

**RESOLUTION NO. 2021-12
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT PLAN
FOR 210 N. ABERDEEN ASSOCIATES, LLC FOR THE PROPERTY
LOCATED AT 208 NORTH ABERDEEN AVENUE**

WHEREAS, 210 N. Aberdeen Associates, LLC (“Applicant”) submitted a Final Land Development plan prepared by Site Engineering Concepts, LLC consisting of four (4) sheets, dated September 11, 2020, last revised December 4, 2020; 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 construct 6 townhouses at 208 N. Aberdeen Avenue with five (5) on-street parking spaces in addition to on-site parking and other common amenities; and

WHEREAS, the Board of Commissioners now intends to approve the Final Land Development Plans for 210 N. Aberdeen Associates, LLC, subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plans for 210 N. Aberdeen Associates, LLC, prepared by Site Engineering Concepts, LLC consisting of six (6) sheets, dated September 11, 2020, last revised December 4, 2020, subject to the following conditions:

1. The Applicant shall comply with the December 24, 2020 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the December 14, 2020 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.
5. The Applicant shall install a fire hydrant at a location to be approved by the Radnor Township Fire Company and the Township Engineer.
6. The Applicant shall comply with all outstanding preliminary plan approval conditions as set forth in Resolution No. 2020-136.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25th day of January, 2021.

RADNOR TOWNSHIP BOARD OF COMMISSIONERS

By: 
Name: Jack Larkin
Title: President

ATTEST: 