



Community Development  
Department

*DESIGN REVIEW BOARD AGENDA*  
Wednesday, August 12, 2020  
6:00 P.M.

1. Pledge of Allegiance
2. Applications for Board review
  - a. DRB 2020-16 DiBruno Brothers  
375 W. Lancaster Avenue  
Wayne, PA  
Zone: PB  
3 Wall Signs, 17 Window Signs, 3 Awnings
  - b. DRB 2020-17 M3P Partners, LLC  
427 E Lancaster  
Wayne, PA  
Zoned: R-6  
1 Freestanding Sign
  - c. DRB 2020-18 Michael Fisher  
389 W Lancaster (Farmer's Market)  
Wayne, PA 19087  
Zoned: PB  
2 Wall Signs
  - d. DRB 2020-19 The Mansion at Rosemont  
404 Cheswick Place  
Rosemont, PA  
Zoned: R-1  
10 Mounted Poles, 1 wall pack
  - e. DRB 2020-20 Valerie Rogers  
Spread Bagelry  
134 N Wayne Ave (Suite 102)  
Wayne, pA  
Zoned: WBOD  
3 Window Signs

*The next meeting of the DRB is scheduled for September 9, 2020 at 6:00 p.m. Applications for the September 9, 2020 meeting must be submitted on or before August 19, 2020.*

**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>201011 - 110-116</u>
FEE PAID:	<u>200</u> 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:** Cohere (Dylan Garner), Di Bruno Bros. (Virginia Sheetz), Watchdog (Loren Sha

**PROPERTY**

**ADDRESS:** 375 W 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:**

Cohere (Dylan Garner)

**ADDRESS:** 1021 Hamilton Street, Suite 301 Philadelphia, PA 19123

**TELEPHONE:** ( 704 ) 604 - 3452

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

Di Bruno Bros. is submitting their design intent for the signage and branding design of their new Wayne, Pa store, located in the Strafford Shopping Center.

**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:

June 17, 2020

\_\_\_\_\_  
DATE

Laird S. Bevitz

\_\_\_\_\_  
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:

6/17/2020

\_\_\_\_\_  
DATE

Dylan Garner

\_\_\_\_\_  
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.**

Signs (check all that apply):

- |   |           |          |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign            | How many? | _____    |
| <input checked="" type="checkbox"/> Wall Sign   | How many? | 3 _____  |
| <input type="checkbox"/> Freestanding Sign      | How many? | _____    |
| <input checked="" type="checkbox"/> Window Sign | How many? | 17 _____ |
| <input checked="" type="checkbox"/> Awning      | How many? | 3 _____  |

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

**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>201064 -17</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: M3P Partners, LLC

**PROPERTY**

ADDRESS: 427 E Lancaster Ave, Wayne PA

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

Stand alone

MAILING ADDRESS: (if different than above): 619 Rear Conestoga Rd Villanova PA 19085

TELEPHONE NO: (484 ) 580 - 8104

Email: janiczekhomes619@gmail.com

PROPERTY OWNER: M3P Partners, LLC

**SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:**

Janiczek Homes, Contractor

ADDRESS: 619 Rear Conestoga Road Villanova PA 19085

TELEPHONE: (484 ) 580 - 8104

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

Monument sign for new Wayne 427 Luxury Condo Building  
5' 4" wide x 7' 4" high  
2 sided, concrete base (smooth finish) low wall monument sign of board formed concrete  
Satin bronze plate for logo  
Black metal lettering

Signs (check all that apply):

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

*N/A*


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

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- 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:

7-21-20  
DATE

Mark Janicsek  
PRINT NAME  
*M3P Partners LLC.*  
  
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:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
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:	201066 - 18
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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\$200.00

APPLICANT NAME: Michael V Fisher

PROPERTY ADDRESS: 389 W LANCASTER AVE WAYNE PA 19087

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

MAILING ADDRESS: (if different than above):

TELEPHONE NO: (717) 875-7500 Email: MARKETMASTER@SCLYDEWEAVER.COM

PROPERTY OWNER: SAM NEFF

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:  
HORST SIGNS JAMES WEAVER

ADDRESS: 2024 N Reading Rd. DENVER Pa 17517

TELEPHONE: (717) 336-7098

Please provide a detailed description of proposal:

REPLACING 2 93" X 93" WALL SIGNS WITH 2 72" X 120" WALL SIGNS



Signs (check all that apply):

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

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:**

Submit the requirements. All of the following shall be submitted in color unless otherwise

- 1. A detailed sketch or site plan showing the proposed outdoor dining area. **5 copies**
- 2. All relevant documents including site plan, utility drawings, and shall include the following:
  - a. A photograph of your proposed outdoor dining area. **5 copies**
  - b. A photograph of your proposed outdoor dining area. **5 copies**
  - c. A photograph or video for elevation of proposed items and design or how it will extend into the sidewalk. **5 copies**
  - d. Description of proposed items and how it will extend into the sidewalk. **5 copies**
  - e. Photograph of your proposed outdoor dining area. **5 color copies**
  - f. Photograph of your proposed outdoor dining area. **5 copies**

**NOTE:** All information must be separated into 6 individual packets. Please be sure ALL items or 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.

9-2-2020

DATE

Samuel W. Neff

OWNER

Samuel W. Neff

OWNER

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

9/2/2020

DATE

Michael J. Fisher

AGENT

Michael J. Fisher

AGENT

**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>201067</u>	<u>19</u>
FEE PAID: _____	RECEIVED: _____

**APPLICATION FORM**

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**APPLICANT NAME:** The Mansion At Rosemont

**PROPERTY**

**ADDRESS:** 404 Cheswick Place, Rosemont, PA 19010

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

Stand-Alone

**MAILING ADDRESS: (if different than above):** HumanGood Pennsylvania

**TELEPHONE NO:** (610 ) 246 - 8116

Email: warren.stellfox@HumanGood.com

CPILKO @ RHJASSEC.COM

**PROPERTY OWNER:** HumanGood Pennsylvania

**SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:**

RHJ Associates, P.C.

**ADDRESS:** 860 First Avenue, Suite 9A, King of Prussia, PA 19406

**TELEPHONE:** (610 ) 337 - 4555

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

Replace the parking lot lighting: All existing fixtures are replaced in kind with new LED fixtures. New fixtures are added to properly illuminate existing dark areas in the parking lot.

**Signs (check all that apply):**

- Ground Sign                      How many?                      \_\_\_\_\_
- Wall Sign                              How many?                      \_\_\_\_\_
- Freestanding Sign                  How many?                      \_\_\_\_\_
- Window Sign                        How many?                      \_\_\_\_\_
- Awning                                How many?                      \_\_\_\_\_

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

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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

*10 poles  
1 Existing steel pole*

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

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- 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:**

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- 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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- Electronic submission in PDF form

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

7/7/2020  
DATE

Warren W. Steiner  
PRINT NAME

Warren W. Steiner  
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:

7/20/20  
DATE

CHRIS PILKO / RHJ ASSOCIATES  
PRINT NAME

[Signature]  
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: 201075-20

FEE PAID: \_\_\_\_\_ RECEIVED: \_\_\_\_\_

APPLICATION FORM

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APPLICANT NAME: Valerie Rogers

PROPERTY

ADDRESS: Spread Bagelry, 134 North Wayne Avenue, Suite 102, Wayne PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Detached 2-Story Building

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

TELEPHONE NO: (610 ) 220 - 6363

Email: valerie.rogers@starlightnationalsigns.com

PROPERTY OWNER: Ken Kerns

SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:

Valerie Rogers, Starlight National Signs

ADDRESS: 713 Sourwood Lane, Collegeville PA 19426

TELEPHONE: (610 ) 220 - 6363

Please provide a detailed description of proposal:

Fabricate and Install:  
Two (2) window vinyl signs and One (1) Door window vinyl with logo/hours as per attached Drawings 100-487.

**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 checked="" type="checkbox"/> Window Sign | How many? | <u>3</u> |
| <input type="checkbox"/> Awning                 | How many? | _____    |

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

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Please refer to Chapter 263 in the Township Code.
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- Material sample
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**OUTDOOR DINING:**

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- A photograph or vendor specification of proposed furniture. - **6 copies**
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- Electronic submission in PDF form**

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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:

**7-21-20**  
\_\_\_\_\_  
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.**