

**Community Development  
Department**

***DESIGN REVIEW BOARD AGENDA***

**Wednesday, May 13, 2020**

**6:00 P.M.**

1. Pledge of Allegiance
2. Applications for Board review
  - a. DRB 2020-10 Jin Ding Restaurant Inc. (continued)  
1051 Conestoga Road  
Bryn Mawr, PA 19010  
Zoned: C1  
Roof Sign
  - b. DRB 2020-12 American Heritage Federal Credit Union  
536 W. Lancaster Avenue  
Zoned: C2  
Façade Renovation, Wall Signs, Freestanding Sign, Window Signage
  - c. DRB 2020-13 Linn Architects/Equity Retail Brokers  
367 -387C W. Lancaster Avenue  
Wayne, PA 19087  
Zoned: PB  
Façade Renovation, Awnings
  - d. DRB 2020-14 Provco DT Wayne, LLC  
108 E. Lancaster Avenue  
Wayne, PA 19087  
Zoned: WBOD  
Façade Renovation, Awning
  - e. DRB 2020-15 Radnor House Condominium Association, Inc.  
1030 E. Lancaster Avenue  
Bryn Mawr, PA 19010  
Zoned: R5  
Lighting Plan
  - f. DRB 2020-16 Rosalie at the Wayne Hotel  
139 Lancaster Avenue  
Wayne, PA 19087  
Zoned: WBOD  
Ground Signs (2), Wall Signs (2), Outdoor Dining

*The next meeting of the DRB is scheduled for June 10, 2020 at 6:00 p.m. Applications for the June 10, 2020 meeting must be submitted on or before May 20, 2020.*

**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2020-12</u>
FEE PAID:	RECEIVED:

**APPLICATION FORM**

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the **second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting.** Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

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APPLICANT NAME: American Heritage Federal Credit Union

**PROPERTY**

ADDRESS: 536 W. Lancaster Avenue, Radnor Township, PA

**IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?**

Stand Alone

MAILING ADDRESS: (if different than above): 2060 Red Lion Rd, Philadelphia, PA 19101

TELEPHONE NO: (215 ) 969 - 2842      Email: rhasson@amhfcu.org

PROPERTY OWNER: Wayne Corner LLC

**SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:**

City Sign Service

ADDRESS: 424 Caredean Dr., Horsham, PA 19044

TELEPHONE: (215 ) 442 - 1323

**Please provide a detailed description of proposal:**

Signs as shown on rendering plan of two (2) wall/facade signs; and one (1) free standing sign placed on an existing brick pier. Renovation of facade to include painting facade Dunmore Cream (paint color HC-29) and Classic Burgundy (paint color reference HC-182) as shown to match American Heritage Federal Credit Union's color scheme across all locations. Stone veneer to be added as shown on rendering at front of building.

Signs (check all that apply):

- |   |           |                 |
|---|-----------|-----------------|
| <input type="checkbox"/> Ground Sign                  | How many? | _____           |
| <input checked="" type="checkbox"/> Wall Sign         | How many? | <u>2</u>        |
| <input checked="" type="checkbox"/> Freestanding Sign | How many? | <u>1</u>        |
| <input checked="" type="checkbox"/> Window Sign       | How many? | <u>1 (door)</u> |
| <input type="checkbox"/> Awning                       | How many? | _____           |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- **6 copies**
- Paint chip or exact color number to be used- **required.**
- Current photographs of site showing existing building and signage - **6 copies**
- Lighting Plan (including fixture detail; light cuts) - **6 copies**
- Landscape Plan ( including types) - **6 copies**
- Attachment Plan - **6 copies**
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies**
- Electronic submission in PDF form**

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Landscape plan - **6 copies** (max. size 24" X 36")
  - \*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission.**
  - Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form**

**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 1/2 x 11 paper, but not to exceed 24 X 36. All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - **6 color copies**
- Electronic submission in PDF form**

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

3/10/2020  
DATE

Wayne Corner LLC, Vincent Sanfilippo  
PRINT NAME *Authorized Person*

*Vincent Sanfilippo*  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

3/11/2020  
DATE

Nate Fox, Esquire  
PRINT NAME

*Nate Fox*  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**



**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO: <u>2020-13</u>	
FEE PAID: _____	RECEIVED: _____

**APPLICATION FORM**

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the **second Wednesday** of each month at 6:00 P.M. in the **Township Municipal Building**. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

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**APPLICANT NAME:** Linn Architects (Bill Manners) / Equity Retail Brokers (Ken McEvoy)

**PROPERTY**

**ADDRESS:** 367 thru 387c Lancaster Ave. Wayne, PA 19087

**IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?**

This is a strip shopping center, with two buildings on two adjacent properties, with a single owner.

**MAILING ADDRESS: (if different than above):** 531 W. Germantown Pike, Plymouth Meeting, PA 19462

**TELEPHONE NO:** ( 610 ) 645 - 7700      Email: lbevitz@gmail.com

**PROPERTY OWNER:** BESCO, Co. (Laird Bevitz)

**SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:**

Linn Architects (Robert Linn)

**ADDRESS:** 1140 Providence Road, Media, PA 19063

**TELEPHONE:** ( 610 ) 566 - 7044

**Please provide a detailed description of proposal:**

The owners of the shopping center propose to update the appearance of the entire shopping center in conjunction with work to combine several stores for a new tenant. The tenant will occupy what is now individual stores at 383 thru 387c Lancaster Ave., or the 5 spaces on the west end of the shopping center. The work on the shopping center facade will not include any new signs. Existing signs will be removed and reattached to the new facade. Signs for the new tenant will be submitted by the tenant.
---

Signs (check all that apply):

- |   |           |                  |
|---|-----------|------------------|
| <input type="checkbox"/> Ground Sign          | How many? | _____            |
| <input checked="" type="checkbox"/> Wall Sign | How many? | <u>11 exist.</u> |
| <input type="checkbox"/> Freestanding Sign    | How many? | _____            |
| <input type="checkbox"/> Window Sign          | How many? | _____            |
| <input checked="" type="checkbox"/> Awning    | How many? | <u>8 new</u>     |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- **6 copies**
- Paint chip or exact color number to be used- **required.**
- Current photographs of site showing existing building and signage - **6 copies**
- Lighting Plan (including fixture detail; light cuts) - **6 copies**
- Landscape Plan ( including types) - **6 copies**
- Attachment Plan - **6 copies**
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - **6 copies**
- Electronic submission in PDF form**

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Landscape plan - **6 copies** (max. size 24" X 36")  
**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission.  
Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form**

**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 ½ x 11 paper, but not to exceed 24 X 36.  
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - **6 color copies**
- Electronic submission in PDF form**

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

**17 March 2020**  
\_\_\_\_\_  
DATE

Kenneth McEvoy, Property Manager  
\_\_\_\_\_  
PRINT NAME

  
\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**



**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>220-14</u>
FEE PAID:	RECEIVED:

**APPLICATION FORM**

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the **second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting.** Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

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**APPLICANT NAME:** Provco DT Wayne, LLC

**PROPERTY**

**ADDRESS:** 108 E. Lancaster Ave. Wayne PA 19087

**IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?**

Attached

**MAILING ADDRESS: (if different than above):** PO BOX 190 Villanova PA 19085

**TELEPHONE NO:** (610 ) 601 - 1490      Email: balderfer@provcoogroup.com

**PROPERTY OWNER:** Provco DT Wayne

**SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:**

REED sign company

**ADDRESS:** 1050 Main St. Pennsburg PA 18037

**TELEPHONE:** (215 ) 679 - 5066

**Please provide a detailed description of proposal:**

- |  |
|--|
| <ol style="list-style-type: none"><li>1) Replace existing canvas awning on single service door per Exhibit A-1</li><li>2) Paint sigle and double door trim and window trim black per Exhibit A-1</li><li>3) Lower existing Studio sign approx 12-14 inches per Exhibit A-1</li></ol> |
|--|



Signs (check all that apply):

- |  |           |          |
|--|-----------|----------|
| <input type="checkbox"/> Ground Sign       | How many? | _____    |
| <input type="checkbox"/> Wall Sign         | How many? | _____    |
| <input type="checkbox"/> Freestanding Sign | How many? | _____    |
| <input type="checkbox"/> Window Sign       | How many? | _____    |
| <input checked="" type="checkbox"/> Awning | How many? | <u>1</u> |

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- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies**
- Electronic submission in PDF form

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

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**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission.  
Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
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- Material sample
- Electronic submission in PDF form

**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

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I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

**2.21.2020**  
\_\_\_\_\_  
DATE

*R. BRIAN ALDERFER*  
\_\_\_\_\_  
PRINT NAME

*R. Brian Alderfer*  
\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO: <u>2020-15</u>	
FEE PAID: _____	RECEIVED: _____

**APPLICATION FORM**

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**APPLICANT NAME:** Radnor House Condominium Association, Inc.

**PROPERTY ADDRESS:** 1030 E. Lancaster Ave

**IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?**  
Stand Alone

**MAILING ADDRESS: (if different than above):** \_\_\_\_\_

**TELEPHONE NO:** (610 ) 527 - 4165      Email: RTaylor@robertwisemanagement.c

**PROPERTY OWNER:** Radnor House Condominium Associatio

**SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:**  
Advanced Electric Service Group Inc. 1612 Wendy Way

**ADDRESS:** 1612 Wendy Way Garnet Valley 19061

**TELEPHONE:** (610 ) 649 - 1900

**Please provide a detailed description of proposal:**

See attached copy of proposal
-------------------------------

Signs (check all that apply):

- |  |           |       |
|--|-----------|-------|
| <input type="checkbox"/> Ground Sign       | How many? | _____ |
| <input type="checkbox"/> Wall Sign         | How many? | _____ |
| <input type="checkbox"/> Freestanding Sign | How many? | _____ |
| <input type="checkbox"/> Window Sign       | How many? | _____ |
| <input type="checkbox"/> Awning            | How many? | _____ |

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- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies**
- Electronic submission in PDF form**

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

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**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission. Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form**



**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 1/2 x 11 paper, but not to exceed 24 X 36.  
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
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I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

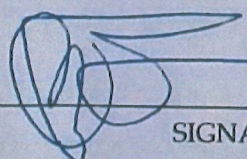
\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

4/30/2020  
DATE

Stephen A. DiPasqua, President  
\_\_\_\_\_  
PRINT NAME

  
\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**



TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2020-16</u>
FEE PAID:	RECEIVED:

APPLICATION FORM

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APPLICANT NAME: Rosemary Restaurant, LLC d/b/a Rosalie Italian Soul Food

PROPERTY

ADDRESS: 139 Lancaster Avenue, Wayne, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Stand alone - Wayne Hotel

MAILING ADDRESS: (if different than above): \_\_\_\_\_

TELEPHONE NO: (610 ) 896 - 8860      Email: msgrimms@fearlessrestaurants.com

PROPERTY OWNER: S.W. Bajus, Ltd.

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:

Starlight National Signs

ADDRESS: 713 Sourwood Lane, Colleeville, PA 19426

TELEPHONE: (610 ) 220 - 6363

Please provide a detailed description of proposal:

Proposed Signs per Drawings 100-442 as follows:  A. Remove existing Double-sided 16 SF ea. sign panels for Wayne Hotel and Paramour and replace with same size @16 SF ea. Construction to be internally illuminated aluminum sign cabinet with push-thru acrylic copy for Wayne Hotel. Proposed Double-sided internally led illuminated aluminum sign cabinet with Holo lit letters to read: "rosalie" with push-thru acrylic copy: "Italian Soul Food"
---

Signs (check all that apply):

- |   |           |          |
|---|-----------|----------|
| <input checked="" type="checkbox"/> Ground Sign | How many? | <u>2</u> |
| <input checked="" type="checkbox"/> Wall Sign   | How many? | <u>2</u> |
| <input type="checkbox"/> Freestanding Sign      | How many? | _____    |
| <input type="checkbox"/> Window Sign            | How many? | _____    |
| <input type="checkbox"/> Awning                 | How many? | _____    |

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Other (check all that apply):

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- Building Addition/Accessory Structures
- New Building
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Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form**

**OUTDOOR DINING:**

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I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

**4-28-20**  
\_\_\_\_\_  
DATE

**Valerie Rogers**  
\_\_\_\_\_  
PRINT NAME

*Valerie Rogers*  
\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**