

RESOLUTION NO. 2024-53
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE LOT LINE MINOR SUBDIVISION PLAN FOR TAX MAP PARCELS 36-43-38 AND 36-43-037:001, PROPERTY LOCATED AT 739 DARBY PAOLI ROAD

WHEREAS, Applicant has submitted a Lot Line Change Subdivision Plan for property located at 739 Darby Paoli Road in order to consolidate two existing tax map parcels; and

WHEREAS, the Township Planning Commission has recommended approval, and the Board of Commissioners now intends to grant Preliminary/Final Plan Approval.

NOW, THEREFORE, be it hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the Preliminary/Final Minor Subdivision Plan for 739 Darby Paoli Road subject to the following conditions.

1. Compliance with the Gannett Fleming Review Letter dated February 29, 2024, a copy of which is attached hereto as Exhibit "A".
2. Compliance with the Gilmore and Associates Memorandum dated January 22, 2024, a copy of which is attached hereto as Exhibit "B".
3. Execution of an Operation and Maintenance Agreement for the existing pond located on the properties subject to the approval of the Township Solicitor.
4. Compliance with all other applicable Township, County, State, and Federal Rules, Regulations, Statutes and Ordinances.
5. In addition to the foregoing Preliminary/Final Plan approval conditions, the Board does hereby grant a modification to Section 255-22B1k of the Township Subdivision and Land Development Ordinance.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 8th day of April, 2024.

RADNOR TOWNSHIP

By: _____

Maggie Myers
Name: Maggie Myers
Title: President

ATTEST: _____

William White
William White, Secretary



Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | F 610.650.8190

gannettfleming.com

Date: February 29, 2024

To: Steve Norcini, PE, Township Engineer

From: Roger Phillips, PE

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

RE: 739 Darby Paoli Road
Minor Subdivision Plan

Date Accepted: 01/03/2024

90 Day Review: 04/02/2024

Gannett Fleming, Inc. has completed a review of the Minor Subdivision plan for the above referenced project for compliance with the Radnor Township Code. The 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 amend the common property line at the above location. This project is located in the R-1 zoning district.

Amended Property Line – 739 Darby Paoli Road

Plans Prepared by: Franklin Engineering, Inc.

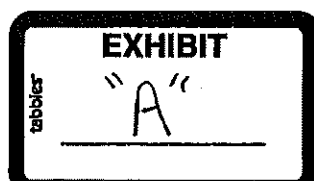
Dated: December 13, 2023

Zoning

1. The zoning table on sheet 1 of 2 indicates that the impervious coverage for lot 36-43-037:001 is existing and proposed at 22%. This is incorrect and must be revised.

Subdivision and Land Development

1. §255-18.B – A title report, including but not limited to a list of all encumbrances and, if appearing on record, the book and page numbers must be provided.
2. §255-22.B(1)(7) – Any steep slope areas must clearly be identified on the plans.





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. §255-27.C(4) – When a subdivision abuts 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. The right-of-way for Colony Road must be shown on the plan.

The applicant appeared before the Planning Commission on February 5, 2024. The Planning Commission made a motion to recommend approval to the Board of Commissioners including granting a waiver of Section 255-22 B1-K and subject to an Operation & Maintenance agreement concerning the pond/water body be prepared for the Township Solicitor's review and approval.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to be 'R. Phillips', written over a horizontal line.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 12 Terry Drive, Suite 205 | Newtown, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: January 22, 2024

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: Leslie Bogdnoff, P.E.
Ashley Kennard, E.I.T.

Reference: 739 Darby Paoli Road
Final Amended Property Line Plans
Radnor Township, Delaware County
Transportation Review 1
G&A #2400107

Our transportation department has completed a review for the Final Amended Property Line Plans prepared for 739 Darby Paoli Road for Tax Map Parcels 36-43-38 and 36-443-037:001. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The property owner owns two (2) properties (TMP 36-43-38 and TMP 36-43-037:001). There is an existing house and driveway on TMP 36-43-38. TMP 36-43-037:001 is a vacant, land locked property. The property owner is proposing to amend the common property line between the two lots to extinguish the land locked parcel. No land development is proposed.

B. DOCUMENTS REVIEWED

1. Final Amended Lot Line Plans prepared by Franklin Engineering, Inc., prepared for 739 Darby Paoli Road, consisting of 2 sheets, dated December 15, 2023.
2. Submission Letter prepared by Franklin Engineering, Inc., prepared for 739 Darby Paoli Road.
3. Application for Act 247 Review prepared by Franklin Engineering, Inc., prepared for 739 Darby Paoli Road.

C. COMMENTS

1. §255-27 C.(4) – Where a subdivision abuts 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 to the above standards. The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way. Label the right-of-way on Colony Road. The right-of-way appears to be likely less than the right-of-way required for a local road per §255-27C.(1). We note there are no Township plans to widen the existing cartway on Colony Road.

