

RESOLUTION NO. 2012-136

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN OF HOME PROPERTIES BROADLAWN, LLC, TO CONSTRUCT A FITNESS CENTER AND STORMWATER FACILITIES ON PREMISES B OF THE THREE-PARCEL TRACT.

WHEREAS, Home Properties Broadlawn, LLC, submitted its Preliminary/Final Land Development Plan Application on July 6, 2012; and

WHEREAS, the Radnor Township Planning Commission reviewed the Preliminary/Final Plan submission of Home Properties Broadlawn, LLC on August 7, 2012 and October 1, 2012; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Plans of Home Properties Broadlawn, LLC prepared by Bohler Engineering.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans of Bohler Engineering consisting of eight (8) sheets, dated June 1, 2012, and last revised August 24, 2012, subject to the following Preliminary/Final Plan approval conditions:

1. The Applicant shall comply with correspondence of Gilmore & Associates, Inc., dated September 26, 2012, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*.
2. The Applicant must execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
3. The Applicant shall add a note to the final land development plan restricting the proposed fitness center to residents of the apartment complex and shall execute a separate Declaration of Covenants, Conditions and Restrictions incorporating this restriction in a form and manner to be approved by the Township Solicitor.
4. The Applicant shall install a new entry sign for the apartment complex to be reviewed by the Township and incorporating a "Welcome to Radnor Township" feature on it.
5. The Applicant shall comply with all other applicable Township ordinances, County, State and Federal rules, regulations, ordinances and statutes.

In addition to the foregoing conditions of preliminary/final plan approval, the Board of Commissioners also granted the following waivers from its Subdivision and Land Development Ordinance:

6. § 255-12-A. – as to the collective consideration of the preliminary and final land development plans, waiving individual reviews.

7. §255-10.B.(1)(n) – as to the submission of a vicinity plan.

SO RESOLVED this 12th day of November, A.D., 2012.

RADNOR TOWNSHIP

By: William A. Spingler
Name: William A. Spingler
Title: President

ATTEST: 
Robert A. Zienkowski, Secretary