident was checked for other vehicles with damage with negative results.

On September 17th, Officer reported a minor vehicle crash in the parking lot in the 500 block of Sproul Road. Officer stated he was reversing RTPD vehicle in the driveway when the rear, passenger door and running board struck a small boulder that was protruding in the driveway. RTPD vehicle did sustain minor damage to the rear, passenger door and running board. Officer took photos of the damage.

On September 18th, a female resident reported a suspicious circumstance on Ramblewood Drive. Officer made contact with the resident who advised one of her windows had been tampered with. She stated on September 18th, she noticed a crack on her window with the outside screen pulled back. She advised she has an alarm system and had not received anything from the alarm company. She advised nothing in the house was missing. She completed a written statement; photos were taken of the scene and collected for processing.

On September 19th, VUPS requested police to respond for a theft report. Officer made contact with VUPS and a female, the victim of the theft. She advised that someone had stolen her black/brown Michael Kors purse, \$80.00 in U.S. Currency, her PA DL, a credit card and gift cards. She stated that she last remembered seeing the purse in her dorm room on September 19th. She left her room unlocked for a short time during the day. She provided a written statement.

On September 20th, Cabrini Public Safety reported being out with an intoxicated male in the 600 block of King of Prussia Road. Officer reported upon arrival, contact was made with Cabrini Public Safety who received a call about an intoxicated male causing a disturbance. Public Safety approached the male and he refused to give his name. While speaking with the male, the Officer detected a strong odor of an alcoholic beverage. He was taken into custody and transported to the Police Station. The male was cited for Underage Drinking and turned over to his mother.

On September 20th, Officer reported observing a b/m running towards his truck as police approach on Cricket Lane and Pine Tree Road. The vehicle's driver's door was standing open and the vehicle was running. Officer observed the rear view mirror inside the front windshield missing. As the vehicle turned onto Pine Tree Road, Officer stopped the vehicle and identified the driver whose license had been expired and was currently suspended. The male admitted he had been cited 70-80 times for driving while suspended. He was checked via NCIC/CLEAN for warrants, but none were found. A certification was attempted on the male's OLN, but the document was too large, so a faxed request was made. Charges would be filed against the male upon receipt of the certification.

On September 22nd, Officer responded to the 800 block of Milmar with an open rear patio door. Officers checked the interior of the property and nothing appeared out of place. Parked in the driveway was a vehicle with outdated registration and inspection, and appeared to be disabled. The rear patio door was unable to be secured by police. A message was left on the emergency voice mail and the listed numbers voice mail.

On September 22nd, Officer reported an anonymous complainant reported ongoing construction on South Spring Mill Road. The complainant further related that they do not believe there are Township permits for the location. Officers reported a 30 yard dumpster in the driveway of the residence. Officer further reported

that there appeared to significant interior construction occurring at the residence without a Township permit. A copy of the report was submitted to the Community Development Department.

On September 22nd, Officer observed an unoccupied SUV parked in the Willows Park. While searching the area for the owner, Officer observed an a/m near the pond. Officer made contact with the male who stated that he was going for a walk. Officer recognized the male from a prior encounter in the Willows after dark, where he was advised of the Ordinance via a verbal warning. Officer issued a citation for the Radnor Township Ordinance 205-2, Park Hours.

On September 25th, a resident on the 800 block of Glenbrook Avenue reported music coming from a residence. Police arrived and checked the area for noise disturbance with negative results.

On September 25th, Officer observed an unoccupied vehicle parked in the upper parking lot of the Willows Park. While checking the area, Officer observed two lights coming out of Skunk Hollow Park. Officer made contact with a female and male, who stated that they went for a walk in the woods. Officer advised the two juveniles of the Radnor Township Ordinance for Park Hours and issued both a citation.

On September 26th, while checking in the area on Wyldhaven Road, Officer reported discovering the mailbox and post at a home were uprooted. Officer left an incident notification card.

On September 26th, a resident of Boxwood Road reported a burglary attempt at his residence. Police responded and made contact with the owners who stated that he was watching TV and took their dog out back of the house and noticed the garage door open with the light on. He stated they had not used the garage. Both checked the remainder of the property, thinking someone may have tried to break in, and discovered a broken basement window. Detective responded to the residence and processed the interior and exterior for evidence. K9 Officer and Bear tracked around the exterior of the property, with negative results.

On September 27th, a resident of the 600 block of King of Prussia Road reported a suspicious condition at her residence. Officer reported making contact with the owner who stated she is in the process of selling her home and she returned to find her front door open. Officer and K9 Rocky checked the residence and found it to be clear. The resident walked through his house with the Officer and he stated everything was normal. Officer could not locate any evidence of a forced entry.

On September 28th, a resident discovered a burglary at her residence on Boxwood Road. Officers reported making contact with the residents who advised she left her residence at 0945 hours on September 28th and returned at approximately 1135 hours. They discovered a rear lower level screen window had been removed and placed on the ground. They also noticed that a rear lower level door appeared to be unlocked through an adjacent window. They also stated that a metal torch had been removed from the ground, bent and was lying next to the rear window screen. Officers set up a perimeter, while K9 Officer and Bear were in route to the location. Officers gained access to a different door from a spare key. K9 Officer and Bear made entry and cleared the residence with Officers following. No persons were found inside the residence. Officers observed the PECO electrical meter had been removed and damaged, which cut power to the residence. Officer notified the Detective Unit and they responded to the location and processed the scene. Officer contacted DelCom and requested that PECO respond to assist in repairing the meter. Residents completed a written statement. Officer and K9 Bear tracked the area and checked other residences. The scene was turned over to Detectives.

Radnor Township Police Department
September 2015 Accidents / Violations / Investigations / Juvenile Report

Accidents	Sep-15	YTD 2015	Sep-14	YTD 2014	YTD from 15 to 14
Accidents - Fatal	0	1	0	0	1
Accidents - Reportable- With Injuries	7	52	3	64	-12
Accidents - Reportable - No Injuries	23	128	13	125	3
Accidents - Non Reportable	68	464	68	529	-65
Accidents - Hit & Run	14	101	8	105	-4
Accidents - No Report	5	69	8	68	1
Pedestrian Accidents - With Injuries	0	0	0	0	0
Pedestrian Accidents - Fatal	0	0	0	0	0
Total Accidents	117	815	100	891	-76
Violations					
Arrests - Felony & Misdemeanor	13	152	19	137	15
Traffic Violations	284	3936	357	4253	-317
Non-Traffic Violations	74	457	79	620	-163
Parking Meter Violations	1184	10611	1682	19805	-9194
Abandoned Vehicles	1	9	1	10	-1
Total Violations	1556	15165	2138	24825	-9660
Complaints					
Complaints	1461	11935	1304	11643	292
Unlocked Businesses	4	73	10	76	-3
Alarms	118	1217	112	1304	-87
Animal Complaints	17	124	21	201	-77
					0
Total Complaints	1600	13349	1447	13224	125

October 15, 2015

Calls for Service - by UCR Code

Incidents Reported Between 09/01/2015 and 09/30/2015

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0316	ARMED - FIREARM - RESIDENCE	0	1		
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	2			
0512	BURGLARY-FORCED ENTRY-RESIDENCE-DAY	1			
0513	BURGLARY-FORCED ENTRY-RESIDNTL-TIME UNKN	1			
0531	ATTEMPT FORCIBLE ENTRY-RESIDENCE-NIGHT	1			
0612	THEFT-\$200 & OVER-PURSE SNATCHING	1			
0613	THEFT-\$200 & OVER-RETAIL THEFT	3			
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	3			
0615	THEFT-\$200 & OVER-AUTO ACCESSORIES	0	1		
0616	THEFT-\$200 & OVER-BICYCLES	2			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	5			
0619	THEFT-\$200 & OVER-ALL OTHER	2			
0622	THEFT-\$50 TO \$200-PURSE SNATCHING	1			
0624	THEFT-\$50 TO \$200-FROM AUTO (EXCPT 0625)	1			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	2			
0629	THEFT-\$50 TO \$200-ALL OTHER	1			
0830	SEXUAL ASSAULT	2			
1100	FRAUD	3			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	1			
1150	FRAUD - CREDIT CARDS	2			
1191	FRAUD - REPORTS	4	1		
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	21	1		
1440	CRIMINAL MISCHIEF - ALL OTHER	2			
1465	INSTITUTIONAL VANDALISM	2			
1490	CRIMINAL MISCHIEF - REPORTS	0		1	
1720	SEX OFFENSES - INDECENT EXPOSURE	1			
1822	NARCOTICS-MANUFACTURE-MARIJUANA,ETC.	1			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	5			
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	2			
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	2	1		
2300	PUBLIC DRUNKENESS	3			
2400	DISORDERLY CONDUCT	2	1		
2410	HARASSMENT BY COMMUNICATION	4			
2420	DISORDERLY CONDUCT-PUBLIC PLACES	1			
2450	HARASSMENT	2			
2500	LOITERING/PROWLING (AT NIGHT)	0	1		
2600	ALL OTHER CRIMES CODE VIOLATIONS	3			
2640	ALL OTHER ORDINANCE VIOLATIONS	18			
2647	ALL OTHERS - PROTECTIVE ORDERS	1			
2660	TRESPASSING OF REAL PROPERTY	3			
2900	JUVENILE RUNAWAYS	5	1		
2910	LOST/MISSING PROPERTY	1			
3000	LOST/RECOVERED PROPERTY	2			
3200	CHECK ON WELFARE	5	1		
3300	CIVIL DISPUTES	5			
3320	DOA	2			
3500	DISTURBANCE - DISORDERLY PERSONS	10	1		
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	21	1		

October 15, 2015

Calls for Service - by UCR Code

Incidents Reported Between 09/01/2015 and 09/30/2015

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3502	DISTURBANCE-UNDERAGE PARTY(NO ARREST)	0	1		
3520	DOMESTIC PROBLEM (NO ARREST)	10	1		
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	3			
3650	ELECTRIC COMPANY-POWER OUTAGES,ETC	1			
3700	FIRE - RESIDENTIAL	1			
3701	FIRE-COMMERCIAL	1			
3703	FIRE-ALL OTHERS	7			
3706	FIRE - LEAVES, BRUSH, ETC.	2			
3850	HAZARDOUS CONDITIONS	1	1		
3900	GAS LEAKS (NATURAL GAS)	5			
4000	JUVENILE PROBLEMS (NO ARREST)	12			
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	3			
4200	MISSING PERSONS(EXCEPT JUVENILES)	3	1		
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	2			
4301	MENTAL HEALTH-ALL OTHERS	5			
4400	OFFICER INJURED ON DUTY	1			
4500	OPEN DOORS/WINDOWS	4			
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	10			
4650	POLICE INFORMATION	54	1	1	
4655	CID/DTF INVESTIGATION	1			
4660	911 HANG UP CALL	25			
4700	ADDED PATROL-REQUEST FOR	103	1	1	
4701	ADDED PATROL - BUSINESS CHECKS	82			
4702	ADDED PATROL - SCHOOL CHECKS	63			
4801	SOLICITING-COMPLAINTS	2			
4900	SUSPICIOUS PERSON	23			
4901	SUSPICIOUS CIRCUMSTANCE	51			
4902	SUSPICIOUS VEHICLES	19			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	12			
5004	LOST & FOUND - FOUND ARTICLES	3			
5008	LOST & FOUND - LOST ARTICLES	3			
5010	LOST & FOUND - MISSING JUVENILE FEMALE	1			
5012	LOST & FOUND - MISSING JUVENILE MALE	1	1		
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	6			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	4			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	6			
5400	VEHICLES-ABANDONED	3	1		
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	23			
5402	VEHICLES-DISABLED	20	1		
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	21			
5404	VEHICLES-PARKING COMPLAINTS	22			
5405	VEHICLES-TOWED	5			
5501	WIRES DOWN - NO HAZARD	7			
5502	ANIMAL COMPLAINTS - BARKING DOGS	3			
5504	ANIMAL COMPLAINTS - DOG BITES	2			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	3			
5508	ANIMAL COMPLAINTS - OTHER ANIMAL BITES	1			
5510	ANIMAL COMPLAINTS - OTHER	15			

October 15, 2015

Calls for Service - by UCR Code

Incidents Reported Between 09/01/2015 and 09/30/2015



RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
5590	ANIMAL COMPLAINTS - REPORTS	3			
6001	ACCIDENT - WITH INJURIES	7			
6002	ACCIDENT - NO INJURIES (REPORTABLE)	23			
6003	ACCIDENT - NON REPORTABLE	68			
6004	ACCIDENT - HIT & RUN	14			
6005	ACCIDENT - NO REPORT DONE	5			
6690	TRAFFIC RELATED SERVICES - REPORTS	1			
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	11	1	1	
7006	NOTIFICATION - HIGHWAY DEPT.	2			
7012	NOTIFICATION - HEALTH DEPT.	0	1		
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	4			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	4			
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	1			
7590	ASSISTING OTHER AGENCIES - REPORTS	2			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	2			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	77			
8003	FIRE/MEDICAL ALARM - NO CITATION	39			
8010	WARRANTS - LOCAL - CRIMINAL	1			
9000	ANIMALS - DOG COMPLAINTS	3			
9001	ANIMALS-RABID/SICK	6			
9002	ANIMALS - ALL OTHER	3			
9005	ANIMALS - ALL INVOLVING DEER	3			
9007	ANIMALS-CAT COMPLAINTS	1			
9038	K-9 ASSIST	10	5	2	
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	1			
9040	ASSIST LOWER MERION PD	5			
9041	ASSIST HAVERFORD PD	3			
9043	ASSIST NEWTOWN PD	2			
9044	ASSIST EASTTOWN PD	1			
9045	ASSIST TREDYFFRIN PD	1			
9047	ASSIST PSP	2			
9050	ASSIST SICK/INJURED	129			
9051	ASSIST AMBULANCE	38			
9052	ASSIST OTHER POLICE DEPARTMENT	1			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	8	1		
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	100	2		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	18			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	44	1		
9971	MOTOR CARRIER ENFORCEMENT	1			
9972	MOTOR OFFICER ACTIVITY	0	1		
CITN	NON-TRAFFIC CITATION	74			
CITT	TRAFFIC CITATION	284			
WARR	WARRANT	0	1		
Total Calls		1,819			

Radnor Township Police Department
September 2015 Property Stolen Recovered Report

Type of Property	Sep-15 Stolen	2015 YTD Stolen	Sep-15 Recovered	2015 Y-T-D Recovered
Currency, Notes, Stocks Etc.	\$846.00	\$54,036.00	\$0.00	\$1,130.00
Clothing & Furs	\$240.00	\$11,881.00	\$0.00	\$133.00
Locally Stolen Motor Vehicles	\$0.00	\$281,670.00	\$0.00	\$69,565.00
Office Equipment	\$4,900.00	\$35,669.00	\$1,100.00	\$2,400.00
Televisions, Radios, Cameras	\$200.00	\$4,655.00	\$0.00	\$0.00
Firearms	\$0.00	\$200.00	\$200.00	\$360.00
Household Goods	\$1,757.00	\$15,275.00	\$207.00	\$2,463.00
Consumable Goods	\$100.00	\$528.00	\$0.00	\$0.00
Jewelery & Precious Metals	\$3,000.00	\$69,860.00	\$0.00	\$25.00
Livestock	\$0.00	\$35.00	\$0.00	\$0.00
Miscellaneous	\$2,550.00	\$52,133.00	\$0.00	\$805.00
Total Property Value	\$13,593.00	\$525,942.00	\$1,507.00	\$76,881.00

Radnor Township Police Department
September 2015 Burglary Report

<i>Time of Day</i>	Res-Forced	Res-No Force	Res-Attempt	Non Res-Forced	Non Res-No Force	Non Res-Attempt
Day (6 AM to 6 PM)	1	0	1	0	0	0
Night (6 PM to 6 AM)	0	0	0	0	0	0
Time Unknown	1	0	0	0	0	0
Total Burgs - 1/15	2	0	1	0	0	0
Total Burgs - YTD	19	1	2	2	0	0
Burglaries by Area						
Patrol Area	District	Burgs 9/15	Burgs YTD 15			
Northeast Beat	1	0	2			
Northwest Beat	2	0	7			
Southwest Beat	3	0	5			
Southeast Beat	4	3	10			
Villanova University	7	0	0			
Total Burglaries		3	24			

Radnor Township Police Department
September 2015 Crime Report

CLASS 1 Offenses							
Offense	Inc 9/15	Inc YTD 15	Clr'd 9/15	Clr'd YTD 15	Inc YTD 14	Clr'd YTD 14	Inc YTD 15 to 14
Criminal Homicide	0	0	0	0	1	0	-1
Forcible Rape	0	0	0	0	1	0	-1
Robbery	0	0	0	0	3	0	-3
Assault	4	32	3	12	18	12	14
Burglary	3	24	3	4	34	2	-10
Larceny	21	168	1	12	184	6	-16
Auto Theft	0	11	0	1	10	1	1
Arson	0	0	0	0	0	0	0
Total Class 1 Off.	28	235	7	29	251	21	-16
CLASS 2 Offenses							
Vandalism	25	89	0	1	61	3	28
Illegal Drugs	6	59	3	43	33	21	26
DUI	2	43	2	39	59	41	-16
Disorderly Conduct	9	67	2	11	63	12	4
Fraud Related	10	143	0	0	87	0	56
Underage Drinking	2	27	5	22	48	33	-21
All Other Class 2	23	80	4	39	101	32	-21
Total Class 2 Off.	77	508	16	155	452	142	56
Grand Total	105	743	23	184	845	163	40

RADNOR TOWNSHIP RECREATION & COMMUNITY PROGRAMMING DEPARTMENT MONTHLY REPORT – SEPTEMBER 2015



Programs/Excursions/Events

- Programming consisted of:
 - After School Chess at Ithan Elementary with Shining Knights (24 participants)
 - After School Science at Ithan Elementary with Professor Bob (25 participants)
 - Junior & Adult Tennis Lessons with David Broida (12 participants)
 - Pre-School T-Ball with Jump Start Sports (33 participants)
 - School's Out Program with Jump Start Sports (25 participants)
 - Junior Soccer with Soccer Shots (91 participants)
 - Junior Soccer with World Cup Sports Academy (50 participants)
 - Women's Boot Camp (5 participants)
 - Men's Basketball (19 participants)
 - US Open Tennis Championships Excursion (Sold out with 47 tickets/bus seats)
 - Regal Movie Discount Ticket Program (178 movie tickets sold to date 2015)
 - PRPS Discount Ticket Program – Amusement Park Tickets (385 sold to date 2015)
 - Truck Zoo Community Event – (2,500 participants)
 - Active Aging Celebration & Wayne Senior Center Open House (150 participants)
- Met with fall programming and event vendors/instructors and aligned contractual agreements; coordinated facility schedules with venues; began development of winter recreational programming.
- Distributed Fall 2015 Recreational Activities Brochure; developed Fall Township Newsletter; began development of the Winter Recreational Activities Brochure.
- Began planning the Winter 2015-2016 Radnor Youth Basketball Program in cooperation with our partner, Jump Start Sports and with program staff and volunteers; began to align league leaders and coaches to league divisions; coordinated facility usage with RTSD and various local private schools; worked with program sponsors, developed t-shirt set-up, and coordinated program communications.
- Upcoming Community Events coordinated consisted of:
 - Active Aging Celebration & Wayne Senior Center Open House – worked with senior center staff on event logistics and layout, activities, and promotions; event was postponed from October 1st to October 6th due to inclement weather.
 - Fall Harvest and Great Pumpkin Patch Event – coordinated activities, entertainment, logistics and layout, sponsors and vendors, volunteers and staff placements, and communications; event was postponed from October 4th to the October 11th due to inclement weather.
 - Radnor Run – attended monthly committee meeting, coordinated course safety with police and allocated course marshals, coordinated event day logistics, and prepared event communications..
 - Trick or Treat at the Township Building – coordinated activities, building staff, and sponsors.
 - Santa's Delivery/Gift Registration Drop off – coordinated events volunteers, program delivery logistics, and communications.
 - New York City Trip – coordinated staffing and logistics.
 - Holiday at the Willows – coordinated a meeting to discuss event postponement with the girl scouts.
- Continued sponsorship development by working with local businesses and organizations for current events and programs; conducted meetings and discussions with potential sponsors to secure monetary and in-kind sponsorships for remaining 2015 events; monetary sponsorship contributions are currently at \$43,000; 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, the Delaware Valley Astronomer's Association, Rotary Club of Wayne, 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 Projects 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 with Department part-time staff member on front desk operations and projects.
- Worked through the process of adapting 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.
- Attended Commissioner Town Hall Meeting.
- Attended monthly Wayne Senior Center Meeting.
- Met with Delaware County Sports Hall of Fame representative to coordinated logistics for the sports memorabilia displays within the Radnor Township Building.
- Administrative Projects underway: Passport to Parks Program Initiative; Department Strategic Plan; Online registration solution for programs.
- Monitored Department budgetary line items and developed year-to-date performance analysis; reviewed revenue and expense projections for 2016 budget development relative to Department's operations and services; worked with Township BOC, Parks Board, and staff to develop funding options for parks capital improvements.

Parks/Facilities

- **Athletic Fields:** Coordinated field scheduling for fall 2015 with the community sports organizations and programs - primary fall users include Radnor Soccer Club, Radnor Wayne Little League; St. Katharine's of Siena School, Agnes Irwin School, RHS Ultimate Frisbee, Radnor Middle School Soccer (anticipated), various other organizations for rentals, and Township fall programming.
- **Park Areas:** Continued taking reservations for the 2015 season; there are 64 total picnic rentals to date; 40 of them are for Fenimore Woods; 13 are at the Willows; 6 are for Clem Macrone). Overall picnic rentals are down by 28% in 2015 compared to the total rentals for 2014.
- **Radnor Activity Center:** Coordinated usage and rentals – 8 rentals took place in September (many were for multiple dates) along with the Department's seasonal recreational usage including School's Out Sports, Women's Boot Camp, and the Men's Basketball League; we have continued to work on new rental and programming opportunities and the birthday party program; coordinated backboard replacement for the side baskets and maintenance of the main court.

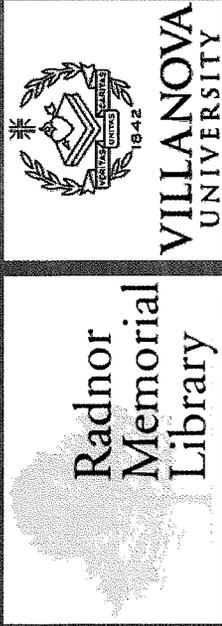
- **Trails:** continued to evaluate interpretive signage for the Radnor Trail; the Radnor Trail is celebrating its 10-year milestone this year; additional trail projects throughout the Township continue to be evaluated for funding opportunities.
- **Ithan Valley Park:** Worked with Eagle Scout to develop a project that assigns tags containing QR code labels to 14 tree specimens in the park that tie 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 in March 2015, a project is underway with members of Radnor Wayne Little League on park improvements that includes a combination comfort station/concession stand (project is underway), and other anticipated park improvements such as repairs to the driveway access off of Iven Avenue, electronic scoreboards (underway), 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.
- **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; signage installation at Warren Filipone, Cowan, Odorisio, Dittmar, and Saw Mill will take place this fall; 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); the construction/design documentation has been completed and a final plan review meeting was held in July with the neighbors and funding of the project was approved by the Board of Commissioners at their September meeting; KB is continuing to develop the construction documents for Township permitting and 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 13th) and the Board of Commissioners (on March 24th) 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.

Respectfully Submitted,



Tammy S. Cohen
Director of Recreation & Community Programming

Radnor Township Recreation & Community Programming Department,
Radnor Memorial Library, and Villanova University present ...



Truck Zoo

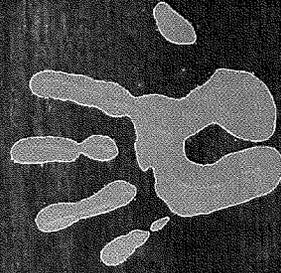
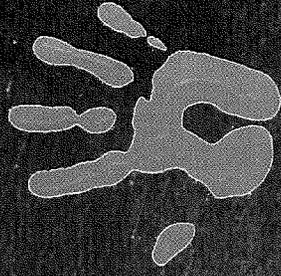
A stylized, hand-drawn illustration of a truck and a car. The truck is on the left, and the car is on the right. They are both rendered in a simple, sketchy style with some shading to indicate depth. The truck has a large cab and a long trailer. The car is a small sedan.

Saturday, September 19, 2015

Radnor Memorial Library / South Wayne Avenue Parking Lot

Radnor Township Recreation & Community Programming Department & Radnor Memorial Library teamed up with Villanova University to deliver the 3rd annual Truck Zoo community event. Truck Zoo was a family-friendly event where kids could climb in and experience hands on real-life fire engines, police cars, Public Works Trucks, and other vehicles. They were able to learn how they operate and what they are used for! This was a free event for the community.

With approximately 2,500 people in attendance, 2015 was our biggest and most successful Truck Zoo yet!





Kids painted
a car
contributed
by David
Auto!



Other activities included children's interactive story times with the Library, music, moon bounces, balloon twisting, face painting, free hair styling from Sweet & Sassy, free snacks, giveaways, and more! Returning for a 2nd year was our famous Helicopter Piñata! This event was a great way for the community to come together for a beautiful day outdoors with family-friendly entertainment and fun. This event was originally scheduled for September 12th, and was moved to the rain date on the 19th, which turned out to be a gorgeous day!

Vehicles Included:

Radnor Fire Company – Fire Engine

Radnor School District – School Bus

Radnor Police – Charger & Van

Public Works Department – Trash Truck, Street Sweeper, Front End Loader, Plow Truck, Riding Mower

Sweet & Sassy – Pink Limo

Tom Sadleir – Monster Tow Truck

Cub Scouts Pack 284 – Sarge (Jeep)

NEW THIS YEAR!

College Hunks Hauling Junk – Work Truck

Philadelphia Trolley Works – Trolley

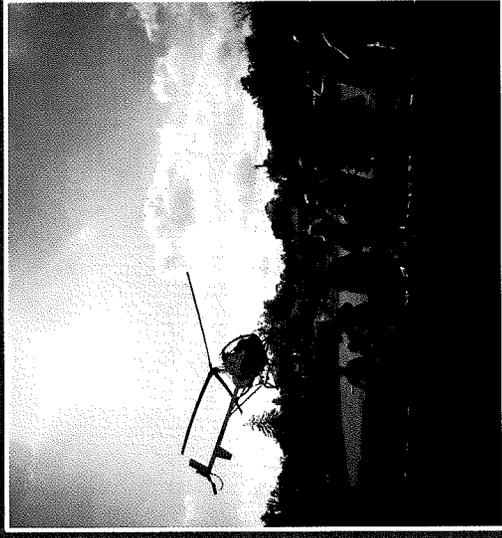
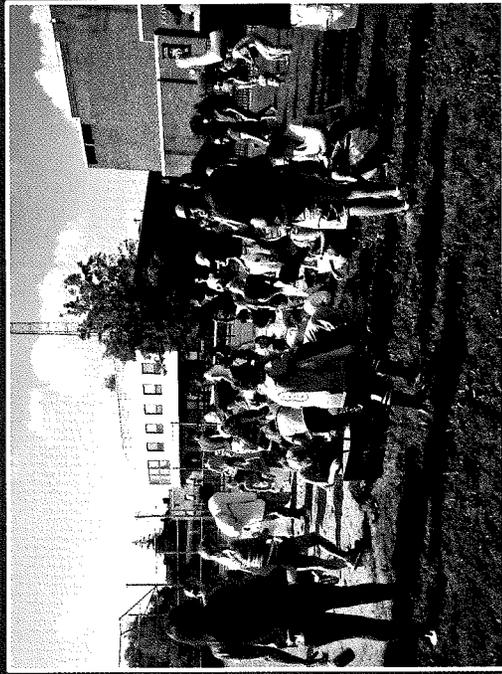
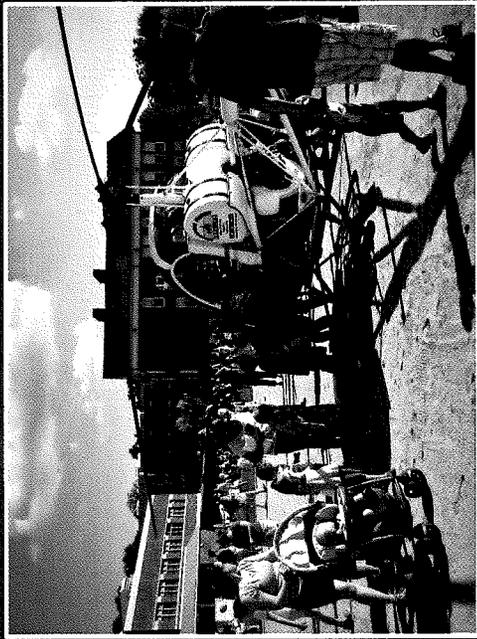
Delaware County SWAT Bearcat

Dave Kelleher of David Auto – Eagles Fan/Tailgate Vehicle

Tammy Cohen's 4-wheeler ATV

Radnor Township Public Works – Sewer Camera Truck
Golf Cart





At 3:30pm, a helicopter took to the skies above the Radnor Middle School field and dropped candy for all of the children who patiently waited! Our helicopter piñata is truly a unique experience!



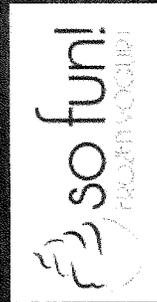
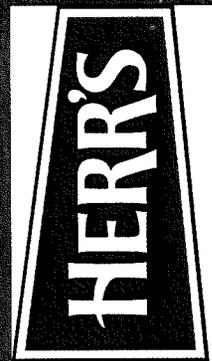
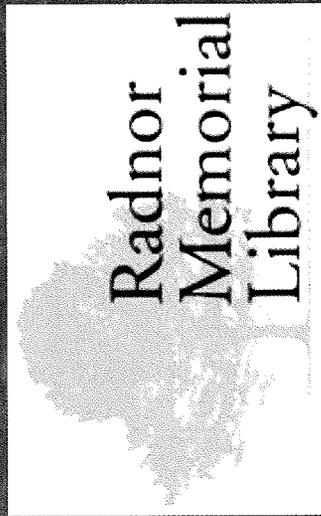
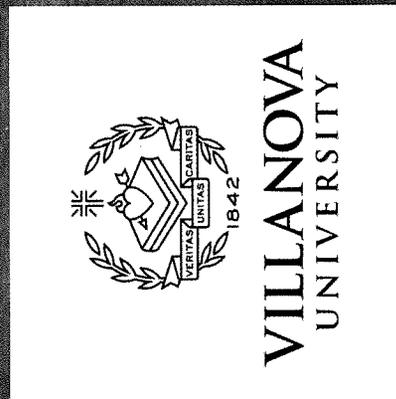
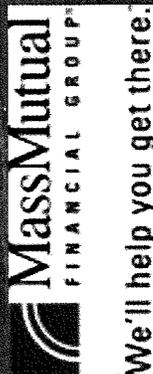
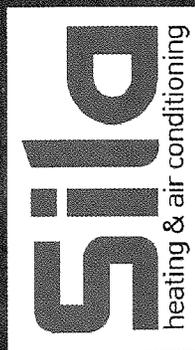
Helicopter Piñata

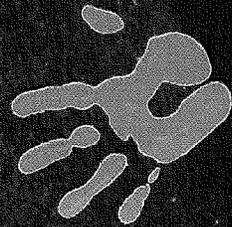
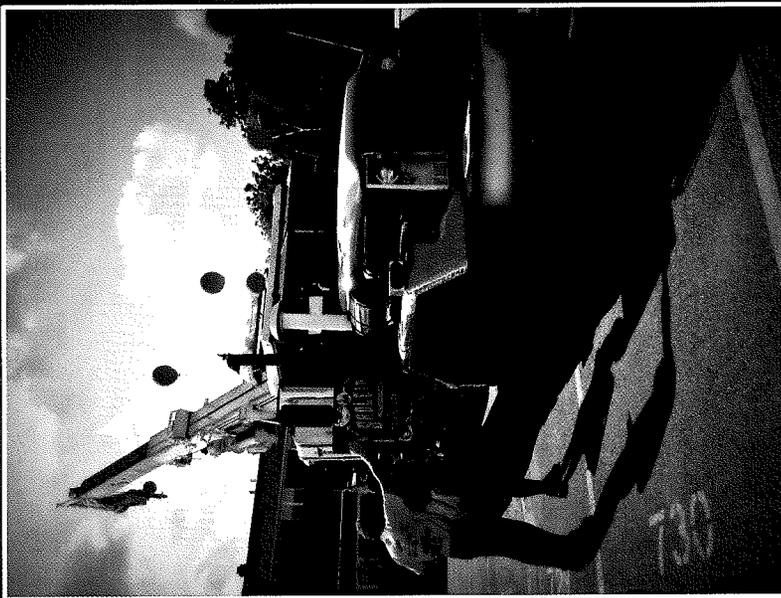
The Philadelphia Flyers,
Philadelphia Phillies, and
Sweet & Sassy contributed
some great prizes that
were part of our free raffle!



深 深

Thank You to Our Sponsors & Contributors!





**Thank you to everyone
who attended the 2015
Truck Zoo Community
Event!**



Radnor Township
Public Works Department
Monthly Report for September 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 – 40 vehicles
- Vehicle safety inspections for all departments – 21 vehicles
- Major Repairs - Unit #34 Removed and replaced Turbocharger
- Unit #29 Transmission line replacement
- Serviced and inspected all trailers (12)
- Unit #26 Dealer warranty work for transmission
- Unit #37 Dealer warranty for anti-freeze usage
- Unit #CB-7 Set up new clam bucket – new hydro lines
- Unit #17 Clean and take to Carriage Trade for sale
- Unit #31 Replace all rear brakes and drums (4)
- Unit #50 Replace rear springs (rear moving)
- Unit #34 Repair speed up circuit, repair wiring
- Unit #TG-1 Install 6 cutting tips on tub grinder
- Unit #31 Replace rear springs and walking beam
- Scheduled Vehicle Maintenance
 - Unit #25 Unit #84
 - Unit #6 Unit #49
 - Unit #48 Unit #10
 - Unit #11 Unit #16
 - Unit #23
- Repair, Service and Maintain 130 pieces of equipment and vehicles

Highway *12 men*

- Attended All Staff meetings
- Installed new traffic signs
- Repaired meters for parking authority
- Installed speed boards for police dept.
- Cleaned inlets throughout the Township
- Delivered Barricades for various events
- Assisted Sewer Department
- 400 storm drains cleaned
- Filled 25 pot holes on State Roads
- Painted street markings
- Removed foliage blocking street signs
- Installed new kiosk signs
- Removed blinds at Township Bldg.
- Set up Radnorshire Room for Meetings.
- Milled & patched Countryview, Wyntrelea, 313 Durham Dr. and section of Northwinds
- Replaced 3 sewer castings & lids for paving project
- Installed 160 ft of 15" corrugated steel drain pipe on Glenmary Lane
- Washed equipment for truck zoo
- Installed and removed detour for truck zoo
- 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
- Filled potholes on Tindall Lane
- Replaced sidewalk square on Kirsch Avenue
- Repaired 12 storm sewer inlets
- Drilled 85 holes on S. Ithan Avenue for sno-fence installation for papal visit
- Received all rentals and purchased items from Norris Sales for the papal visit
- On site 24 – 7 for the papal visit
- Picked up gators from school district for papal visit
- Setup and break down of all road closures for papal visit
- Installed sump pump at the Willows

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 out and installed clay at all ballfields
- Aerate, see, and fertilize all playing fields
- Cut and trimmed all Township Islands
- Cut and trimmed Radnor Bike Trail
- Pruned 31 trees in right of way
- Removed 8 trees in right of way
- Removed 6 trees in parks
- Installed new trash cans
- Weeded all Township beds
- Repaired small equipment
- Serviced all mowers and tractors
- Removed 12 fallen trees from roads at night
- Repaired swings at tot-lots
- Cleared 2 trees from waterway
- Trimmed all bushes
- Assist trash department – Monday and Tuesday
- Set up and cleaned up after all Recreation Dept. events
- Concert Series
- Road side mowing with tractor
- Set up and clean up for papal visit

Sewer *3 men*

- Pumping Stations (5) check and maintain 5 times per week – 100 times per month
- PA One Call markouts – 243 for the month of September
- Repaired 18 manholes
- Fueled generators at pumping stations
- 1 stoppages for the month of September
- Cleaned 22 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 5 buried manholes
- Repaired 2 pumping stations
- Assist trash department Monday and Tuesday
- Cleaned garages
- Washed all vehicles
- Set up and clean up for papal visit

Solid Waste *20 full time and 5 part time men*

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

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: September 2015 Monthly Summary Report

We hereby submit for your review the September 2015 Engineering and Public Works Departments Revenue, respectively \$ 17,720.00 and \$ 5,185.00 as outlined below.

➤ 26	Grading Permit Applications - \$ 9,600.00	year-to-date - \$ 62,775.00
➤ 2	Clearing Permit Application - \$ 155.00	year-to-date - \$ 475.00
➤ 0	SALDO Application - \$ 0.00	year-to-date - \$ 17,700.00
➤ 6	Sidewalk Permit Applications - \$ 300.00	year-to-date - \$ 3,050.00
➤ 29	Sidewalk blocks replaced -	year-to-date - 299 blocks
➤ 0	Septic Permit Applications - \$ 0.00	year-to-date - \$ 3,750.00
➤ 7	Property inspections - \$ 455.00	year-to-date - \$ 17,745.00
➤ 29	Certificate of Occupancy Applications - \$ 4,500.00	year-to-date - \$ 48,900.00
➤ 13	Highway Permit Applications - \$ 10,840.00	year-to-date - \$ 43,080.00

Engineering income for 2015 year-to-date \$ 154,395.00

Public Works income for 2015 year-to-date \$ 43,080.00

Engineering Assistant Doug Meder, SEO, performed the following:

➤ 78	site visits	year-to-date - 672
➤ 26	mark outs for property resale (sidewalks)	year-to-date - 279
➤ 26	sewer inspections	year-to-date - 279
➤ 6	complaints investigated	year-to-date - 72
➤ 10	Grading Permit applications reviewed	year-to-date - 72
➤ 34	meetings attended	year-to-date - 309
➤ 2	Sewage Permit Review	year-to-date - 3
➤ 0	Sewage Permit Deep Holes	year-to-date - 3
➤ 0	Sewage Permit Pre-soaks	year-to-date - 2
➤ 0	Sewage Permit Percolation Tests	year-to-date - 3
➤ 0	Sewage Permit Septic Installations	year-to-date - 5
➤ 2	Storm percolation tests	year-to-date - 14
➤	Deliveries to Shade Tree and Planning Commission members	year-to-date - 136

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

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: SEPTEMBER MONTHLY REPORT
DATE: OCTOBER 2, 2015
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of September 2015. Please note the following highlights:

- Building Permit Fee Revenue totaled \$80,662.00 with 67 permits issued
- Electric Permit Fee Revenue totaled \$25,540.00 with 51 permits issued
- Mechanical Permit Fee Revenue totaled \$3,380.00 with 28 permits issued
- Plumbing Permit Fee Revenue totaled \$5,118.00 with 34 permits issued
- Zoning Permit Fee Revenue totaled \$1,125.00 with 15 permits issued
- Historic and Architectural Review Board Revenue totaled \$50.00 with 1 application received
- Zoning Hearing Board Revenue totaled \$1,650.00 with 3 applications received

- Permit and application revenue for September 2015: \$ 117,525.00
- Permit and application revenue year to date: \$1,479,307.00

- Permits and applications for September 2015: 199
- Permits and applications year to date: 1,846

- Inspections conducted for September 2015: 506
- Inspections conducted year to date: 5,348

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: August 2015 Monthly Summary Report

We hereby submit for your review the August 2015 Engineering and Public Works Departments Revenue, respectively \$ 17,720.00 and \$ 5,185.00 as outlined below.

➤ 21	Grading Permit Applications - \$ 5,250.00	year-to-date - \$ 53,175.00
➤ 0	Clearing Permit Application - \$ 0.00	year-to-date - \$ 320.00
➤ 1	SALDO Application - \$ 2,150.00	year-to-date - \$ 17,700.00
➤ 12	Sidewalk Permit Applications - \$ 675.00	year-to-date - \$ 2,750.00
➤ 78	Sidewalk blocks replaced -	year-to-date - 270 blocks
➤ 1	Septic Permit Applications - \$ 750.00	year-to-date - 3,750.00
➤ 63	Property inspections - \$ 4,095.00	year-to-date - \$ 17,290.00
➤ 26	Certificate of Occupancy Applications - \$ 4,800.00	year-to-date - \$ 44,400.00
➤ 21	Highway Permit Applications - \$ 5,185.00	year-to-date - \$ 32,240.00

Engineering income for 2015 year-to-date \$ 139,385.00

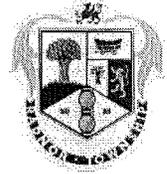
Public Works income for 2015 year-to-date \$ 32,240.00

Engineering Assistant Doug Meder, SEO, performed the following:

➤ 105	site visits	year-to-date - 594
➤ 35	mark outs for property resale (sidewalks)	year-to-date - 253
➤ 35	sewer inspections	year-to-date - 253
➤ 10	complaints investigated	year-to-date - 66
➤ 8	Grading Permit applications reviewed	year-to-date - 62
➤ 44	meetings attended	year-to-date - 275
➤ 1	Sewage Permit Review	year-to-date - 1
➤ 1	Sewage Permit Deep Holes	year-to-date - 3
➤ 1	Sewage Permit Pre-soaks	year-to-date - 2
➤ 1	Sewage Permit Percolation Tests	year-to-date - 2
➤ 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 - 120

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

Radnor Township



PROPOSED LEGISLATION

DATE: October 26, 2015

TO: Board of Commissioners

FROM: William M. White, Director of Finance

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

LEGISLATION: A motion authorizing the settlement agreement "2015-BPT-02" in the amount of \$300,000.

LEGISLATIVE HISTORY: Beginning in 2010, the Township implemented a policy that requires Board approval of all settlement agreements relating to Act 511 tax cases to help bring as much transparency to the process as legally allowed. Please note that:

Radnor Township may enter into a settlement agreement concerning a business tax assessment. The agreement may (1) establish a mutual understanding of certain issues, such as prospective taxability and calculation of tax; (2) compromise an assessment amount; and/or (3) avoid or end litigation. If an agreement involves an assessment of more than \$3,000, the Board of Commissioners must consider it at a public meeting.

The Pennsylvania Local Taxpayers Bill of Rights Act (Act 50 of 1998) prohibits disclosure of any confidential taxpayer information (except for official purposes or as provided by law). Confidential taxpayer information is defined as any information acquired by the Township as a result of any audit, tax return, report, investigation, hearing or verification. Punishments for unlawful disclosure may include a \$2,500 fine, imprisonment for one year and, if the offender is an officer or employee of a taxing authority, dismissal from office or discharge from employment.

For these reasons, the Township will not disclose any confidential taxpayer information in connection with a settlement agreement of a business tax assessment.

PURPOSE AND EXPLANATION: The Administration and Act 511 auditors and attorneys have worked together with the taxpayer over the past year to develop a settlement that is beneficial to the Township by addressing three concerns: (1) that the tax laws of the Township are recognized and followed, (2) that the settlement results in a fair assessment of the tax liability, and (3) take into consideration the cost of further legal action in light of the amount of tax revenue owed (i.e. the cost vs. benefit analysis).

FISCAL IMPACT: The Taxpayer has agreed to pay \$300,000 to resolve all outstanding issues relating to the BPT liability for tax, interest and penalty for all tax years included in the settlement agreement. The taxpayer will pay the full amount of \$300,000 on or before October 31, 2015 following the approval of the settlement agreement being authorized by the Board of Commissioners.

RECOMMENDED ACTION: The Administration respectfully requests the Board of Commissioners to pass the motion authorizing the Tax Settlement Agreement at the October 26, 2015 regular Board of Commissioner meeting.

RESOLUTION 2015-108

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE TOWNSHIP MANAGER TO ENGAGE PFM TO SERVE AS THE DISCLOSURE AND PRICING AGENT FOR THE TOWNSHIP'S PROPOSED BOND ISSUE WHICH CURRENTLY INCLUDES REFUNDING THE 2010 SERIES BONDS AS WELL AS NEW MONEY FOR IMPROVEMENTS TO THE LIBRARY, PARKS, AND TRAILS

WHEREAS, the GFOA best practices recommend the hiring of a Financial Advisor (FA) to insure the best interests of the Township are being met with regards to bond financing; and

WHEREAS, CARFAC has voted unanimously at their September 30, 2015 meeting to recommend that the Township utilize the services of a pricing agent for bond transactions; and

WHEREAS, the Board authorized the Township in September, 2014 to solicit RFP's from interested parties to serve as the Disclosure and Pricing Agent in their role as Financial Advisor; and

WHEREAS, the Finance staff reviewed the proposals from the four interested respondents, conducted interviews and selected, in their opinion, the best candidate for the Township; and

WHEREAS, PFM served in this same capacity for the Township as part of the Series 2014 Open Space bond transaction in November and December 2014 to the satisfaction of the Administration and CARFAC.

NOW, THEREFORE, it is hereby **RESOLVED** by the Radnor Township Board of Commissioners appoints PFM to serve as the Disclosure and Pricing Agent for the proposed bond financing at a price not to exceed \$9,700.

SO RESOLVED, this 26th day of October, A.D., 2015

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins

Title: President

ATTEST: _____

Name: Robert A. Zienkowski

Title: Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: October 15, 2015

TO: Board of Commissioners

FROM: William M. White, Finance Director

A handwritten signature in black ink, appearing to read "William M. White", is written over the printed name in the "FROM:" field.

LEGISLATION: Resolution 2015-108 authorizing the Township to engage PFM as an Independent Disclosure and Pricing Agent relating to the Township's proposed upcoming bond transaction.

PURPOSE AND EXPLANATION: The Government Finance Officers Association (GFOA) has developed a series of best practices on the issuance of debt. Specific to this topic, GFOA's recommendation is that regardless of whether a municipality is doing a negotiated or competitive bond sale, which they hire a financial advisor to provide expertise and ensure that the Township's best interests are being met during the transaction.

This item was discussed at length during the September 17, 2014 CARFAC meeting ahead of the 2014 Open Space transaction and both the Administration and CARFAC agree that the Township should adopt the GFOA's recommendation and hire a financial advisor for these types of transactions. The issue was discussed again at CARFAC's September 30, 2015 meeting at which time CARFAC voted unanimously to, "**recommend the use of best practices by utilizing a pricing agent on all bond issues moving forward.**"

The Township solicited RFP's for this service last fall, at which time PFM was selected as the best firm. The Township engaged PFM in the same capacity as part of the Series 2014 Open Space bonds to the satisfaction of the Administration and CARFAC.

FISCAL IMPACT: The cost of the engagement is set at \$9,700 and will be capitalized in the cost of issuance.

RECOMMENDED ACTION: The Administration recommends that Board of Commissioners adopt Resolution 2015-108 to engage PFM at the October 26, 2015 meeting.

RESOLUTION NO. 2015-107

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING THE
RECEIPT OF BIDS FOR GASOLINE AND DIESEL FUEL**

WHEREAS, Radnor Township annually receives sealed bids for the supply of gasoline and diesel fuel

WHEREAS, the Township's fleet, including Public Works, Police Department, Administration vehicles, and the Radnor Fire company require gasoline and diesel fuel for their daily operation

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize the receipt of sealed bids for the purchase of gasoline and diesel fuel

SO RESOLVED this 26th day of October, 2015, AD

RADNOR TOWNSHIP

By: _____
Name: James C. Higgins
Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: October 20, 2015

TO: Radnor Township Board of Commissioners

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

LEGISLATION: Resolution 2015-107: Authorization to Receive Bids for the Purchase of Gasoline and Diesel Fuel

LEGISLATIVE HISTORY: The Public Works Department annually bids for the purchase of gasoline and diesel fuel.

PURPOSE AND EXPLANATION: The annual gasoline and fuel bid is to provide gasoline and diesel fuel to the Township's fleet, consisting of Public Works' vehicles and equipment, Police Department vehicles, Administration vehicles, and the Radnor Fire Company.

The contract is bid based on estimated annual usage of 74,000 gallons of gasoline and 53,000 gallons of diesel fuel. Our annual costs will be based on actual usage. The price is based on the benchmark of the average price per gallon for fuel as determined by the Journal of Commerce Reseller Tank Prices for Philadelphia, which means the price may fluctuate.

IMPLEMENTATION SCHEDULE: 1.) Bid solicitation posted on Penn Bid 2.) Sealed Bids received 3.) Return to the Board of Commissioners for award

FISCAL IMPACT: Funding for this project is provided in accounts 01429-4510, 01424-4510, 01430-4510, 01451-4510, 01437-4510, and 02421-4510.

RECOMMENDED ACTION: I respectfully request that the Board of Commissioners authorize the receipt of bids for gasoline and diesel fuel.

MOVEMENT OF LEGISLATION: It is being requested that the Board approve this legislation.

RESOLUTION NO. 2015-105

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, ESTABLISHING AN ENDING TIME LIMIT FOR COMMISSIONER 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 its Commissioner meetings.

NOW, THEREFORE, be it resolved, the Board of Commissioners shall end their meetings by 11 pm unless the majority of those Commissioners present vote to extend the meeting beyond 11 pm. Furthermore, no meeting shall end without public comment.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners conducted on this ___ day of _____, 2015.

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins

Title: President

ATTEST: _____

Robert A. Zienkowski, Secretary

**RESOLUTION 2015-109
RADNOR TOWNSHIP**

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA AUTHORIZING THE TOWNSHIP MANAGER TO ENTER INTO AN AGREEMENT WITH POWERDMS TO PROVIDE POWERDMS LICENSING INCLUDING SUBSCRIPTION FEES, TRAINING AND ONGOING SUPPORT.

WHEREAS, the Radnor Township Police Department seeks to gain Pennsylvania Chiefs of Police Association (PCPA) Police Accreditation standards; and

WHEREAS, the PCPA Accreditation is a progressive and time-proven way of helping institutions evaluate and improve their overall performance. The cornerstone of this strategy lies in the promulgation of standards containing a clear statement of professional objectives; and

WHEREAS, the Radnor Township Police administrators then conduct a thorough analysis to determine how existing operations can be adapted to meet these objectives. When the procedures are in place, a team of independent professionals is assigned to verify that all applicable standards have been successfully implemented. The process culminates with a decision by an authoritative body that the institution is worthy of accreditation; and

WHEREAS, the Radnor Township Police Department sought a quote for the PowerDMS from the sole provider of said software platform; and

WHEREAS, in an effort to satisfy the audit portions of the PCPA process and move to a cloud based platform for this product to enhance operational efficiencies through collaboration, file sharing, remote access, secure offline storage, disaster recovery and improved reporting functionality, the Radnor Township Police Department has negotiated the best pricing to engage with PowerDMS for this service.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to enter into an agreement with PowerDMS to provide PowerDMS licensing, training, and support at the following prices:

Product	Annual Cost per User	Estimated Number of Licenses	1 st Year Pricing Estimate
Annual Licensing:			
Annual PowerDMS Users	86.28	50	4,314.00
BASIC Training			2,800.00
PowerSTANDARDS for PACP			1,150.00
Grand Total			\$8,264.00

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 26th day of October, A.D., 2015.

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins
Title: President

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

Radnor Township

PROPOSED LEGISLATION



DATE: October 26, 2015

TO: Board of Commissioners

FROM: William A. Colarulo, Superintendent of Police

LEGISLATION: Resolution 2015-109 authorizing the Township Manager to enter into an agreement with PowerDMS to provide licensing including, training and ongoing support along with PowerSTANDARDS for PACP.

PURPOSE AND EXPLANATION: The Pennsylvania Chiefs of Police Association introduced the Pennsylvania Law Enforcement Accreditation Program to the Commonwealth in July 2001. Since then, over 300 agencies have enrolled and 101 agencies currently have attained accredited status.

Accreditation is a progressive and time-proven way of helping institutions evaluate and improve their overall performance. The cornerstone of this strategy lies in the promulgation of standards containing a clear statement of professional objectives. Participating administrators then conduct a thorough analysis to determine how existing operations can be adapted to meet these objectives. When the procedures are in place, a team of independent professionals is assigned to verify that all applicable standards have been successfully implemented. The process culminates with a decision by an authoritative body that the institution is worthy of accreditation.

The Pennsylvania Law Enforcement Accreditation Program was designed and developed by professional law enforcement executives to provide a reasonable and cost effective plan for the professionalization of law enforcement agencies within the Commonwealth. The underlying philosophy of the program is to have a user-friendly undertaking for the departments that will result in a "success" oriented outcome.

BENEFITS:

- Establishes a credible framework for evaluating agency practices and procedures
- Reduces agency risk and exposure to lawsuits
- Decreases some liability insurance expenditures
- Improves law enforcement – community relations
- Identifies and highlights the capabilities and competence of the agency
- Extends agency accountability to the public and elected officials
- Enhances planning and innovative activities by all agency personnel
- Develops improved methods for providing services to the community

IMPLEMENTATION SCHEDULE: If approved at the October 26, 2015 meeting, we will immediately begin with project planning with an estimated project time of eighteen (18) months.

FISCAL IMPACT: The first year cost of the project is estimated to be \$8,264.00, which includes a hosted subscription fee of \$4,314 for 50 licenses at \$86.28 per, ten hours of remote training at \$2,800 and PowerSTANDARDS for PACP licensing at \$1,500, migration at \$19,336 (one-time), and training at \$3,200 (one-time). The year two and three costs are estimated to be \$4,314 per year, depending on the number of licenses. The future years' licensing costs will be paid from the General Fund.

RECOMMENDED ACTION: Provided that the PowerDMS pricing provides all the functionality and improvements needed at a price that is comparable to what we are paying today.

MOVEMENT OF LEGISLATION: Adoption at the October 26, 2015 Board of Commissioners Meeting.

RESOLUTION 2015-110

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PURCHASE OF ONE (1) NEW SWAT
VEHICLE FOR USE BY THE RADNOR TOWNSHIP POLICE DEPARTMENT.**

WHEREAS, the Radnor Township Police Department is seeking to purchase one (1) 2016 Transit-350, High Roof HD Super-Length Cargo Van vehicle to be used by Radnor Township Police Department SWAT Team Members; and

WHEREAS, the new vehicle can be purchased under the Pennsylvania's COSTARS Program for \$55,285.09; and

WHEREAS, the new vehicle consists of one (1) 2016 Transit-350, High Roof HD Super-Length Cargo Van vehicle; and

WHEREAS, the new vehicle will be purchased with funds from Central Delco Tactical Response Team (CDTRT).

NOW, THEREFORE, be it *hereby RESOLVED* that the Radnor Township Board of Commissioners does approve the purchase of one (1) new 2016 Transit-350, High Roof HD Super-Length Cargo Van vehicle in an amount not to exceed \$55,285.09.

SO RESOLVED, this 26th day of October A.D., 2015.

RADNOR TOWNSHIP

By: _____
Name: James C. Higgins
Title: President

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

Radnor Township

PROPOSED LEGISLATION

DATE: October 16, 2015
TO: Robert A. Zienkowski, Township Manager
FROM: Lieutenant Christopher B. Flanagan

LEGISLATION: Resolution 2015-110 authorizing the purchase of one (1) 2016 Transit-350, High Roof HD Super-Length Cargo Van vehicle to be used by Radnor Township Police Department SWAT Team Members.

LEGISLATIVE HISTORY: Request for legislative/new.

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests to purchase one (1) 2016 Transit-350, High Roof HD Super-Length Cargo Van Vehicle for \$55,285.09. The SWAT Team was established for the purpose of dealing with extraordinary or potentially dangerous situations whenever it is determined that SWAT is in need for a safe, successful resolution. Critical incidents may require a tactical operation carried out by SWAT. When the necessity of SWAT arises, sound planning and disciplined implementation is paramount. Combing these with a disciplined, well trained and equipped unit, critical incidents can be brought to an end and order restored. The overall purpose of the team is to safeguard the lives of citizens and Officers.

FISCAL IMPACT: \$55,285.09. These monies will be provided by the Central Delco Tactical Response Team (CDTRT).

The cost for the purchase of the vehicle is as follows:

2016 Transit-350, High Roof HD Super-Length Cargo Van Vehicle	\$55,285.09
--	--------------------

RECOMMENDATION ACTION: I respectfully recommend the Legislation be passed to purchase one (1) vehicle to be utilized by the Radnor Township Police Department Police Department SWAT Team Members.

MOVEMENT OF LEGISLATION: Adoption at the October 26, 2015 Board of Commissioners Meeting.



CENTRAL DELCO TACTICAL RESPONSE TEAM

October 19, 2015

Lt. Christopher B. Flanagan
Radnor Township Police Department
301 Iven Avenue
Wayne, PA 19087

Re: Tactical Van

Dear Lt. Flanagan:

The Central Delco Tactical Response Team (CDTRT) is purchasing a 2016 Ford Transit-350 High Roof HD Super-Length van for the purpose of personnel and equipment transport to and from tactical incidents. The total cost of this vehicle, including options, is \$55,285.09.

The van will be initially purchased through the Radnor Township Police Department, a member of the CDTRT, where it will be registered, insured, housed and fueled. The CDTRT will fully reimburse Radnor Township for the total cost of the vehicle by February 1, 2016. This vehicle will be the property of all member jurisdictions of the CDTRT.

Sincerely,

JAMES DEVANEY
Commander CDTRT



Matthews Paoli Ford
 100 West Lancaster Avenue, Paoli, Pennsylvania,
 19301
 Office: 610-644-4700

**2016 Transit-350, High Roof HD Super-
 Length Cargo Van**
 High Roof HD Extended-Length Cargo Van 148"
 WB DRW Base(S4X)

Selected Options

Description	MSRP
Base Vehicle	
Base Vehicle Price (S4X)	\$41,040.00
Packages	
Order Code 101A	N/C
Powertrain	
Engine: 3.5L EcoBoost V6	Included
	<i>Includes SEIC capability.</i>
Transmission: 6-Speed Automatic w/OD & SelectShift	Included
3.73 Limited-Slip Axle Ratio	\$325.00
GVWR: 10,360 lbs	Included
Wheels & Tires	
Tires: 195/75R16 AS BSW	Included
Wheels: 16" Silver Steel w/Front Hubcaps	Included
Seats & Seat Trim	
Dual Bucket Seats	Included
	<i>Includes 2-way manual (fore/aft/recline) driver and front passenger seats and driver-side armrest.</i>
	<i>Includes:</i>
	<i>- Driver & Front Passenger-Side Front Airbags</i>
	<i>- Safety Canopy Side Curtain Airbags</i>
Vinyl Front Bucket Seats	Included
	<i>Includes adjustable headrests.</i>
Other Options	
Monotone Paint Application	STD
148" Wheelbase	STD
Heavy-Duty Alternator w/Gas Engines	Included
	<i>250 amp.</i>
Dual Heavy-Duty Batteries	\$295.00
	<i>70 amp-hours each. Includes absorbed glass mat.</i>
Engine Block Heater	\$75.00
	<i>Recommended when minimum temperature is 10 degrees F or below.</i>
	<i>(400W Rating)</i>
Modified Vehicle Wiring System	Included
	<i>Includes modified vehicle connections for customized wiring harness provisions.</i>
Heated Power Mirrors w/Turn Signals & Short Arm	\$155.00
Reverse Sensing System	\$295.00
Running Boards	\$160.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Matthews Paoli Ford
 100 West Lancaster Avenue, Paoli, Pennsylvania,
 19301
 Office: 610-644-4700

**2016 Transit-350, High Roof HD Super-
 Length Cargo Van**
 High Roof HD Extended-Length Cargo Van 148"
 WB DRW Base(S4X)

Selected Options (cont'd)

Description	MSRP
Trailer Wiring Provisions	Included
	<i>Includes trailer wiring harness, blunt-cut trailer/upfit wiring to rear of vehicle, trailer stability control (TSC) and two/haul mode.</i>
Heavy-Duty Trailer Tow Package	\$465.00
	<i>Includes 4-pin/7-pin connector, electric brake controller tap-in capability and relay system for backup/B+/running lights.</i>
	<i>Includes:</i>
	<i>- Trailering Wiring Provisions</i>
	<i>Includes trailer wiring harness, blunt-cut trailer/upfit wiring to rear of vehicle, trailer stability control (TSC) and two/haul mode.</i>
	<i>- Frame Mounted Hitch Receiver</i>
Fixed Rear-Door:Glass	\$75.00
Driver Controlled Front/Rear Aux A/C & Heater	\$860.00
Radio: AM/FM Stereo	Included
	<i>Includes 2 speakers and audio input jack.</i>
2 Additional Keys (4 Total)	\$75.00
	<i>With key fobs.</i>
User Defined Upfitter Switches (4)	\$85.00
	<i>Includes customer connection point.</i>
	<i>Includes:</i>
	<i>- Auxiliary Fuse Box</i>
	<i>- Modified Vehicle Wiring System</i>
	<i>Includes modified vehicle connections for customized wiring harness provisions.</i>
Auxiliary Fuse Box	Included
Emissions	
50-State Emissions System	STD
Interior Colors	
Pewter	N/C
Primary Colors	
Shadow Black	\$150.00
Upfit Options	
Ec Upfit	\$11,975.00
Jtech	\$8,860.09
SUBTOTAL	\$64,890.09
Destination Charge	\$1,195.00
TOTAL	\$66,085.09

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Matthews Paoli Ford
100 West Lancaster Avenue, Paoli, Pennsylvania,
19301
Office: 610-644-4700

2016 Transit-350, High Roof HD Super-
Length Cargo Van
High Roof HD Extended-Length Cargo Van 148"
WB DRW Base(S4X)

Pricing

	MSRP
Vehicle Price	\$41,040.00
Options	\$3,015.00
Upfitting	\$20,835.09
Fuel Charge	\$0.00
Destination Charge	\$1,195.00
Total	\$66,085.09
<i>Pre-Tax Adjustments</i>	
GPC GPC	(\$6,600.00)
Matthews Matthews Paoli Ford Discount	(\$4,300.00)
Tint Window Tint	\$100.00
Total Pre-Tax Adjustments	(\$10,800.00)
SUBTOTAL	\$55,285.09
Single Vehicle Total 1 (Number of Vehicles)	\$55,285.09
Grand Total	\$55,285.09

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Chris Flanagan By: DAN HIXON Date: 10/13/2015 | Price Level: 615 Quote ID: RPDSwat



Matthews Paoli Ford
 100 West Lancaster Avenue, Paoli, Pennsylvania, 19301
 Office: 610-644-4700

2016 Transit-350, High Roof HD Super-Length Cargo Van
 High Roof HD Extended-Length Cargo Van 148" WB DRW Base(S4X)

Major Equipment

(Based on selected options, shown at right)

EcoBoost 3.5L V-6 DOHC w/direct gasoline injection 310hp

6 speed automatic w/OD

- * 4-wheel ABS
- * Traction control
- * Battery with run down protection
- * Air conditioning
- * AM/FM stereo with seek-scan, auxiliary audio input
- * Variable intermittent wipers
- * Dual front airbags w/passenger cancel
- * Airbag occupancy sensor
- * Underseat ducts
- * Running boards
- * Class III hitch
- * Rear axle capacity: 7275 lbs.
- * Rear spring rating: 7275 lbs.

Exterior:Shadow Black

Interior:Pewter

- * Brake assistance
- * LT 195/75R16 BSW AS S-rated tires
- * Advance Trac w/Roll Stability Control
- * Tinted glass
- * Dual power remote heated mirrors
- * 16 x 7 steel wheels
- * Driver and front passenger seat mounted side airbags
- * Tachometer
- * Reclining front bucket seats
- * Steering-wheel mounted audio controls
- * Front axle capacity: 4130 lbs.
- * Front spring rating: 4130 lbs.

Fuel Economy

City
N/A



Hwy
N/A

Selected Options

MSRP

STANDARD VEHICLE PRICE	\$41,040.00
Order Code 101A	N/C
Engine: 3.5L EcoBoost V6	Included
Transmission: 6-Speed Automatic w/OD & SelectShift	Included
GVWR: 10,360 lbs	Included
Tires: 195/75R16 AS BSW	Included
Wheels: 16" Silver Steel w/Front Hubcaps	Included
Dual Bucket Seats	Included
Vinyl Front Bucket Seats	Included
Monotone Paint Application	STD
148" Wheelbase	STD
Radio: AM/FM Stereo	Included
50-State Emissions System	STD
Driver & Front Passenger-Side Front Airbags	Included
Safety Canopy Side Curtain Airbags	Included
Shadow Black	\$150.00
Pewter	N/C
3.73 Limited-Slip Axle Ratio	\$325.00
Heavy-Duty Alternator w/Gas Engines	Included
Dual Heavy-Duty Batteries	\$295.00
Heated Power Mirrors w/Turn Signals & Short Arm	\$155.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Matthews Paoli Ford
 100 West Lancaster Avenue, Paoli, Pennsylvania, 19301
 Office: 610-644-4700

2016 Transit-350, High Roof HD Super-Length Cargo Van
 High Roof HD Extended-Length Cargo Van 148" WB DRW Base(S4X)

Engine Block Heater	\$75.00
Reverse Sensing System	\$295.00
Running Boards	\$160.00
Fixed Rear-Door Glass	\$75.00
Driver Controlled Front/Rear Aux A/C & Heater	\$860.00
Polypropylene Panels	Included
2 Additional Keys (4 Total)	\$75.00
Heavy-Duty Trailer Tow Package	\$465.00
Trailer Wiring Provisions	Included
Frame Mounted Hitch Receiver	Included
User Defined Upfitter Switches (4)	\$85.00
Auxiliary Fuse Box	Included
Modified Vehicle Wiring System	Included

Upfit Options

Ec Upfit	\$11,975.00
Jtech	\$8,860.09

SUBTOTAL	\$64,890.09
Destination Charge	\$1,195.00
TOTAL	\$66,085.09

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

**RESOLUTION 2015-111
TOWNSHIP OF RADNOR**

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, ADOPTING THE 2016 TOWNSHIP MANAGER'S RECOMMENDED BUDGET (V1) AS THE PRELIMINARY RECOMMENDED COMPREHENSIVE BUDGET FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016

WHEREAS, Article VII, Section 7.06(2) of the Radnor Township Home Rule Charter ("Charter") requires that no later than 60 days prior to the end of the fiscal year, that the Board shall approve the recommended comprehensive budget; and

WHEREAS, the 2015 Township Manager's Recommended Budget (v1), which includes the five-year capital plan and five-year forecast, shall serve as the recommended comprehensive budget; and

WHEREAS, Article VII, Section 7.06(A)(3) further stipulates that the final comprehensive budget must be approved no later than 20 days before the end of the year; and

WHEREAS, the Board of Commissioners has scheduled various public hearing dates to review the recommended comprehensive budget between October 12, 2015 and the end of November 2015 which will provide the public and Board the opportunity to review and make changes to the recommended comprehensive budget.

NOW, THEREFORE, be it hereby **RESOLVED** that The Radnor Township Board of Commissioners hereby adopts on, a preliminary basis, the 2016 Township Manager Recommended Budget (v1) as the recommended comprehensive budget pursuant to §7.06(A)(2), subject to future review and amendment by the Board of Commissioners prior to final approval.

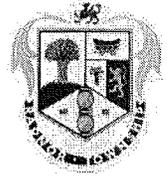
RESOLVED this 26th day of October, 2015.

TOWNSHIP OF RADNOR

By: _____
James C. Higgins, President

Attest: _____
Robert A Zienkowski, Township Manager / Secretary

Radnor Township
PROPOSED LEGISLATION



DATE: October 23, 2015

TO: Board of Commissioners

FROM: William M. White, Finance Director

LEGISLATION: A resolution adopting the preliminary budget pursuant to the home rule Charter Chapter §7.06A(2) which requires that the recommended comprehensive budget be passed no later than 60 days before the end of the fiscal year.

LEGISLATIVE HISTORY: The 2016 Township Manager Recommended Budget (v1) was submitted to the Board of Commissioners and published on the Township's website on October 17, 2015 and is meant to serve at the initial recommended comprehensive budget for 2016.

PURPOSE AND EXPLANATION: The sole purpose of this legislation is to satisfy Chapter §7.07A(2) of the Charter. As described in the legislation and pursuant to the Chapter §7.07A(3), the Board of Commissioners and the public will have opportunities to comment on the recommended comprehensive budget prior to its final adoption in December 2015.

FISCAL IMPACT: There is no fiscal impact associated with this approval.

RECOMMENDED ACTION: For no other reason than to satisfy Chapter §7.07A(2) of the Charter and to keep the 2015 budget process moving forward, the Administration recommends that the Board adopt the 2015 Township Manager's Recommended Budget (v1) (recommended comprehensive budget) as submitted.

ORDINANCE 2015-18
TOWNSHIP OF RADNOR
Delaware County, Pennsylvania

AN ORDINANCE AUTHORIZING THE INCURRENCE BY THE TOWNSHIP OF RADNOR OF NONELECTORAL DEBT BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES A OF 2015 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$15,580,000 FOR THE PURPOSE OF PROVIDING FUNDS TO FINANCE CAPITAL PROJECTS, CURRENTLY REFUND ALL OR A PORTION OF THE TOWNSHIP'S OUTSTANDING GENERAL OBLIGATION BONDS, SERIES OF 2010 AND TO PAY THE COSTS OF ISSUANCE OF THE BONDS; AUTHORIZING THE PREPARATION AND FILING OF A DEBT STATEMENT AND OTHER DOCUMENTATION; PROVIDING FOR THE CURRENT REFUNDING OF THE DEBT BEING REFUNDED; COVENANTING TO CREATE A SINKING FUND AND TO BUDGET, APPROPRIATE AND PAY DEBT SERVICE ON THE BONDS; PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THE TOWNSHIP FOR THE PROMPT AND FULL PAYMENT OF THE BONDS; SETTING FORTH THE SUBSTANTIAL FORM OF THE BONDS; SETTING FORTH THE STATED PRINCIPAL MATURITY OR SINKING FUND REDEMPTION DATES AND MAXIMUM PRINCIPAL AMOUNTS, MAXIMUM INTEREST RATES AND INTEREST PAYMENT DATES, PLACE OF PAYMENT, SINKING FUND PROVISIONS AND OTHER DETAILS OF THE BONDS; APPROVING THE CONTENT AND FORM OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING THE DISTRIBUTION THEREOF AND AUTHORIZING THE PREPARATION, EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT; AUTHORIZING THE EXECUTION OF A PAYING AGENT AGREEMENT AND A CONTINUING DISCLOSURE AGREEMENT OR SUPPLEMENT; FINDING THAT A PRIVATE NEGOTIATED SALE OF THE BONDS IS IN THE BEST FINANCIAL INTEREST OF THE TOWNSHIP; ACCEPTING A PROPOSAL FOR THE PURCHASE OF THE BONDS WITHIN CERTAIN PARAMETERS; APPOINTING A PAYING AGENT AND SINKING FUND DEPOSITORY; AND AUTHORIZING OTHER NECESSARY ACTION.

WHEREAS, pursuant to the Local Government Unit Debt Act, 53 Pa. Cons. Stat. §8001 *et seq.* (the "Act"), the Township of Radnor, Delaware County, Pennsylvania (the "Township") may incur indebtedness for the purposes of financing capital projects and refunding outstanding indebtedness; and

WHEREAS, pursuant to the Act, the Township has determined to undertake capital projects (the "Project"), including construction of and improvements to various Township parks and trails, and renovations and improvements to the Radnor Memorial Library, as further set forth on the Schedule of Sources and Uses attached as **Exhibit A** hereto; and

WHEREAS, on December 15, 2010, the Township issued electoral debt evidenced by its General Obligation Bonds, Series of 2010 (DCED Approval No. GOB-17122, December 8, 2010) (the "2010 Bonds") which were issued to currently refund the Township's (i) General Obligation Bonds, Series A of 2002 (the "2002A Bonds"); and (iii) to pay the costs of issuing the 2010 Bonds; and

WHEREAS, the 2002A Bonds were issued, inter alia, to (i) advance refund the Township's General Obligation Bonds, Series of 1994 (the "1994 Bonds"); (ii) advance refund the Township's General Obligation Bonds, Series of 1997 (the "1997 Bonds"); and (iii) advance refund the Township's General Obligation Bonds, Series of 2000 (the "2000 Bonds"); and

WHEREAS, the 1994 Bonds were issued to finance capital projects, including the construction of a new public works garage, construction of sanitary sewer systems, flood control improvements, fire equipment, traffic signal modernization, improvements to various municipal buildings and grounds, purchase of vehicles and equipment, road and bridge construction and recreational facilities improvements; and

WHEREAS, the 1997 Bonds were issued to finance capital projects, including the completion of a new public works maintenance facility, construction of storm sewers and other storm water management facilities, traffic signal modernization, improvements to various municipal buildings and grounds, road reconstruction, bridge maintenance, replacement of vehicles and equipment, improvements at parks and recreational facilities and construction of sanitary sewers; and

WHEREAS, the 2000 Bonds were issued to finance capital projects, including the purchase of new fire apparatus, construction of storm water management facilities, traffic signal modernization, improvements to various municipal buildings and grounds, road resurfacing, bridge construction, replacement of vehicles and equipment, improvements at parks and recreational facilities and construction of sanitary sewers; and

WHEREAS, the Township has determined to undertake a refinancing program to achieve debt service savings (the "Refunding Program") consisting of the current refunding of all or a portion of the outstanding 2010 Bonds stated to mature on or after June 15, 2016 in the outstanding principal amount of \$5,330,000 (the "Refunded Bonds"); and

WHEREAS, the Township proposes to issue its General Obligation Bonds, Series A of 2015 (the "Bonds") in the maximum aggregate principal amount of \$15,580,000 to finance: (i) the costs of the Project; (ii) the Refunding Program; and (iii) the payment of the costs and expenses of issuing the Bonds; and

WHEREAS, the Board of Commissioners of the Township (the "Board") has determined that the net savings to be generated by the Refunding Program (the "Required Savings") must be equal to at least two percent (2.00%) of the principal amount of the Refunded Bonds; and

WHEREAS, the Board has considered the possible manners of sale provided for in the Act with respect to the sale of the Bonds, such manners of sale being at public sale or private sale by negotiation or upon invitation; and

WHEREAS, the Township has determined that it is in the best financial interest of the Township to sell the Bonds at private negotiated sale, and the Township has received a proposal for the purchase of the Bonds (the "Proposal") from Boenning & Scattergood, Inc., of West Conshohocken, Pennsylvania (the "Underwriter"), containing the financial parameters for, and conditions to, the underwriting and issuance of the Bonds (the "Parameters"), which will be

supplemented by an addendum to the Proposal (the "Addendum") containing the final terms of the Bonds, consistent with the Parameters and the Required Savings; and

WHEREAS, the Board desires to approve the issuance of the Bonds, approve the Refunding Program, and accept the Proposal of the Underwriter.

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

1. Authorization of the Project and the Refunding Program and Incurrence of Indebtedness; Statement of Useful Life of the Project; and Purpose of the Refunding Program. The Township hereby approves the Project and the Refunding Program as described in the preambles to this Ordinance and shall incur indebtedness pursuant to the Act in an aggregate principal amount not to exceed \$15,580,000 to finance the costs of the Project, the Refunding Program and the costs and expenses of issuing the Bonds.

It is hereby determined and declared that: (i) the estimated date of completion of the Project is June 30, 2019; (ii) the Project has a useful life of not less than twenty (20) years; and (iii) the Township has obtained a realistic estimate of the costs of the Project through bid prices or estimates from persons qualified by experience to provide such estimates.

The Township hereby reserves the right to undertake the individual components of the Project in such order and at such time or times as it shall determine and to allocate a portion of the proceeds of the Bonds and other available moneys to the final costs of the projects in such amounts and order of priority as it shall determine; but the proceeds of the Bonds shall be used solely to pay "costs" as defined in the Act, of the Project or, upon appropriate amendments to this Ordinance, to pay the costs of other capital projects for which the Township is authorized to incur indebtedness.

It is hereby determined and stated that the Bonds are scheduled to mature in accordance with the limitations set forth in Section 8142(a)(2) of the Act taking into account the useful life of the Project.

It is hereby determined and set forth that the purpose of the Refunding Program is to reduce the total debt service that would otherwise be payable on the Refunded Bonds over the life of the issue. Attached hereto as **Exhibit C** and made a part hereof is the schedule of the estimated debt service savings in connection with the refinancing of the Refunded Bonds computed in accordance with Section 8242(b) of the Act.

The estimated useful lives of the projects financed with the 1994 Bonds was determined by the Township under its ordinance enacted on February 14, 1994 to be in excess of thirty (30) years; the estimated useful lives of the projects financed with the 1997 Bonds was determined by the Township under its ordinance enacted on July 21, 1997 to range from nine (9) years to thirty (30) years with a weighted average of twenty-three and six-tenths (23.6) years; and the estimated useful lives of the projects financed with the 2000 Bonds was determined by the Township under its ordinance enacted on March 27, 2000 to range from nine (9) years to one hundred (100) years with a weighted average of thirty-two (32) years.

The realistic estimated useful lives of such projects are hereby ratified and confirmed, and the principal amount of the Bonds related to the Refunding Program equal to the separate cost of the portions of such projects having an unexpired shorter useful life than the period during which the Bonds related to the Refunding Program will be outstanding has been scheduled to mature prior to the end of such useful life and the balance prior to the end of the longest unexpired useful life. The maturities of the Bonds related to the Refunding Program will not extend beyond the final maturity of the 2010 Bonds.

2. **Authorization of Issuance of the Bonds.** The Township shall issue, pursuant to the Act and this Ordinance, its General Obligation Bonds, Series A of 2015, in a maximum aggregate principal amount not to exceed \$15,580,000, in order to provide funds for and toward the costs of the Project, the Refunding Program and paying the costs of issuing the Bonds as authorized and provided in Section 1 hereof. The Township reserves the right to issue the Bonds in an amount less than the maximum principal amount authorized hereunder and to cancel any unused authorization hereunder in accordance with the terms of the Act. The Bonds may be issued in one or more separate series, at any one time or from time to time, and if issued in more than one series, each series shall be appropriately designated by year and specific series name. In the event the Bonds are issued from time to time, all authorizations and approvals set forth herein shall extend to such additional documents and actions of the type expressly authorized and approved herein with respect to such additional series of Bonds, including, but not limited to, additional Preliminary Official Statements, Official Statements, Addendums, Continuing Disclosure Agreements, and Paying Agent agreements, as necessary in connection with the issuance of such series of Bonds.

3. **Type of Indebtedness.** The indebtedness evidenced by the Bonds is nonelectoral debt.

4. **Execution of Debt Statement; Bonds and Other Documents.** The President or Vice President of the Board and the Secretary of the Township and their successors are hereby authorized and directed to file the Debt Statement required by Section 8110 of the Act, to execute and deliver the Bonds in the name and on behalf of the Township and to take all other action required by the Act or this Ordinance in order to effect the issuance of the Bonds. Said officers or any of them are further authorized to apply to the Department of Community and Economic Development for approval of the debt herein authorized and to file with such application a transcript of the proceedings including a certified copy of this Ordinance, the Debt Statement, a Borrowing Base Certificate signed by the appropriate officials of the Township or by the accountants of the Township responsible for auditing its financial affairs, and to take any and all such further action and to execute and deliver such other documents as may be necessary or proper to comply with all requirements of the Act or to carry out the intent and purpose of this Ordinance. Said officers and their successors are further hereby authorized if, in their opinion, it is advisable to do so, to prepare and file such statements and documents as may be required by Sections 8024 or 8026 of the Act in order to qualify all or any portion of the existing indebtedness of the Township or of the Bonds as subsidized debt or self-liquidating debt.

5. **Type of Bonds.** The Bonds when issued will be general obligation bonds.

6. **Covenant to Pay Debt Service - Pledge of Taxing Power.** The Township hereby covenants with the registered owners of the Bonds: (b) that the Township will include in its budget for each fiscal year for the life of the Bonds, the amount of the debt service on the Bonds issued hereunder which will be payable in each such fiscal year so long as the Bonds shall remain outstanding; (c) that the Township shall appropriate from its general revenues such amounts to the payment of such debt service; (d) that the Township shall duly and punctually pay or cause to be paid from the Sinking Fund (as hereinafter defined) or any of its other revenues or funds the principal of every Bond and the interest thereon at the dates and places and in the manner stated in the Bonds according to the true intent and meaning thereof; and (e) for such budgeting, appropriation and payment the Township hereby pledges its full faith, credit and taxing power. This covenant shall be specifically enforceable. The maximum amounts to be budgeted, appropriated and paid pursuant to the foregoing covenants shall not exceed those set forth in **Exhibit D** attached hereto and made a part hereof which are hereby incorporated in the foregoing covenant with the same effect as if the same were specified in the text of such covenant.

7. **Form of Bonds.** The Bonds shall be substantially in the form set forth in **Exhibit B** hereto, with appropriate omissions, insertions and variations.

8. **Terms of Bonds.** The Bonds shall be issued in fully registered form, in the denomination of \$5,000 or any integral multiple thereof and shall be dated the date of issuance thereof or such other date as the Township and the Underwriter shall agree. The Bonds shall be issued in an aggregate principal amount not to exceed \$15,580,000. The interest rates on the Bonds shall not exceed six percent (6.00%) per annum. No yield on the Bonds for any stated maturity date in the last two-thirds of the period of the Bonds may be less than that stated for the immediately preceding year. The Bonds shall mature or be subject to sinking fund redemption in annual principal amounts not to exceed the maximum principal amount for each fiscal year as set forth in **Exhibit D** hereto.

The principal of the Bonds shall be payable in lawful money of the United States of America at the corporate trust office of U.S. Bank National Association in Philadelphia, Pennsylvania (the "Paying Agent"), which is hereby appointed paying agent and registrar for the Bonds and the sinking fund depository. Interest on the Bonds shall be payable in the manner provided in the form of Bonds set forth in **Exhibit B** hereto.

9. **Redemption of Bonds.** The Bonds shall be subject to redemption prior to maturity, at the option of the Township, as a whole or in part from time to time, in any order of maturity or portion of a maturity as selected by the Township, on a date not earlier than the fifth (5th) anniversary of the issuance of such Bonds, or any date thereafter upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If any of the Bonds are to be issued and delivered as term bonds, such term bonds shall be subject to mandatory sinking fund redemption on such date or dates and in such principal amount or amounts as shall be necessary to conform to the principal retirement schedule set forth in **Exhibit D** hereto.

If less than an entire year's maturity of Bonds is to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

In the event that a portion, but not all of the term bonds are redeemed pursuant to optional redemption, then the principal amount of any remaining mandatory sinking fund redemptions and the final maturity applicable to such term bonds shall be proportionately reduced (subject to the Paying Agent making such adjustments as it deems necessary to be able to affect future redemptions of such Bonds in authorized denominations) unless the Township directs an alternate reduction of such mandatory sinking fund redemptions and final maturity.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent in Philadelphia, Pennsylvania, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption, and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit of security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than 30 or more than 60 days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the bond register maintained by the Paying Agent. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent in Philadelphia, Pennsylvania and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such redemption notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

With respect to any optional redemption of the Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such, notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not

later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

10. Appointment of Securities Depository. The Depository Trust Company, New York, New York (“DTC”), shall act as securities depository for the Bonds on behalf of the firms which participate in the DTC book-entry system (“DTC Participants”). The ownership of one fully registered Bond for each maturity of the Bonds will be registered in the name of Cede & Co., as nominee for DTC. Each Bond certificate will be in the aggregate principal amount of such maturity. The Township shall cause the Bonds to be delivered to DTC or the Paying Agent, as custodian for DTC, on or before the date of issuance of the Bonds.

Pursuant to the book-entry only system, any person for whom a DTC Participant acquires an interest in the Bonds (the “Beneficial Owner”) will not receive bond certificates and will not be the registered owner thereof. Ownership interest in the Bonds may be purchased by or through DTC Participants. Each DTC Participant will receive a credit balance in the records of DTC in the amount of such DTC Participant’s interest in the Bonds, which will be confirmed in accordance with DTC’s standard procedures. Receipt by the Beneficial Owners (through any DTC Participant) of timely payment of principal, premium, if any, and interest on the Bonds, is subject to DTC making such payment to DTC Participants and such DTC Participants making payment to Beneficial Owners. Neither the Township nor the Paying Agent will have any direct responsibility or obligation to such DTC Participants or the persons for whom they act as nominees for any failure of DTC to act or make any payment with respect to the Bonds.

The Township is authorized to execute such documents as may be necessary or desirable in connection with DTC’s services as securities depository including a blanket letter of representation obligating the Township to give certain notices to DTC and to meet certain requirements relating to Bond payments.

If DTC determines to discontinue providing its services as securities depository with respect to the Bonds at any time, the Township officials then holding the offices set forth in Section 4 of this Ordinance are hereby authorized to designate a successor securities depository or to deliver certificates to or upon the order of the registered owners of the Bonds.

The Township shall give notice or cause the Paying Agent to give notice, to DTC in accordance with the Blanket Letter of Representations for the redemption or other retirement of all of the Bonds. The Township will provide for the form of notice. Upon receipt of such notice, DTC will forward the notice to the DTC Participants for subsequent forwarding of such notice to the Beneficial Owners of the Bonds. The Township will pay the customary charges for such mailing.

11. Sale of Bonds. The Bonds shall be sold at private sale by negotiation as hereinafter set forth in Section 14. After due consideration, the Board hereby finds and determines, on the basis of all available information, that a private negotiated sale of the Bonds is in the best financial interest of the Township.

12. Creation of and Deposits in Sinking Fund. The Township covenants that there shall be and there is hereby established and that it shall hereafter maintain a sinking fund (the

“Sinking Fund”) designated “Sinking Fund – General Obligation Bonds, Series A of 2015” for the Bonds to be held by the Paying Agent (or such substitute or successor Paying Agent which shall hereafter be appointed in accordance with the provisions of the Act) in the name of the Township, but subject to withdrawal only by the Paying Agent.

The Township covenants and agrees to deposit in such Sinking Fund no later than each Interest Payment Date (as defined in the form of the Bonds attached hereto), the debt service payable on the Bonds on such dates, which shall not exceed the maximum amounts set forth in **Exhibit D** attached hereto, or such greater or lesser amount as at the time shall be sufficient to pay principal of and interest on the Bonds becoming due on each such date.

Pending application to the purpose for which such Sinking Fund is established, the President or Vice President of the Board is hereby authorized and directed to cause the monies therein to be invested or deposited and insured or secured as permitted and required by Section 8224 of the Act. All income received on such deposits or investments of monies in such Sinking Fund during each applicable period shall be added to such Sinking Fund and shall be credited against the deposit next required to be made in such Sinking Fund.

The Paying Agent is hereby authorized and directed, without further action by the Township, to pay from such Sinking Fund the principal of and interest on the Bonds as the same become due and payable in accordance with the terms thereof and the Township hereby covenants that such monies, to the extent required, will be applied to such purpose.

All monies deposited in the Sinking Fund for the payment of the Bonds which have not been claimed by the registered owners thereof after two years from the date when payment is due, except where such monies are held for the payment of outstanding checks, drafts or other instruments of the Paying Agent, shall be returned to the Township. Nothing contained herein shall relieve the Township of its liability to the registered owners of the unrepresented Bonds.

13. No Taxes Assumed. The Township shall not assume the payment of any tax or taxes in consideration of the purchase of the Bonds.

14. Award and Sale of Bonds. The Township hereby awards and sells the Bonds to the Underwriter at a price of no less than ninety percent (90%) and no more than one hundred twenty percent (120%) of the principal amount of the Bonds (including original issue discount or premium and the underwriter’s discount) plus accrued interest from the dated date of the Bonds to the date of delivery and in accordance with the other terms and conditions contained or incorporated in the Proposal of the Underwriter dated October 26, 2015 which is hereby approved and accepted. The underwriter’s discount for the Bonds shall not exceed 0.70% of the principal amount of the Bonds. A copy of said Proposal shall be attached to this Ordinance and lodged with the official minutes of this meeting and is hereby incorporated herein by reference. The proper officers of the Township are hereby authorized and directed to endorse the acceptance of the Township on said Proposal and to deliver executed copies thereof to the Underwriter. The Township Manager or the Director of Finance is authorized to accept the Addendum to the Proposal setting forth the final terms of the Bonds within the Parameters set forth in this Ordinance and at such time as the Required Savings are achieved. The Required

Savings must be equal to at least two percent (2%) of the principal amount of the Refunded Bonds.

15. Contract with Paying Agent. The proper officers of the Township are authorized to contract with U.S. Bank National Association, Philadelphia, Pennsylvania, in connection with the performance of its duties as the Paying Agent and Sinking Fund Depository on usual and customary terms, including an agreement to observe and comply with the provisions of this Ordinance and of the Act

16. Redemption of Refunded Bonds. The Township hereby calls the Refunded Bonds for redemption on or after December 15, 2015. The Township Manager or Director of Finance is authorized to set the exact redemption date, but such date shall be not later than ninety (90) days after the issuance date of the Bonds. The Township shall deposit with the paying agent for the Refunded Bonds (the "Refunded Bonds Paying Agent"), the amounts required to pay the principal of and interest on the Refunded Bonds to the date of redemption. The officers of the Township are hereby authorized and directed to execute all documents and to take such other action as may be necessary or advisable to effect the redemption and payment of the Refunded Bonds. Upon redemption of the Refunded Bonds, any excess moneys shall be transferred by the Refunded Bonds Paying Agent to the Paying Agent, and the Paying Agent shall deposit the same in the Sinking Fund.

17. Federal Tax Covenants. The Township hereby covenants not to take or omit to take any action so as to cause interest on the Bonds to be no longer excluded from gross income for purposes of federal income taxation and to otherwise comply with the requirements of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable regulations promulgated with respect thereto, throughout the term of the Bonds. The Township further covenants that it will make no investments or other use of the proceeds of the Bonds which would cause the Bonds to be "arbitrage bonds" as defined in Section 148 of the Code. The Township further covenants to comply with the rebate requirements (including the prohibited payment provisions) contained in Section 148(f) of the Code and any regulations promulgated thereunder, to the extent applicable, and to pay any interest or penalty imposed by the United States for failure to comply with said rebate requirements, to the extent applicable.

The Township may determine, on the advice of Bond Counsel to the Township, to designate any series of the Bonds as "qualified tax-exempt obligations" within the meaning of Section 26(b)(3)(B) of the Code. The Township hereby delegates the power to make such designation on behalf of the Township, on the advice of Bond Counsel to the Township, to the proper officers of the Township and authorizes each of such officers to execute a certificate at the time of closing of any series of the Bonds, setting forth the amount of such series of the Bonds, if any, designated and/or deemed designated under the Code and making such representations and warranties as are required in connection therewith.

18. Execution and Authentication of Bonds. As provided in Section 4, the Bonds shall be executed by the President or the Vice President of the Board and the Secretary of the Township and each such execution shall be by manual or facsimile signature. If any officer whose signature appears on the Bonds shall cease to hold such office before the actual delivery

date of the Bonds, such signature shall nevertheless be valid and sufficient for all purposes as if such person had remained in such office until the actual delivery date of the Bonds. The Bonds shall be authenticated by the manual signature of an authorized representative of the Paying Agent.

19. Application of Bond Proceeds. The purchase price for the Bonds, and any accrued interest payable by the Underwriter, shall be paid by the Underwriter to the Paying Agent on behalf of the Township. Upon receipt of the purchase price for the Bonds, including interest thereon accrued to the date of delivery, if any, the Paying Agent shall deposit the same in a settlement account. From the settlement account, the Paying Agent shall pay, or establish reserves for payment of, the costs and expenses of the financing and the proper officers of the Township are authorized to direct the Paying Agent to pay the issuance costs on behalf of the Township as set forth in written directions to the Paying Agent. The portion of the proceeds of the Bonds to be used to finance the refinancing of the Refunded Bonds shall be deposited with the Refunded Bonds Paying Agent as provided in Section 16 hereof. The Township hereby approves the establishment of a segregated account for the remaining proceeds of the Bonds and the balance of the proceeds shall be deposited in such account pending disbursement to pay the costs of the Project as set forth in instructions from the Township to the Paying Agent. The moneys in such account will be invested in accordance with Section 8224 of the Act.

20. Approval of Official Statement. The Township hereby approves and “deems final” the Preliminary Official Statement for the Bonds for purposes of United States Securities and Exchange Commission Rule 15c2-12. A final Official Statement containing the final terms of the Bonds, shall be prepared and delivered to the Underwriter within seven (7) business days from the date of establishment of the final terms of the Bonds, and the Township hereby approves the use thereof in connection with the public offering and sale of the Bonds.

21. Continuing Disclosure. The Township hereby authorizes and directs the appropriate officers to execute and deliver a Continuing Disclosure Agreement or a supplement to an existing Continuing Disclosure Agreement of the Township (the “Continuing Disclosure Agreement”) if and to the extent required by law. The Township further covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Ordinance, failure of the Township to comply with the Continuing Disclosure Agreement shall not be considered an event of default hereunder or under the Bonds; however, the Paying Agent, any Participating Underwriter (as defined in the Continuing Disclosure Agreement), or any Bondholder may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Township to comply with its obligations under this Section.

22. Covenant to Pledge Sufficient Funds. The Township hereby covenants and agrees that, concurrently with the issuance of and payment for the Bonds, the Township will have irrevocably pledged with the Refunded Bonds Paying Agent, amounts sufficient to pay all principal of and interest on the Refunded Bonds to the date of redemption thereof so that the Refunded Bonds will no longer be outstanding under the Act.

23. Officers Authorized to Act. For the purpose of expediting the closing and the issuance and delivery of the Bonds, or in the event that the President of the Board or the

Secretary of the Township shall be absent or otherwise unavailable for the purpose of executing documents, or for the purpose of taking any other action which they or either of them may be authorized to take pursuant to this Ordinance, the Vice President of the Board or the Assistant Secretary of the Township, respectively, are hereby authorized and directed to execute documents, or otherwise to act on behalf of the Township in their stead.

24. **Contract with Bond Owners.** This Ordinance constitutes a contract with the registered owners of the Bonds outstanding hereunder and shall be enforceable in accordance with the provisions of the laws of the Commonwealth of Pennsylvania.

25. **Binding Effect of Covenants and Agreements.** All covenants, obligations and agreements of the Township set forth in this Ordinance and in the documents authorized hereby shall be deemed to be the covenants, obligations and agreements of the Township to the full extent authorized or permitted by law, and all such covenants, obligations and agreements shall be binding upon the Township and its successors from time to time and upon any board or body to which any powers or duties affecting the same shall be transferred by or in accordance with law. Except as otherwise provided in this Ordinance, all rights, powers and privileges conferred and duties and liabilities imposed upon the Township or the members thereof by the provisions of this Ordinance or the documents authorized hereby shall be exercised or performed, by such members, officers or other representatives of the Township as may be required or permitted by law to exercise or perform the same. No covenant, obligation or agreement herein contained or contained in any documents authorized hereby shall be deemed to be a covenant, obligation or agreement of any supervisor, officer, agent or employee of the Township in his or her individual capacity and neither the Commissioners of the Township nor any officer executing the other documents authorized by this Ordinance shall be liable personally thereunder or be subject to any personal liability or accountability by reason of the execution and delivery thereof.

26. **Bond Counsel.** The Township hereby appoints Cozen O'Connor to act as Bond Counsel to the Township with respect to the transactions contemplated by this Ordinance.

27. **Further Action.** The proper officers of the Township are hereby authorized and directed to take all such action, execute, deliver, file and/or record all such documents, publish all notices and otherwise comply with the provisions of this Ordinance and the Act in the name and on behalf of the Township.

28. **Act Applicable to Bonds.** This Ordinance is enacted pursuant to, and the Bonds issued hereunder shall be subject to, the provisions of the Act and all of the mandatory provisions thereof shall apply hereunder whether or not explicitly stated herein.

29. **Severability.** In case any one or more of the provisions contained in this Ordinance or in any Bond shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Ordinance or of said Bonds, and this Ordinance or said Bonds shall be construed and enforced as if such invalid, illegal or unenforceable provisions had never been contained therein.

30. **Repealer.** All ordinances and parts of ordinances heretofore enacted to the extent that the same are inconsistent herewith are hereby repealed.

31. **Effective Date.** This Ordinance shall take effect on the earliest date permitted by the Act.

ENACTED this 26th day of October, 2015.

(TOWNSHIP SEAL)

TOWNSHIP OF RADNOR

ATTEST

Secretary

President
Board of Commissioners

[Signature Page to Bond Ordinance]

TOWNSHIP OF RADNOR
General Obligation Bonds, Series A of 2015

EXHIBIT A

SCHEDULE OF SOURCES AND USES

Radnor Township, PA

Schedule of Sources and Uses

As Introduced by the Board

October 12, 2015

For Discussion Purposes Surrounding a Potential General Obligation Bond Issue, Series 2015 and 2016

	Park Improvements	Trail Improvements	Library Improvements	Total	Refunding 2010 Series GO Bonds
Sources:					
Grant Proceeds	\$ 579,000 ²	\$ 1,450,000 ⁸	\$ 500,000	\$ 2,529,000	\$ -
Developer Contributions	174,408 ²	-	-	174,408	-
Library Funding	-	-	1,000,000	1,000,000 ⁵	-
Stormwater Funding	-	-	-	-	-
Township Cash Funding	1,000,000 ¹	-	500,000	1,500,000 ⁴	-
Bond Proceeds	4,300,000	1,450,000	2,500,000	8,250,000	3,315,000
Total Sources	\$ 6,053,408	\$ 2,900,000	\$ 4,500,000	\$ 13,453,408	\$ 3,315,000
Uses:					
Bo Connor Park	400,000	-	-	400,000	-
Cappelli Golf Range	66,720	-	-	66,720	-
Clem Macrone Park	1,843,246 ²	-	-	1,843,246	-
Emlen Tunnell Park	185,000	-	-	185,000	-
Encke Park	185,000	-	-	185,000	-
Fenimore Woods	2,027,000	-	-	2,027,000	-
Ithan Valley Park	378,000	-	-	378,000	-
Odorisio Park	-	-	-	-	-
Petrie Park	150,000	-	-	150,000	-
Radnor Trail	160,000	-	-	160,000	-
Skunk Hollow	250,000	-	-	250,000	-
Warren Filipone Park	406,000	-	-	406,000	-
Ardrossan Trail	-	713,000	-	713,000	-
West Wayne Segment (8A-E, 1C, 1D)	-	300,000	-	300,000	-
Martha Brown Segment	-	1,041,810	-	1,041,810	-
Villanova – Chew Segment (16A, 9C, ½)	-	600,000	-	600,000	-
PennMed Segment (9A, 9B, 12A, 12B)	-	-	-	-	-
Chew Young Segment (9D)	-	-	-	-	-
Chew Young Radnor Station (9E, 9C ½)	-	-	-	-	-
Radnor Station to Harford Park (9F)	-	250,000	-	250,000	-
Library Improvements	-	-	4,500,000	4,500,000	-
Refunding Redemption Proceeds	-	-	-	-	3,315,000
Rounding	2,442	(4,810)	-	(2,368)	-
Total Uses	\$ 6,053,408	\$ 2,900,000	\$ 4,500,000	\$ 13,453,408	\$ 3,315,000

Estimated Annual Expense (assuming 20 Year bonds and level debt service)

Park Improvements	283,800
Library	165,000
Trails	95,700
Total	\$ 544,500

Footnotes:

1. Assumes that \$1,000,000 of cash from 2014 Excess will be used for Clem Macrone

2. Grant proceeds and Park impact fees for Clem Macrone

3. Assumes negotiating with Developer for contributions for the Trail (no borrowing)

4. Township provided \$500,000 in 2015 to match the \$500,000 grant for the Library

5. Library to generate \$1,000,000 +/- from endowment and fund raising

6. Stormwater improvements in the following park plans:

Clem Macrone	\$ 324,000
Fenimore Woods	\$ 400,000
Ithan Valley	\$ 100,000

7. Stormwater improvements in conjunction with the trail impr. At West Wayne Segment

8. Assumes that half of the Township funded trails will be paid through grant proceed:

9. Due to several factors relating to the earlier 2015 bond refunding and in order to keep the issue "bank qualified," the issue will need to be broken into two pieces: One closing in 2015 (cannot exceed \$6,615,000) and the remainder closing in 2016

Borrowing Allocations

Refunding	3,315,000
Library	2,500,000
Park and Trail Improvements	<u>5,750,000</u>
Total Borrowing	<u>\$ 11,565,000</u>

New Money Portion	8,250,000
Refunding Portion	3,315,000

Note: Under a parameters Ordinance, the amount needed in the ordinance will need to be higher than the project total in order to allow the needed flexibility to successfully sell bonds, and comply with the DCED's requirement of reporting per maturity as well as total issuance. However, the total borrowing will not exceed the amount above.

EXHIBIT B

[FORM OF BOND]

UNITED STATES OF AMERICA

COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF RADNOR

GENERAL OBLIGATION BOND, SERIES A OF 2015

No. R- _____ \$ _____

INTEREST RATE MATURITY DATE DATED DATE CUSIP

_____, ____ _____, 201__

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: DOLLARS

Township of Radnor, Delaware County, Pennsylvania (the "Township"), a political subdivision of the Commonwealth of Pennsylvania, for value received, hereby promises to pay to the registered owner hereof on the Maturity Date set forth above the Principal Sum set forth above, unless this Bond shall have been called for redemption and payment of the redemption price shall have been made or duly provided for, and to pay interest thereon from the Original Issuance Date set forth above or the most recent Interest Payment Date to which interest has been paid or duly, provided for, semiannually on _____ and _____ of each year, commencing _____, 20__ (each, an "Interest Payment Date"), at the interest rate specified above, calculated on the basis of a 360-day year of twelve 30-day months until the principal sum is paid or has been provided for.

Interest is payable to the registered owner of this Bond from the Interest Payment Date next preceding the authentication date of the Bond, unless: (a) this Bond is authenticated as of an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date; (b) this Bond is registered and authenticated after a Regular Record Date (hereinafter defined) and before the next succeeding Interest Payment Date, in which event it shall bear interest from such succeeding Interest Payment Date; (c) such Bond is registered and authenticated on or prior to the Regular Record Date preceding _____, 20__, in which event it shall bear interest from _____, 20__; or (d) as shown by the records of the Paying Agent interest on this Bond shall be in default, in which event it shall bear interest from the date on which interest was last paid on this Bond.

The principal of this Bond is payable upon presentation and surrender hereof at the corporate trust office of U.S. Bank National Association, in Philadelphia, Pennsylvania (the "Paying Agent"). Interest on this Bond will be paid on each Interest Payment Date by check mailed to the person in whose name this Bond is registered on the registration books of the Township maintained by the Paying Agent, as bond registrar, at the address appearing, thereon at the close of business on the fifteenth (15th) day (whether or not a day on which the Paying Agent is open for business) next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid or duly provided for shall cease to be payable to the person who is the registered owner hereof as of the Regular Record Date, and shall be payable to the person who is the registered owner hereof at the close of business on a Special Record Date for the payment of such defaulted interest. Such Special Record Date shall be fixed by the Paying Agent whenever monies become available for payment of the defaulted interest, and notice of the Special Record Date and payment date for such interest shall be given by first class mail to the registered owners of the Bonds not less than ten (10) days prior to the Special Record Date. Such notice shall be mailed to the persons in whose names the Bonds are registered at the close of business on the fifth (5th) day preceding the date of mailing. The principal of and interest on this Bond are payable in lawful money of the United States of America.

Notwithstanding the foregoing, so long as this Bond is registered in the name of The Depository Trust Company ("DTC") or its nominee, Cede & Co., payment of principal and interest on this Bond shall be payable in the manner and at the respective times of payment provided for in DTC's Operational Arrangements, as they may be amended from time to time.

This Bond is one of a duly authorized issue of General Obligation Bonds, Series A of 2015, of the Township in the aggregate principal amount of \$_____ (the "Bonds") issued in fully registered form in denominations of \$5,000 and integral multiples of \$5,000 in excess thereof, all issued in accordance with the Local Government Unit Debt Act, 53 Pa. Cons. Stat. §8001 et seq., as amended (the "Act"), and pursuant to an Ordinance of the Board of Commissioners of the Township duly enacted on October 26, 2015 (the "Ordinance") and a Paying Agent Agreement between the Township and the Paying Agent dated as of _____, 20__ (the "Paying Agent Agreement"). The Bonds are issued for the purpose of financing various capital projects, a refunding program, and paying the costs of issuing the Bonds, as described in the Ordinance.

Under the laws of the Commonwealth of Pennsylvania, this Bond and the interest thereon shall at all times be free from taxation within the Commonwealth of Pennsylvania, but this exemption shall not extend to gift, estate, succession or inheritance taxes or to any other taxes not levied or assessed directly on this Bond or the interest thereon. Profits, gains or income derived from the sale, exchange, or other disposition of this Bond are subject to state and local taxation.

The Bonds maturing on or after _____, 20__ are subject to redemption prior to maturity at the option of the Township as a whole or from time to time in part, in any order of maturity or portion of a maturity as selected by the Township on _____, 20__ or any date thereafter, upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If less than an entire year's maturity of Bonds are to be

redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds stated to mature on _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to their stated maturity by lot by the Township from monies to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of the principal amount thereof plus accrued interest to the date fixed for redemption. The Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from monies deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds shall not have been previously purchased from said monies by the Township as permitted under the Ordinance) on _____ of the years, from the maturities and in the annual principal amounts set forth in the following schedule (or such lesser principal amount as shall at the time represent all Term Bonds which shall then be outstanding):

Mandatory Redemption Schedule

Redemption Date (_____)	Maturity From <u>Which Selected</u>	Principal Amount to be <u>Redeemed or Purchased</u>
----------------------------	--	--

In the event that a portion, but not all of the Term Bonds are redeemed pursuant to optional redemption, then the principal amount of any remaining mandatory sinking fund redemptions and the final maturity applicable to the Term Bonds shall be proportionately reduced (subject to the Paying Agent making such adjustments as it deems necessary to be able to affect future redemptions of such Bonds in authorized denominations) unless the Township directs an alternate reduction of such mandatory sinking fund redemptions and final maturity.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent in Philadelphia, Pennsylvania, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption, and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit of security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than 30 or more than 60 days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption, of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent in Philadelphia, Pennsylvania and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such redemption notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and the reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

With respect to any optional redemption of the Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such, notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

The Township and the Paying Agent may treat the person in whose name this Bond is registered on the Bond register maintained by the Paying Agent as the absolute owner of this Bond for all purposes and neither the Township nor the Paying Agent shall be affected by any notice to the contrary. The Bonds are being issued by means of a book-entry system, with actual bond certificates evidencing ownership of the Bonds immobilized at either DTC, New York, New York (the "Securities Depository"), or its successor as Securities Depository or with the Paying Agent, as custodian for DTC. Transfers of beneficial ownership of the Bonds shall be effected on the records of the Securities Depository and its participants pursuant to the rules and procedures established by the Securities Depository.

So long as the Bonds are issued in book-entry form, actual bond certificates are not available for distribution to the beneficial owners and the principal and interest on the Bonds are payable to Cede & Co., as nominee of the Securities Depository. Transfer of principal and interest payments to participants of the Securities Depository is the responsibility of the Securities Depository; transfers of principal and interest to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of beneficial owners. The Township and the Paying Agent are not responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants. If the Bonds are no longer registered to a Securities Depository or its nominee, the Bonds are transferable by the registered owners thereof, subject to payment of any required tax, fee or other governmental charge, upon presentation and surrender at the corporate trust office of the Paying Agent in, Philadelphia, Pennsylvania, together with a duly executed instrument of transfer in form

satisfactory to the Paying Agent. The Paying Agent shall not be required: (i) to issue, transfer or exchange any of the Bonds during a period beginning at the close of business on the fifth (5th) day next preceding the day of selection of Bonds to be redeemed and ending at the close of business on the day on which such notice is given, or (ii) to transfer or exchange any Bond selected for redemption in whole or in part.

No recourse shall be had for the payment of the principal of or interest on this Bond, or for any claim based hereon, against any supervisor, officer or employee, past, present or future, of the Township or of any successor body, as such, either directly or through the Township or through any such successor body under any constitutional provision, statute or rule of law, or by the enforcement of any assessment or by any legal or equitable proceeding or otherwise, and all such liability of such Commissioners, officers or employees is released as a condition of and as consideration for the execution and issuance of this Bond.

Whenever the due date for payment of interest on or principal of this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the Commonwealth of Pennsylvania or in the jurisdiction in which the corporate trust or payment office of the paying agent is located are authorized or required by law or executive order to close (a "Holiday"), then the payment of such interest or principal need not be made on such date, but may be made on the succeeding day which is not a Holiday, with the same force and effect as if made on the due date for payment of principal or interest.

It is hereby certified that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Township to issue and deliver this Bond has been duly given pursuant to the Act; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Bond or in the creation of the debt of which this Bond is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Bond, together with all other indebtedness of the Township, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; that the Township has established a sinking fund for the Bonds and shall deposit therein amounts sufficient to pay the principal of and interest on the Bonds as the same shall become due and payable; and that for the prompt and full payment of all obligations of this Bond, the full faith, credit and taxing power of the Township are hereby irrevocably pledged.

This Bond shall not be entitled to any benefit under the Ordinance or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the Paying Agent by execution of the certificate endorsed hereon.

IN WITNESS WHEREOF, the Township of Radnor, Delaware County, Pennsylvania has caused this Bond to be signed in its name and on its behalf by the signature of the President of its Board of Commissioners and an impression of its corporate seal to be hereunto affixed, duly attested by the signature of the Secretary of the Township.

TOWNSHIP OF RADNOR

By: _____
President, Board of Commissioners

Attest: _____
Secretary

(SEAL)

AUTHENTICATION CERTIFICATE

This Bond is one of the Township of Radnor General Obligation Bonds, Series A of 2015, described in the within mentioned Ordinance.

DATE OF AUTHENTICATION:

U.S. BANK NATIONAL ASSOCIATION,
Paying Agent

By: _____
Authorized Representative

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
EMPLOYER IDENTIFICATION NUMBER OF
ASSIGNEE

_____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____ attorney to transfer said Bond on the books of the within named Paying Agent, with full power of substitution in the premises.

Dated:

Signature Guaranteed by:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution, an institution which is a participant in a Securities Transfer Association recognized signature guaranteed program.

NOTICE: The signature to this Assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Signature)

[END OF BOND FORM]

TOWNSHIP OF RADNOR

General Obligation Bonds, Series A of 2015

EXHIBIT C

**SCHEDULE OF ESTIMATED DEBT SERVICE SAVINGS RELATED TO THE
REFUNDING OF THE REFUNDED BONDS
IN ACCORDANCE WITH SECTION 8242(b) OF THE ACT**

<u>Date</u>	<u>New Debt Service</u>	<u>Existing Debt Service</u>	<u>Savings</u>
12/31/2016	\$1,116,568.73	\$1,130,518.76	\$13,950.03
12/31/2017	1,111,657.50	1,130,218.76	18,561.26
12/31/2018	509,932.50	525,346.88	15,414.38
12/31/2019	506,732.50	525,385.00	18,652.50
12/31/2020	508,157.50	523,902.50	15,745.00
12/31/2021	506,557.50	520,785.00	14,227.50
12/31/2022	507,057.50	521,370.00	14,312.50
12/31/2023	511,936.25	525,805.00	13,868.75
12/31/2024	510,807.50	528,840.00	18,032.50
Total	\$5,789,407.48	\$5,932,171.90	\$142,764.42

Radnor Township
 General Obligation Bonds, Series A of 2015

EXHIBIT D
 MAXIMUM BOND DEBT SERVICE SCHEDULE

Date	Principal	Coupon	Interest	Total P+I
06/15/2016	1,510,000.00	6.000%	519,333.33	2,029,333.33
06/15/2017	1,455,000.00	6.000%	844,200.00	2,299,200.00
06/15/2018	885,000.00	6.000%	756,900.00	1,641,900.00
06/15/2019	910,000.00	6.000%	703,800.00	1,613,800.00
06/15/2020	925,000.00	6.000%	649,200.00	1,574,200.00
06/15/2021	945,000.00	6.000%	593,700.00	1,538,700.00
06/15/2022	955,000.00	6.000%	537,000.00	1,492,000.00
06/15/2023	975,000.00	6.000%	479,700.00	1,454,700.00
06/15/2024	1,000,000.00	6.000%	421,200.00	1,421,200.00
06/15/2025	485,000.00	6.000%	361,200.00	846,200.00
06/15/2026	490,000.00	6.000%	332,100.00	822,100.00
06/15/2027	500,000.00	6.000%	302,700.00	802,700.00
06/15/2028	515,000.00	6.000%	272,700.00	787,700.00
06/15/2029	525,000.00	6.000%	241,800.00	766,800.00
06/15/2030	540,000.00	6.000%	210,300.00	750,300.00
06/15/2031	555,000.00	6.000%	177,900.00	732,900.00
06/15/2032	575,000.00	6.000%	144,600.00	719,600.00
06/15/2033	590,000.00	6.000%	110,100.00	700,100.00
06/15/2034	610,000.00	6.000%	74,700.00	684,700.00
06/15/2035	635,000.00	6.000%	38,100.00	673,100.00
Total	\$15,580,000.00	-	\$7,771,233.33	\$23,351,233.33

CERTIFICATE OF SECRETARY

The undersigned, Secretary of the Township of Radnor HEREBY CERTIFIES that:

The foregoing Ordinance authorizing the issuance of General Obligation Bonds, Series A of 2015 of the Township was duly moved and seconded and enacted by a majority vote of all the Board of Commissioners of said Township at a duly called and convened meeting of said Board held on October 26, 2015; that public notice of said meeting was given as required by law; and that the roll of the Board of Commissioners was called and such members voted or were absent as follows:

<u>Name</u>	<u>Vote</u>
James C. Higgins, Esq., President	_____
John Fisher, Vice President	_____
Richard F. Booker, Esq.	_____
Donald Curley	_____
John C. Nagle, P.E.	_____
Elaine P. Schaefer	_____
Cheryl Graff Tumola	_____

and that such Ordinance and the votes thereon have been duly recorded in the minutes.

WITNESS my hand and seal of the Township this ___ day of _____, 2015.

Robert A. Zienkowski, Secretary

(TOWNSHIP SEAL)

[Signature Page to Certificate of Secretary]

**RESOLUTION NO. 2015-106
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF 227-229 PLANT AVENUE**

WHEREAS, DTL Holdings, (“Applicant”) submitted Preliminary/Final Land Development Plans for 227-229 Plant Avenue, prepared by Momenee & Associates, Inc. dated March 23, 2015, last revised August 3, 2015; and

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

WHEREAS, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plan for 227-229 Plant Avenue subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for 227-229 Plant Avenue, prepared by Momenee & Associates, Inc., consisting of fifteen (15) sheets, dated March 23, 2015, last revised October 16, 2015, subject to the following conditions:

1. The Applicant shall comply with the October 20, 2015 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the April 24, 2015 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with the Zoning Hearing Board’s Decision dated October 31, 2014 in Appeal No. 2923, a copy of which is attached hereto as *Exhibit “C”*.
4. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
5. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.
6. In addition to the foregoing conditions of Preliminary/Final plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

a. Subdivision and Land Development Sections 255-27.C (1), 255-27.C(2), and 255-27.C(4) regarding road widening for Willow Avenue and Plant Avenue.

_____ Approved _____ Denied

b. Subdivision and Land Development Section 255-27.I (3) requiring that private driveways be no less than 40 feet from an intersection.

_____ Approved _____ Denied

c. Subdivision and Land Development Section 255-29.A.20 to permit a reduction of one space from the overflow parking space requirements.

_____ Approved _____ Denied

d. Subdivision and Land Development Section 255-47.C requiring improvements to the adjoining streets to the width of the required cartway.

_____ Approved _____ Denied

e. Subdivision and Land Development Section 255-12.A to approve preliminary and final plan in a single submission.

_____ Approved _____ Denied

f. Stormwater Ordinance Section 245-22 to permit a reduction in the required volume infiltration on site due to soil limitations.

_____ Approved _____ Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2015.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By: _____
Name: James C. Higgins
Title: President

ATTEST: _____



Date: October 20, 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: 227 and 229 Plant Avenue – Preliminary/Final Plan
Eric Janson DTL Holdings – Applicant

Date Accepted: April 6, 2015
90 Day Review: July 5, 2015 – extended to October 27, 2015

Gannett Fleming, Inc. has completed a review of the 227-299 Plant Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

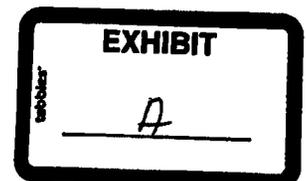
The applicant is proposing to construct 4 townhomes in accordance with a Zoning Hearing Decisions dated October 31, 2014 (copy attached). This project is located in the C-3 district of the Township.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.C(1), §255-27.C(2), and §255-27.C(4) – To not require the reservation or dedication of additional right-of-way and increase the width of the existing cartway.
- §255-27.I(3) – To provide a driveway less than the required 40 feet from an intersection.
- §255-47.C – To not provide improvements to the adjoining streets to the width of the required cartway.
- 255-29.A.20 – To not provide a guest parking spot where semi-attached, attached, or multiple dwellings are proposed and where private garages or driveways are proposed to meet the off-street parking requirements where one overflow parking space per four dwelling units is required.
- 245-22 – To not infiltrate the required volume due to site specific soil limitations.

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



The applicant appeared before the Planning Commission on May 4, 2015. The Planning Commission recommended approval with the following comments to the applicant's waiver request:

- To not grant the waiver for sidewalks.
- To not grant the waiver for curbing.
- Agree to the waiver for the distance between the nearest driveway to the right of way of Plant Avenue at 39.81 vs. the required 40'.
- Agree to granting the waiver for the 20' cartway width, of as proposed,
- Grant the waiver that the 2nd vehicle in the driveway is permitted to extend into the right-of-way.
- The garages may not be converted to residential use at any time in the future.
- If the applicant requests a waiver to eliminate the 9th parking spot, the commission is in agreement in granting that waiver.

Plans Prepared By: Momence & Associates, Inc.
Dated: 03/23/2015, last revised 10/16/2015

I. 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. General note 13 on sheet 2 indicates this.
2. §255-22.B(2) – A formal contract for the maintenance of open space and /or private streets and method of management or maintenance. The applicant has indicated that this will be provided for the stormwater detention system.
3. §255-27.C.(1) – Willow Avenue and Plant Avenue are classified as local streets. The right-of-way width must be 60 feet with 28 feet wide cartway. The applicant has requested a waiver from this requirement.
4. §255-27.C.(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and promote general welfare. The applicant has requested a waiver from this requirement.
5. §255-27.C.(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The applicant has requested a waiver from this requirement.
6. §255-27.I.(3) – Private driveways, where provided, shall be located not less than 40 feet from the intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. The driveway provided for Lot 4

appears to be less than 40 feet from the intersection. This must be revised or a waiver requested from this section. The applicant has requested a waiver from this requirement.

7. §255-29.A.(20) – Where semi-attached, attached, or multiple dwellings are proposed and where private garages or driveways are proposed to be used to meet the off-street parking requirements, one parking space per four dwelling units of overflow off-street parking shall be provided. The applicant has requested a waiver from this requirement.
8. §255-38.A. – Within any land development or major subdivision, street trees shall be planted along all streets where suitable street trees do not exist. This plan was before the Shade Tree Commission on March 25, 2015 and received conditional approval.
9. §255-42.A. – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. The applicant was granted zoning relief from §280-57.A - special regulations buffer planting strip.
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 \$13,228.
11. §255-47.C. – Along the existing street on which a subdivision or land developments 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. The applicant has requested a waiver from this requirement.
12. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
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. The applicant has indicated that the closest fire hydrant is approximately 124 feet from the project.

II. Stormwater

1. §245-22 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes due to site specific soil limitations. The applicant has requested a waiver from this requirement.

2. §245-23 – The applicant must demonstrate with calculations that the Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs. The applicant appears to have incorrectly applied the Water Quality Volume formula to the entire project site instead of only applying the formula to “the area of the project contributing to the water quality BMP”. The applicant indicates in the narrative that the three rain gardens will address the water quality volume. The area contributing to those Stormwater BMPs appears to be less than what is currently shown in the calculations. Additionally, we request that the applicant provide specific calculations showing how the “percent impervious coverage” was calculated.
3. Rain Garden #1 has inconsistent bottom and top elevations between what is shown on Sheet 7 of 16 with respect to the grading, what is shown on Sheet 9 of 16 for the table of the Typical Rain Garden Detail, and what is shown in the Stormwater Report last revised 10/16/2015 for the Rain Garden #1 Water Surface elevations. The inconsistencies must be corrected and the plan and/or report must be updated as needed.
4. Final approval of the Stormwater Management Plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

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

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

Very truly yours,

GANNETT FLEMING, INC.



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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: April 24, 2015

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

From: Amy B. Kaminski, P.E., PTOE
Transportation Services Manager, G&A

Cc: Kevin Kochanski, ASLA, R.L.A.,
Radnor Township Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, G&A

Reference: 227/229 Plant Avenue
Plant Avenue and Willow Avenue
Radnor Township, Delaware County, PA
Preliminary/Final Land Development Plan Review- Transportation

Project No. G& A 14-09010

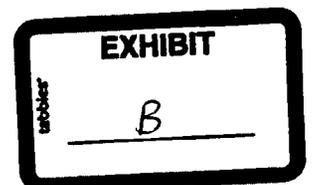
Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a review of the referenced submission and offers the following for your consideration:

I. SUBMISSION

1. 227 and 229 Plant Avenue Preliminary/Final Land Development Plan Review for DTL Holdings, LP prepared by Momenee & Associates, Inc., consisting of thirteen (13) sheets, dated March 23, 2015; received April 6, 2015.
2. Subdivision and Land Development Application for 227 and 229 Plant Avenue.

II. PROJECT DESCRIPTION

The Applicant proposes to consolidate and subdivide two existing parcels totaling 0.37 acres located at 227 and 229 Plant Avenue, 0.12 acres and 0.25 acres respectively; into four lots. The existing dwellings will be removed and four lots will be improved with new single-family attached dwellings. The four lots proposed will be served by individual driveways leading from each dwelling to Willow Avenue.



III. ZONING VARIANCES GRANTED

1. §280-101(A)(I) – A nonconforming use may be changed to another nonconforming use by grant of special exception.
2. §280-105(F) – No parking shall be located within front yard setbacks.
3. §280-56(A) – Lot area and width. Every lot shall have a lot area of not less than 30,000 square feet, and such lot shall be not less than 150 feet in width at the building line.
4. §280-56(B) – Building area. Not more than 35% of the area of each lot may be occupied by buildings.
5. §280-56(C); (D); (E) – Front yards. There shall be a setback on each street on which a lot abuts, which shall be not less than 65 feet in depth.; Side yards. For every building there shall be two side yards, neither of which shall be less than 20 feet in width; Rear yards. There shall be a rear yard on each lot which shall be not less than 25 feet in depth or not less than 25% of the lot depth, whichever is the greater.
6. §280-57(A) – Along each side or rear property line which directly abuts a residence district in the Township or a similar district in an adjoining municipality, a buffer planting strip, as defined in § 280-4B, not less than 40 feet in depth shall be provided.

IV. SALDO WAIVERS REQUESTED

1. §255-27.C(1) (2) and (4) – To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow and Plant Avenue.

Improvement ¹	Plant Avenue (Local Street)	Willow Avenue/ Maple Avenue (Local Street)
Right-of-way (half)	30'/20'	30'/30'
Cartway Width	28'/20'	28'/20'
Sidewalks	Yes/No	Yes/No
Curbing	Yes/No	Yes/No

¹Improvement: Required/Proposed

COMMENTS: Although no sidewalks or curbing is proposed for this project, the adjacent streets, Willow Avenue to the north and N. Aberdeen Avenue to the east and south, include sidewalks and curbing. We recommend minimally, the applicant provide sidewalks along both Willow Avenue and Plant Avenue.

Willow Avenue: The existing 20' cartway is situated entirely within the existing 30' right-of-way on the applicant's property limits on Willow Avenue, as measured from

the title line; an additional 8' of widening could be provided with 4' on the applicant's parcel and 4' on the parcel east of Willow Avenue.

Plant Avenue: The existing 20' cartway is situated entirely within the existing 20' right-of-way on the applicant's property limits on Plant Avenue, as measured from the title line. An additional 10' of right-of-way could be provided along the street frontage.

2. §255-27.1(3) – To provide a driveway less than the required 40 feet from an intersection.
3. §255- 36 & 52.A – To not provide curbing along streets.
4. §255- 37.K. & 51A - To not provide sidewalks in developments where lot areas are 20,000 SF or less.

COMMENT: Willow Avenue, immediately north of Plant Avenue includes a sign indicating NO THRU TRAFFIC EXCEPT SAT & SUN 4PM-6PM and two WATCH CHILDREN warning signs posted along Willow Avenue. In keeping with the characteristics of neighboring roadways (N. Aberdeen Avenue, Willow Avenue, and Plant Avenue to the west) we recommend construction of sidewalks along the property frontage on both Willow and Plant Avenues.

5. §255-47.C To not provide improvements to the adjoining streets to the width of the required cartway.

V. ADDITIONAL SALDO WAIVERS REQUIRED

1. §255- 20.B(1)(n) and 21.B(1)(n) – Existing man-made features within 500 feet of and within the site (this includes properties across streets). The graphics provided on sheet 4 of 13 are illegible and do not provide adequate information.

VI. REVIEW COMMENTS

1. We recommend the Fire Marshall review the plans and verify adequate emergency services can be provided from both Willow and Plant Avenues, particularly to the rear of the lots.
2. We recommend eliminating the two on-street parallel parking spaces along Willow Avenue in favor of either widening the street to allow on-street parking or to continue to prohibit parking on both sides of Willow Avenue.
3. The applicant included the single car garage in the provided parking calculations; we recommend requiring a legal document and/or record plan note prohibiting the conversion of garage space to living space.

RADNOR TOWNSHIP ZONING HEARING BOARD

APPEAL NO. 2923

APPEAL OF DTL HOLDINGS, LP, premises located at 227-229 Plant Avenue and zoned C-3. Appellant seeks a special exception under Zoning Code Section 280-101(A)(1) in order to change the existing nonconforming use of a multiple-family dwelling to four townhomes, and a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback. In the alternative, Appellant seeks variances from the following Zoning Code provisions: Section 280-55 – Use; Section 280-56(A) – lot area and width; Section 280-56(B) – building area; Sections 280-56 (C), (D), and(E) - front, side and rear yard setbacks; Section 280-57(A) – required buffer; Section 280-103(B)(1) – required number of parking spaces; and Section 280-105(F) – parking within the front yard setback. In addition, Appellant seeks any other zoning or alternative relief required pursuant to the Plans submitted with this Appeal.

DECISION OF THE ZONING HEARING BOARD

ORDER

Appellant has withdrawn its requests for parking relief except for the special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback, so except for the aforesaid special exception, relief from parking requirements no longer is included within the scope of this Appeal.

Special exceptions under Zoning Code Section 280-101(A)(1) and under Zoning Code Section 280-105(F) are granted; variances under Zoning Code Sections 280-56 (A), (B), (C), (D), and (E), and under Zoning Code Section 280-57(A), 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 four townhomes, in the precise location and manner shown on those certain plans (the "Plans") which have been entered into the record as Appellant's Exhibits "A-4" and "A-5" (the "A-4" Plan having been annotated by Appellant at the hearing), and otherwise in accordance with the other exhibits and testimony made part of the record, to the extent consistent with the Plans. Relief is granted only from the Zoning Code Sections specifically enumerated in the preceding sentence, and no relief is granted with respect to any other provision of the Zoning Code, or with respect to any other Township ordinances, including without limitation the Township's Subdivision and Land Development Ordinance. Without limiting the generality of the preceding sentence, no relief is granted with respect to any applicable parking requirements except only for a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback.



BY ORDER OF THE ZONING HEARING BOARD

/s/ NOAH D. CUTLER, CHAIRMAN

/s/ BRADLEY DELIZIA, VICE CHAIRMAN

/s/ WILLIAM MARTIN

/s/ JOHN REILLY

**OCTOBER 31, 2014: THIS DECISION SHALL EXPIRE IF THE APPLICANT FAILS TO
OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS FROM THIS DATE:
OCTOBER 31, 2014**



Gannett Fleming

100 Years
of Excellence Delivered As Promised

Date: October 20, 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: 227 and 229 Plant Avenue – Preliminary/Final Plan
Eric Janson DTL Holdings – Applicant

Date Accepted: April 6, 2015

90 Day Review: July 5, 2015 – extended to October 27, 2015

Gannett Fleming, Inc. has completed a review of the 227-299 Plant Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct 4 townhomes in accordance with a Zoning Hearing Decisions dated October 31, 2014 (copy attached). This project is located in the C-3 district of the Township.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.C(1), §255-27.C(2), and §255-27.C(4) – To not require the reservation or dedication of additional right-of-way and increase the width of the existing cartway.
- §255-27.I(3) – To provide a driveway less than the required 40 feet from an intersection.
- §255-47.C – To not provide improvements to the adjoining streets to the width of the required cartway.
- 255-29.A.20 – To not provide a guest parking spot where semi-attached, attached, or multiple dwellings are proposed and where private garages or driveways are proposed to meet the off-street parking requirements where one overflow parking space per four dwelling units is required.
- 245-22 – To not infiltrate the required volume due to site specific soil limitations.

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



The applicant appeared before the Planning Commission on May 4, 2015. The Planning Commission recommended approval with the following comments to the applicant's waiver request:

- To not grant the waiver for sidewalks.
- To not grant the waiver for curbing.
- Agree to the waiver for the distance between the nearest driveway to the right of way of Plant Avenue at 39.81 vs. the required 40'.
- Agree to granting the waiver for the 20' cartway width, of as proposed,
- Grant the waiver that the 2nd vehicle in the driveway is permitted to extend into the right-of-way.
- The garages may not be converted to residential use at any time in the future.
- If the applicant requests a waiver to eliminate the 9th parking spot, the commission is in agreement in granting that waiver.

Plans Prepared By: Momenee & Associates, Inc.
Dated: 03/23/2015, last revised 10/16/2015

I. 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. General note 13 on sheet 2 indicates this.
2. §255-22.B(2) – A formal contract for the maintenance of open space and /or private streets and method of management or maintenance. The applicant has indicated that this will be provided for the stormwater detention system.
3. §255-27.C.(1) – Willow Avenue and Plant Avenue are classified as local streets. The right-of-way width must be 60 feet with 28 feet wide cartway. The applicant has requested a waiver from this requirement.
4. §255-27.C.(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and promote general welfare. The applicant has requested a waiver from this requirement.
5. §255-27.C.(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The applicant has requested a waiver from this requirement.
6. §255-27.I.(3) – Private driveways, where provided, shall be located not less than 40 feet from the intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. The driveway provided for Lot 4



appears to be less than 40 feet from the intersection. This must be revised or a waiver requested from this section. The applicant has requested a waiver from this requirement.

7. §255-29.A.(20) – Where semi-attached, attached, or multiple dwellings are proposed and where private garages or driveways are proposed to be used to meet the off-street parking requirements, one parking space per four dwelling units of overflow off-street parking shall be provided. The applicant has requested a waiver from this requirement.
8. §255-38.A. – Within any land development or major subdivision, street trees shall be planted along all streets where suitable street trees do not exist. This plan was before the Shade Tree Commission on March 25, 2015 and received conditional approval.
9. §255-42.A. – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. The applicant was granted zoning relief from §280-57.A - special regulations buffer planting strip.
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 \$13,228.
11. §255-47.C. – Along the existing street on which a subdivision or land developments 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. The applicant has requested a waiver from this requirement.
12. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
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. The applicant has indicated that the closest fire hydrant is approximately 124 feet from the project.

II. Stormwater

1. §245-22 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes due to site specific soil limitations. The applicant has requested a waiver from this requirement.

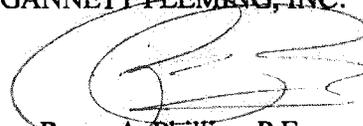
2. §245-23 – The applicant must demonstrate with calculations that the Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs. The applicant appears to have incorrectly applied the Water Quality Volume formula to the entire project site instead of only applying the formula to “the area of the project contributing to the water quality BMP”. The applicant indicates in the narrative that the three rain gardens will address the water quality volume. The area contributing to those Stormwater BMPs appears to be less than what is currently shown in the calculations. Additionally, we request that the applicant provide specific calculations showing how the “percent impervious coverage” was calculated.
3. Rain Garden #1 has inconsistent bottom and top elevations between what is shown on Sheet 7 of 16 with respect to the grading, what is shown on Sheet 9 of 16 for the table of the Typical Rain Garden Detail, and what is shown in the Stormwater Report last revised 10/16/2015 for the Rain Garden #1 Water Surface elevations. The inconsistencies must be corrected and the plan and/or report must be updated as needed.
4. Final approval of the Stormwater Management Plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

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

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

Very truly yours,

GANNETT FLEMING, INC.



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

RADNOR TOWNSHIP ZONING HEARING BOARD

APPEAL NO. 2923

APPEAL OF DTL HOLDINGS, LP, premises located at 227-229 Plant Avenue and zoned C-3. Appellant seeks a special exception under Zoning Code Section 280-101(A)(1) in order to change the existing nonconforming use of a multiple-family dwelling to four townhomes, and a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback. In the alternative, Appellant seeks variances from the following Zoning Code provisions: Section 280-55 – Use; Section 280-56(A) – lot area and width; Section 280-56(B) – building area; Sections 280-56 (C), (D, and(E) - front, side and rear yard setbacks; Section 280-57(A) – required buffer; Section 280-103(B)(1) – required number of parking spaces; and Section 280-105(F) – parking within the front yard setback. In addition, Appellant seeks any other zoning or alternative relief required pursuant to the Plans submitted with this Appeal.

DECISION OF THE ZONING HEARING BOARD

ORDER

Appellant has withdrawn its requests for parking relief except for the special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback, so except for the aforesaid special exception, relief from parking requirements no longer is included within the scope of this Appeal.

Special exceptions under Zoning Code Section 280-101(A)(1) and under Zoning Code Section 280-105(F) are granted; variances under Zoning Code Sections 280-56 (A), (B), (C), (D), and (E), and under Zoning Code Section 280-57(A), 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 four townhomes, in the precise location and manner shown on those certain plans (the "Plans") which have been entered into the record as Appellant's Exhibits "A-4" and "A-5" (the "A-4" Plan having been annotated by Appellant at the hearing), and otherwise in accordance with the other exhibits and testimony made part of the record, to the extent consistent with the Plans. Relief is granted only from the Zoning Code Sections specifically enumerated in the preceding sentence, and no relief is granted with respect to any other provision of the Zoning Code, or with respect to any other Township ordinances, including without limitation the Township's Subdivision and Land Development Ordinance. Without limiting the generality of the preceding sentence, no relief is granted with respect to any applicable parking requirements except only for a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback.

BY ORDER OF THE ZONING HEARING BOARD

/s/ NOAH D. CUTLER, CHAIRMAN

/s/ BRADLEY DELIZIA, VICE CHAIRMAN

/s/ WILLIAM MARTIN

/s/ JOHN REILLY

**OCTOBER 31, 2014: THIS DECISION SHALL EXPIRE IF THE APPLICANT FAILS TO
OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS FROM THIS DATE:
OCTOBER 31, 2014**

MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

610-527-3030 • FAX 610-527-9008

E-Mail: Info@momenee.com

www.momenee.com

October 16, 2015

Mr. Roger Phillips
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Final/Preliminary Land Development Plan
227 & 229 Plant Avenue
Radnor Township, Delaware County**

MAI Job No. 14-158

Dear Mr. Phillips:

For your consideration, we are submitting four (4) copies of revised Final/Preliminary Land Development Plans for the proposed work at 227 and 229 Plant Avenue. The plans have been revised to address comments contained in your letter dated October 5, 2015 as follows:

The applicant has requested the wavier the following waivers from the Subdivision and Land Development Code:

- 255-27.C(1), 255-27.C(2), and 255-27.C(4)- To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow Avenue and Plant Avenue.
- 255-27.I(3)- to provide a driveway less than the required 40 feet from an intersection.
- 255-47.C – To not provide improvements to the adjoining streets to the width of the required cartway.

Additional waivers being requested:

- 255-29.A.(20) – To not provide a guest parking spot where semi-attached, attached, or multiple dwellings are proposed and where private garages or driveways are proposed to meet the off-street parking requirements where one overflow parking space per four dwellings is required.
- 245-22 – To not infiltrate the required volume due to site specific soil limitations.

I. ZONING

- 1) 280-56.D – The steps for units 1 and 4 have been taken out of the 15 foot side yard setback.
- 2) 280-56.E – The steps and HVAC units have been removed from the 15 foot rear yard setback.
- 3) 280-56.E – The steps that were located in the front yard setback have been removed.

II. SUBDIVISION AND LAND DEVELOPMENT

- 1) 255-22.B(2) - A formal contract for the maintenance of open space and / or private streets and method of management or maintenance will be provided for the stormwater detention system.
- 2) 255-27.C.(1) – A waiver has been requested from the requirement.
- 3) 255.27.C.(2) – A waiver has been requested from the requirement
- 4) 255-27.C.(4) - A waiver has been requested from the requirement.
- 5) 255-27.I.(3) - A waiver has been requested from the requirement.
- 6) 255-29.A.(2). – The overflow parking space has been removed from the plan.
- 7) 255-36. – Curbing has been provided.
- 8) 255-37.K. – Sidewalks have been provided.
- 9) 255-38.A - Conditional approval was given by the Shade Tree Commission to the plan March 25, 2015-no comment necessary
- 10) 255-42.A. – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. Zoning relief was granted from 280-57.A – special regulations buffer planting strip. – No action required.
- 11) 255-43.1.B(1) - The developer has paid the fee of \$13,228 in lieu of the \$3,307 per dwelling unit.
- 12) 255-47.C. – A waiver has been requested from this requirement.
- 13) 255-49 - The installation of street lighting is not necessary for this development. There are two existing street lights that surround the site, one near the Northeast property corner on Willow Avenue, and one near the intersection of Willow Avenue and Plant Avenue.
- 14) 255-51.A. – Sidewalks have been provided.
- 15) 255-52.A. – Curbs have been provided.
- 16) 255-54 - The plans have been revised to show the closest existing fire hydrant is 124 feet from the proposed subdivision and land development.

III. STORMWATER

- 1) 245-22 – A waiver has been requested due to poor infiltration due to site specific imitations.
- 2) 245-22 A.1(a) – No comment necessary.
- 3) 245-22 A.1(c) – Calculations supporting that SWM #1 will empty within 96 hours have been provided.

- 4) 245-22 A.1.2. – The rain gardens have been enlarged to provide enough surface storage to capture the retention (infiltration) volume (Re_v) of the net two-year volume. Soil storage volumes have been removed from the calculations.
- 5) 245-23 - The Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs.
- 6) 245-27-J - Soil storage volumes have been removed from the calculations.
- 7) The sanitary sewer has been proposed to be terminated at the property line.
- 8) Final approval of the stormwater management plan will be required as part of the Grading Permit Process. – No comment necessary.

IV. Sanitary Sewer

- 1) In order to service the site a 10-foot horizontal separation could not be maintained between the sanitary sewer lines and the storm sewer lines. As shown on the plan profile there is 18" of vertical separation between the sanitary sewer lines and the storm sewer lines. Sanitary sewer lines run parallel. Inverts for lots 2, 3, and 4 have been noted on the profile.
- 2) The location of the grinder pumps serving each lot has been noted on the plan. The discharge line serving lot 4 has been clarified.
- 3) The sanitary sewer lateral trap and force main connection detail has been removed from the plan.
- 4) A clear plan showing the connection into the sanitary sewer in Plant Avenue has been provided.
- 5) The sanitary plan and profile have been updated to show a proposed forcemain connection into the existing sanitary sewer in Plant Avenue.
- 6) The existing sewer line that traverses the property has been proposed to be terminated on the adjoining lot with a sanitary cleanout.

I trust that these changes will be sufficient for you to review the plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,
MOMENEE AND ASSOCIATES, INC.



Michael J. Bowker, P.E.

MJB:cth – Enclosures
Cc: Eric Janson
14158L03 RT.doc



Date: October 5, 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: 227 and 229 Plant Avenue – Preliminary/Final Plan
Eric Janson DTL Holdings – Applicant

Date Accepted: April 6, 2015

90 Day Review: July 5, 2015 – extended to October 27, 2015

Gannett Fleming, Inc. has completed a review of the 227-299 Plant Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct 4 townhomes in accordance with a Zoning Hearing Decisions dated October 31, 2014 (copy attached). This project is located in the C-3 district of the Township.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.C(1), §255-27.C(2), and §255-27.C(4) – To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow Avenue and Plant Avenue.
- §255-27.I(3) – To provide a driveway less than the required 40 feet from an intersection.
- §255-37.K– To not provide sidewalks in developments where lots areas are 20,000 sf or less.
- §255-51.A– To not construct sidewalks as required by §255.27.C.

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



- §255-47.C– To not provide improvements to the adjoining streets to the width of the required cartway.
- §255-36. – Curbs shall be provided along streets when required by the Township. A waiver has been requested from §255-27.C(1). A waiver must also be requested from this section.
- §255-52.A. – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. A waiver has been requested from §255-27.C(1). A waiver must also be requested from this section.

The applicant appeared before the Planning Commission on May 4, 2015. The Planning Commission recommended approval with the following comments to the applicant's waiver request:

- To not grant the waiver for sidewalks.
- To not the waiver for curbing.
- Agree to the waiver for the distance between the nearest driveway to the right of way of Plant Avenue at 39.81 vs. the required 40'.
- Agree to granting the waiver for the 20' cartway width, of as proposed,
- Grant the waiver that the 2nd vehicle in the driveway is permitted to extend into the right-of-way.
- The garages may not be converted to residential us at any time in the future.
- If the applicant requests a waiver to eliminate the 9th parking spot, the commission is in agreement in granting that waiver.

Plans Prepared By: Momence & Associates, Inc.
Dated: 03/23/2015, last revised 08/03/2015

I. Zoning

1. §280-56.D For every building there shall be two side yards, neither of which shall be less than 20 feet in width. The applicant received a variance to allow a 15 foot side yard setback. The plans indicate that there will be steps located for units 1 and 4 in the 15 foot side yard setback.
2. §280-56.E – There shall be a rear yard on each lot which shall not be less than 25 feet in depth or not less than 25% of the lot depth, whichever is greater. The applicant received a variance to allow a 15 foot rear yard setback. The plans indicate that there will be steps location for each unit in the 15 foot rear yard setback. Also, the HVAC units are located in the 15 foot rear yard setback.

3. §280-56.C – There shall be a setback on each street on which a lot abuts, which shall not be less than 65 feet in depth. The applicant received a variance to allow for a 8 foot front yard setback. The plans indicate that there are steps located in the front yard setback.

II. Subdivision and Land Development

1. §255-22.B(2) – A formal contract for the maintenance of open space and /or private streets and method of management or maintenance. The applicant has indicated that this will be provided for the stormwater detention system.
2. §255-27.C.(1) – Willow Avenue and Plant Avenue are classified as local streets. The right-of-way width must be 60 feet with 28 feet wide cartway. Curbing and sidewalks are required to be provided along local streets. The applicant has requested a waiver from this requirement.
3. §255-27.C.(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and promote general welfare. The applicant has requested a waiver from this requirement.
4. §255-27.C.(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The applicant has requested a waiver from this requirement.
5. §255-27.I.(3) – Private driveways, where provided, shall be located not less than 40 feet from the intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. The driveway provided for Lot 4 appears to be less than 40 feet from the intersection. This must be revised or a waiver requested from this section. The applicant has requested a waiver from this requirement.
6. §255-29.A.(2) – It appears that the one required overflow parking space has been removed from the public right of way and is not located on lot 1. Clarification must be provided as to the ownership of this overflow parking space and the availability for public parking and access.
7. §255-36. – Curbs shall be provided along streets when required by the Township. A waiver has been requested from §255-27.C(1). A waiver must be requested from this section.

8. §255-37.K. – Sidewalks shall be required in developments where lot areas are 20,000 square feet or less. The applicant has requested a waiver from this requirement.
9. §255-38.A. – Within any land development or major subdivision, street trees shall be planted along all streets where suitable street trees do not exist. This plan was before the Shade Tree Commission on March 25, 2015 and received conditional approval.
10. §255-42.A. – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. The applicant was granted zoning relief from §280-57.A - special regulations buffer planting strip.
11. §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 \$13,228.
12. §255-47.C. – Along the existing street on which a subdivision or land developments 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. The applicant has requested a waiver from this requirement.
13. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
14. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.
15. §255-52.A. – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. A waiver has been requested from §255-27.C(1). A waiver must be requested from this section.
16. §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. The applicant has indicated that the closest fire hydrant is approximately 124 feet from the project.

III. Stormwater

1. §245-22 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes due to site specific soil limitations. We note that the applicant is proposing to utilize rain gardens. A waiver must be requested due to the poor infiltration due to site specific limitations.
2. §245-22.A.1.(a) – There is a required minimum depth of 24 inches between the bottom of the BMP and the top of the limiting zone. The infiltration testing results submitted indicate that only one test was shown to have an infiltration rate greater than 0 in./hr. Test Pit B near the location of SWM #1 indicated an infiltration rate of 0.25 in./hr and it was noted that a limiting zone of water was encountered at a depth of 5 feet. The details shown for SWM #1 indicate the depth of the system to be 4.92 feet from grade. Therefore, the applicant is not providing the required minimum depth of 24 inches between the bottom of the BMP and the top of the limiting zone. To keep the facility at its current location a waiver must be requested.
3. §245-22.A.1.(c) – The infiltration facility shall be capable of completely infiltrating the retention (infiltration) volume (Re_v) within four days (96 hours). Currently, no calculation has been provided indicating that the infiltration facility is capable of draining in the required time. From the infiltration rate provided (0.25 in./hr.) it appears that SWM #1 will not be able to meet this requirement. Please submit calculations or request a waiver.
4. §245-22.A.2. – In areas that involve the addition of 1,500 square feet of new or replacement impervious cover the retention (infiltration) volume (Re_v) to be captured and infiltrated shall be the net two-year volume. The design calculations and supporting documentation currently submitted appears to indicate that the applicant is utilizing the soil void volumes of the rain gardens in the volume provided calculations. This is not permitted and without the soil void volume, the applicant does not currently meet the net two-year volume requirement. The applicant must revise the design or request a waiver.
5. §245-23 – The applicant must demonstrate with calculations that the Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs. The design calculations and supporting documentation currently submitted appears to indicate that the applicant is utilizing the soil void volumes of the rain gardens in the volume provided calculations. This is not permitted and without the soil void volume, the applicant does not currently meet the water quality volume requirement. The applicant must revise the design or request a waiver. Additionally, we request that the applicant provide specific calculations showing how the “percent impervious coverage” was calculated.

6. §245-27-J – Applicant appears to be using the soil storage in the proposed rain gardens in the volume calculations. This is not permitted. A waiver must be requested.
7. There appears to be a sanitary sewer crossing at SWM #3. Please provide profiles showing the storm sewer system and any utility crossing. See Sanitary Sewer Section IV comment #6 for further information.
8. 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.

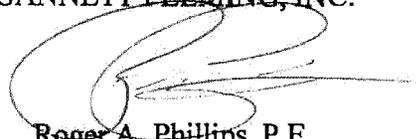
IV Sanitary Sewer

1. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines. There is profile provided for the lateral servicing lot 1. Additional profiles must be provided for the connections to lots 2, 3, and 4.
2. The sanitary sewer as proposed has been revised to a grinder pump system with an individual grinder pump and discharge pump servicing each individual unit. The location of the individual grinder units is not clearly show on the plans and the discharge line servicing unit 4 must be clarified.
3. There is a detail labeled sanitary sewer lateral trap and force main connection lot 1-14, 1-15, and 1-16. The lots are not designated as such on the plans and the detail must be revised to indicate the correct lot numbers.
4. A clear plan must be provided showing the connection into the sanitary sewer in Plant Avenue.
5. The profile of the sanitary sewer provided indicates that the forcemain for lot 1 will be tying into the existing sanitary sewer in Plant Avenue. The plan view of the connection provided does not show that. The plan and profile must be revised to be consistent.
6. 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

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 'Roger A. Phillips', written over the company name.

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

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. Box 312

WAYNE, PENNSYLVANIA 19087

**JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR**

**TELEPHONE
(610) 688-2626
FAX
(610) 688-5761**

October 5, 2015

Sue Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

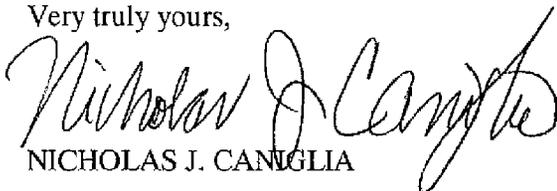
**RE: DTL Holdings
227-229 Plant Avenue, Wayne, PA
Preliminary/Final Plan**

Dear Sue:

I represent the above applicant. This letter grants the Board of Commissioners an extension of time until October 27, 2015 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,


NICHOLAS J. CANIGLIA

c. Roger Phillips, P.E.
Steve Norcini, P.E.
John Rice, Esquire

MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

September 17, 2015

Mr. Roger Phillips
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Final/Preliminary Land Development Plan
227 & 229 Plant Avenue
Radnor Township, Delaware County**

MAI Job No. 14-158

Dear Mr. Phillips:

For your consideration, we are submitting ten (10) copies of revised Final/Preliminary Land Development Plans for the proposed work at 227 and 229 Plant Avenue. The plans have been revised to address comments contained in your letter dated April 27, 2015 as follows:

The applicant has requested the wavier the following waivers from the Subdivision and Land Development Code:

- 255-27.C(1), 255-27.C(2), and 255-27.C(4)- To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow Avenue and Plant Avenue.
- 255-27.I(3)- to provide a driveway less than the required 40 feet from an intersection.
- 255-37.K- To not provide sidewalks in developments where lot areas are 20,000 SF or less.
- 288-51.A- To not construct sidewalks as required by 255.27.C.
- 255-47.C – To not rovide improvements to the adjoining streets to the width of the required cartway.

Additional waivers being requested:

- 255-36. - Curbs shall be provided along streets when required by the Township.
- 255-52.A. – Curbs shall be provided as required in 255-27C, unless in the opinion of the Board of Commissioners they are unnecessary.

I. ZONING

- 1) 280-56.E - The building has been adjusted to be inside and to meet the 15 foot rear yard setback requirements.

- 2) 280-103.B(1) - The plans indicate that there is one parking space in the garage and one parking space in the driveway. Dimensions have been added to the plan to show that there is no parking within the right-of-way of Willow Avenue.

II. SUBDIVISION AND LAND DEVELOPMENT

- 1) 255-22.B(1)(k) - The Vicinity Plan on Sheet 4 has been revised to show the surrounding 500' around the site.
- 2) 255-22.B(1)(1) - The plan has been revised to clearly identify the property setback lines.
- 3) 255-22.B(2) - A formal contract for the maintenance of open space and / or private streets and method of management or maintenance will be provided for the stormwater detention system.
- 4) 255-27.C(1) - A waiver has been requested from the requirement.
- 5) 255-27.C(2) - A waiver has been requested from the requirement.
- 6) 255-27.C(4) - A waiver has been requested from the requirement.
- 7) 255-27.I(3) - A waiver has been requested from the requirement.
- 8) 255-36 - A waiver has been requested from the requirement.
- 9) 255-37.K - A waiver has been requested from the requirement.
- 10) 255-38.A - Conditional approval was given by the Shade Tree Commission to the plan March 25, 2015-no comment necessary
- 11) 255-42.A - Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. Zoning relief was granted from 280-57.A - special regulations buffer planting strip. - No action required.
- 12) 255-43.1.B(1) - The developer has paid the fee of \$13,228 in lieu of the \$3,307 per dwelling unit.
- 13) 255-47.C - A waiver has been requested from the requirement.
- 14) 255-49 - The installation of street lighting is not necessary for this development. There are two existing street lights that surround the site, one near the Northeast property corner on Willow Avenue, and one near the intersection of Willow Avenue and Plant Avenue.
- 15) 255-51.A - A waiver has been requested from the requirement.
- 16) 255-52.A - A waiver has been requested from the requirement.
- 17) 255-54 - The plans have been revised to show the closest existing fire hydrant to the proposed subdivision and land development.
- 18) 255-56 - As discussed at a meeting with Radnor Public Works the best option for the sanitary sewer was coordinated. The sanitary sewer is to connect to the existing main to the South of the site located in Plant Avenue. Each dwelling will have its own separate pump and force main lateral that will connect to the aforementioned sanitary sewer main.

III. STORMWATER

- 1) 245-25 - The calculations have been revised to meet the rate control reduction requirements for the Post 50-Year Storm Event to the Pre-25 year Storm Event. The inconsistency in the Pre-developed condition regarding the calculated weighted runoff coefficient and drainage area and the subsequent weighted runoff coefficient and drainage area used in Hydraflow has been corrected to be consistent and to show that the Post 50-Year Storm Event peak rate is less then or at least equal to the Pre 25-Year Storm Event peak rate.
- 2) 245-23 - The Water Quality Volume formula has been revised to only apply to the area of the project contributing to the water quality BMP. Calculations have been provided to show that the Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs.
- 3) 245-22 A.1 - Infiltration tests have been completed and are being submitted as part of this package.
- 4) The "Stormwater Riser Detail" has been revised to accurately match the stormwater facilities shown in plan view. The detail now show the stormwater system outletting to the inlet located in Willow Avenue.
- 5) A section view has been shown in addition to the plan view for each stormwater management system. The in consistencies between the outlet pipe slopes has been revised.
- 6) Final approval of the stormwater management plan will be required as part of the Grading Permit Process. - No comment necessary.

IV. GENERAL

- 1) In order to service the site a 10-foot horizontal separation could not be maintained between the sanitary sewer lines and the storm sewer lines. As shown on the plan profile there is more than adequate vertical separation between the sanitary sewer lines and the storm sewer lines.

I trust that these changes will be sufficient for you to review the plan. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,

MOMENEE AND ASSOCIATES, INC.



Michael J. Bowker, P.E.

MJB:ctf - Enclosures

Cc: Eric Janson

14158L02 RT.doc

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. BOX 312

WAYNE, PENNSYLVANIA 19087

**JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR**

**TELEPHONE
(610) 688-2626
FAX
(610) 688-5761**

September 11, 2015

Sue Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: DTL Holdings
227-229 Plant Avenue, Wayne, PA
Preliminary/Final Plan**

Dear Sue:

I represent the above applicant. This letter grants the Board of Commissioners an extension of time until October 13, 2015 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Roger Phillips, P.E.
Steve Norcini, P.E.
John Rice, Esquire

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. Box 312

WAYNE, PENNSYLVANIA 19087

**JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR**

**TELEPHONE
(610) 688-2626
FAX
(610) 688-5761**

March 26, 2015

Susan Jones
Engineering Department
Township of Radnor
301 Iven Avenue
Wayne, Pa. 19087

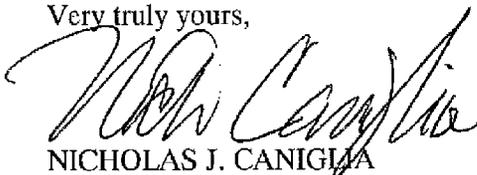
**RE: DTL HOLDINGS
227-229 Plant Avenue, Wayne
Preliminary/Final Plan**

Dear Sue:

As you know I represent the above applicant. This letter grants the Board of Commissioners an extension of time until September 30, 2015 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Peter Nelson, Esquire
John Rice, Esquire
Roger Phillips, P.E.
Kevin Kochanski
Steve Norcini, P.E.

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. BOX 312

WAYNE, PENNSYLVANIA 19087

**JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR**

**TELEPHONE
(610) 688-2626
FAX
(610) 688-5761**

June 12, 2015

Sue Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

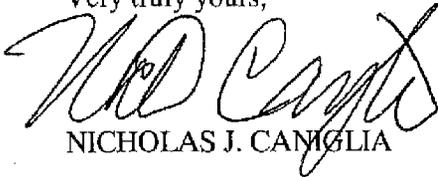
**RE: DTL Holdings
227-229 Plant Avenue, Wayne, PA
Preliminary/Final Plan**

Dear Sue:

I represent the above applicant. This letter grants the Board of Commissioners an extension of time until August 17, 2015 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,


NICHOLAS J. CANIGLIA

c. Roger Phillips, P.E.
Steve Norcini, P.E.
John Rice, Esquire



DELAWARE COUNTY PLANNING COMMISSION

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

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

PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

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

May 21, 2015

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

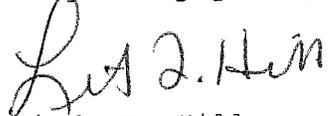
RE: Name of Dev't: The Maples
DCPD File No.: 34-8096-15
Developer: Eric Janson/DTL Holdings, L.P.
Location: North of Plant Avenue between Cowans
Alley and Aberdeen Avenue
Recv'd in DCPD: April 8, 2015

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 May 21, 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: Eric Janson
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: May 21, 2015
File No.: 34-8096-15

PLAN TITLE: The Maples
DATE OF PLAN: March 23, 2015
OWNER OR AGENT: Eric Janson/DTL Holdings, L.P.
LOCATION: North of Plant Avenue between
Cowans Alley and Aberdeen Avenue
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Final Land Development/
Final Subdivision
ZONING DISTRICT: C-3
SUBDIVISION ORDINANCE: Local
PROPOSAL: Subdivide 2 lots totaling .37 acre
into 4 new lots
UTILITIES: All Public
RECOMMENDATIONS: Approval, contingent upon
obtaining the required waivers;
however, the applicant should
install sidewalks as recommended
STAFF REVIEW BY: Jessica Dunford

REMARKS:

CURRENT PROPOSAL

The applicant proposes to subdivide 2 lots totaling .37 acre into 4 new lots. The applicant proposes to then construct 4 townhouses.



Date: May 21, 2015
File No.: 34-8096-15

REMARKS (continued):

APPLICABLE ZONING

The site is located in the C-3 district, with guidelines for use outlined in Article XIII, Section 280-54 of the Radnor Township zoning ordinance.

The site is existing nonconforming with regard to use (multi-family dwellings are not permitted in C-3), and minimum lot area (30,000 sq. ft. is required where 16,117 sq. ft. exists).

Special exceptions under Section 280-101 (A)(1) (replacing a nonconforming use with another nonconforming use) and under Section 280-105(F) (parking within the front setback) have been granted by the Radnor Township Zoning Hearing Board. Variances under Sections 280-56 (A), (B), (C), (D), and (E), and under Section 280-57(A) have been granted by the Radnor Township Zoning Hearing Board. The Radnor Township Zoning Hearing Board has granted the applicant a permit for the nonconforming use of the proposed townhomes in the C-3 district.

WAIVERS

The applicant has requested the following waivers:

From Section 255-27.C.(1), 255-27.C.(2), and 255-27.C.(4) - to not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway, or to provide curbing and sidewalk for Willow Avenue and Plant.

From Section 255-27.I.(3) - to provide a driveway less than required 40' from an intersection.

From Section 255-36, and 255.52(A) - to not provide curbing along streets.

Date: May 21, 2015
File No.: 34-8096-15

REMARKS (continued):

From Section 255-37.K and 255.51.A. - to not provide sidewalks in developments where lot areas are 20,000 sq. ft. or less.

From Section 255-47.C. - to not provide improvements to the adjoining streets to the width of the required cartway.

PEDESTRIAN ACCESS

The applicant should construct sidewalks along the Willow Avenue and Plant Avenue property frontages. This would help to close the gap between existing sidewalks on Willow Avenue to the north, Plant Avenue to the west, and Aberdeen Avenue, and improve safety for residents walking to nearby stores, businesses, and SEPTA bus stops and train stations.

STORMWATER MANAGEMENT

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

SEWAGE FACILITIES

The municipal engineer and/or Sewage Enforcement Officer should confirm any necessary Pennsylvania Department of Environmental Protection Planning Module approval prior to the issuance of any building permits.

RECORDING

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



DELAWARE COUNTY PLANNING DEPARTMENT

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

LINDA F. HILL
DIRECTOR

April 13, 2015

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

RE: Title: The Maples
Applicant(s): Eric Janson
File Number: 34-8096-15
Meeting Date: 05/21/2015
Municipality: Radnor Township
Location: North of Plant Avenue between Cowans Alley and
Aberdeen Avenue
Received: 04/08/2015

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
Linda F. Hill
Director

LFH/JGD

cc: Eric Janson

Momenee and Associates, Inc.





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

RE: 227 and 229 Plant Avenue – Preliminary/Final Plan
Eric Janson DTL Holdings – Applicant

Date Accepted: April 6, 2015

90 Day Review: July 5, 2015

Gannett Fleming, Inc. has completed a review of the 227-299 Plant Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct 4 townhomes in accordance with a Zoning Hearing Decisions dated October 31, 2014 (copy attached). This project is located in the C-3 district of the Township.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.C(1), §255-27.C(2), and §255-27.C(4) – To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow Avenue and Plant Avenue.
- §255-27.I(3) – To provide a driveway less than the required 40 feet from an intersection.
- §255-37.K – To not provide sidewalks in developments where lots areas are 20,000 sf or less.

Gannett Fleming, Inc.

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

www.gannettfleming.com



Gannett Fleming

- §255-51.A– To not construct sidewalks as required by §255.27.C.
- §255-47.C– To not provide improvements to the adjoining streets to the width of the required cartway.

We believe the applicant must also request waivers from the following sections:

- §255-36. – Curbs shall be provided along streets when required by the Township. A waiver has been requested from §255-27.C(1). A waiver must also be requested from this section.
- §255-52.A. – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. A waiver has been requested from §255-27.C(1). A waiver must also be requested from this section.

Plans Prepared By: Momenee & Associates, Inc.
Dated: 03/23/2015

I. Zoning

1. §280-56.E – There shall be a rear yard on each lot which shall not be less than 25 feet in depth or not less than 25% of the lot depth, whichever is greater. The applicant received a variance to allow a 15 foot rear yard setback. The plans indicate that there is approximately 1 foot of each building extending into the rear yard setback. An explanation must be provided as to what is encroaching into the rear yard setback.
2. §280-103.B.(1) – Dwellings shall require two parking spaces per dwelling unit. The plans indicate that there will be parking in the garage and driveway for each unit and one overflow parking space. The dimensions of all the parking spaces must be shown on the plans to ensure that no parking is within the right-of-way of Willow Avenue.

II. Subdivision and Land Development

1. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man made features within 500 feet of and within the site. The vicinity plan on sheet 4 does not show the required 500 feet of the site.
2. §255-22.B(1)(l) – A lot layout, with exact dimensions, areas and uses of lots, building setback lines and rear and side yard lines must be provided. The plan provided does not clearly identify the setback lines.

3. §255-22.B(2) – A formal contract for the maintenance of open space and /or private streets and method of management or maintenance. This must be provided for the stormwater management detention and collection system.
4. §255-27.C(1) – Willow Avenue and Plant Avenue are classified as local streets. The right-of-way width must be 60 feet with 28 feet wide cartway. Curbing and sidewalks are required to be provided along local streets. The applicant has requested a waiver from this requirement.
5. §255-27.C(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and promote general welfare. The applicant has requested a waiver from this requirement.
6. §255-27.C(4) – Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The applicant has requested a waiver from this requirement.
7. §255-27.I(3) – Private driveways, where provided, shall be located not less than 40 feet from the intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. The driveway provided for Lot 4 appears to be less than 40 feet from the intersection. This must be revised or a waiver requested from this section. The applicant has requested a waiver from this requirement.
8. §255-36. – Curbs shall be provided along streets when required by the Township. A waiver has been requested from §255-27.C(1). A waiver must be requested from this section.
9. §255-37.K. – Sidewalks shall be required in developments where lot areas are 20,000 square feet or less. The applicant has requested a waiver from this requirement.
10. §255-38.A. – Within any land development or major subdivision, street trees shall be planted along all streets where suitable street trees do not exist. This plan was before the Shade Tree Commission on March 25, 2015 and received conditional approval.
11. §255-42.A. – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and create a visual barrier between conflicting land uses. The applicant was granted zoning relief from §280-57.A - special regulations buffer planting strip.
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. The fee in lieu would be \$13,228.

13. §255-47.C. – Along the existing street on which a subdivision or land developments 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. The applicant has requested a waiver from this requirement.
14. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and the Philadelphia Electric Company.
15. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.
16. §255-52.A. – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. A waiver has been requested from §255-27.C(1). A waiver must be requested from this section.
17. §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.
18. §255-56 – Wherever practical, sanitary sewer shall be installed and connected to an appropriate public sewer system. 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. The public sewer located in Willow Avenue shall be extended to service the proposed development. The proposed sanitary sewer shown on the plan is unacceptable.

III. Stormwater

1. §245-25 - The applicant does not appear to meet the rate control reduction requirements for the Post 50-Year Storm Event to the Pre 25-Year Storm Event. This appears to be a result of an inconsistency in the Pre-developed condition regarding the calculated weighted runoff coefficient and drainage area (0.51 and 0.249 AC) and the subsequent weighted runoff coefficient and drainage area (0.66 and 0.243 AC) used in the Hydraflow

Gannett Fleming

Calculations. The applicant must explain the inconsistency and update the Stormwater Report accordingly.

2. §245-23 – The applicant appears to have incorrectly applied the Water Quality Volume formula to the entire project site instead of only applying the formula to “the area of the project contributing to the water quality BMP”. The applicant must demonstrate with calculations that the revised Water Quality Volume is less than the amount of volume being provided within the Stormwater BMPs.
3. §245-22 A.1 – Infiltration tests have not been completed or submitted at this time. Percolation tests must be provided to indicate that the stormwater facility will be able to drain within 96 hours. Final design and sizing of the stormwater facility should be based on the results of the percolation tests.
4. The “Stormwater Riser Detail” needs to be revised to accurately match the stormwater management facilities shown in the plan view. The detail appears to indicate the presence of a level spreader.
5. Please show a section view in addition to the plan view for each Stormwater Management System. Additionally, please address the inconsistencies between the outlet pipe slopes shown in the chart and the plan view.
6. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV General

1. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm sewer lines.

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. 2923

APPEAL OF DTL HOLDINGS, LP, premises located at 227-229 Plant Avenue and zoned C-3. Appellant seeks a special exception under Zoning Code Section 280-101(A)(1) in order to change the existing nonconforming use of a multiple-family dwelling to four townhomes, and a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback. In the alternative, Appellant seeks variances from the following Zoning Code provisions: Section 280-55 – Use; Section 280-56(A) – lot area and width; Section 280-56(B) – building area; Sections 280-56 (C), (D), and(E) - front, side and rear yard setbacks; Section 280-57(A) – required buffer; Section 280-103(B)(1) – required number of parking spaces; and Section 280-105(F) – parking within the front yard setback. In addition, Appellant seeks any other zoning or alternative relief required pursuant to the Plans submitted with this Appeal.

DECISION OF THE ZONING HEARING BOARD

ORDER

Appellant has withdrawn its requests for parking relief except for the special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback, so except for the aforesaid special exception, relief from parking requirements no longer is included within the scope of this Appeal.

Special exceptions under Zoning Code Section 280-101(A)(1) and under Zoning Code Section 280-105(F) are granted; variances under Zoning Code Sections 280-56 (A), (B), (C), (D), and (E), and under Zoning Code Section 280-57(A), 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 four townhomes, in the precise location and manner shown on those certain plans (the “Plans”) which have been entered into the record as Appellant’s Exhibits “A-4” and “A-5” (the “A-4” Plan having been annotated by Appellant at the hearing), and otherwise in accordance with the other exhibits and testimony made part of the record, to the extent consistent with the Plans. Relief is granted only from the Zoning Code Sections specifically enumerated in the preceding sentence, and no relief is granted with respect to any other provision of the Zoning Code, or with respect to any other Township ordinances, including without limitation the Township’s Subdivision and Land Development Ordinance. Without limiting the generality of the preceding sentence, no relief is granted with respect to any applicable parking requirements except only for a special exception under Zoning Code Section 280-105(F) to permit parking in the front yard setback.

BY ORDER OF THE ZONING HEARING BOARD

/s/ NOAH D. CUTLER, CHAIRMAN

/s/ BRADLEY DELIZIA, VICE CHAIRMAN

/s/ WILLIAM MARTIN

/s/ JOHN REILLY

**OCTOBER 31, 2014: THIS DECISION SHALL EXPIRE IF THE APPLICANT FAILS TO
OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS FROM THIS DATE:
OCTOBER 31, 2014**



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: April 24, 2015

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

From: Amy B. Kaminski, P.E., PTOE
Transportation Services Manager, G&A

Cc: Kevin Kochanski, ASLA, R.L.A.,
Radnor Township Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, G&A

Reference: 227/229 Plant Avenue
Plant Avenue and Willow Avenue
Radnor Township, Delaware County, PA
Preliminary/Final Land Development Plan Review- Transportation

Project No. G& A 14-09010

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a review of the referenced submission and offers the following for your consideration:

I. SUBMISSION

1. 227 and 229 Plant Avenue Preliminary/Final Land Development Plan Review for DTL Holdings, LP prepared by Momenee & Associates, Inc., consisting of thirteen (13) sheets, dated March 23, 2015; received April 6, 2015.
2. Subdivision and Land Development Application for 227 and 229 Plant Avenue.

II. PROJECT DESCRIPTION

The Applicant proposes to consolidate and subdivide two existing parcels totaling 0.37 acres located at 227 and 229 Plant Avenue, 0.12 acres and 0.25 acres respectively; into four lots. The existing dwellings will be removed and four lots will be improved with new single-family attached dwellings. The four lots proposed will be served by individual driveways leading from each dwelling to Willow Avenue.

III. ZONING VARIANCES GRANTED

1. §280-101(A)(I) – A nonconforming use may be changed to another nonconforming use by grant of special exception.
2. §280-105(F) – No parking shall be located within front yard setbacks.
3. §280-56(A) – Lot area and width. Every lot shall have a lot area of not less than 30,000 square feet, and such lot shall be not less than 150 feet in width at the building line.
4. §280-56(B) – Building area. Not more than 35% of the area of each lot may be occupied by buildings.
5. §280-56(C); (D); (E) – Front yards. There shall be a setback on each street on which a lot abuts, which shall be not less than 65 feet in depth.; Side yards. For every building there shall be two side yards, neither of which shall be less than 20 feet in width; Rear yards. There shall be a rear yard on each lot which shall be not less than 25 feet in depth or not less than 25% of the lot depth, whichever is the greater.
6. §280-57(A) – Along each side or rear property line which directly abuts a residence district in the Township or a similar district in an adjoining municipality, a buffer planting strip, as defined in § 280-4B, not less than 40 feet in depth shall be provided.

IV. SALDO WAIVERS REQUESTED

1. §255-27.C(1) (2) and (4) – To not require the reservation or dedication of additional right-of-way, increase the width of the existing cartway or to provide curbing and sidewalk for Willow and Plant Avenue.

Improvement ¹	Plant Avenue (Local Street)	Willow Avenue/ Maple Avenue (Local Street)
Right-of-way (half)	30'/20'	30'/30'
Cartway Width	28'/20'	28'/20'
Sidewalks	Yes/No	Yes/No
Curbing	Yes/No	Yes/No

¹Improvement: Required/Proposed

COMMENTS: Although no sidewalks or curbing is proposed for this project, the adjacent streets, Willow Avenue to the north and N. Aberdeen Avenue to the east and south, include sidewalks and curbing. We recommend minimally, the applicant provide sidewalks along both Willow Avenue and Plant Avenue.

Willow Avenue: The existing 20' cartway is situated entirely within the existing 30' right-of-way on the applicant's property limits on Willow Avenue, as measured from

the title line; an additional 8' of widening could be provided with 4' on the applicant's parcel and 4' on the parcel east of Willow Avenue.

Plant Avenue: The existing 20' cartway is situated entirely within the existing 20' right-of-way on the applicant's property limits on Plant Avenue, as measured from the title line. An additional 10' of right-of-way could be provided along the street frontage.

2. §255-27.1(3) – To provide a driveway less than the required 40 feet from an intersection.
3. §255- 36 & 52.A – To not provide curbing along streets.
4. §255- 37.K. & 51A - To not provide sidewalks in developments where lot areas are 20,000 SF or less.

COMMENT: Willow Avenue, immediately north of Plant Avenue includes a sign indicating NO THRU TRAFFIC EXCEPT SAT & SUN 4PM-6PM and two WATCH CHILDREN warning signs posted along Willow Avenue. In keeping with the characteristics of neighboring roadways (N. Aberdeen Avenue, Willow Avenue, and Plant Avenue to the west) we recommend construction of sidewalks along the property frontage on both Willow and Plant Avenues.

5. §255-47.C To not provide improvements to the adjoining streets to the width of the required cartway.

V. ADDITIONAL SALDO WAIVERS REQUIRED

1. §255- 20.B(1)(n) and 21.B(1)(n) – Existing man-made features within 500 feet of and within the site (this includes properties across streets). The graphics provided on sheet 4 of 13 are illegible and do not provide adequate information.

VI. REVIEW COMMENTS

1. We recommend the Fire Marshall review the plans and verify adequate emergency services can be provided from both Willow and Plant Avenues, particularly to the rear of the lots.
2. We recommend eliminating the two on-street parallel parking spaces along Willow Avenue in favor of either widening the street to allow on-street parking or to continue to prohibit parking on both sides of Willow Avenue.
3. The applicant included the single car garage in the provided parking calculations; we recommend requiring a legal document and/or record plan note prohibiting the conversion of garage space to living space.



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

April 8, 2015

Mr. Michael Bowker
Momenee and Associates, Inc.
924 County Line Road
Bryn Mawr, PA 19010

Re: Application for Planning Modules
Checklist Letter – Component 3
227 and 229 Plant Avenue Development
DEP Code No. 1-23013-247-3J
Radnor Township
Delaware County

Dear Mr. Bowker:

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 the demolition of an existing dwelling and the construction of 4 townhouses 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 the Department's website at <http://www.dep.state.pa.us>. 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 . 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.

Mr. Michael Bowker

- 3 -

April 8, 2015

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
Dovetail Associates, LLC
RHM
Mr. Fulton - Springfield Township
Mr. Maloney - Upper Darby Township
DCJA
DELCORA
Mr. Ponert - City of Philadelphia Water Department
Planning Section
Re 30 (GJE15CLW)098-7

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

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



WILLIAM A. SPINGLER
President
JAMES C. HIGGINS
Vice-President
ELAINE P. SCHAEFER
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

April 9, 2015

DTL Holdings, LLS
Eric Janson
112 Woodland Avenue
Wayne, PA 19087

**RE: Land Development Application #2015-SD-01- Preliminary/Final
227 and 229 Plant Avenue**

Dear Mr. Janson:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary/final plan application to application to construct four townhouses at the abovementioned location, and have found it complete. Therefore, I have accepted the application for final 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, May 4, 2015**. 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

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 227 AND 229 PLANT AVENUE

Zoning District C-3 Application No. _____
(Twp. Use)

Fee \$1,550.00 Ward No. 1-2 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner _____

Name DTL HOLDINGS, LLC c/o ERIC JANSON

Address 112 WOODLAND AVENUE, WAYNE, PA 19087

Telephone 610-291-2254 Fax _____ Cell _____

Email ejanson@ParallelEdge.com

Designer: (Choose one) Engineer X Surveyor _____

Name MOMENCEE AND ASSOCIATES, INC., MICHAEL J. BOWKER, P.E.

Address 924 COUNTY LINE ROAD

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

Email mbowker@momencee.com

Area of property 0.37 acres Area of disturbance 0.23 acres

Number of proposed buildings 4 UNITS Proposed use of property SINGLE FAMILY ATTACHED

Number of proposed lots 4

Plan Status: Sketch Plan _____ Preliminary X Final X Revised _____

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

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

Explain the reason for noncompliance.

NOT TO PROVIDE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY OR
SIDEWALK AND CURBING/IMPROVED CAROLWAY. GIVEN THE CHARACTER
AND LACK OF THESE IMPROVEMENTS THOSE IMPROVEMENTS WOULD
SEEM OUT OF PLACE WITH THIS DEVELOPMENT. A PARTIAL WAIVER
TO PERMIT ONE DRIVEWAY CLOSER THAN 40' FROM THE INTERSECTION
DUE TO SITE GEOMETRY RESTRAINTS.

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

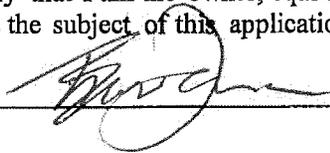
USE, THE APPLICANT HAS APPLIED FOR AND BEEN GRANTED
A USE VARIANCE TO PERMIT THE PROPOSED RESIDENTIAL USE
WITHIN A COMMERCIAL DISTRICT. THE APPLICANT WAS ALSO
GRANTED RELIEF VIA A SPECIAL EXCEPTION TO ALLOW
PARKING IN THE FRONT YARD

Individual/Corporation/Partnership Name

DTL HOLDINGS, 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

ERIC W. JANSON

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 Land) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

ORIGINAL

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 Eric Janson E-mail ejanson@ParallelEdge.com

Address 112 Woodland Avenue, Wayne, PA 19087 Phone 610-291-2254

Name of Development The Maples, 227 & 229 Plant 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 Michael J. Bowker, P.E. E-mail mbowker@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 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 checked="" type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District C-3

Tax Map # 36 / 13 / 107

Tax Folio # 36 / 01 / 00473 / 00

36 01 00474 00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The existing sites are occupied by 2-attached single-family dwelling units. All existing site improvements shall be demolished to facilitate the construction of the 4 proposed attached single-family dwelling units (townhouses). The project will also provide stormwater management for the proposed improvements.

Total Site Area	<u>0.37</u>	Acres
Size of All Existing Buildings	<u>3,072</u>	Square Feet
Size of All Proposed Buildings	<u>4,421</u>	Square Feet
Size of Buildings to be Demolished	<u>3,072</u>	Square Feet

Eric Janson
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

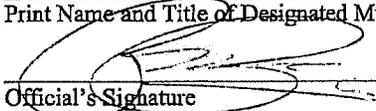
Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

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

Print Name and Title of Designated Municipal Official

Phone Number

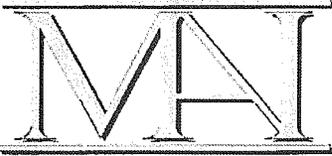

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.



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

From:	Michael J. Bowker, P.E. mbowker@momennee.com	Date: 4/01/2015	Job No: 14-158
		Attention: Sue Jones	
To:	Radnor Township	Phone:	
		Re: 227 & 229 Plant Avenue	

2015-SD 01

We are sending you the attached:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Computer Disk | <input type="checkbox"/> Specifications | <input checked="" type="checkbox"/> Calculations |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Other |

Copies	Date	No.	Description
20	03/23/15	13 of 13	FINAL/PRELIMINARY LAND DEVELOPMENT PLANS
8	-	2	Radnor Subdivision Land Development Application & Fees
8	-	2	County ACT 247 Review Application & Fee
2	3/23/15	-	Hydrologic Study for 227 & 229 Plant Avenue
8	3/23/15	1 of 1	Record Plan
1			Flash Drive

These are transmitted as checked below:

- | | | |
|---|---|---|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit _____ Copies for Approval |
| <input type="checkbox"/> For Your Use | <input type="checkbox"/> Approved as Noted | <input type="checkbox"/> Submit _____ Copies for Distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return _____ Corrected Prints |
| <input checked="" type="checkbox"/> For Review and Comment: | | |
| <input type="checkbox"/> For Bids Due: | <input type="checkbox"/> Prints Returned After Loan to Us | |

Remarks: On behalf of the applicant please accept this submission for Preliminary/Final Subdivision and Land Development review. Please note that Title Reports and Deeds were submitted as part of the Sketch Plan Review. If you need any additional information please contact my office.

Thank you

Copy To:	Signed: Michael J. Bowker, P.E.
----------	---------------------------------

Board Discussion of a
Subdivision of North Wayne
Field, including acquiring 1.0
Acre from the Radnor
Township School District
containing the basin with the
School District retaining the
balance of the park

Motion for Staff to proceed
with: 1) any additional
engineering to complete the
basin upgrade, and 2) to
prepare an Agreement of Sale
with the School District for
acquisition which would
provide access for the
RTSD to the retained field

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

Radnor Township
PROPOSED LEGISLATION
ADOPTION



TO: Board of Commissioners

FROM: Kevin W. Kochanski, RLA, CZO, Community Development Director

SUBJECT: PARK AND RECREATION LAND DEDICATION ORDINANCE

DATE: October 20, 2015

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.

The proposed ordinance was sent to the Delaware County Planning Commission on September 8, 2015. They recommended approval of the proposed ordinance. Please see their attached recommendation.

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 adopted. Thank you for your consideration.

**Recreation Land Fee in-lieu-of Developer Provided Recreation Land
Existing Ordinance vs Proposed Ordinance**

Project	Type	Units	Fee in-lieu-of Collected	Fee under Proposed Ordinance	Delta
Villanova - Butler Annex	Non-Residential	Square Footage	\$13,287.00	\$26,894.18	\$13,607.18
613 W. Lancaster Avenue	Non-Residential	Square Footage	\$3,307.00	\$0.00	-\$3,307.00
Villanova Train Station	Non-Residential	Square Footage	Not Required	Not Required	
Wayne Elementary School	Non-Residential	Square Footage	Fee Waived	Fee Waived	
Ithan Elementary School	Non-Residential	Square Footage	Fee Waived	Fee Waived	
Overbrook Golf Club	Non-Residential	Square Footage	Not Required	Not Required	
Cabrini College	Non-Residential	Square Footage	Not Required	Not Required	
Villanova Dorms	Non-Residential	Square Footage	\$174,408.00	\$264,456.13	\$90,048.13
Totals			\$191,002.00	\$291,350.31	\$100,348.31

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 2nd 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,



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

October 15, 2015

PLANNING COMMISSION

**THOMAS J. O'BRIEN, AIA
CHAIRMAN**

**THOMAS J. JUDGE
VICE CHAIRMAN**

**KENNETH I. ZITARELLI
SECRETARY**

**LINDA F. HILL
DIRECTOR**

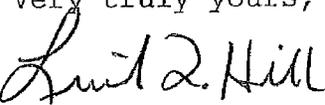
Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19086-5297

RE: Name of Proposal: Park and Recreation Land
DCPD File No.: SO-34-7019-13-15
Petitioner: Radnor Township
Recv'd in DCPD: September 9, 2015

Dear Mr. Zienkowski:

In accordance with the provisions of Section 505 of the Pennsylvania Municipalities Planning Code, the above captioned ordinance has been reviewed by the Delaware County Planning Commission. At a meeting held on October 15, 2015, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

Linda F. Hill
Director

LFH/pmg



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: October 15, 2015
File No.: SO-34-7019-13-15

PROPOSAL TITLE: Park and Recreation Land
DATE OF PROPOSAL: September 8, 2015
PETITIONER: Radnor Township
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Subdivision Ordinance Text
Amendment
PROPOSAL: Amend the Township subdivision and
land development ordinance regard-
ing park and recreation land
dedication requirements
RECOMMENDATIONS: Approval
STAFF REVIEW BY: Steven Beckley
REMARKS:

PREVIOUS ACTION

At its January 17, 2013 meeting, the Delaware County Planning Commission reviewed a petition to include park and recreational land and fee-in-lieu requirements. The Commission recommended approval, contingent upon incorporating staff remarks.

CURRENT PETITION

The Township proposes to further revise dedication of park and recreational land standards.

DCPD supports the proposed changes to the Radnor Township Subdivision and Land Development Ordinance section on mandatory dedication of park and recreational land or fee-in-lieu thereof.



Date: October 15, 2015
File No.: SO-34-7019-13-15

REMARKS (continued):

The existing SALDO provisions use "building area" (footprint) as a basis for calculation of open space requirements. The proposed basis for calculation is "floor area," which is the sum of the area of all floors in a building. This would result in an increase in the amount of land dedicated. For non-residential development, the existing ordinance applies to all such developments; the proposed ordinance would apply only to developments over 5,000 sq. ft. of floor area. For residential development, the applicability at four units or more, is to remain unchanged.

The current Township ordinance requires land and/or fees-in-lieu to be applied in "Park Planning Districts" in the direct vicinity of the development from where the fee is charged. Changes to the Municipalities Planning Code of September 2014, (Act 135 of 2014, House Bill 1052) allow the Township to use fees generated anywhere in the Township. (The argument was that tended to result in creation of pocket parks that ended up being underutilized).

New language in 225-43.1.E. (3)(b) directs the Township to ensure that the amount and location of the dedicated open space and/or the application of fees to be paid from their development have a "reasonable relationship" to the new development's inhabitants' recreational use of the new park or recreational facilities. Even with the Commissioners' flexibility to use the fees, they still have a responsibility to use them in a way that benefits the people in the development they came from.

ADOPTION

In accordance with Section 505.(b) of the Pennsylvania Municipalities Planning Code, within 30 days after adoption, the municipality shall forward a certified copy of the amendment to the County Planning Department.

RESOLUTION NO. 2015-112

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE SETTLEMENT AGREEMENT ADDENDUM BY AND BETWEEN THE TOWNSHIP AND ENRICO PARTNERS, LP AMENDING THE 2003 SETTLEMENT AGREEMENT FOR THE PROPERTY KNOWN AS THE VILLANOVA CENTER

WHEREAS, the Villanova Center consists of four buildings containing office, retail, recreational and restaurant uses located at 771-797 Lancaster Avenue; and

WHEREAS, Enrico and the Township are parties to a Settlement Agreement approved by the Delaware County Court of Common Pleas by Order dated October 1, 2003; and

WHEREAS, the Township and Enrico have had disagreements over the proper interpretation of the 2003 Settlement Agreement resulting in the filing of a complaint by Enrico at Delaware County Common Pleas Docket No. 2015-6716; and

WHEREAS, the Township and Enrico now intend to resolve the foregoing litigation and to amend the 2003 Settlement Agreement between the parties.

NOW, THEREFORE, be it hereby *RESOLVED* that the Settlement Agreement Addendum amending the 2003 Settlement Agreement as set forth on the attached Exhibit "A" is hereby approved by the Radnor Township Board of Commissioners and the President of the Board is authorized to execute the Agreement on behalf of the Township.

SO RESOLVED, this _____ day of _____, 2015.

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins

Title: President

ATTEST: _____

OCIRNE, INC. t/a	:	
ENRICO PARTNERS, L.P.	:	IN THE COURT OF COMMON PLEAS
	:	DELAWARE COUNTY, PENNSYLVANIA
Plaintiff	:	
v.	:	
	:	No. 2015-6716
TOWNSHIP OF RADNOR,	:	
and RADNOR TOWNSHIP	:	
BOARD OF COMMISSIONERS	:	
	:	
Defendants	:	

SETTLEMENT AGREEMENT ADDENDUM

This Settlement Agreement Addendum (“Addendum”) is entered this __ day of October, 2015 by and between Radnor Township (“Township”) and Ocirne, Inc, t/a Enrico Partners, L.P. (“Enrico”) in order to amend the 2003 Settlement Agreement between the Parties (as defined below) with respect to the number of off-street parking spaces that shall be required at the commercial property known as the Villanova Center.

Recitals

A. Enrico is the owner of a commercial property known as the Villanova Center located at 771-797 Lancaster Avenue in Radnor Township, Delaware County (the “Center”).

B. The Center is improved with a building with office/retail use at 795 Lancaster Avenue (the “795 Building”), a building with office use at 797 Lancaster Avenue (the “797 Building”), a building with office, retail, recreational, and restaurant uses at 789 Lancaster Avenue (the “789 Building”), and a new, unoccupied building at 775 Lancaster Avenue (the “775 Building”) which is proposed for restaurant, retail, recreational, and office uses. Any use of space within any of the buildings at the Center shall hereinafter be referred to as a “Use”.

C. Enrico and the Township are parties to a Settlement Agreement that was incorporated into and made a part of two Orders of the Delaware Court of Common Pleas entered April 2, 2003 and October 1, 2003 (the "2003 Settlement Agreement").

D. The 2003 Settlement Agreement resolved a land use dispute concerning the Center by providing for a land development plan for its orderly development over three phases (the "2003 Approved Plan").

E. The Center has had a mixture of office, retail, recreational, and restaurant uses amongst the existing buildings located at 789, 795, and 797 Lancaster Avenue, which have an aggregate gross floor area of 148,371 s.f.

F. In September 2008, Enrico purchased the additional parcel fronting Route 30 at 775 Lancaster Avenue (the "Facciolo Parcel"), and prepared plans for the development of a new 32,236 s.f. mixed-use building on the Facciolo Parcel.

G. On or about November 11, 2013, Enrico submitted an amended final land development plan for the Villanova Center to the Township for review and approval (the "2014 Plan").

H. The 2014 Plan provided for the integration of the Facciolo Parcel into the Villanova Center, and for construction of a new mixed use building with office, retail and restaurant uses.

I. On January 27, 2014, the Township Board of Commissioners approved the 2014 Plan, subject to certain conditions.

J. As approved, the 2014 Plan proposed 552 parking spaces.

K. A dispute has arisen between the Township and Enrico regarding the proper calculation of required parking spaces at the Center. The dispute is the subject of litigation between the parties captioned Ocirne, Inc. t/a Enrico Partners L.P. v. Township of Radnor, et al.,

No. 15-6716, in the Delaware County Court of Common Pleas (the "Litigation"), in which Enrico seeks a declaratory judgment as to its rights under the 2003 Settlement Agreement and related relief.

L. To resolve their dispute and settle the Litigation, the Township and Enrico wish to enter into this Addendum to establish an agreed baseline parking requirement for the current existing and proposed Uses at the Center, as well as a straightforward and consistent methodology for the calculation of future parking requirements for the Center as Uses may change over time.

M. For guidance in resolving the dispute, the Township has requested Gilmore & Associates to perform a Shared Parking Analysis for the Villanova Center. The Shared Parking Analysis dated October 15, 2015 is attached hereto as Exhibit "A".

Agreement

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, the Township and Enrico hereby agree as follows:

1. This Addendum shall amend the 2003 Settlement Agreement between the Parties with respect to the required number of parking spaces at the Center and the calculation of required spaces as tenant Uses change over time. Except as modified by this Addendum, the 2003 Settlement Agreement shall remain in full force and effect.

2. The floor area calculations, restaurant seating calculations, employee counts and use descriptions set forth in paragraphs 3 and 4 below are based on actual current Uses and proposed Uses as of the date of execution of this Addendum.

3. The following current Uses exist in the 789, 795, and 797 Buildings at the Center (the "Existing Uses"):

789 Building (Building Footprint: 87,000 s.f., 3 floors)

Retail and recreational: 11,547 s.f. gross floor area ("GFA")

Office: 61,756 s.f. GFA

Azie Restaurant: 8,000 s.f. GFA; 180 indoor seats; 30 outdoor seats (currently licensed); 15 maximum shift employees.

Avenue Kitchen Restaurant: 5,697 s.f. GFA; 103 licensed indoor seats, 42 available indoor seats (subject to meeting Township's Food Establishment/Building Ordinances); 0 outdoor seats; 12 maximum shift employees.

795 Building (Building Footprint: 36,000 s.f., 2 floors)

Retail: 18,000 s.f. GFA

Office: 18,000 s.f. GFA

797 Building (Building Footprint: 25,371 s.f., 3 floors)

Office: 25,371 s.f. GFA

4. The following Uses are currently proposed for the **775 Building (Building Footprint: 32,236 s.f., 2 floors)** recently constructed on the Facciolo Parcel (the "New Uses"):

Retail and Recreational: 8,456 s.f. GFA (includes Yoga Studio, Retail Jeweler, and Snap Kitchen Take Out)

Second Floor Office: 17,122 s.f. GFA (includes allocation of common areas)

First Watch Restaurant: 4,335 s.f. GFA (includes allocation of first-floor common areas); 132 indoor seats; 12 available outdoor seats (subject to meeting Township's Outdoor Dining Ordinance); 18 maximum shift employees

Starbucks Restaurant: 2,323 s.f. GFA(includes allocation of first-floor common areas); 37 indoor seats; 12 available outdoor seats (subject to meeting Township's Outdoor Dining Ordinance); 5 maximum shift employees

5. The floor area calculations, restaurant seating calculations (including available but not yet licensed seats), employee counts and Use descriptions set forth in paragraphs 3 and 4 above establish the baseline uses ("Baseline Uses") for future calculations of parking requirements at the Center. Notwithstanding the classification of Snap Kitchen as a retail Use, Snap Kitchen shall be entitled to 12 indoor seats and 12 outdoor seats. These seats may not be used to calculate parking spaces to be reallocated or held in reserve by Enrico if Snap Kitchen is abandoned or converts to a different Use.

6. The Baseline Uses described collectively in paragraphs 3, 4 and 5 above represent the following Use classifications:

- 122,249 square feet of office space;
 - 38,003 square feet of retail/recreational space;
 - 20,355 square feet of restaurant space.
- Total: 180,607 square feet

Per the Shared Parking Analysis prepared by Gilmore & Associates dated October 15, 2015, the average on-site peak parking demand at the Villanova Center, after full occupancy of the 775 Building, will be 540 parking spaces based on the above-described Uses. Accordingly, Enrico shall be required to supply a total of 540 parking spaces at the Center, including parking spaces reserved for handicapped parking (the "Baseline Parking Total").

7. The Baseline Parking Total differs from the number of parking spaces that would otherwise be required for individual Baseline Uses under section 280-103 of the Radnor Township Zoning Ordinance.

8. The method set forth in paragraphs 9 through 14 of this Addendum shall be the sole method for calculating the effect of future changes in Uses on the required number of parking spaces at the Center, notwithstanding any contrary provisions in the Radnor Township Zoning Ordinance.

9. The parties acknowledge and agree that Enrico is currently supplying 552 parking spaces at the Center, including parking spaces reserved for handicapped parking, which exceeds the Baseline Parking Total by twelve (12) parking spaces. Accordingly, Enrico is currently entitled to a reserve of twelve (12) parking spaces, which reserve may be applied to future Use changes or expansion at the Villanova Center. In addition, the parties agree that if Enrico supplies additional parking spaces within the Villanova Center in the future, such additional parking spaces may also be applied to future Use changes or expansion at the Villanova Center.

10. When a Use at the Center is changed in the future, the number of required parking spaces allocable to the abandoned Use and the number of spaces allocable to the new Use shall be calculated as follows:

a. Office buildings, banks, recreational, or retail: Four spaces for each 1,000 s.f. of GFA (5 spaces/1,000 s.f. GFA x 80%);

b. Restaurants: One space per three (3) indoor seating accommodations; plus 0 spaces for up to 12 outdoor seats; plus one space per four outdoor seats (13 to 24); plus one space per three outdoor seats (25 to 50); plus one space per two employees on the shift of greatest employment;

c. Drive-thrus and other Uses not described above, as set forth on the list of permissible uses within the C-1 and/or C-2 Zoning Districts, attached hereto and incorporated herein as Exhibit "B": The number of spaces allocable to such new Use shall be calculated in accordance with the applicable Radnor Township Zoning Ordinance parking requirements in effect at the time of the change.

11. The Parties further agree that, when a Use at the Villanova Center is ceased or abandoned in whole or in part, the number of parking spaces allocated to such ceased or

abandoned Use shall not be relinquished, notwithstanding any contrary provision of the Radnor Township Zoning Ordinance, or any other law or regulation. Rather, such parking spaces shall be available for allocation to the new Use replacing the abandoned Use or to any other Use within the Center, or may be held in reserve by Enrico for allocation to any Use within the Center at any time in the future. Any allocation of such spaces shall comply with the process set forth in this Addendum.

12. Based on the forgoing principles, if Enrico or any occupant of the Center proposes to change its Use from retail/recreational to office, or office to retail/recreational (e.g., with no change in the floor area being utilized) there shall be no net gain or loss in the number of parking spaces required for the new or changed Use.

13. Based on the foregoing principles, if Enrico or any occupant of the Center proposes to change from one type of Use (retail/office, restaurant, recreational, etc.) to another, the following calculation shall be undertaken to determine how many parking spaces shall become available and/or be allocated to the new Use:

a. The number of parking spaces assigned to the abandoned Use, as determined in paragraph 10 above, shall be calculated. This number of spaces shall become available for allocation to the new Use.

b. The number of parking spaces required for the new Use, as determined under paragraph 10 above, shall be calculated. If this number exceeds the calculation of spaces made available by the abandoned Use, Enrico may allocate any parking spaces held in reserve to the new Use, to make up the difference, upon written notice to the Township. If no such allocation is made by Enrico, the new User will have to limit its operation accordingly so as to only require the number of spaces originally assigned to the abandoned Use, or request relief in the form of an amendment to this Addendum from the Township, which relief shall not be unreasonably denied.

Example: A retail use of 10,000 s.f. is proposed to be converted to restaurant use. The number of parking spaces

becoming available as a result of the abandonment of the retail use is 40 spaces (10,000 s.f. x .80 ÷ 200 s.f./parking space). The incoming restaurant use therefore has 40 spaces at its disposal which will determine how many seats and staff it can have under the formula in paragraph 10(b). For example, it could have 90 seats (90 seats ÷ 3 seats/space = 30 parking spaces) plus 20 employees on its maximum shift (20 employees ÷ 2 employees per space = 10 spaces). In addition, it could have up to 12 outdoor seats (subject to being licensed) without any additional parking spaces being required. If the restaurant wished to have more seats and/or employees, requiring more than 40 parking spaces, Enrico could allocate any parking spaces held in reserve to the new Use to make up the difference. If no such allocation is made by Enrico, the new User will have to limit its operation accordingly, or request relief in the form of an amendment to this Addendum from the Township, which relief shall not be unreasonably denied.

14. Based on the foregoing principles, if an occupant of the Center abandons an existing Use, in whole or in part, and the parking spaces allocable to the abandoned Use are not consumed in their entirety by a replacement Use, the excess parking spaces made available by such abandonment may be reserved by Enrico and allocated to any existing, new, or expanded Use within the Center at any time. In such case:

- a. The number of parking spaces assigned to the abandoned Use, as determined under paragraph 10 above, shall be calculated. This number of spaces shall become available for allocation by Enrico to any existing, new or expanded Use within the Center at any time, upon written notice to the Township.

Example: A restaurant Use occupying 10,000 s.f. is scaled back by half. The restaurant reduces its staff from 40 to 20 maximum shift employees and its indoor seating from 180 to 90 seats. Floor space occupied by the restaurant is reduced to 5,000 s.f. The number of parking spaces becoming available as a result of the partial abandonment of the restaurant use is 40 spaces (90 seats ÷ 3 seats/space = 30 parking spaces) plus 20 maximum shift employees (20 employees ÷ 2 employees/space = 10 spaces). Enrico will

then have 40 spaces available for allocation to any existing, new or expanded Use within the Center at any time.

If an office Use occupies the abandoned 5,000 s.f., the number of parking space allocated to this replacement use would be 20 (4 parking spaces for every 1,000 s.f. = 20). This would leave 20 additional parking spaces available for allocation to any existing, new or expanded Use within the Center at any time. For example, the 20 additional parking spaces could support up to 60 new seats at an existing restaurant at the Center depending on how many new employees are added.

15. Upon execution of this Addendum by both Parties, any and all prior allegations by the Township of violations of the off-street parking provisions of Radnor Township Zoning Ordinance at the Center by Enrico or any occupant of the Center shall be deemed to be settled, discontinued, and ended, without any liability or any admission of any improper conduct by any Party.

16. Without limiting the generality of paragraph 15 above, upon execution of this Addendum by both Parties, any Zoning Enforcement Notices concerning parking and/or parking required by restaurant seating issued to Enrico or any occupant of the Center prior to the date of this Addendum are hereby withdrawn, null and void, without any finding or admission of liability or improper conduct by any person.

17. If not already completed at the time of execution of this Addendum, the Township shall provide Enrico with a fully executed Component 4A of the Sewer Planning Module submitted by Enrico for the Villanova, to be forwarded to the appropriate authorities (i.e. DEP, DELCORA, etc.)

18. Tenant wall signs for the 797 Building and the 789 Building have previously been permitted or approved in locations more than 15 feet above the existing grade, but otherwise

have complied with § 280-122 (C)(2) of the Radnor Township Zoning Ordinance. New or replacement signs located on the 775 Building, the 789 Building, the 795 Building, and the 797 Building may be located at the same or equivalent height as previously permitted or approved, in order to provide for a uniform and visually consistent development at the Villanova Center. All signs shall be subject to the review process of the Radnor Township Design Review Board.

19. Upon execution of this Addendum, the Township shall resume all permitting activity with respect to the proposed new uses at the 775 Building on the Facciolo Parcel in an expedited fashion. Permits for Starbucks and First Watch shall be issued immediately upon receipt and review of completed applications, and other permit applications will be reviewed within fifteen (15) business days of their submission to Radnor Township, provided that such applications otherwise comply with applicable statutes, ordinances, rules, and regulations.

20. The Villanova Center has one (1) Gym Use (Anytime Fitness) and one (1) proposed Yoga Studio. Both Uses are permitted within the center as permissible uses under the 2003 Settlement Agreement as set forth on the list of uses attached hereto as Exhibit "B".

21. Upon execution of this Addendum, Enrico shall submit the Amended Plan (Rev. 12) to Radnor Township revised to reflect (a) the addition of twelve (12) additional parking spaces (total 564 spaces) within the Villanova Center, and (b) the updated square footage of Uses identified in this Addendum, for execution and recordation. The Amended Plan submitted for recordation shall contain parking calculations that are consistent with this Addendum, and shall make specific reference to this Addendum. The Township after due review by the Township Engineer shall execute said Amended Plan and deliver it to Enrico for recordation.

22. Other than resolving issues concerning parking requirements for Uses in the Villanova Center and existing/proposed square footage by Use as set forth above, this Addendum

shall not change, alter, amend, rescind or supersede any ordinance, code, requirement, rule or regulation of the Township, including, but not limited to, the Zoning Ordinance or the Building Code.

23. In the event that Uses at the Villanova Center are changed or expanded by Enrico in the future resulting in a parking deficiency under the terms of this Addendum, Enrico shall correct such deficiency within fifteen (15) days of written notice of the Township of such deficiencies. In the event that Enrico fails to correct any deficiency within fifteen (15) days, and Enrico fails to appeal, Enrico shall thereafter be subject to a fine of not more than \$500.00 per day. Fines shall be assessed on a per diem basis up to \$500.00 per day for each day of violation. Enrico shall have the right to appeal any determination of a parking deficiency and any fine by written notice to the Township within twenty (20) days of receipt of the Township's written notice of the deficiency. Upon timely appeal, the matter shall be submitted to Arbitration pursuant to the provisions of paragraph 24 below.

24. Any dispute concerning (a) any fine imposed by the Township against Enrico hereunder, (b) the interpretation of this Addendum, or (c) the performance of the parties' obligations hereunder, shall be subject to mandatory arbitration before a single arbitrator with expertise in land use and zoning law. The Arbitrator shall have the power to sustain or overrule any fine, to impose equitable remedies, and to award damages against either party. The parties shall agree on the identity of the arbitrator and shall share equally in the arbitrator's compensation. If the parties cannot agree on an arbitrator, the matter shall be submitted to the American Arbitration Association ("AAA") for disposition in accordance with AAA's rules. The arbitrator's decision shall be final and binding upon the parties, and may be entered as a judgment in any court of competent jurisdiction.

25. Upon written request by the Township, but not more than once every twelve (12) months, Enrico shall provide an updated list of Uses, associated square footages, employee counts and restaurant seats at the Villanova Center.

26. Notices pursuant to this Addendum shall be sent by email and certified mail, return receipt requested, addressed as follows:

If to Enrico:

Jerry Holtz
Enrico Partners
Two Villanova Center, Suite 200
795 East Lancaster Avenue
Villanova, PA 19085
jholtz@provcogroup.com

If to the Township:

Robert Zienkowski, Township Manager
Radnor Township
301 Iven Avenue
Wayne, PA 19087
rzienkowski@radnor.org

With an email copy to:

David R. Moffitt, Esquire
Saul Ewing LLP
1200 Liberty Ridge Drive
Suite 200
Wayne, PA 19087
dmoffitt@saul.com

With an email copy to:

John B. Rice, Esquire
Grim Biehn & Thatcher
104 South 6th Street
P.O. Box 215
Perkasie, PA 18944
jrice@grimlaw.com

27. This Addendum shall be binding on the Parties hereto and each of their managers, officers, agents, employees, and representatives, as well as their successors and assigns, including future Township Boards.

28. Upon full execution, Enrico and the Township shall jointly submit the Addendum to the Court for approval, and shall cause the Litigation to be settled, discontinued and ended. In addition, the parties shall cause this Addendum to be duly recorded in the Office of the Recorder of Deeds for Delaware County.

Intending to be legally bound hereby the Parties hereto have set forth their hands and seals as of this ___ day of October, 2015.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

_____ **President**

_____ **Secretary**

ENRICO PARTNERS, LP

By: Ocirne, Inc., its general partner

By: _____



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 15, 2015

File No. 13-07016.01

Mr. John B. Rice, Esquire
Grim, Biehn & Thatcher
Radnor Township Solicitor
104 South 6th Street
P.O. Box 215
Perkasie, PA 18944-0215

Reference: Shared Parking Analysis
Villanova Center
771-797 Lancaster Avenue
Radnor Township, Delaware County, PA

Dear Mr. Rice:

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has prepared the shared parking analysis for the Villanova Center located in Radnor Township based on data received October 14, 2015 from Traffic Planning and Design, Inc. and offers the following discussion for your consideration:

The Township requested G&A prepare a shared parking assessment for the Villanova Center as follows:

Compare the total parking supply of the existing/proposed site to the average parking demand based on the information contained in the Parking Generation Manual, 4th Edition, 2010 from the Institute of Transportation Engineers ("ITE"), including the shared parking analyses relating to the complementary nature of the uses proposed.

The existing/proposed uses are as follows:

- 122,249 square feet of office space;
- 38,003 square feet of retail space;
- 20,355 square feet of restaurant space (18,032 sf of High-Turnover Restaurant and 2,323 sf of Coffee Donut Shop without Drive-Through Window)

The provided information identifies a total of 180,607 square feet for the site and the record plan approved by the Board of Commissioners included a total of 552 parking spaces for the overall site plan. For the purposes of this discussion 552 parking spaces represents the available parking supply for the site.

Based on the *Institute of Transportation Engineers Parking Generation, 4th Edition*, the average peak parking rate for each of the proposed uses are as indicated below; each table is segregated by type of land use and Weekday/Weekend to determine the maximum peak parking demand required for shared parking consideration.

Table 1 *Parking Generation Average Parking Demand by Use* indicates a maximum number of 717 parking spaces would be required during the average weekday for each of the separate land uses on the Villanova Center site. By comparison, 477 spaces would be required during the weekend for the same site.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 East Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4530 | Fax: 215-345-8606
www.gilmore-assoc.com

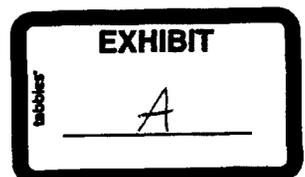


Table 1: Parking Generation Average Peak Parking Demand by Use¹

Land Use Description	Land Use Code	Size (S.F.)	Average Parking Rate WEEKDAY (per K.S.F)	No. of Parking Spaces Average Rate WEEKDAY	Average Parking Rate WEEKEND (per K.S.F.)	No. of Parking Spaces Average Rate WEEKEND
Office Building	701	122,249	2.84	342	39 ²	39 ²
Shopping Center	820	38,003	2.55	97	2.87	110
High-Turnover Restaurant ³	932	18,032	13.3	240	16.3	294
Coffee/Doughnut Shop w/o Drive-Thru	936	2,323	13.56	32	14.4	34
TOTAL		180,607		700		469

¹ Assumes suburban setting and average parking demand rate.

² No Saturday parking rate is available for Office Building; therefore, Urban Land Institute (ULI) Shared Parking Weekend Rate used.

³ Assumes Restaurant with Bar or Lounge

Table 2: Weekday Average Peak Parking Demand by Time of Day

TIME OF WEEKDAY	LUC 701 Office Building (Suburban)	LUC 820 Shopping Center	LUC 932 Restaurant	LUC 936 Coffee/Donut Shop w/o Drive-Through Window	TOTAL Average PEAK Parking Demand by Hour
7AM	59%	5%	0%	73%	234
8AM	79%	18%	0%	100%	324
9AM	95%	38%	5%	63%	400
10AM	100%	68%	7%	57%	449
11AM	98%	91%	16%	42%	481
Noon	90%	100%	49%	39%	540
1PM	77%	97%	39%	27%	464
2PM	84%	95%	27%	27%	458
3PM	81%	88%	19%		413
4PM	72%	78%	22%		379
5PM	46%	62%	60%		364
6PM	25%	64%	94%		375
7PM	0%	77%	100%		315
8PM	0%	70%	81%		262
9PM	0%	42%	84%		242
10PM	0%	0%	0%		0

The ITE Parking Generation material provides the average demand during a typical weekday and weekend; as indicated in Table 2 *Weekday Average Peak Parking Demand by Time of Day* identifies the peak demand during the weekday as 540 parking spaces during the Noon-1PM period. During the

Weekend, Table 3 *Weekend Peak Parking Demand by Time of Day* identifies the peak demand is 383 parking spaces during the 6PM-7PM period.

Table 3: *Weekend Peak Parking Demand by Time of Day*

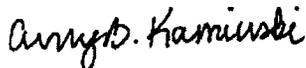
TIME OF WEEKEND	LUC 701 Office Building (Suburban)	LUC 820 Shopping Center	LUC 932 Restaurant	LUC 936 Coffee/Donut Shop w/o Drive-Through Window	TOTAL Average PEAK Parking by Hour
7AM	59%	13%	0%	100%	71
8AM	79%	27%	0%	90%	91
9AM	95%	60%	5%	80%	145
10AM	100%	75%	7%	65%	164
11AM	98%	90%	20%	62%	217
Noon	90%	100%	41%	40%	279
1PM	77%	100%	53%	32%	307
2PM	84%	98%	46%	100%	276
3PM	81%	91%	38%		243
4PM	72%	76%	63%		297
5PM	46%	67%	80%		327
6PM	25%	72%	100%		383
7PM	0%	51%	93%		330
8PM	0%	52%	70%		263
9PM	0%	44%	33%		145
10PM	0%	29%	9%		58

CONCLUSIONS

The Villanova Commons site currently includes a parking supply of 552 parking spaces; given that the shared parking analysis identifies the average peak demand for this mixed-use site occurs during the weekday period and requires 540 parking spaces, the onsite parking supply (552 parking spaces) exceeds the peak parking demand (540 parking spaces) by 12 spaces and the onsite parking appears to be adequate.

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

Sincerely,



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

EXHIBIT "B"

C-1 AND C-2 ZONING DISTRICT PERMITTED USES

1.
Retail store designed primarily to provide daily service to residents of the immediately surrounding area and with a gross floor area not in excess of 10,000 square feet.
2.
Restaurant or similar establishment.
3.
Personal service shop, such as barbershop, beautician or clothes-cleaning and -pressing pickup agency, but not including laundry, dry-cleaning or clothes-pressing establishment.
4.
Retail service shop or custom shop, such as bakery, candy, ice cream or similar shop; custom tailoring or millinery shop; clock, watch or jewelry shop; radio, television or household appliance repair shop, provided that:
 - (a)
Any processing activity, if located on the ground floor, shall be not less than 15 feet from the front of the building and shall be screened by a wall or partition from the front portion of the building used by customers.
 - (b)
Any article made shall be sold at retail from the premises.
 - (c)
The area devoted to processing shall constitute not more than 40% of the gross floor area.
5.
Office or studio, to include the establishment of a veterinarian.
6.
Bank or similar financial institution.
7.
Automatic self-service laundry, when authorized as a special exception by the Zoning Hearing Board, subject to the general standards prescribed in § 280-145.
8.
Telephone central office, including office open to the general public; radio broadcasting studio; and other governmental or public-service use.
9.
Motor vehicle parking lot.

10.

Accessory uses may include:

(a)

Storage within a completely enclosed building in conjunction with a permitted use.

(b)

Living accommodations or sleeping quarters for the proprietor of a store or business establishment or for a watchman or similar employees, provided that no such dwelling accommodation shall be located on the first floor.

(c)

Signs, as permitted in Article XXI, Signs.

(d)

Outdoor dining in accordance with the requirements of § 280-115.4.

11.

Church or similar place of worship, including rectory or parish house, provided that such rectory or parish house contains not more than one dwelling unit.

12.

Any use permitted in C-1 Local Commercial Districts.

13.

Retail store, including department store, variety store, furniture store, specialty shop or any other retail store or shop designed primarily to serve an area larger than the immediately surrounding neighborhood.

14.

Hotel, motel or inn, on a lot not less than two acres in size.

15.

Central or headquarters office building.

16.

Manufacturing display room, retail outlet or display room of a wholesale establishment.

17.

Club, fraternity house or lodge.

18.

Newspaper publishing, job-printing or similar establishment.

19.

Mortuary.

20.

Catering establishment.

21.

Indoor place of amusement or recreation, including theater or bowling alley, health spa, racquet-sports club, poolroom, billiard room or amusement arcade.

22.

Retail service shop or custom shop, for making articles sold at retail from the premises, provided that any processing activity, if located on the ground floor, shall be not less than 15 feet from the front of the building and shall be screened by a wall or partition from the front portion of the building used by customers.

23.

The following uses, when authorized as a special exception by the Zoning Hearing Board, subject to the general standards prescribed in § 280-145, and provided that special consideration shall be given to the suitability of the use in the proposed location in terms of logical land use pattern and the continuous and compact development of retail frontage:

(a)

An automobile sales agency (not to include a used car lot or a trailer or truck sales agency as a main use), provided that:

(i)

The lot shall be not less than 15,000 square feet in size.

(ii)

All facilities shall be located and all services shall be conducted within the confines of the lot.

(iii)

All lubrication, repair or similar activities shall be accessory.

(b)

Laundry, dry-cleaning or clothes-pressing establishment, provided that the equipment and materials to be employed will not involve danger from fire or explosion and that the use will not detract from the predominant commercial character of the district.

(c)

Wholesale business establishment, other than permitted above.

(d)

Business school, not to include trade school.

(e)

Indoor storage building or warehouse in conjunction with a retail store or other permitted use.

(f)

Any use of the same general character as any of the above permitted uses, but not to include any use first permitted in C-3 Districts.

24.

Accessory uses