

**RESOLUTION NO. 2018-83
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF THE EMERSON GROUP FOR PROPERTY
LOCATED AT 409, 411 & 413 E. LANCASTER AVENUE**

WHEREAS, the Emerson Group (“Applicant”) submitted a proposed Land Development Plan prepared by Momenee, Inc. dated April 28, 2017, last revised June 14, 2018; and

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

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Land Development Plan for the Emerson Group, 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 Plan for the Emerson Group, prepared by Momenee, Inc., consisting of twelve (12) sheets, dated April 28, 2017, last revised June 14, 2018 (“Plan”), subject to the following conditions:

1. The Applicant shall comply with the following paragraphs of the July 9, 2018 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*:
 - a. Zoning, paragraph 4 as to Section 280-105(D).
 - b. Subdivision and land development comments, paragraphs 1, 5, and 7 and paragraphs 4 and 6 in accordance with the Shade Tree Commission approval.
 - c. Stormwater comments, paragraphs 1 & 2.
 - d. General comments regarding sanitary sewer, paragraphs 1 & 2.

2. The Applicant shall comply with the following paragraphs of the July 5, 2018 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*:
 - a. Subdivision and land development comments, paragraph 1, as to a PennDOT HOP.
 - b. General comments, paragraphs 1, 2 & 3. Applicant shall provide executed copies of all driveway easement agreements between itself and record owners of the 415 E. Lancaster property prior to final plan recordation.

3. The Applicant shall comply with all other applicable ordinances with respect to sanitary sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.

4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor and prepare a record plan incorporating all approval conditions.
5. Compliance with the decision and order of the Radnor Township Zoning Hearing Board dated March 16, 2017 as corrected on November 1, 2017.
6. In consideration of the waivers set forth below, the Applicant shall construct new sidewalk from its existing property to Ironworks Way including a new handicap ramp. The new sidewalk shall replace the existing sidewalk in the same location and shall be four feet in width around existing poles and guywires.

In addition to the Preliminary/Final Plan approval conditions, the following SALDO waivers are approved:

- a. Section 255-29.A (8) – to permit the parking lot to exceed 3% in grade.

Approved Denied

- b. Section 255-29.A(14) – to permit less than a five-foot radius of curvature for all curb lines within parking areas.

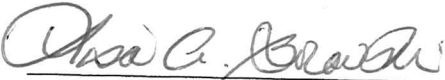
Approved Denied

- c. Sections 255-12. and 255-15. D. – to permit the preliminary plan to be approved as a final plan of land development.

Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of August, 2018.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By: 
Name: Lisa Borowski
Title: President

ATTEST: 