

**RESOLUTION NO. 2024-57**  
**RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR S.W. BAJUS LTD., RADNOR HOTEL, 579 EAST LANCASTER AVENUE.**

*WHEREAS*, S.W. Bajus, Ltd., (“Applicant”) submitted a Preliminary/Final Land Development Plan to renovate the Radnor Hotel at 579 Lancaster Avenue; and

*WHEREAS*, the Radnor Township Planning Commission and Delaware County Planning Commission has reviewed the plans prepared by Herbert E. MacCombie Jr. Consulting Engineers and Surveyors, Inc., consisting of ten (10) sheets, dated August 15, 2023, last revised January 8, 2024 (“Plan”); and

*WHEREAS*, the Board of Commissioners now intends to approve the proposed Preliminary/Final Land Development Plan.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plan for 579 East Lancaster Avenue, dated August 15, 2023, last revised January 8, 2024 subject to the following approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated February 25, 2024, a copy of which is attached hereto as Exhibit “A”.
2. Compliance with the Gilmore & Associates, Inc. Review Letter dated February 19, 2024, a copy of which is attached hereto as Exhibit “B”.
3. Compliance with all Township, County, State and Federal Rules, Regulations, Statutes and Ordinances.
4. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.

In addition to the foregoing conditions of Preliminary/Final Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

- a. Section 255-12 - as to the submission of a combined Preliminary/Final Plan of Land Development

Approved     X     Denied \_\_\_\_\_

- b. Section 255-20B(1)(n) – as to the requirement for showing all features within 500 ft. of the site.

Approved         X         Denied                         

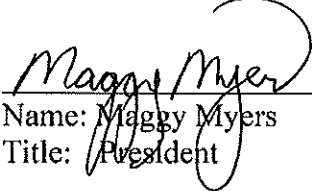
- c. Section 255-49 to permit the existing streetlights to be retained.

Approved                 X                 Denied                         

***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:

  
Name: Maggie Myers  
Title: President

ATTEST:

  
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 25, 2024

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

**From:** Roger Phillips, PE

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

**RE:** Radnor Hotel, 579 E. Lancaster Avenue  
Land Development Plan

Date Accepted: 09/05/2023  
90 Day Review: 12/04/2023 extend to 05/31/2024

---

Gannett Fleming, Inc. has completed a review of the Preliminary/Final Land Development 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 remove existing impervious surfaces and construct new venue structures. This project is located in the PB zoning district.

Land Development Plan – 579 E. Lancaster Avenue

Plans Prepared by: Herbert E. MacCombie, Consulting Engineers and Surveyors, Inc.  
Dated: August 15, 2023  
Revised: January 8, 2024

The applicant has indicated in the response letter dated January 8, 2024 and on the plans that the following waivers are being requested:

1. §225-12 – The applicant has requested a waiver to submit this plan as a preliminary/final plan.
2. §255-20.B(1)(n) – 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.





3. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer’s expense, metal or fiberglass streetlights.

#### Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The DEP has issued a waiver of planning dated February 7, 2024.

#### Subdivision and Land Development

1. §225-12 – The applicant submitted this plan as a preliminary/final plan. The applicant has requested a waiver from this requirement.
2. §255-20.B(1)(n) – 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. The applicant has requested a partial wavier from this requirement.
3. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area(existing or proposed).
4. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer’s expense, metal or fiberglass streetlights. The applicant has requested a waiver from this requirement.
5. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

#### Erosion and Sedimentation Controls

1. A construction estimate for the escrow determination was not included as part of the submission. Section 175-6.C. of the Township Code states “The Township Engineer may require that escrow funds be posted with the Township in the amount of 110% of the



estimated cost of the project when public improvements or private improvements which effect Township facilities are proposed by the grading permit application." Please provide a cost estimate for the stormwater management, erosion and sedimentation control, and tree protection aspects of the work in the amount of 110% of the estimated cost for the escrow determination. Please refer to Section 263-10 of the Township Code for additional details about the obligation escrow.

### Stormwater

1. On Sheet 1 of the plans, please ensure that the Owner signs and dates the Owner Stormwater Management Plan Acknowledgement statement.
2. On Sheet 10 in the Subsurface Infiltration Basin detail, we have the following comments:
  - a. For clarity, please show the length and width dimensions of the basin in the plan view.
  - b. In the callout for the Prop. 32'x50'x60" Spread Basin, it appears the reference to "Pipe Bot = 343.00" should say "Bot = 343.00". Please review and revise as is appropriate.
  - c. In the callout for the Proposed Outlet M.H., please add labeling for the inlet and outlet pipes for clarity to say: "INV. 347.00 (6" Overflow/Orifice), and INV. 345.12 (Outlet)".
  - d. Please identify the invert elevations of the inlet and outlet pipes in the plan view drawing.
  - e. Please identify the diameter, length, material and slope of the 10" inlet pipe in the plan view and note it is from Yard Inlet #9 for clarity.
  - f. Please include a section cut line in the plan view for the adjacent section view detail.
3. On Sheet 10 in the Side View Subsurface Infiltration Basin detail, we have the following comments:
  - a. Per the guidance provided in the PA BMP Manual Section 6.4.6, please include a perforated monitoring well/observation pipe to be installed in the infiltration bed and include a grated or solid cap for it. Every infiltration bed needs to have at least one monitoring well/inspection port. Please also consider adding an additional riser for access and maintenance purposes.
  - b. Please include a section cut line under the detail that references back to the adjacent plan view detail.
  - c. Please show the invert elevation of the 10" inlet pipe.
  - d. In the callout for the Proposed Outlet M.H., please add labeling for the inlet and outlet pipes for clarity to say: "INV 347.00 (6" Overflow/Orifice), and INV. 345.12 (Outlet)". It appears the "INV. 343.50" value should be shown as "INV. 345.12". Please review and revise as is appropriate.



- e. In the callout for the 6" ADS outlet pipe, for clarity please revise the invert elevation shown to say "INV. = 345.12 (Outlet)".
4. For the Drainage Analysis report, we have the following comments:
  - a. Please ensure that the Design Engineer signs and stamps the front cover of the report.
  - b. We will accept the use of an assumed inflation rate for the Land Development Plan review. However, for the Grading Permit Application submission, a field determined infiltration rate will be required.

Sanitary Sewer

1. The applicant has indicated in the response letter that the plans have been revised to not require any modifications to the existing sanitary sewer. The plan sheets indicate a proposed sewer between MH#1 and MH#2. The applicant must clarify.

General

1. Please ensure that every sheet of the plans includes the signature and stamp of the Design Engineer, which is missing on Sheet 1.
2. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.

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 faint circular stamp or watermark.

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

---

**Date:** February 19, 2024  
**To:** Steve Norcini, P.E.  
**From:** Damon Drummond, P.E., PTOE  
**cc:** Roger Phillips, P.E.  
Leslie Bogdnoff, P.E.  
  
**Reference:** S.W. Bajus Ltd., Radnor Hotel  
579 E Lancaster Avenue  
Preliminary/Final Land Development Plans  
Radnor Township, Delaware County  
Transportation Review 2

G&A #23-09017

---

Our transportation department has completed a review for the Preliminary/Final Land Development Plans prepared for S.W. Bajus Ltd., Radnor Hotel, 579 E Lancaster Avenue. We offer the following comments for your consideration:

**A. PROJECT DESCRIPTION**

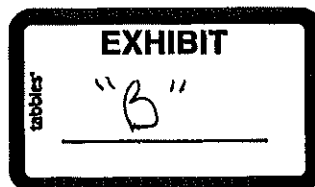
The Applicant, S.W. Bajus Ltd., Radnor Hotel, 579 E Lancaster Avenue is proposing to renovate an existing hotel by removing existing impervious surfaces and constructing new venue structures.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Land Development Plans prepared by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Inc., prepared for S.W. Bajus Ltd., Radnor Hotel, 579 E Lancaster Avenue consisting of 10 sheets, dated August 15, 2023, last revised January 8, 2024.
2. Response Letter prepared by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Inc., prepared for S.W. Bajus Ltd., Radnor Hotel, 579 E Lancaster Avenue January 8, 2024.

**C. WAIVERS REQUESTED**

1. §255-12 – Request to allow the submission of "Preliminary/Final" Plans.
2. §255-20.B(1)(n) – Partial waiver request to allow "vicinity plan" as submitted with regards to features within 500 feet of the site.



3. §255-49 – Request to allow streetlights which are existing.

**D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. We do not have any additional transportation related comments for the proposed site modifications.