



**Community Development  
Department**

***DESIGN REVIEW BOARD AGENDA***  
**Wednesday, May 9, 2018**  
**6:00 P.M.**

- a. DRB 2018-10 M3P Partners LLC - *Continued*  
427 E. Lancaster Avenue  
Wayne, PA 19087  
Zoned: R6  
New Building
- b. DRB 2018-14 Dayton Lock Company LLC  
324 W. Lancaster Avenue  
Wayne, PA 19087  
Zoned: C2  
Ground Sign
- c. DRB 2018-15 Playa Bowls  
150 E. Lancaster Avenue  
Wayne, PA 19087  
Zoned: WBOD  
Wall Sign
- d. DRB 2018-16 Villanova University  
Pavilion  
800 E. Lancaster Avenue  
Villanova, PA 19085  
Zoned: PI  
Wall Sign

*The next meeting of the DRB is scheduled for June 13, 2018 at 6:00 p.m. Applications for the June 13, 2018 meeting must be submitted on or before May 23, 2018.*

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO: <u>2018-10</u>	
FEE PAID: _____	RECEIVED: <u>4/18/18</u>

*Continued*

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.

APPLICANT NAME: M3P Partners LLC

**PROPERTY**

ADDRESS: 427 E, Lancaster Ave, Wayne, PA 19087

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

Stand alone new construction

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

TELEPHONE NO: (484 ) 580 - 8104      Email: mjaniczek@comcast.net

PROPERTY OWNER: M3P Partners LLC

**SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:**

JTA Associates, Inc.

ADDRESS: Eagle Village, 503 West Lancaster Ave, Wayne, PA 19087

TELEPHONE: (610 ) 687 - 0800

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

Applicant requests DRB reviews and comments on facade and lighting of proposed new construction 22 unit condominium complex.

**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):**

- 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:

4/17/2018

DATE

Mark Janiczek

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:

4/17/2018

DATE

Mark Janiczek

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>2018-14</u>
FEE PAID:	<u>100</u>
RECEIVED:	<u>4/16/18</u>

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: Nelson Dayton

PROPERTY ADDRESS: 324 W Lancaster Av

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

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

TELEPHONE NO: (610) 688 - 9188 Email: ntdayton@daytonlock.com

PROPERTY OWNER: Ed Coccagna

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:  
Edge Signs

ADDRESS: 104 G.P. Clement Drive Collegeville, PA 19426

TELEPHONE: (215) 859 - 6023

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

Replacement of existing compliant electric double-sided sign. Same size (36" x 72") and style, but relocating another 19" back from Lancaster Avenue and it would sit on 1 post instead of the current 2. Size of sign is 72" wide x 36" high. Overall height from ground is 78". Building has 48 feet frontage along Lancaster Avenue, allowing 96 square feet of signage. Existing wall sign is 36, plus the ground sign, 2x18, = total signage of 72 square feet.



**OUTDOOR DINING:**

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- 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 Application in PDF format

**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:

04/11/2018

DATE

Carol Coccagna

PRINT NAME

x  P.O.A for  
 SIGNATURE EDMUND COCCAGNA

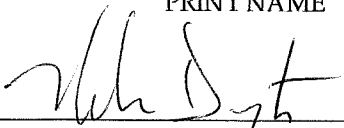
I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

04/11/2018

DATE

Nelson Dayton

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>2018-15</u>	
FEE PAID: <u>100</u>	RECEIVED: <u>4/18/18</u>

APPLICATION FORM

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APPLICANT NAME: PLAYA BOWLS

PROPERTY ADDRESS: 150 EAST LANCASTER AVE WAYNE PA

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

MAILING ADDRESS: (if different than above): 3495 RINGEN RD BETHLEHEM PA

TELEPHONE NO: (267) 374 - 3194 Email: ~~PLAYA~~ PELICAN SPAS@MCM.COM

PROPERTY OWNER: STEVEN DI PASQUA

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT: ACE SIGNS

ADDRESS: 419 SUMMIT AVE PERTH AMBOY NJ

TELEPHONE: (732) 862 - 3858

Please provide a detailed description of proposal:

<u>SIGN</u>
-------------

Signs (check all that apply):

- |   |           |               |
|---|-----------|---------------|
| <input type="checkbox"/> Ground Sign          | How many? | _____         |
| <input checked="" type="checkbox"/> Wall Sign | How many? | _____ 1 _____ |
| <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. **BLACK WHITE**
- Current photographs of site showing existing building and signage - 6 copies
- Lighting Plan (including fixture detail; light cuts) - 6 copies **EXISTING LIGHTS**
- Landscape Plan ( including types) - 6 copies **H/A**
- 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):

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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:

4-15-18

DATE

JAMES DAWE

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:

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: 2018-16

FEE PAID: 100

RECEIVED: 4/18/18

**APPLICATION FORM**

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APPLICANT NAME: Villanova University

**PROPERTY**

ADDRESS: 800 Lancaster Ave, Villanova PA 19085

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

Attached

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

TELEPHONE NO: (610 ) 519 - 3525

Email: s.hildebrand@villanova.edu

PROPERTY OWNER: Villanova University

**SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:**

Ewing Cole (Architect)

ADDRESS: Federal Reserve Bank Building 100 N. 6th Street Philadelphia, PA 19106-1590

TELEPHONE: ((215) ) 409 - 4267

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

Seeking approval of revised ornamentation to the previously approved submission.

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

4/12/18  
DATE

Steven Hildebrand  
\_\_\_\_\_  
PRINT NAME

[Handwritten Signature]  
\_\_\_\_\_  
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

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