



**Community Development  
Department**

**DESIGN REVIEW BOARD AGENDA  
Wednesday, October 11, 2017  
6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. New Business
  - a. DRB 2017-36  
Thomas Jefferson University  
789 E. Lancaster Avenue  
Villanova, PA 19085  
Zoned: C1  
Wall Signs (3)
  - b. DRB 2017-37  
Le Pain Quotidien  
223 E. Lancaster Avenue  
Wayne, PA 19087  
Zoned: WBOD  
Ground Sign, Awning
  - c. DRB 2017-38  
Mattress Factory  
209 E Lancaster Avenue  
Wayne, PA 19087  
Zoned: WBOD  
Ground Sign, Wall Sign, Awnings
  - d. DRB 2017-39  
M & T Bank  
367 W. Lancaster Avenue  
Wayne, PA 19087  
Zoned: PB  
Wall Signs
  - e. DRB 2017-40  
Villanova University (Pavilion)  
800 E. Lancaster Avenue  
Villanova, PA 19085  
Zoned: PI  
Wall Signs (3)
4. Old Business
5. Public Participation
6. Adjournment

*The next meeting of the DRB is scheduled for November 8, 2017 at 6:00 p.m. Applications for the November 8, 2017 meeting must be submitted on or before October 18, 2017.*

**TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY

APPLICATION NO: 2017-34

FEE PAID: 300

RECEIVED: 9/5/17

**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:** Ernesto Betancourt, R.A., Senior Project Manager, Thomas Jefferson University

**PROPERTY**

**ADDRESS:** 789 E. Lancaster Avenue, Villanova, PA 19085

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

Stand-alone building partially leased by Jefferson Health Marcus Institute of Integrative Health

**MAILING ADDRESS: (if different than above):** 130 S. 9th Street, Philadelphia, PA 19107

**TELEPHONE NO:** (215 ) 569 - 4292

**Email:** bpeanasky@klehr.com

**PROPERTY OWNER:** Enrico Partners, Inc.

**SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:**

Wurz Sign Systems

**ADDRESS:** 801 Burlington Avenue, Delanco, NJ 08075

**TELEPHONE:** (856 ) 461 - 4397

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

Applicant is lessee of a portion of the existing building. Applicant seeks approval for copy changes to existing signage located at the property as part of the re-branding of this location within the Thomas Jefferson University health system. The existing signs were previously reviewed and approved by the Design Review Board on November 11, 2015 and July 12, 2017.

Signs (check all that apply):

- |   |           |          |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign          | How many? | _____    |
| <input checked="" type="checkbox"/> Wall Sign | How many? | <u>3</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:**

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:

See attached letter.

\_\_\_\_\_  
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:

09/01/2017  
DATE

Brett Peanasky  
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>2017-37</u>	
FEE PAID: <u>200</u>	RECEIVED: <u>9/14/17</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.

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: Robert Legassie EDGE Signs and Graphics LLC.

PROPERTY ADDRESS: 223 Lancaster Ave Wayne, PA

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

MAILING ADDRESS: (if different than above): 104 G.P. Clement Drive, Collegedale PA 19426

TELEPHONE NO: (484) 961 - 8984 Email: rob@edgesigns.net

PROPERTY OWNER: Le Pain Quotidien

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:  
EDGE Signs and Graphics LLC. - Installer

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

TELEPHONE: (484) 961 - 8984

Please provide a detailed description of proposal:

Recover existing aluminium awning frame with new sunbrella  
Awning fabric with lettering on front.

Replace existing sign cabinet and retrofit interior of cabinet with LED  
modules. Only the lettering will be internally illuminated.

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

**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:

9/14/17  
\_\_\_\_\_  
DATE

Robert Legassie  
\_\_\_\_\_  
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: 2017-38

FEE PAID: 300 RECEIVED: 9/19/17

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: Foreman Sign Company (Dan Flaville)

PROPERTY ADDRESS: 209 East Lancaster Ave. ("Mattress Factory")

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

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

TELEPHONE NO: ( ) - - Email: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:  
Foreman Sign Company

ADDRESS: 10447 Drummond Road Phila, PA

TELEPHONE: 215 827 6500 19154

Please provide a detailed description of proposal:

Install (1) Illuminated Wall Sign = 21 sq.ft.  
Install (2) Non-Illuminated Awnings  
(no copy or wording) = 27 sq.ft. EACH  
Install (1) Illuminated Double-Sided Cabinet  
on Existing Pole = 24 sq.ft.



Signs (check all that apply):

- |                                     |                   |           |                 |
|-------------------------------------|-------------------|-----------|-----------------|
| <input checked="" type="checkbox"/> | Ground Sign       | How many? | <u>1</u>        |
| <input checked="" type="checkbox"/> | Wall Sign         | How many? | <u>1</u>        |
| <input type="checkbox"/>            | Freestanding Sign | How many? | <u>        </u> |
| <input type="checkbox"/>            | Window Sign       | How many? | <u>        </u> |
| <input checked="" type="checkbox"/> | Awning            | How many? | <u>2</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**
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- A photograph or vendor specification of proposed furniture. - **6 copies**
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- 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:

09/14/2017  
DATE

Dan Flaville  
PRINT NAME

*[Signature]*  
SIGNATURE

#215-827-6500

**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: 2017-39

FEE PAID: 300

RECEIVED: 9/20/17

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: Quinn Doerle of Compass Sign Company on behalf of M&T Bank

**PROPERTY**

ADDRESS: 367 W Lancaster Ave Wayne, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Attached

MAILING ADDRESS: (if different than above): 1505 Ford Road Bensalem, PA 19020

TELEPHONE NO: (215 ) 639 - 6777

Email: Qdoerle@compass-sign.net

PROPERTY OWNER: M&T Bank

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:

Compass Sign Company

ADDRESS: 1505 Ford Road

TELEPHONE: (215 ) 639 - 6777

Please provide a detailed description of proposal:

Refacing and refurbish (4) existing sign boxes; (2) on drive through bank teller stand (satellite facility aprox. 40' from main building), (2) on main building. All sign boxes are attached to corrugated metal lining the facade which meets the roof line.



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.
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- 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:

\_\_\_\_\_  
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:

9/14/2017  
DATE

Kenneth T. McEvoy  
PRINT NAME

[Handwritten 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:	<u>2017-40</u>
FEE PAID:	<u>90</u>
RECEIVED:	<u>9/20/17</u>

**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 - 4589

Email: steven.hildebrand@villanova.edu

PROPERTY OWNER: Villanova University

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:

Ewing Cole

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 for the installation of three exterior building signs for the Pavilion renovation.

Signs (check all that apply):

- |  |           |          |
|--|-----------|----------|
| <input type="checkbox"/> Ground Sign       | How many? | _____    |
| <input type="checkbox"/> Wall Sign         | How many? | <u>3</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):

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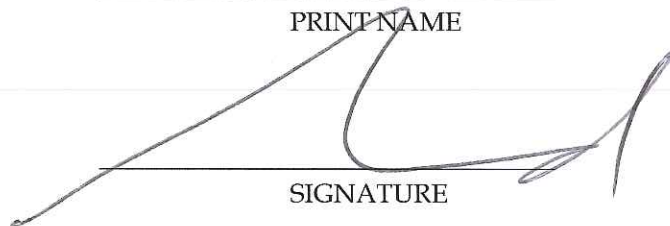
I hereby certify that I am the legal owner of the subject property as set forth in this application:

September 19, 2017

DATE

Steven Hildebrand

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.**