

**RESOLUTION NO. 2018-31
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE WAIVER OF LAND
DEVELOPMENT OF WALKER FAMILY PROPERTIES, LLP FOR
THE PROPERTY LOCATED AT 372 WEST LANCASTER AVENUE**

WHEREAS, the Walker Family Properties, LLP (“Applicant”) submitted a request for a waiver of land development for the construction of new medical offices located at 372 West Lancaster Avenue (“Property”); and

WHEREAS, the subject premises is zoned C-2 Commercial and currently contains a one-story building which has been used as a restaurant. The Applicant is proposing to remove the existing 5,570 square foot restaurant building footprint and replace it with a three-story building with an approximately 5,200 square foot three-story building footprint.

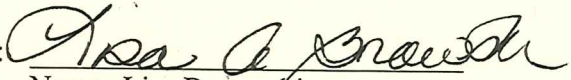
NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby waive the land development process as set forth in Sections 255-14 and 255-15 of the Township’s subdivision ordinance for the Walker Family Properties, LLC. As described on a plan prepared by Site Engineering Concepts, LLC, dated January 12, 2018, consisting of one sheet (“Plan”), subject to the following conditions:

1. Applicant shall execute a Stormwater Management Operation and Maintenance Agreement in a form and manner approved by the Township Solicitor.
2. Applicant shall prepare and submit to the Township a Site Plan in a recordable form prior to issuance of a building permit.
3. Prior to the recording of the Plan, the Applicant shall have paid, in full, all appropriate fees applicable to this project, including, park and recreation fees as required under Chapter 255, Subdivision of Land, of the Radnor Township Code.
4. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection, Delaware County Conservation District, and Pennsylvania Department of Transportation.
5. Applicant shall execute Development Agreements and all other development documents (including all necessary agreements, easements, deeds of dedication and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township.

6. Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, grading, zoning, and building codes, as well as, comply with all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 16 day of February, 2018.

RADNOR TOWNSHIP

By: 
Name: Lisa Borowski
Title: President

ATTEST: 