

**RESOLUTION NO. 2016-47
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF DJB PROPERTIES, LP FOR THE PROPERTY
LOCATED AT 131-133 GARRETT AVENUE**

WHEREAS, DJB Properties, LP (“Applicant”) submitted a Preliminary/Final Land Development Plans prepared by Joseph M. Estock dated April 27, 2015, last revised February 5, 2016; 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 DJB Properties, LP, 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 DJB Properties, LP, prepared by Joseph M. Estock, consisting of six (6) sheets, dated April 27, 2015, last revised February 5, 2016, subject to the following conditions:

1. The Applicant shall comply with the March 16, 2016 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the February 19, 2016 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. 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.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall execute a shared access easement and stormwater management agreement in a form and manner to be approved by the Township Solicitor.
6. The Applicant shall obtain a construction easement from the adjacent property owner to the north for the proposed sidewalk improvements along the adjacent property owner’s site frontage (Robuca Associates, LP).

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

- a. Section 255-21.B.1(e) as to the location map.
- b. Section 255-21.B.1(k) as to existing features.
- c. Section 255-27.C.1 as to required cartway and right-of-way width.
- d. Section 255-38.B as to street trees subject to the requirement that 3 street trees are provided.
- e. Section 255-94.A.2 as to street lights provided that 2 anodized aluminum street posts are installed at locations approved by the Township. Additionally, the lights shall be tied into the township electrical feed and the applicant shall execute an easement to the Township for maintenance and repair purposes in a form approved by the Township solicitor.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 11th day of April, 2016.

RADNOR TOWNSHIP BOARD OF COMMISSIONERS

By:


Name: Lucas A. Clark IV, Esq.
Title: Vice President

ATTEST: 