

**RESOLUTION NO. 2022-21  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE FOR VINCENT  
CALVARESE FOR THE PROPERTY LOCATED AT 130-132 CALVARESE  
LANE**

*WHEREAS*, Vincent Calvarese (“Applicant”) submitted a Lot Line Change Plan prepared by Vincent L. Calvarese, Jr., P.E. consisting of one sheet (1), dated October 13, 2021; and

*WHEREAS*, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

*WHEREAS*, the Applicant proposes to adjust the lot line at 130-132 Calvarese Lane by transferring 1,578 square feet from Lot 132 to Lot 130; and

*WHEREAS*, the Board of Commissioners now intends to approve the Lot Line Change Plan for Vincent Calvarese, subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Lot Line Change Plan for Vincent Calvarese, prepared by Vincent L. Calvarese, Jr., P.E., consisting of one sheet (1) dated October 13, 2021, subject to the following conditions:

1. The Applicant shall comply with the December 13, 2021 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. Compliance with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.

*IN ADDITION* to the foregoing conditions of the Lot Line Change Plan approval, the Board does hereby approve the following requested SALDO modifications:

1. SALDO §255-22.B.1 (k)– as to showing existing principal buildings and driveways on the adjacent peripheral strip.
2. SALDO §255-22.B.1(p)– as to Contour lines measured at vertical intervals of two feet, provided that all elevations are shown upon application for a grading permit.
3. SALDO §255-22.B.1(r)– as to showing large trees over six inches in caliper on the plan provided that any tree removal be approved by the Shade Tree Commission upon application for a grading permit.

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 14 day of February, 2022.

RADNOR TOWNSHIP BOARD OF COMMISSIONERS

By: Maira Mulrone  
Name: Maira Mulrone  
Title: President

ATTEST: [Signature]



*Excellence Delivered As Promised*

**Date:** December 13, 2021

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, PE – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 130-132 Calvarese Lane

Date Accepted: 11/01/2021

90 Day Review: 01/30/2022

---

Gannett Fleming, Inc. has completed a review of the Lot Line Change for the above referenced project for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to adjust the lot line at the above referenced location. There is no construction proposed for this plan. This project is located in the R-4 zoning district.

Proposed Lot Line Change – 130-132 Calvarese Lane

Plans Prepared By: Vincent L. Calvarese Jr., PE

Dated: 10/13/2021

Zoning

1. §280-30 – The zoning table on the plans must be revised to indicate the existing zoning requirements for Lot 132.

Subdivision and Land Development

1. §255-22-A.(4) – Plans shall be on sheet having a minimum size of 18 inches by 30 inches and a maximum size of 24 inches by 34 inches. The plans submitted are 22 inches by 17 inches.
2. §255-22-B.1(e) – A location map showing the relation of the site to adjoining properties and streets within 500 feet must be provided.

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com

Exhibit "A"

3. §255-22-B.1(k) - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
4. §255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required.
5. §255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans.
6. §255.27.C(2) - Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards.

General

1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.  
Senior Project Manager