

BOARD OF COMMISSIONERS

REVISED AGENDA

Monday, September 25, 2017 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of September 25, 2017

1. Consent Agenda

- a) Disbursement Review and Approval: 2017-09B, 2017-09C
- b) Approval of Meeting Minutes from the September 11, 2017 Board of Commissioners meeting
- c) HARB-2017-16 –224 S Aberdeen Avenue – Re-submitting for two (2) changes to previous HARB approval (2017-05) – dormer details and front entry pent roof
- d) Acceptance of Department Monthly Reports
- e) Resolution #2017-105 - Application for County Aid For Allocation of Delaware County Liquid Fuels Tax Funds
- f) **Removal of traffic islands on Pine Tree Rd., at a cost not to exceed \$15,000 (Requested by Commissioner Booker)**

2. Proclamation to Marty Costello – Freedom Medal Award

3. Public Participation

4. Announcement of Boards and Commissions Vacancies

Shade Tree Commission - 2 Vacancies Environmental Advisory Council - 1 Vacancy
Board of Health – 1 Vacancy Stormwater Advisory Committee – 1 Vacancy

5. Willows Mansion Discussion – *Updated Information in Packet*

6. Update on Radnor Crossing tennis court/temporary parking lot issue (**Requested by Commissioner Clark**)

7. Committee Reports

FINANCE & AUDIT

A. Adoption of the 2018 Budget Calendar

B. Resolution #2017-108 - Establishing the 2018 Minimum Municipal Obligation (“MMO”), subject to further amendment during the 2018 budget process

PUBLIC WORKS & ENGINEERING

C. Discussion and Possible Resolution: Banbury Way Stormwater Management Project

D. Resolution #2017-106 - SALDO Application # 2017-S-02 – Final - Wheeler Field – Minor Final Subdivision

E. Resolution #2017-107 - SALDO Application #2017-D-03 JCHAI Building – Final - Preliminary/Final Land Development

F. Discussion of Township Policy on Maintenance of Private Roads (leaf collection, repairs, snow plowing, etc.) (**Requested by Commissioner Higgins**)

G. Ordinance #2017-16 – **(Introduction)** - Vacating a Portion of Belrose Lane Extending Between Huston Road and Glenmary Lane with the Exception of Radnor's Easement Rights in the Sewer Facilities Located Within the Existing Right of Way

COMMUNITY DEVELOPMENT

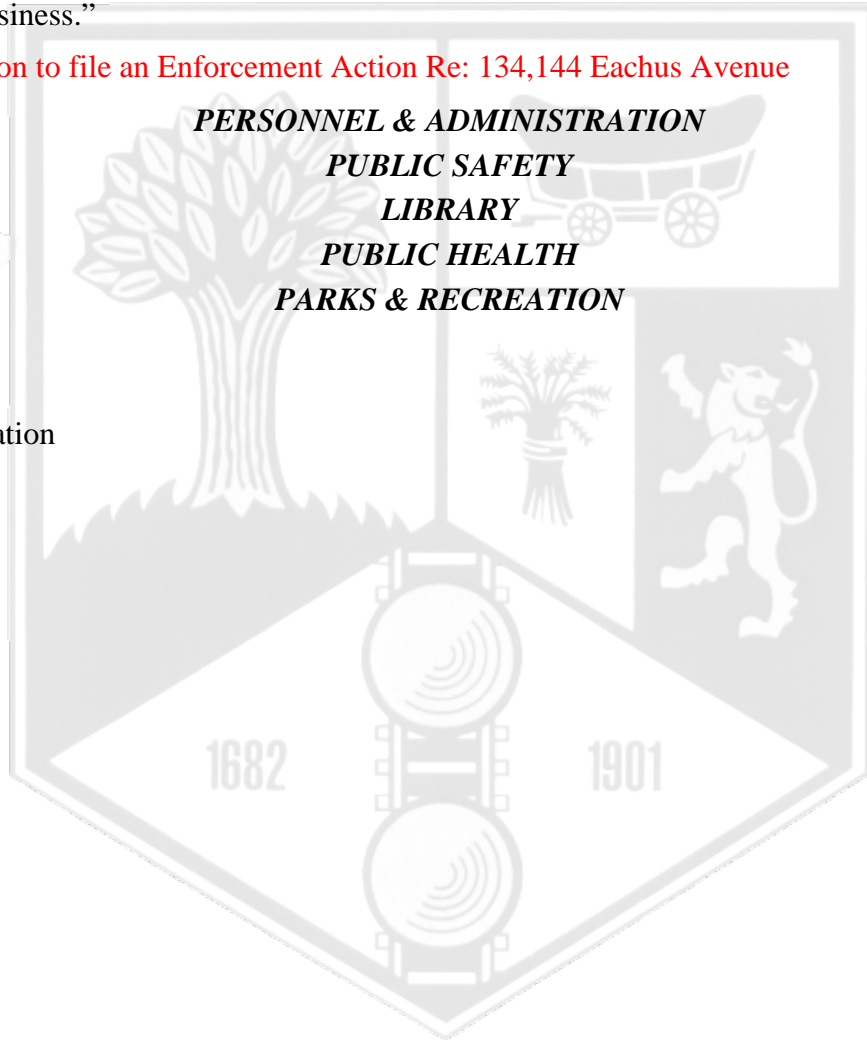
H. DRB – Consideration of Appeal filed in opposition of DRB 2017-23 – 208 N. Wayne Avenue

I. Discussion and Possible Motion to Authorize John Rice to attend the October 10, 2017 Zoning Hearing Board Meeting to oppose the following: **APPEAL#3000** - The Applicant, 157-159 Garrett Avenue, property located at 157-159 Garrett Avenue and Zoned GH-CR, seeks a modification of the Zoning Hearing Board Appeal 2575. Applicant requests removal of the Board’s condition which states, “In order to reduce noise emanating from the subject premises, the windows of the subject premises shall be kept closed at all times when the New Restaurant is open for business.”

J. Authorization to file an Enforcement Action Re: 134,144 Eachus Avenue

PERSONNEL & ADMINISTRATION
PUBLIC SAFETY
LIBRARY
PUBLIC HEALTH
PARKS & RECREATION

Old Business
New Business
Public Participation
Adjournment



RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
September 25, 2017

The table below summarizes the amount of disbursements made since the last public meeting held on September 11, 2017. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link. Please refer to those files for a detailed listing of the amounts paid by vendor by account code.

Link: <http://radnor.com/728/Disbursements-List>

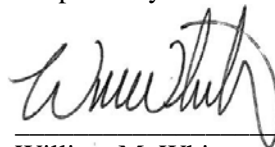
Fund (Fund Number)	2017-9B September 8, 2017	2017-9C September 15, 2017	Total
General Fund (01)	\$253,293.12	\$74,906.62	\$328,199.74
Sewer Fund (02)	1,124,824.45	55,976.36	1,180,800.81
Storm Sewer Management (04)	0.00	46,696.50	46,696.50
Capital Improvement Fund (05)	1,199.98	37,249.94	38,449.92
Police Pension Fund (07)	0.00	5,067.44	5,067.44
OPEB Fund (08)	0.00	867.52	867.52
Escrow Fund (10)	0.00	3,300.00	3,300.00
Civilian Pension Fund (11)	0.00	4,516.77	4,516.77
Investigation Fund (12)	0.00	240.66	240.66
\$8 Million Settlement Fund (18)	17,295.34	25,330.00	42,625.34
The Willows Fund (23)	960.11	0.00	960.11
Park & Trail Impr. Fund (501)	17,530.00	257,956.52	275,486.52
Total Accounts Payable Disbursements	\$1,415,103.00	\$512,108.33	\$1,927,211.33
<i>Electronic Disbursements</i>	n/a	n/a	\$1,339,568.00
Grand Total	\$1,415,103.00	\$512,108.33	\$3,266,779.33

In addition to the accounts payable checks, the Township also has various electronic payments including payroll, debt service, credit card purchases and fees as well as others from time to time. The attached table reflects all of the electronic payments made since the last public Board meeting as well as those anticipated prior to the next Board meeting.

The Administration has adopted various internal control and processing procedures to insure that amounts obligated are within the budgetary limits established by the Board of Commissioners. Those procedures are monitored on a daily basis by members of the Finance Department and responsible employees of the various departments. The amounts included in the table above have been scrutinized as part of the internal control and processing procedures and have obtained the required approvals prior to disbursement.

If you should have any questions, please contact the Finance Department.

Respectfully Submitted,



William M. White
Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through October 9, 2017

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	10/10/2017	9/17 Credit Card Revenue Processing Fees	\$5,000.00 *
Credit Card Revenue Fees - Actual	01-Variou	Various	8/17 Credit Card Revenue Processing Fees	\$4,319.69
Payroll [Pension] Transaction - Estimated	07-492-4980	10/1/2017	10/17 Police Pension Payments	\$186,839.03
Payroll [Pension] Transaction - Estimated	11-495-4980	10/1/2017	10/17 Civilian Pension Payments	\$137,409.28
Payroll [Bi-Weekly] Transaction - Estimated	01-various	9/21/2017	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	9/21/2017	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	9/21/2017	Salaries and Payroll Taxes - K-9 Fund	\$500.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	10/5/2017	Salaries and Payroll Taxes - General Fund	\$485,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	10/5/2017	Salaries and Payroll Taxes - Sewer Fund	\$17,500.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	10/5/2017	Salaries and Payroll Taxes - K-9 Fund	\$500.00
Period Total				\$1,339,568.00

Submitted:



* Credit card fees are charged to the Township's accounts on the tenth of the month

<u>Original Estimate</u>			<u>Actual Amount</u>
\$485,000.00	9/7/2017	Salaries and Payroll Taxes - General Fund	\$430,923.24
\$17,500.00	9/7/2017	Salaries and Payroll Taxes - Sewer Fund	\$14,858.28
\$500.00	9/7/2017	Salaries and Payroll Taxes - K-9 Fund	\$271.28
\$503,000.00			\$446,052.80

TOWNSHIP OF RADNOR
Minutes of the Meeting of September 11, 2017

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

<i>Phil Ahr, President</i>	<i>Elaine Schaefer, Vice President</i>	<i>Donald Curley</i>	
<i>Richard F. Booker</i>	<i>Luke Clark</i>	<i>John Nagle</i>	<i>James Higgins</i>

Also Present: *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Assistant Township Manager & Finance Director; Steve Norcini, Township Engineer; William Colarulo, Superintendent of Police; Tammy Cohen, Director of Recreation and Community Programming; Roger Phillips, Engineer Dammon Drummond, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

President Ahr called the meeting to order and led the assembly in the Pledge of Allegiance

Commissioner Ahr asked for a moment of silence in remembrance of the 16th Anniversary of September 11th, Hurricane Harvey and Irma as well as for the loss of Dr. Louis Fitzpatrick who was the Head of Nursing at Villanova University as well as a member of Radnor Township Board of Health for many years. The Radnor Chaplains led the moment of silence along with a prayer.

Notice of Executive Session on September 11, 2017 preceding the Board of Commissioners meeting

There was an Executive Session held on September 11, 2017 where all commissioners attended with exception of Commissioner Higgins where matters of personnel, litigation and real estate were discussed.

1. Consent Agenda

- a) Disbursement Review and Approval: 2017-8A, 2017-8B, 2017-8C, 2017-8D and 2017-9A*
- b) Approval of Meeting Minutes from the August 14, 2017 and August 31, 2017 Board of Commissioners meeting*
- c) ~~HARB HARB 2017 16 224 S Aberdeen Avenue Re-submitting for two (2) changes to previous HARB approval (2017-05) — dormer details and front entry pent roof REMOVED~~*
- d) Staff Traffic Committee Meeting Minutes – August 16, 2017*
- e) Resolution #2017-102 - Awarding the Annual Road De-Icing Salt Supply Contract*
- f) Resolution #2017-103 - Award of the 2017 Superpave Resurfacing Program*
- g) Resolution #2017-104 - Approval of a Renewal Lease Agreement with Pitney Bowes For a Mailing System and Folder Inserting System*

Commissioner Clark made a motion to approve, seconded by Commissioner Nagle. Motion passed 7-0.

2. Swearing in of Two (2) Radnor Township Police Officers

• Ryan E. Collins • Kyle J. Hand

Superintendent Colarulo read into the record the following candidates to be sworn in as Radnor Township Police Officers: Ryan E. Collins and Kyle Hand as well as gave a brief background of each.

The Honorable Judge Leon Hunter swore in the above candidates individually which were joined by family matters.

3. Public Participation

Marty Costello – He announced the next Flags of Our Fathers which is scheduled for Sunday, September 17th at 5 PM at the War Memorial in Wayne.

Cynthia Curley, Plant Avenue – She spoke in regards to her concerns with Public Works, Item I, on the agenda.

Roberta Winters, Williams Road – She commented how thankful she is for the improvements at Clem Macrone Park. She also commented with an audit question from a presentation made at the last meeting.

Phil Ahr commented how wonderful the Grand Re-Opening at Clem Macrone Park this past weekend and thanked everyone that was involved.

Commissioner Schaefer commented that she will be holding a town hall meeting on September 28th at 6 PM at Children's Presbyterian Village on Cheswyck Way.

4. Announcement of Boards and Commissions Vacancies

Shade Tree Commission - 2 Vacancies Environmental Advisory Council - 1 Vacancy
Board of Health – 1 Vacancy

Commissioner Ahr announced the above vacancies. Anyone interested should submit their resumes to Mr. Zienkowski, Township Manager, 301 Iven Avenue, Wayne, PA 19087.

5. Willows Mansion Update (1 Hour)

Christina Perrone made an opening statement in regards to the Willows presentation announcing an anonymous \$1M gift. Mark Evans, Steve Gabriel and Jim Hartling made a presentation which can be found on the Township website at: <http://www.radnor.com/977/The-Willows-RFP-Process-Adaptive-Re-Use>.

There was an in-depth discussion amongst the Commissioners and Barton Partners in regards to the presentation. It was agreed that there will be further discussion at the September 25, 2017 meeting.

Public Comment

Leslie Morgan, Farm Road – She commented in regards to donation sources that need to be researched for the funding and that we missed a deal a few years ago, with Conroy Catering. She also congratulated Christina and Tish for their efforts.

Roberta Winters, Williams Road – She suggested a Special Board of Commissioners meeting to discuss the Willows.

Toni Bailey, Conestoga Village – She commented on her support of the plan presented.

Jane Galli, Barcladen Road – She commented in support of the presented plan.

Christina Perrone – She inquired if there were funds in other accounts that could be used towards the Willows and asked if Bob and Bill could assist to be creative to find money.

Julie Faude, Spruce Tree Road – She is in support of the project.

6. RML Update, by QCI

Rick Capone, QCI and Mike Stoll, QCI gave a brief overview of the Library Project along with photos of the progress. There was a brief discussion amongst the Commissioners and representatives of QCI.

7. Committee Reports

PERSONNEL & ADMINISTRATION

A. Resolution #2017-83 - Transferring Publication Rights for the Radnor Township Newsletter from Creative Color Graphics, Inc. to Radnor Life & Style

Commissioner Clark made a motion to approve, seconded by Commissioner Schaefer. Motion passed 6-0 with Commissioner Curley out of the room.

COMMUNITY DEVELOPMENT

B. Hearing regarding the Inter-Municipal Transfer of a Liquor License to Cornerstone Cheese & Charcuterie – 1 West Avenue

Mr. Caniglia representing the applicant briefly described the application as well as the owners spoke of their history. There was a brief discussion amongst the Commissioners.

Commissioner Schaefer made a motion to authorize Solicitor Rice to draft a resolution approving the Inter-Municipal Liquor License to Cornerstone Cheese & Characuterie with the hours that will remain as proposed in the application, no amplified music, no transfer of the license within Radnor Township without Board of Commissioner approval and that the outdoor dining will be regulated per the existing ordinance, seconded by Commissioner Booker. Motion passed 7-0.

PUBLIC WORKS & ENGINEERING

C. SALDO Application #2017-S-02 – Caucus - Wheeler Field – Minor Final Subdivision

Dave Falcone representing the local Boy Scouts Chapter (the applicant) gave a brief background of the project. There was a brief discussion amongst the Commissioners and Mr. Falcone. The plan puts forth the "carving out" of a 2.2-acre parcel from the Township owned "Wheeler Tract". This is part of the contiguous open space from the Willows Park to Godfrey Road. As outlined in more detail in the Gannett Fleming review letter, the applicant is requesting waivers from installation of curbs and sidewalks, street trees, street lights, curbs, and mapping requirements.

D. SALDO Application #2017-D-03 JCHAI Building – Caucus - Preliminary/Final Land Development

Judith Creed, Board Chair of JCHAI briefly discussed the project. The Judith Creed Home for Adult Independence, at the Jewish Federation Schwartz Campus, is located within the Jack M. Barrack

Hebrew Academy Campus. The project involves the demolition of the existing Federation Hall Building, and constructing the proposed Judith Creed Home for Adult Independence in its place. The construction • also includes a patio, pedestrian walkways, parking, and stormwater management. There was a brief discussion amongst the Commissioner and Ms. Creed.

Commissioner Curley made a motion that it is the spirit of the Board to waive the fee associated with 255.43.1.b2 and waive the traffic impact study and the resolution that would come before them would reflect those two items, seconded by Commissioner Nagle.

Public Comment

Fred Stein, Delaware Riverkeeper Network – He inquired in regards to different storm water management on the property.

Commissioner Ahr called the vote, motion passed 5-2 with Commissioners Booker and Schaefer opposed.

I. Resolution #2017-100 - Awarding the Contract for Professional Design Services for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin

Mr. Norcini, Township Engineer explain that in 2012, an inspection of the underground system verified that sediment, debris, and other material had been deposited over the years. Also, a section of the pipe was damaged, and on two occasions failed. There was an in-depth discussion amongst the Commissioners.

Commissioner Higgins made motion to approve the resolution, seconded by Commissioner Clark.

Commissioner Higgins made a motion to set aside \$50,000 for engineering studies for other projects to offset any negative impacts created by the clean out of the basin in the 2018 stormwater budget, seconded by Commissioner Curley.

Public Comment

Fred Stein, Delaware Riverkeeper Network – He discussed seven conditions they would like to see with the project.

Commissioner Ahr called the vote on the approval of the resolution, motion passed 6-1 with Commissioner Booker opposed.

E. Waiver Request: Section 245-22 of the Radnor Township Stormwater Management Ordinance- 409 Oak Lane

Cam Lacey, engineer for the project commented that the applicant, Mr. and Mrs. Angelo Saggiomo of 409 Oak Lane, have submitted a grading permit application to the Township. Groundwater recharge is required for this project. The applicant has put forth that the area of the proposed stormwater management system does not meet the infiltration requirements.

Commissioner Curley made a motion that the waiver for the ground water recharge is approved but the other requested waiver is not approved, seconded by Commissioner Schaefer. Motion passed 6-1 with Commissioner Booker opposed.

Commissioner Booker made motion to extend the meeting 15 minutes, seconded by Commissioner Clark – Motion passed 5-2 with Commissioners Nagle and Schaefer opposed.

F. Ordinance #2017-13 – (Adoption) Amending Chapter 263, Trees, § 263-5, of the Radnor Code, To Exempt Certain Species of Ash Trees from The Regulations Under Chapter 263

Commissioner Curley made a motion to adopt ordinance #2017-13, seconded by Commissioner Clark. Motion passed 7-0.

G. Discussion of Township Policy on the Maintenance of Private Roads (leaf collection, repairs, snow plowing, etc.) (Requested by Commissioner Higgins)

H. Discussion and Possible Motion for Banbury Way Flood Mitigation Project

FINANCE & AUDIT - None

PUBLIC SAFETY - None

LIBRARY - None

PUBLIC HEALTH - None

PARKS & RECREATION - None

Old Business

New Business

- Discussion and Possible Motion to Authorize John Rice to attend the September 28, 2017 Zoning Hearing Board Meeting in position/protection to the neighborhoods (Requested by Commissioner Booker)

APPEAL #2993 (continued from July 20, 2017) - The Applicant, Radnor Properties – SDC, L.P.;

Commissioner Booker made a motion to authorize John Rice to attend the September 28, 2017 Zoning Hearing Board Meeting to represent the Board of Commissioners and oppose the variance, seconded by Commissioner Curley.

There was a brief discussion amongst the Commissioners and Nick Caniglia representing the applicant. Commissioner Ahr called the vote, motion passed 7-0.

APPEAL #2995 - The Applicant, Villanova University

Commissioner Booker made a motion to Authorize John Rice to attend the September 28, 2017 Zoning Hearing Board Meeting to represent the Board of Commissioners and oppose APPEAL #2995, seconded by Commissioner Clark.

Commissioner Schaefer recused herself from discussions and the vote. There was a brief discussion amongst the Commissioners and Nick Caniglia representing the applicant.

Public Comment

Tripp Beaverson, 274 Hilldale Road – He is in support of the motion and commented that there is an agreement with covenants listing what they can and can't do. He will furnish to John Rice the covenant agreement.

Commissioner Ahr called the vote, motion passed 5-1 with Commissioner Nagle opposed and Commissioner Schaefer recused.

Public Participation

None

There being no further business, the meeting adjourned on a motion duly made and seconded.

Respectfully submitted,

Jennifer DeStefano

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: KING TAYLOR & HEATHER E
OWNER ADDRESS: 800 COLONY ROAD, BRYN MAWR, PA 19010
ADDRESS OF PROPERTY: 224 S ABERDEEN AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2017-16

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

Re-submitting for two (2) changes - dormer details and front entry pent roof

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

Approved as submitted.

ISSUED: Monday, September 25, 2017

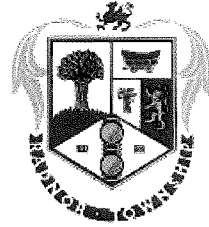
TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Philip M. Ahr, President

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: AUGUST MONTHLY REPORT
DATE: SEPTEMBER 6, 2017
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of August 2017. Please note the following highlights:

- Building Permit Fee Revenue totaled \$92,140.00 with 81 permits issued
 - Electric Permit Fee Revenue totaled \$14,178.00 with 49 permits issued
 - Mechanical Permit Fee Revenue totaled \$11,868.00 with 33 permits issued
 - Plumbing Permit Fee Revenue totaled \$5,818.00 with 41 permits issued
 - Zoning Permit Fee Revenue totaled \$675.00 with 9 permits issued
 - Historic and Architectural Review Board Revenue totaled \$50.00 with 1 application received
-
- Permit and application revenue for August 2017: \$ 124,729.00
 - Permit and application revenue year to date: \$2,924,929.00
-
- Permits and applications for August 2017: 214
 - Permits and applications year to date: 1,716
-
- Inspections conducted for August 2017: 605
 - Inspections conducted year to date: 5,149



RECREATION & COMMUNITY PROGRAMMING DEPARTMENT JULY & AUGUST 2017 REPORT

Programs/Excursions/Community Events

Programs/Excursions

- Men's Pickup Basketball (24 participants)
- Adult Tennis Lessons at Warren Filipone Park – NEW (5 participants)
- Junior Tennis Lessons at Warren Filipone Park (19 participants)
- Radnor Steps Community Walking Program along the Trail – (participation varies each week)
- Teeball with Jump Start Sports at Cowan Park (19 participants)
- Soccer with Soccer Shots at Dittmar Park (38 participants)
- Chess Camp with Shining Knights Chess at Christ Church Ithan (11 participants)
- Harry Potter Camp with Brandywine Learning Center at Country Day School of the Sacred Heart (18 participants/week 1; 42 participants/week 2)
- Theatre Horizon Camp at County Day School of the Sacred Heart (8 participants/week 1; 12 participants/week 2)
- Soccer Camp with World Cup Sports Academy at Radnor Memorial Park (6 participants/week 1; 15 participants/week 2; 11 participants/week 3)
- Junior Soccer Camp with World Cup Sports Academy at Radnor Memorial Park (6 participants)
- Survivor Nature Camp with World Cup Sports Academy at the Willows Park (31 participants/week 1; 36 participants/week 2; 50 participants/week 3; 35 participants/week 4; 36 participants/week 5; and 63 participants/week 6)
- All-Star Sports Camp with World Cup Sports Academy at Radnor Activity Center (7 participants/week 1; 8 participants/week 2; 12 participants/week 3; 6 participants/week 4; week 5 - cancelled; 8 participants/week 6; 11 participants/week 7; and 11 participants/week 8)
- Junior All-Star Sports Camp with World Cup Sports Academy at Radnor Activity Center (4 participants)
- Radnor Day Camp at Radnor Elementary School (registration currently at 212 participants - 204 full day campers; 8 half day campers; 34 participate in Radnor Township School District Extended School Year Programming; 10 campers require one-on-one support; 5 require non one-on-one support); Rosemont/Garrett Hill Annual 4th of July Celebration & Parade on Tuesday, July 4th - 15 Radnor Day Camp staff members took part on Township float
- Reading with the Radnor Police - July 10th at Encke Park (25 participants); July 27th at Radnor Activity Center there was (1 participant); and August 1st at Odoriso Park (45 participants)
- US Open Tennis Championships Excursion (registration currently at 47 participants)

PRPS Discount Ticket Program

- Regal Movie Discount Ticket Program (163 sold to date 2017)
- PRPS Amusement Park Tickets (223 sold to date 2017)

Community Events:

- Summer Concert/Chico's Vibe on July 12th at Bo Connor Park (500 in attendance)
- Wiffleball Classic on July 26th at Encke Park (100 participants in attendance)

Additional Programming Activity:

- Prepared season-end financial reporting and evaluation of programming, discount ticket program, community events, and projects.
- Met with summer/fall programming and event vendors/instructors, developed program details, contractual agreements, coordinated facility schedules, program logistics, participant communications, and emergency/safety procedures.
- Distributed Spring & Summer 2017 Recreation Activities Brochure and provided information for Summer 2017 Township Newsletter; began development of the Fall Recreation Brochure.

- Coordinated Radnor Day Camp website updates, daily structure and activities, trips and special events, facility usage of Radnor Elementary School, Radnor High School Pool, and Radnor Middle School with RTSD staff, continued hiring of staff for multiple positions, staff training, and payroll; held weekly staff meetings to discuss all components of programming; coordinated and attended camp trip to Villanova Ropes Course for Leadership-In-Training Campers and Special Events – Halloween Celebration, Camp Performance and Art Show, Carnival, and Staff Appreciation Luncheon.
 - 2017 Summer Staff Member Information:
 - Returning staff: 20 New staff: 24 Camp Intern: 1 Total: 45
 - Radnor High School alumni staff: 13 Current RHS students on staff: 12
 - Total Radnor Township residents on staff: 30
 - Certified Teachers: 5 Pursuing degree in education/related field: 11
 - Support Aides/Paraprofessionals currently working in schools: 6
 - Designated special needs support staff for one-on-one/extra support: 11
- Continued working with our professional organization, the PA Recreation and Parks Society (PRPS), regarding the child care licensing requirements for preschool-age programming participants under the Pennsylvania Department of Human Services; a structured, operating protocol was developed and submitted to the DHS under which public recreation providers would operate – consideration and waiver request by the DHS has been denied; the PRPS group will continue to evaluate next steps on this topic.
- Coordinated with Recreation/Public Works/Police/Fire Departments to prepare and plan for upcoming events including the 4th of July Parade & Event; Radnor Police Department Summer Reading Program, the new Wiffleball Classic, and the Summer Concert at Bo Connor Park; discussed logistics and set up, activities and entertainment, staffing, registration, promotions, and supplies relative to each event.
- Met with Garrett Hill 4th of July Parade Celebration Committee representative to discuss and plan event at Emlen Tunnell Park; coordinated Radnor Day Camp staff parade participation.
- Met with representatives from the Saturday Club and Taste of Britain local business to discuss and develop upcoming partnership event for Mothers/Daughters.
- Met with Radnor Girl Scout representative to discuss and develop upcoming partnership event – Camp Sing-A-Long & Campfire at the Willows Park.
- Met with American Lung Association Representative to discuss and plan for upcoming Radnor Run event in October.
- Continued sponsorship development by working with local businesses and organizations for current events and programs; conducted meetings with potential and current sponsors; continued soliciting sponsorship proceeds for 2017 for events and programs.
- Continued event and programming collaboration development with various businesses and organizations within the community.

Administrative

- Processed daily phone and email communications in order to provide information on community sports, recreational activities, and events; coordinated registrations for programs; prepared purchase orders/invoices, deposited income; prepared program financial reports that include participation reconciliation, instructor payments, and performance analyses; distributed program evaluations to participants; coordinated locations and logistics for programming, scheduled facility reservations/submitted applications, maintained Outlook event calendars, met with instructors and vendors to develop program agreements and process background checks; continued utilization of PEN (Programmer's Exchange Network) listserv to obtain and share information to evaluate operations; updated all Department areas of the Township website and social media page and distributed seasonal e-newsletters; filmed monthly segment for the *Radnor 411* television show and prepared slides for the Radnor Cable Channel; coordinated marketing efforts; managed inventories and distributed supplies to programs; worked with Township solicitor on various Department items.
- Monitored Department budgetary line items and developed year-to-date performance analyses for program and service areas.

- Continued to work with Program Supervisor and Program Coordinator on daily planning, programming, events, operations, and Department projects for 2017.
- Continued working at the direction of the Finance Department on the implementation of Tyler Munis Enterprise Resource Planning Project that has integrated each department's financial management system and will eventually incorporate online registration for recreation programming.
- Attend Township Manager/Finance Director 2017 Township Budget Meeting; met internally with Department staff to discuss and plan budget goals and objectives and data assessments.
- Attended monthly Board of Commissioners Meetings; attended and prepared reports for monthly Parks Board Meeting.
- Attended weekly staff meetings with the Township Manager and Department Heads.
- Attended monthly Wayne Senior Center Board Meeting.
- Attended monthly Staff Traffic Meeting.
- Attended monthly Staff Safety Committee Meeting.
- Attended monthly Sports Legends of Delaware County Museum Board Meeting.
- Attended monthly Radnor Committee for Special Education Meeting.

Parks & Facilities Usage

- **Athletic Fields:** Coordinated field scheduling and light schedules for summer 2017 with the community sports organizations, local schools, and programs - primary summer users are Radnor Wayne Little League for baseball and softball; Radnor Soccer Club; Main Line Softball Association; Legion and Wayne Delco Baseball; Philadelphia Sports League; various sports camp organizations; and private rentals.
- **Park Areas/Picnic Rentals:** Continued taking reservations for the 2017 season – rentals to date are as follows:
 - Bo Connor (1 rental)
 - Clem Macrone Park (fielded rental inquiries for anticipated pavilion opening)
 - Cowan (1 rental)
 - Fenimore Woods (32 rentals)
 - Willows Park (16 rentals)
- **Radnor Activity Center:** 3 rentals took place in July; 1 in August – all were for multiple days; included Radnor Raiders Football and Cheer programs; coordinated busy summer schedule of seasonal programming for Men's Basketball, Men's Soccer, and Multisport Day Camp.

Parks & Facilities Meetings/Projects

- **Eagle Scout Projects:** Prospective projects continued – park kiosk replacement at the Willows picnic area and at the Skunk Hollow Garden entrance.
- **Park Signage Replacement:**
 - Saw Mill Park sign has been put on hold as we evaluate the park traffic flow and logistics.
 - Clem Macrone Park, Fenimore Woods, Ithan Valley Park sign development is underway.
 - Radnor Skatepark informational signage development is underway.
- **Park/Pollution Reduction Planning:** Met with Township Engineer and Meliora Design to discuss potential impact on Township parks to reduce pollution and sedimentation impacts.

- **Park and Trail Improvements** – a bond ordinance was voted at the October 26, 2015 Board of Commissioners Meeting for the following parks and trails (\$5.75M - \$4.3M Parks/\$1.45M Trails); met with staff and continued working towards completion of the various park projects outlined –

Bo Connor Park
Cappelli Golf Range
Clem Macrone Park
Emlen Tunnel Park
Encke Park
Fenimore Woods
Ithan Valley Park
Petrie Park
Radnor Trail
Skunk Hollow
Warren Filipone Park
Ardrossan Trail
West Wayne Segment (8A-E, 1C, 1D)
Marth Brown Segment
Villanova – Chew Segment (16A, 9C, ½) - omitted
Radnor Station to Harford Park (9F)

- **Bo Connor Park Improvements:** Coordinated engineering site survey and scope of work development for site improvements.
- **Clem Macrone Park Master Planning:** Comprehensive park renovation project underway since mid-November with anticipated completion September 2017; coordinated grand re-opening event for September; project utilizes funding from several sources including grants, capital, and bond proceeds per Ordinance 2015-16; attended several project-related meetings; coordinated recognition plaque development.
- **Cowan Park Improvements:** Coordinated playground equipment replacement and basketball court reconstruction/equipment replacement.
- **Emlen Tunnell Park:** Continued to work with RWLL to redevelop batting cage area and convert them to temporary cage set ups; worked on comfort station design options with various vendors; coordinated site layout with Township engineering firm.
- **Fenimore Woods Rehabilitation Project:** Comprehensive park renovation project planning underway; park outbound site and topographical surveys have been prepared; preliminary/conceptual park improvement plan #2 was reviewed with the Parks Board in March, preliminary review of this plan occurred with Township traffic engineer; working to further identify the improvement details and corresponding project budget; coordinated pond study; worked on comfort station and pavilion design options with various vendors.
- **Odorisio Park Bench Replacement:** Coordinated resident bench recognition/memorial plaque.
- **Petrie Park Improvements:** Coordinated park maintenance improvements and equipment replacement.
- **Radnor Skatepark Improvements:** 2015 improvements to the skatepark entailed replacement and upgrades to structures along with resurfacing by utilizing funds received as part of the Township Building cell tower contract renegotiation. Due to a lack of adherence of the top color coating to the surface, the asphalt was milled and redone – this process was completed and the skatepark reopened in mid-June 2016 - subsequent to the recent process, surface delamination has occurred once again and the park was closed due to safety concerns in early August; after park structure modification and movement, the park reopened in mid-August; staff and council are pursuing a bond claim for the deficiencies that have occurred with a goal to repair the park commensurate to the expectations of the original scope of work.
- **Radnor Trail/Brookside Parking Lot Restroom:** worked on restroom design options with various vendors; coordinated site layout with Township engineering firm.

- **Veterans Park Planning:** (formerly St. Davids Community Park) – a planning project is underway to honor Veterans, educate visitors, and improve various features of the site with the conceptual plan prepared by Simone Collins Landscape Architecture; fundraising is underway by the Township Manager for the project.
- **Warren Filipone Park Improvement:** Coordinated engineering site survey and scope of work development for site improvements.
- **The Willows:** There is continued evaluation by the Board of Commissioners to find a viable use for the Mansion that will allow for its continued public use, public usage of the park with minimal impacts, building improvements to ensure code compliance consistent with intended use, and building updates. BOC authorized Barton Partners to develop a business plan to determine feasibility of building renovations and ongoing operability for public use – public update meetings have continued by Barton Partners and the Willows Trust with the BOC.

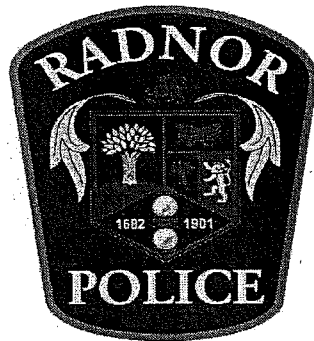
Respectfully Submitted,



Tammy S. Cohen
Director of Recreation & Community Programming

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report



July 2017

**William A. Colarulo
Police Superintendent**



RADNOR TOWNSHIP POLICE DEPARTMENT

**301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297
OFFICE: (610) 688-0503
FAX: (610) 688-1238**

**WILLIAM A. COLARULO
POLICE SUPERINTENDENT**

Executive Summary

July 2017

The Radnor Police Department responded to 1,798 calls for service for the month of July 2017. Officers issued 453 traffic citations for motor vehicle violations. 70 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 874 parking tickets were issued for expired meter violations. Radnor Police Officers made 17 misdemeanor/felony arrests during July 2017.

Radnor Township Police Department
July 2017 Accidents / Violations / Investigations / Juvenile Report

Accidents	Jul-17	YTD 2017	Jul-16	YTD 2016	YTD from 17 to 16
Accidents - Fatal	0	0	0	2	-2
Accidents - Reportable- With Injuries	4	38	5	35	3
Accidents - Reportable - No Injuries	10	88	15	109	-21
Accidents - Non Reportable	39	314	52	362	-48
Accidents - Hit & Run	8	69	11	75	-6
Accidents - No Report	7	72	12	55	17
Pedestrian Accidents - With Injuries	0	1	0	0	1
Pedestrian Accidents - Fatal	0	0	0	1	-1
Total Accidents	68	582	95	639	-57
Violations					
Arrests - Felony & Misdemeanor	17	143	18	118	25
Traffic Violations	453	3871	323	3813	58
Non-Traffic Violations	70	357	46	292	65
Parking Meter Violations	874	7183	895	8530	-1347
Abandoned Vehicles	2	9	2	8	1
Total Violations	1416	11563	1284	12761	-1198
Complaints					
Complaints	1275	10284	1315	9791	493
Unlocked Businesses	6	82	14	71	11
Alarms	161	886	162	977	-91
Animal Complaints	15	87	12	116	-29
					0
Total Complaints	1457	11339	1503	10955	384

PATROL HIGHLIGHTS



1st Platoon: Sergeant George Smith

3rd Platoon: Sergeant Mark Stiansen

2nd Platoon: Sergeant Anthony Radico

4th Platoon: Sergeant Joseph Pinto

July 2017

On July 1st, a resident from the 200 block of Upper Gulph Road reported three checks stolen from her purse and cashed. Officers had the resident complete a written statement in which she reported she knew who was responsible and provided details of the theft.

On July 3rd, a sight distance obstruction was reported at 124 Pine Tree Road. Radnor Police measured out a triangulation on the corner of Pine Tree Road and Cricket Lane. The resident was contacted regarding a sight distance obstruction that needed to be cut back. He was advised to contact the Radnor Police if they had any additional questions.

On July 4th, Officers reported a pedestrian stop of a w/m urinating in the parking lot of the Wawa on Sugartown Road. Officers spoke to the underage male who displayed signs of intoxication and admitted to urinating in the parking lot. He was run through NCIC. Officer spoke with his brother who he was turned over to. He was advised he will be receiving citations for UAD and Radnor Township Ordinance 230-12 Public Urination.

On July 5th, a resident from the 600 block of Conestoga Road reported receiving a call from her credit card company informing her that her credit card had been compromised. She filed a report with the Easttown Police Department for fraudulent activity on her account. She recently used her card at a service station in the area and she thought there might be a skimmer on the gas pump. The manager of the service station was interviewed and he said he has had no issues with the card readers on the fuel pumps. The card readers were inspected and did not appear to have been tampered with and no devices were located on the pumps.

On July 6th, a resident of the 800 block of Bryn Mawr Avenue reported a suspicious male in her driveway. Officers arrived and spoke to the resident who stated that when she arrived home and pulled into her garage, while getting out of her vehicle, she observed a w/m standing in her driveway. The male parked his vehicle blocking her driveway and walked up to the top of the driveway. He asked her where 476 was but appeared to be looking around the area into her garage that was open. She gave a description of the male and his vehicle. Officers advised to call immediately if she should see any other suspicious activity.

On July 7th, a male reported a traffic light signal pole down across the roadway at Sproul Road and Radnor Valley Drive. Officers responded and spoke to the male who advised he was traveling south on Sproul Road at Godfrey Road when he struck something with his vehicle. He did not know what he hit, so he stopped his vehicle and turned around. He noticed a traffic signal pole in the roadway. Another vehicle struck the pole, before he was driving in the area.

On July 10th, an Officer from the Mahwah Police Department in New Jersey requested Radnor Police to respond to Montrose Avenue to see if a vehicle was on location that was involved in a hit and run in their jurisdiction.

Officer reported the vehicle was not on location but contact was made with a person at the residence. Officer was able to confirm who the vehicle was driven by. The information was passed onto the Mahwah Police Department.

On July 11th, a resident reported two dogs found near Bo Conner Park. Officer arrived on location and spoke to the female who stated she called the phone number provided by Chester County on the tags but was unsuccessful. Retracing the steps of where the dogs came from, Officers observed an open door on South Devon Avenue. A third dog was seen on Moscia Lane coming towards a house and ran inside the open front door. Officers searched the house and everything appeared OK. Officer eventually spoke to the homeowner who stated that her family is on vacation and they have a house sitter. Officer advised to contact house sitter and notify her of the issue. Officer provided the dogs with water prior to leaving.

On July 12th, a resident of Bloomingdale Avenue reported a suspicious phone call. Officers made contact with the resident at Kingsway Apartments who said when she checked her voicemail, there was no dialogue in the voicemail only sounds similar to gunshots being fired before the message ended. She was advised to contact Radnor Police for any additional suspicious matters.

On July 12th, while on patrol, in the 100 block of North Wayne Avenue, Police observed two women, one was lying down on the sidewalk and another lying next to her. Police requested RFC-A to respond. They were transported to BMH for further evaluation.

On July 13th, an employee of the Rite Aid reported an unknown actor who broke an exterior window. Officer reported speaking with the employee who advised that a small section of a window was smashed. He advised there were no known problems with a customer and there are no security cameras that would capture an image of the actor. The window was valued at approximately \$200.

On July 14th, Officers reported a traffic stop at Darby Paoli Road and Newtown Road following suspicious movements by the vehicle. Officer observed the vehicle parked in front of a residence on Atterbury Road and moments later the vehicle turned around and parked on Scott Lane. The vehicle was pulled over onto Newtown Road. Officer made contact with the driver and did not observe anything out of the ordinary in or around the vehicle. The driver advised he was leaving a friend's house on Atterbury Road. A written warning was provided as documentation of the contact.

On July 15th, a resident of Barcladen Road reported a male walking up and down the street with a flashlight. The male was reported hiding behind a neighbor's vehicle. Police checked Barcladen and all surrounding streets for the male, with negative results. Officer conducted a foot patrol in the area of 143 Barcladen and reported no vehicles appeared to be entered.

On July 16th, a resident of Woodlea Drive reported finding a canoe while kayaking in the Schuylkill River. The canoe was unattended and did not have any oars with it. The male took possession of the canoe and brought it back to his residence in Radnor. Del Com contacted Montco to have someone respond to take an incident report.

On July 17th, Del Com reported dispatching the fire company to Wooded Lane for a lawn mower on fire in the rear of the yard. Officer arrived and observed a riding mower fully inflamed in the rear yard at the above location. The fire had spread to a nearby tree. Bryn Mawr Fire Company arrived and extinguished the fire. The nearby shed was not damaged. Fire Marshall Ray Daly was notified of this incident.

On July 18th, the Music Director for Summer Camp on Eagle Road reported a theft of musical equipment in McGinnis Hall. Officers were advised that between 1000 - 1745hrs, three (3) musical hand symbols and one (1) pair of custom made headphones were taken from the music room. A written statement was also completed. The group advised that the building is open all day to students/faculty. Security was on scene and advised that multiple persons are in and out of the room throughout the day. There are no cameras in this area.

On July 20th, an animal complaint from Oak Terrace was received. OEO Gallagher stated that on July 2nd, the resident was walking from Oak Terrace down Brookside Avenue when a Boxer, not on a leash, was barking and

showing his teeth. She stated the dog did not touch her but she was scared. She thought the dog came from a property on Brookside Avenue.

On July 21st, a resident from Ithan Creek Road reported a suspicious occupied vehicle in front of her home. She noticed the vehicle at approximately 1500 hours but was no longer on location. The vehicle was occupied with an older w/m and he appeared to be looking at the houses.

On July 25th, Villanova University Public Safety (VUPS) reported a theft discovered at 300 North Spring Mill Road. Officer reports construction material missing from the Septa job site at the Septa station lot on Villanova University campus. VUPS notified Septa Police Department, Amtrak Police Department and would be turned over to VUPD to investigate.

On July 26th, a resident of Plant Avenue reported a w/m in front of her residence talking and screaming to himself. Officers made contact with the male who identified himself and advised he was waiting for Sadlier's Body Shop to open for business. He was advised of the concern and he said he would quiet down.

On July 29th, added patrol was conducted at Margaret Kuo's Restaurant at 175 East Lancaster Avenue. Due to recent health code violations, no business was permitted to be conducted. Officer conducted several checks of the restaurant to ensure compliance.

On July 30th, a resident from Fairfax Road reported criminal mischief to her automobile. The resident stated that sometime between 1030 hours and 1300 hours, her driver's side window was smashed. It is unknown what caused the damage and nothing in the area appeared suspicious.

On July 31st, a resident from Morningside Circle reported theft from her automobile. Officers met with the resident who stated that sometime between 2130 hours and 0530 hours, her wallet was taken from her vehicle. The wallet contained two envelopes with approximately \$250.00, two (2) Santander bank cards, PA license, and medical/personal cards. She was asked to provide a written statement and was advised to call her bank immediately.

Calls for Service - by UCR Code



Incidents Reported Between 07/01/2017 and 07/31/2017

RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0410	AGGRAVATED ASSAULT	2			
0523	UNLAWFUL ENTRY-NO FORCE-RESIDENCE-UNK.	1			
0534	ATTEMPTED FORCIBLE ENTRY-NONRES.-NIGHT	1			
0611	THEFT-\$200 & OVER-POCKET PICKING	1			
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	7			
0616	THEFT-\$200 & OVER-BICYCLES	1			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	1			
0619	THEFT-\$200 & OVER-ALL OTHER	4	1		
0623	THEFT-\$50 TO \$200-RETAIL THEFT	1			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	2			
0634	THEFT-UNDER \$50-FROM AUTO (EXCEPT 0635)	5			
0644	THEFT-ATTEMPTED-FROM AUTO (EXCEPT 0645)	0	1		
0710	MOTOR VEHICLE THEFT-AUTO	1			
0830	SEXUAL ASSAULT	1			
1100	FRAUD	2			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	6			
1150	FRAUD - CREDIT CARDS	3			
1191	FRAUD - REPORTS	11	1		
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	15			
1430	CRIMINAL MISCHIEF - PUBLIC BUILDINGS	0	1		
1440	CRIMINAL MISCHIEF - ALL OTHER	2			
1490	CRIMINAL MISCHIEF - REPORTS	0	1		
1831	NARCOTICS-POSSESSION-MORPHINE,HEROIN,ETC	1			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	2			
1890	NARCOTICS - REPORTS	1			
1891	DRUG EQUIPMENT VIOLATIONS	0	1		
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	2			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	2			
2121	DRIVE UNDER INFLUENCE - DRUGS	0	1		
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSM,POSSES	4			
2242	LIQUOR LAWS - OTHER - JUVENILE	1			
2300	PUBLIC DRUNKENESS	2			
2400	DISORDERLY CONDUCT	2			
2410	HARASSMENT BY COMMUNICATION	0	1		
2420	DISORDERLY CONDUCT-PUBLIC PLACES	1			
2640	ALL OTHER ORDINANCE VIOLATIONS	7			
2647	ALL OTHERS - PROTECTIVE ORDERS	1			
2660	TRESPASSING OF REAL PROPERTY	2			
2900	JUVENILE RUNAWAYS	6			
2912	RUNAWAY-INCORRIGIBLE-FEMALE (JUVENILE)	1			
3000	LOST/RECOVERED PROPERTY	1			
3200	CHECK ON WELFARE	5			
3300	CIVIL DISPUTES	9	1		
3320	DOA	2			
3500	DISTURBANCE - DISORDERLY PERSONS	8			
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	13			
3520	DOMESTIC PROBLEM (NO ARREST)	12	2		
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	1			



Calls for Service - by UCR Code



Incidents Reported Between 07/01/2017 and 07/31/2017

RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3650	PECO-ENEGY NOTIFICATION/POWER OUTAGES	2			
3700	FIRE - RESIDENTIAL	2			
3701	FIRE-COMMERCIAL	2			
3702	FIRE-VEHICLE	1			
3703	FIRE-ALL OTHERS	5			
3706	FIRE - LEAVES, BRUSH, ETC.	1			
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	1			
3850	HAZARDOUS CONDITIONS	4	1	1	
3900	GAS LEAKS (NATURAL GAS)	4			
4000	JUVENILE PROBLEMS (NO ARREST)	9			
4016	NON-CRIMINAL - PEDESTRIAN CONTACTS	2			
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	3			
4200	MISSING PERSONS(EXCEPT JUVENILES)	4	1		
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	1			
4301	MENTAL HEALTH-ALL OTHERS	2			
4500	OPEN DOORS/WINDOWS	6			
4502	DEATHS - ACCIDENTAL (NON-TRAFFIC)	0	1		
4508	DEATHS - SUSPICIOUS DEATHS	1			
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	6	2		
4650	POLICE INFORMATION	33	1		
4655	CID/DTF INVESTIGATION	2			
4660	911 HANG UP CALL	23			
4700	ADDED PATROL-REQUEST FOR	51	2		
4701	ADDED PATROL - BUSINESS CHECKS	96	1		
4702	ADDED PATROL - SCHOOL CHECKS	1			
4800	SOLICITING-WITHOUT PERMIT	0	1		
4801	SOLICITING-COMPLAINTS	1			
4900	SUSPICIOUS PERSON	24	2		
4901	SUSPICIOUS CIRCUMSTANCE	34			
4902	SUSPICIOUS VEHICLES	28	1		
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	5			
5002	LOST & FOUND - FOUND ANIMAL	1			
5004	LOST & FOUND - FOUND ARTICLES	8			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	5			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	4			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	21			
5400	VEHICLES-ABANDONED	3	1		
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	16			
5402	VEHICLES-DISABLED	22			
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	38	1		
5404	VEHICLES-PARKING COMPLAINTS	16			
5405	VEHICLES-TOWED	5			
5501	WIRES DOWN - NO HAZARD	6			
5502	ANIMAL COMPLAINTS - BARKING DOGS	0	1		
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	2			
5510	ANIMAL COMPLAINTS - OTHER	12			
5590	ANIMAL COMPLAINTS - REPORTS	1			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	1			

Calls for Service - by UCR Code

Incidents Reported Between 07/01/2017 and 07/31/2017

RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
6001	ACCIDENT - WITH INJURIES	4			
6002	ACCIDENT - NO INJURIES (REPORTABLE)	10	2		
6003	ACCIDENT - NON REPORTABLE	39		1	
6004	ACCIDENT - HIT & RUN	8			
6005	ACCIDENT - NO REPORT DONE	7	1		
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	0	1		
7000	TRANSPORT	1			
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	4			
7006	NOTIFICATION - HIGHWAY DEPT.	3	2		
7008	NOTIFICATION - SEWER DEPT.	3			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	4			
7090	PUBLIC SERVICES - REPORTS	1			
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	2			
7590	ASSISTING OTHER AGENCIES - REPORTS	1			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	4			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	121	1		
8003	FIRE/MEDICAL ALARM - NO CITATION	32			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	4			
8590	CITIZEN COMPLAINT REPORT	1			
9000	ANIMALS - DOG COMPLAINTS	6			
9002	ANIMALS - ALL OTHER	3			
9005	ANIMALS - ALL INVOLVING DEER	3			
9007	ANIMALS-CAT COMPLAINTS	3			
9038	K-9 ASSIST	0	4		
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	1			
9040	ASSIST LOWER MERION PD	3			
9041	ASSIST HAVERFORD PD	4			
9042	ASSIST MARPLE PD	1			
9044	ASSIST EASTTOWN PD	1			
9047	ASSIST PSP	2			
9049	ASSIST VUPD	11			
9050	ASSIST SICK/INJURED	100	1		
9051	ASSIST AMBULANCE	5			
9052	ASSIST OTHER POLICE DEPARTMENT	2			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	2			
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	112	1		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	29			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	70			
9972	MOTOR OFFICER ACTIVITY	0	8	1	
CITN	NON-TRAFFIC CITATION	70			
CITT	TRAFFIC CITATION	453			
Total Calls		1,798			

Radnor Township Police Department
July 2017 Burglary Report

<i>Time of Day</i>	Res-Forced	Res-No Force	Res-Attempt	Non Res-Forced	Non Res-No Force	Non Res-Attempt
Day (6 AM to 6 PM)	0	0	0	0	0	0
Night (6 PM to 6 AM)	0	0	0	0	0	1
Time Unknown	0	1	0	0	0	0
Total Burgs - 7/17	0	1	0	0	0	1
Total Burgs - YTD	4	2	1	4	0	2

Burglaries by Area

Patrol Area	District	Burgs 7/17	Burgs YTD 17
Northeast Beat	1	0	2
Northwest Beat	2	1	7
Southwest Beat	3	0	0
Southeast Beat	4	1	4
Villanova University	7	0	0
Total Burglaries		2	13

Radnor Township Police Department
July 2017 Property Stolen Recovered Report

Type of Property	Jul-17 Stolen	2017 YTD Stolen	Jul-17 Recovered	2017 Y-T-D Recovered
Currency, Notes, Stocks Etc.	\$2,351.00	\$19,235.00	\$0.00	\$65.00
Clothing & Furs	\$1,930.00	\$19,629.00	\$0.00	\$15.00
Locally Stolen Motor Vehicles	\$40,000.00	\$425,000.00	\$40,000.00	\$240,000.00
Office Equipment	\$5,936.00	\$19,455.00	\$0.00	\$795.00
Televisions, Radios, Cameras	\$0.00	\$4,843.00	\$0.00	\$600.00
Firearms	\$0.00	\$850.00	\$0.00	\$500.00
Household Goods	\$134.00	\$0.00	\$134.00	\$0.00
Consumable Goods	\$200.00	\$330.00	\$0.00	\$0.00
Jewelery & Precious Metals	\$17,100.00	\$46,345.00	\$0.00	\$0.00
Livestock	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$1,409.00	\$144,997.00	\$0.00	\$0.00
Total Property Value	\$69,060.00	\$680,684.00	\$40,134.00	\$241,975.00

Radnor Township Police Department
July 2017 Crime Report

CLASS 1 Offenses							
Offense	Inc 7/17	Inc YTD 17	Clr'd 7/17	Clr'd YTD 17	Inc YTD 16	Clr'd YTD 16	Inc YTD 17 to 16
Criminal Homicide	0	0	0	0	0	0	0
Forcible Rape	0	0	0	0	1	1	-1
Robbery	0	1	0	0	0	0	1
Assault	4	30	1	13	27	15	3
Burglary	2	13	0	3	24	2	-11
Larceny	22	142	0	9	149	12	-7
Auto Theft	1	10	0	1	3	0	7
Arson	0	0	0	0	0	0	0
Total Class 1 Off.	29	196	1	26	204	30	-8
CLASS 2 Offenses							
Vandalism	17	77	0	0	70	0	7
Illegal Drugs	3	55	5	42	45	29	10
DUI	4	36	7	29	21	25	15
Disorderly Conduct	3	58	3	12	66	24	-8
Fraud Related	22	110	0	1	102	1	8
Underage Drinking	5	21	3	15	12	11	9
All Other Class 2	9	91	6	27	57	39	34
Total Class 2 Off.	63	448	24	126	373	129	75
Grand Total	92	644	25	152	577	159	67

Radnor Township
PROPOSED LEGISLATION

DATE: September 22, 2017

TO: Radnor Township Board of Commissioners

FROM: Stephen McNelis, Interim Co-Director of Public Works

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager/Director of Finance

LEGISLATION: Resolution #2017-105: Requesting Authorization to Apply for County Aid for the Township's Annual Resurfacing Program

LEGISLATIVE HISTORY: This Resolution is the Township's annual application for County Aid, and must be submitted on the required MS-339 form.

PURPOSE AND EXPLANATION: The application for County Aid is to offset a portion of the cost of the annual resurfacing program.

IMPLEMENTATION SCHEDULE: 1.) Resolution approved regarding County Aid 2.) Five original signed copies forwarded to Delaware County 3.) Receive Project Approval from Penn DOT 4.) Complete Project in Calendar year 2017.

FISCAL IMPACT: The County Aid revenue is noted in the 2017 liquid fuels budget worksheet. Last year the Township received \$36,720 in County Aid.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners pass the attached Resolution 2017-105 requesting County Aid.

MOVEMENT OF LEGISLATION: It is being requested that the Board approve the legislation for this project to obtain County Aid revenue.



pennsylvania
DEPARTMENT OF TRANSPORTATION
BUREAU OF MUNICIPAL SERVICES

MS-339

(Rev 10/12)

**APPLICATION
FOR
COUNTY AID**

PROJECT NUMBER:

17-23106-001

SECTION 1: To be completed by Municipality. Upon completion submit to the County.

THEREFORE BE IT RESOLVED, that we, the Officials of Radnor Township,
MUNICIPALITY (NAME)
Delaware County, Pennsylvania, in Regular Session, do hereby make application to the
County for an allocation of County Liquid Fuels Tax Funds.

PROJECT DESCRIPTION:

2017 Superpave Road Resurfacing Project, 74,139 SY Milling, 7,485 Tons 9.5 mm. Superpave Wearing Course, 10 SY Type 1 Base Repair, 77 Tons 9.5 mm Leveling Course, 7,620 DYL Pavement Marking.

TOTAL ESTIMATED PROJECT COST: \$ 939,577.05

ALLOCATION REQUESTED: \$ 939,577.05

It is certified by the Municipality and the officers who execute this application that all materials used and work done hereunder shall conform to the current Pennsylvania Department of Transportation Specifications and that all work will be done within the legal right of way or with permission of the abutting property owners.

DULY ADOPTED ON (Date): 09/25/2017

ATTEST: (Seal)

Signature of Municipal Officials

SIGNATURE - SECRETARY/CITY CLERK

301 Iven Avenue, Wayne, PA 19087

ADDRESS

SECTION 2: To be completed by County Officials. Upon completion, submit to the PA Department of Transportation.

WHEREAS, the County Officials of Delaware County, having been presented with the foregoing application for the expenditure of County Liquid Fuels Tax Funds for improvements as indicated above.

THEREFORE BE IT RESOLVED, that we, the said Officials, in Regular Session, agree on behalf of said County to contribute the amount listed below from the County Liquid Fuels Tax Funds toward the above specified project provided that all work done shall conform to the current Pennsylvania Department of Transportation Specifications.

LET IT ALSO BE RESOLVED that we do hereby make application to the Pennsylvania Department of Transportation for an Encumbrance of Liquid Fuels Tax Funds for the amount below if not distributed to the Municipality named above by the end of this calendar year.

DULY ADOPTED ON (Date): _____

ALLOCATION APPROVED: \$

ATTEST: (Seal)

Signature of County Officials

SIGNATURE - COUNTY CLERK

ADDRESS

SECTION 3: To be completed by the Pennsylvania Department of Transportation.

APPROVED: _____

DATE: _____

MUNICIPAL SERVICES REPRESENTATIVE

Proclamation to Marty
Costello – Freedom Medal
Award

Public Participation

Announcement of Boards
and Commissions
Vacancies

Willows Mansion Discussion

To: Radnor Township Board of Commissioners
From: Mark Evans AICP PP AIA, Principal
Date: September 20, 2017
Re: Willows Mansion Hybrid Community Plan – Board of Commissioners Meeting - Sept. 25th, 2017

In response to your request to reduce the scope of improvements and projected costs for renovations to the Willows Mansion we have prepared the attached Hybrid Community Plan for your review and consideration at your Monday, September 25th meeting. The improvements will include a fully renovated first floor with stabilization of the existing building systems, new stairs and accessibility improvements, an open concept community space, the Pond View Room as a community destination with great views to the Willows Park and new terraces for small gatherings. To reduce the overall scope and cost of this Hybrid Community Plan, it does not include: 1) an expansion to the existing 57 space parking lot, 2) widening of the existing driveway, 3) expanded terrace for larger gatherings, 4) painting of fountain wall, 5) new loading area, 6) new exterior signage or 7) second floor upgrades.

Recognizing that there are many tough judgement calls that your Board will need to make to best serve Radnor Township’s residents, we offer the following scope and cost items for your consideration:

1. Hybrid Community Plan – Estimated Construction Costs \$1,988,910

2. Commissioner Decisions – These items are not included above and should be considered prior to initiating the design process:

- a. Stormwater management
- b. Upgrade the currently planned lift by building an elevator \$106,000
- c. Site utility upgrade for a new water line
- d. General Conditions & General Contractor Profit 14% \$278,090
- e. Construction Bond 1% 23,000
- f. Construction Contingency
- g. Design Fees 8% \$212,000

3. Optional Upgrades – The following items could be included in the initial phase of construction or at a later phase. These are 2017 construction costs and do not include general conditions, general contractor profit, construction bonding, construction contingency or design fees:

- a. Expand parking lot by 43 spaces \$140,000
- b. Widen the driveway to 24 feet \$35,600
- c. Expanded terrace for larger gatherings \$146,000
- d. Paint fountain wall \$5,000
- e. New loading area \$13,500
- f. New exterior signage \$1,750
- g. Second floor upgrades (paint & renovate lounges, offices & two bathrooms) \$55,000

Please let us know how the Board would like us to proceed.



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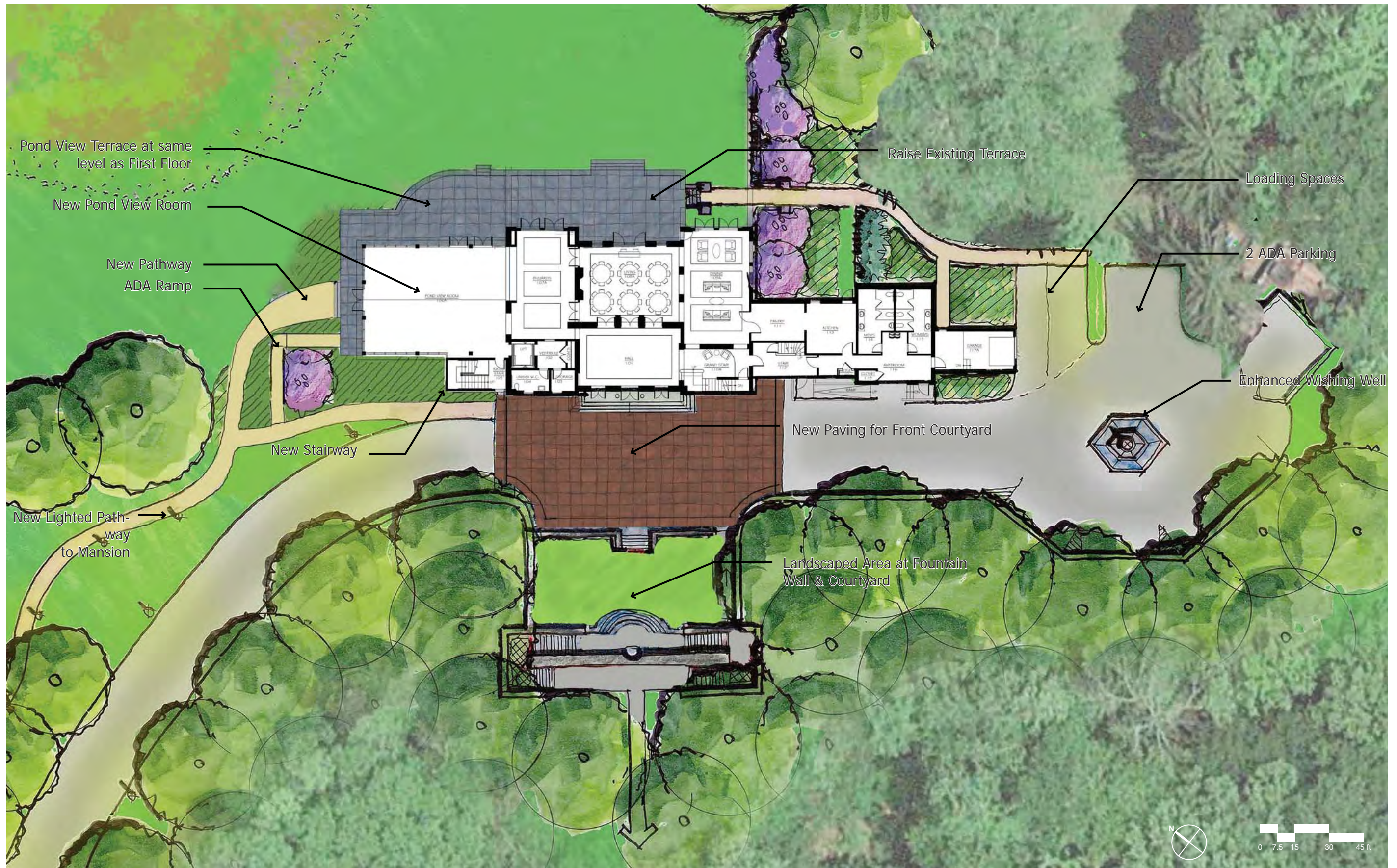
Willows Mansion

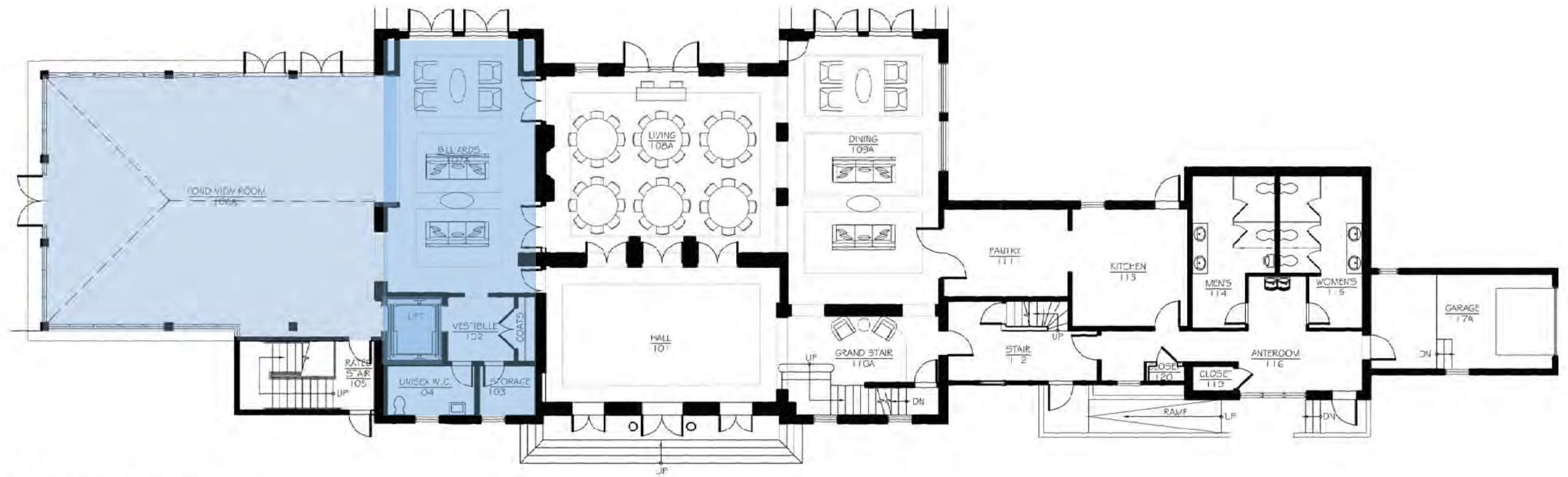
Business & Operational Plan

Site Plan for Hybrid Community Plan

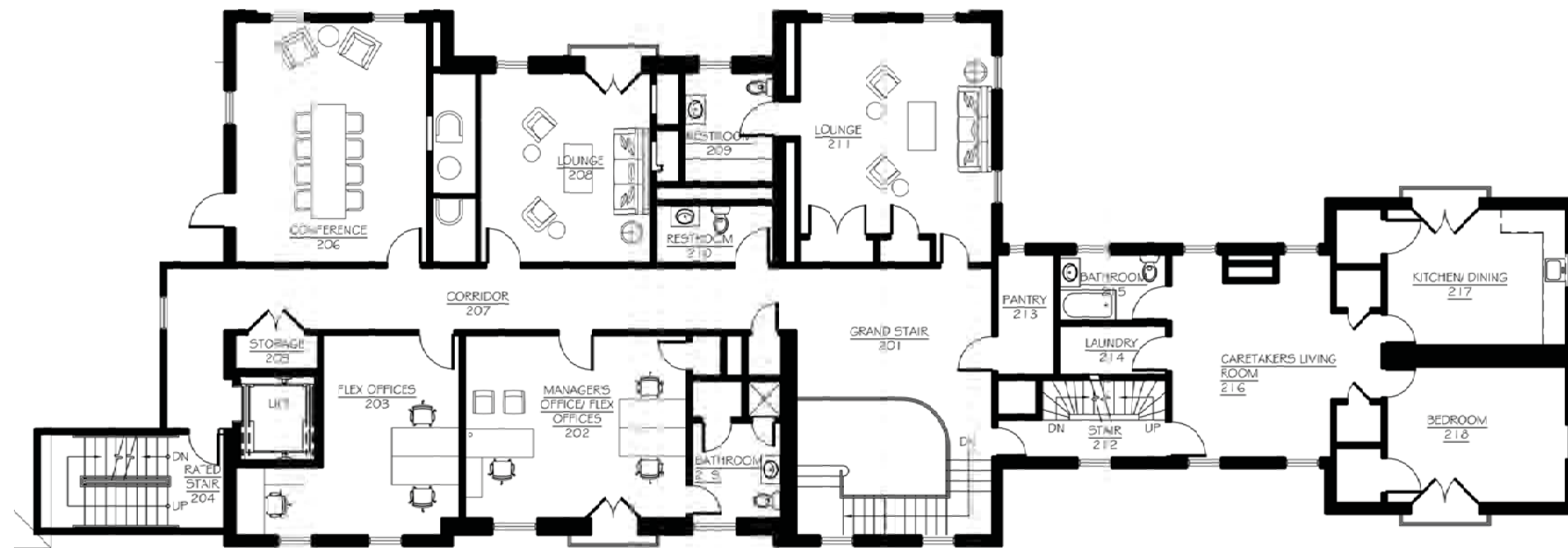
September 20, 2017

BARTON PARTNERS
URBAN PARTNERS **RETTEW**





FIRST FLOOR



SECOND FLOOR

Public Use Areas



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Update on Radnor
Crossing tennis
court/temporary parking
lot issue *(Requested by
Commissioner Clark)*



September	
6	2018 Budget Kickoff Meeting
6 - 13	Finance to prepare 2018 revenue and expense estimates for all departments
12	Departments: Capital Plan Numbers and Narratives Due
18	Special BOC Meeting: Review Pension Assumptions / Capital Plan Funding
22	Departments: Operating Budget Narratives Due
25	BOC Regular Meeting: Adopt Prelim. 2018 MMO Resolution [State Law Requirement];
29	Departments: Consolidated Fee Schedule Updates are Due

September						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October	
2-6	Administrative Review Meetings to Finalize Township Manager Recommended Budget
9	BOC Regular Meeting: Detailed Presentation of Township Manager's Recomm. Budget
18	CARFAC Meeting: Budget Review / Q3 Financial Review
23	BOC Regular Meeting: Adoption of Recommended Comprehensive Budget \$7.06[A](2)
30	BOC Special Meeting: Public Hearing #1 on 2018 Budget

October						
S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November	
13	BOC Regular Meeting and Public Hearing #2 on 2018 Budget
15	CARFAC Meeting: Budget Review [if needed]
20	BOC Public Hearing #3 on 2018 Budget
27	BOC Regular Meeting and Public Hearing #4: Introduction of Final Budget Ordinances

November						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December	
4	[If needed] Board of Commissioner Special Meeting: Public Hearing #5 on 2018 Budget
11	BOC Regular Meeting: Public Hearing #5 or #6 and Final Adoption of Budget Legislation: <ul style="list-style-type: none"> • Ord: 2018 Tax Rates Sewer Rent Rates Stormwater Fee Rate • Ord: 2018 Consolidated Fee Schedule • Res: 2018 Wage and Salary Schedule • Ord: 2018 Appropriation Budget • Included w/ Budget: Five Year Capital Program • Included w/ Budget: Five Year Financial Forecast

December						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

\$7.06 Adoption procedure for comprehensive budget: [Amended 1-7-2013 by Ord. No. 2012-22^[1]]

A. Time line. The time line for comprehensive budget approval is as follows:

- (1) No later than **105** days before the end of the fiscal year: Submission of the Manager's proposed comprehensive budget.
- (2) No later than **60** days before the end of the fiscal year: Board Approval of the recommended comprehensive budget.
- (3) No later than **20** days before the end of the fiscal year: Board Adoption of the final comprehensive budget.

B. Approval of the recommended comprehensive budget. At least 60 days before the end of the fiscal year, the Board shall complete its review of the Manager's proposed comprehensive budget, make such adjustments as the Board deems necessary, and in a publicly noticed Board meeting, approve by resolution a recommended comprehensive budget, copies of which shall be made available promptly thereafter to the public.

C. Public Notice and Public Hearing. No later than 5 days following the approval of the recommended comprehensive budget by the Board, the Board shall provide public notice of the date, time, and place at which the Board shall hold a public hearing on the recommended comprehensive budget. This notice shall include a summary of the recommended comprehensive budget. The public hearing shall take place at any regular or special meeting of the Board at least 7 days after advertisement and at least 20 days prior to the end of the fiscal year.

D. Levy of Taxes. At the time of enacting the final budget, the Board shall, by ordinance, levy sufficient taxes allowed by law which, with other revenues and available receipts and balances, shall provide for a balanced budget.

^[1] Editor's Note: This ordinance was subject to referendum and was approved by a majority of the qualified voters 5-21-2013

**RESOLUTION 2017-108
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, ADOPTING THE 2018
MINIMUM MUNICIPAL OBLIGATION (MMO)**

WHEREAS, The Commonwealth of Pennsylvania General Assembly, on December 18, 1984 adopted the Municipal Pension Plan Funding Standards and Recovery Act (Act 205 of 1984), which has been amended in part by Act 189 of 1990, Act 82 of 1988, and act 44 of 2009; and

WHEREAS, The Municipal Pension Plan Funding Standards and Recovery Act requires that municipalities calculate a Minimum Municipal Obligation (“MMO”) prior to September 30 for the subsequent budget year; and

WHEREAS, The MMO can be amended during the budget process based on changes in payroll projections and resubmitted to the State; and

WHEREAS, On September 18, 2017, the Board of Commissioners held a special meeting to review the most recent bi-annual Actuarial Valuation as of January 1, 2017, prepared by Mockenhaupt Associates for both the Police and Civilian Pension Plans which provides the necessary components to calculate the MMO for 2018;

NOW, THEREFORE, it is hereby *RESOLVED* that the Board of Commissioners of Radnor Township hereby adopts the 2018 minimum municipal obligation for the Radnor Township Pension Plans in the following amounts as calculated on the attached worksheets:

POLICE PENSION PLAN	\$2,440,000
CIVILIAN PENSION PLAN	\$1,580,000

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25th day of September, A.D., 2017.

RADNOR TOWNSHIP

By: _____
Name: Philip Ahr
Title: President

ATTEST: _____
Robert A. Zienkowski,
Township Manager / Secretary

Radnor Township



PROPOSED LEGISLATION

DATE: September 19, 2017

TO: Board of Commissioners

FROM: William M. White, Finance Director

A handwritten signature in black ink, appearing to read "William M. White", written over the printed name.

LEGISLATION: Resolution 2017-108 Adopting the Township's 2018 Minimum Municipal Obligation (MMO) as required by Act 205.

PURPOSE AND EXPLANATION: In accordance with the provisions of Act 205 the Minimum Municipal Obligation (MMO), which represents the Township's annual pension contribution requirement, must be submitted and approved by the Board of Commissioners no later than September 30 of each year.

This resolution will establish the Township's 2018 MMO to be incorporated into the preliminary 2018 budget estimates. Please note that these MMO estimates can change as a result of the budget review process, which will occur over the next three months.

Major assumptions include:

- Current staffing counts
- CBA Wage adjustments
- Actuarial Assumptions as included in the 1/1/2017 Actuarial Report as reviewed on Monday September 18, 2017

FISCAL IMPACT: The pension obligations included in the legislation total \$4,020,000 which is made up of \$2,440,000 from the Police Pension Plan (+5% from 2017) and \$1,580,000 from the Civilian Pension Plan (-15% from 2017). This amount represents an aggregate decrease of \$154,899, or 3.7% under the 2017 MMO totals. These amounts will be used in the Township Manager's Recommended Budget, scheduled to be published on October 9 at the Board of Commissioner's meeting.

RECOMMENDED ACTION: The Administration recommends that Board of Commissioners adopt the 2018 MMO calculations as drafted with the understanding that a revised MMO can be drafted if significant payroll estimates change during the 2018 budget process.

CERTIFICATION OF
FISCAL YEAR 2018
MINIMUM MUNICIPAL OBLIGATION
POLICE AND CIVILIAN PENSION PLANS

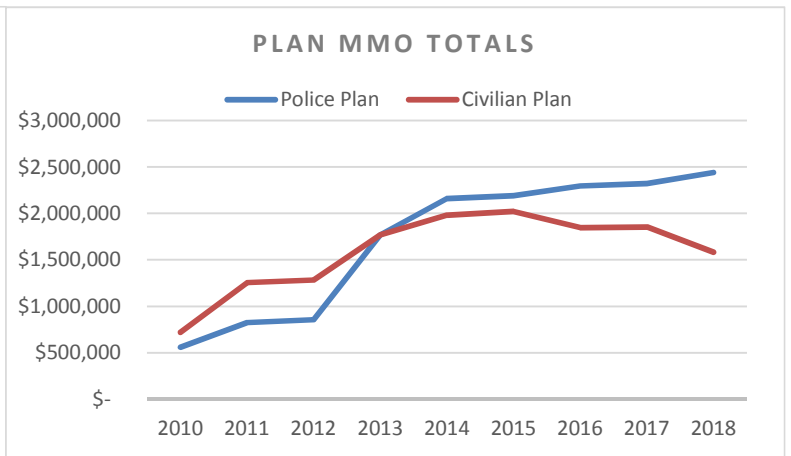
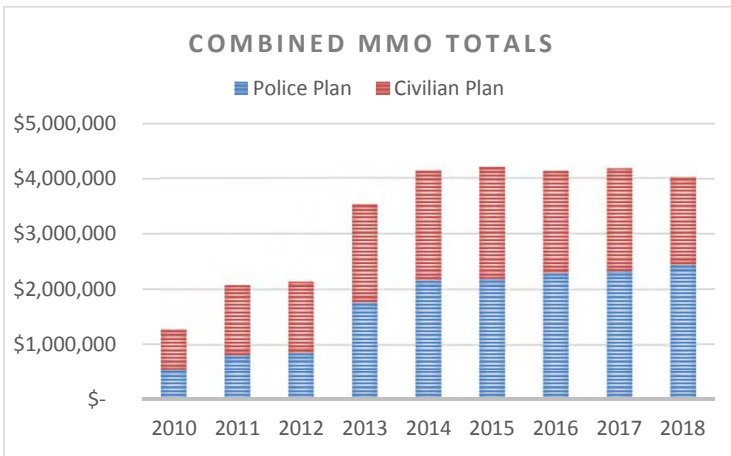
RESOLUTION 2017-108
RADNOR TOWNSHIP, PA
SEPTEMBER 25, 2017

RADNOR TOWNSHIP, PA
2018 MINIMUM MUNICIPAL OBLIGATION
POLICE & CIVILIAN PENSION PLANS AND COMBINED



ACT 205 FUNDING FORMULA	Police Plan	Civilian Plan	Total Obligation
Financial Requirements:			
1. Estimated 2018 Payroll (rounded)	\$ 5,045,453	\$ 5,499,334	\$ 10,544,787
2. Normal Cost of Plan from Actuarial Report (% of payroll)	17.755%	11.496%	14.491%
3. Total Normal Cost of Plan (1 x 2)	\$ 895,831	\$ 632,230	\$ 1,528,061
4. Plan Amortization Requirement	1,633,849	1,156,928	2,790,777
5. Plan Administrative Expenses from Actuary Report (Police:1.5%, Civilian:1.1%)	75,682	65,992	141,674
6. Total Financial Requirements (3 + 4 + 5)	\$ 2,605,362	\$ 1,855,150	\$ 4,460,512
Credits to Township Funding Requirements:			
7. Estimated Employee Contributions	(165,362)	(275,150)	(440,512)
8. Rounding Adjustment	-	-	-
9. Total Credits to Township Funding Requirements	\$ (165,362)	\$ (275,150)	\$ (440,512)
10. Recommended MMO	\$ 2,440,000	\$ 1,580,000	\$ 4,020,000

2017 MMO Total	\$ 2,322,459	\$ 1,852,440	\$ 4,174,899
2016 MMO Total	\$ 2,292,574	\$ 1,845,031	\$ 4,137,605
2015 MMO Total	\$ 2,190,903	\$ 2,020,393	\$ 4,211,296
2014 MMO Total	\$ 2,160,223	\$ 1,979,695	\$ 4,139,918
2013 MMO Total	\$ 1,765,384	\$ 1,767,162	\$ 3,532,546
2012 MMO Total	\$ 855,232	\$ 1,280,125	\$ 2,135,357
2011 MMO Total	\$ 822,301	\$ 1,252,960	\$ 2,075,261
2010 MMO Total	\$ 558,404	\$ 717,342	\$ 1,275,746



RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer *SFN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance

Date: September 19th, 2017

Re: Discussion and Possible Motion for the Banbury Way Flood Mitigation Project.

By virtue of Resolution #2016-71, the Banbury Way Flood mitigation design contract was awarded to T&M Associates. After providing many alternatives (based on the CH2M design in the RFP for these services), the Board of Commissioners chose the option included in the attachments. This option, which met the criteria of managing a 25-year frequency, 1 hour storm event, included construction of the system on Banbury Way, Windsor Avenue, and Francis Avenue.

In 2017, two meetings were held with residents of the affected area, and they voiced concerns over: the disturbance to the area, tree removal, access to their houses during construction, cost, and overall impact of the project in their neighborhood. In general terms, the residents at the meeting did not support the project in its proposed layout.

At the end of the last meeting, an area (limit of disturbance) was depicted for a possible project. The limit of the project area outlined for the residents was the R.O.W of Banbury, from SR 0030 to Francis/Windsor, the intersection itself, and the "triangle" (traffic island area). At the meeting, we discussed possibly pursuing the following, noting the issues involved: 1.) we could provide three basic preliminary options, 2.) by using the prescribed area, we are "backing into" the project, in that we are not designing for a specific frequency rain event, but working in a limited area, and trying to provide the best/as much as we can

SWM, and the 3.) the projects would be at a somewhat high level, 4.) I could meet with T&M to provide these options.

Attached to this memorandum are three options, for the prescribed area, as put forth by T&M Associates. The table on page five of that packet summarizes the costs and capacity of the systems.

At this point, staff respectfully requests direction from the Board of Commissioners in regards to the Banbury Way Flood Mitigation project. We offer the following for the Board of Commissioners, in regards to direction on the project:

- Terminate the current contract, and work with T&M in the manner noted previously.
- Continue working on the original option as chosen by the Commissioners, and move towards bidding.
- Pursue various options, as determined by the Board of Commissioners, based on the Board's requirements, the T&M options, and/or suggestions from staff and the Stormwater Management Advisory Committee.

Enclosures: T&M Associates, "3 Options"
Resolution #2016-71
Staff Memorandum for Resolution #2016-71
T&M Associates Presentation (with plan view for the option chosen by the Board of Commissioners)

FLOOD MITIGATION

Banbury Way/Francis Avenue/Windsor Avenue

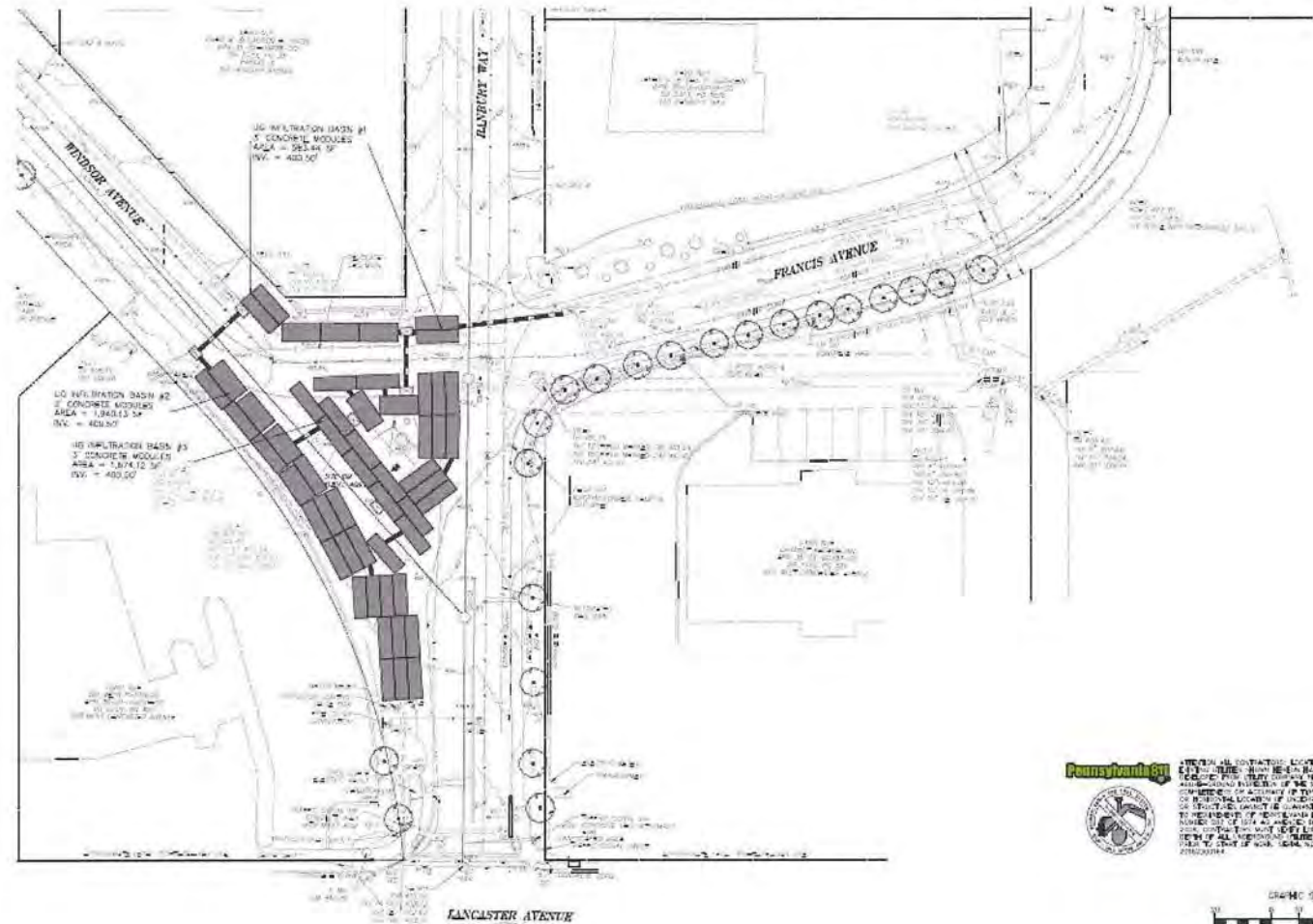
3' Plastic Option

- No easements required
- Manages 1 year event (1.20")
- Total Construction Cost \$360,000
- Invert set by Existing System
- 2' Cover Required



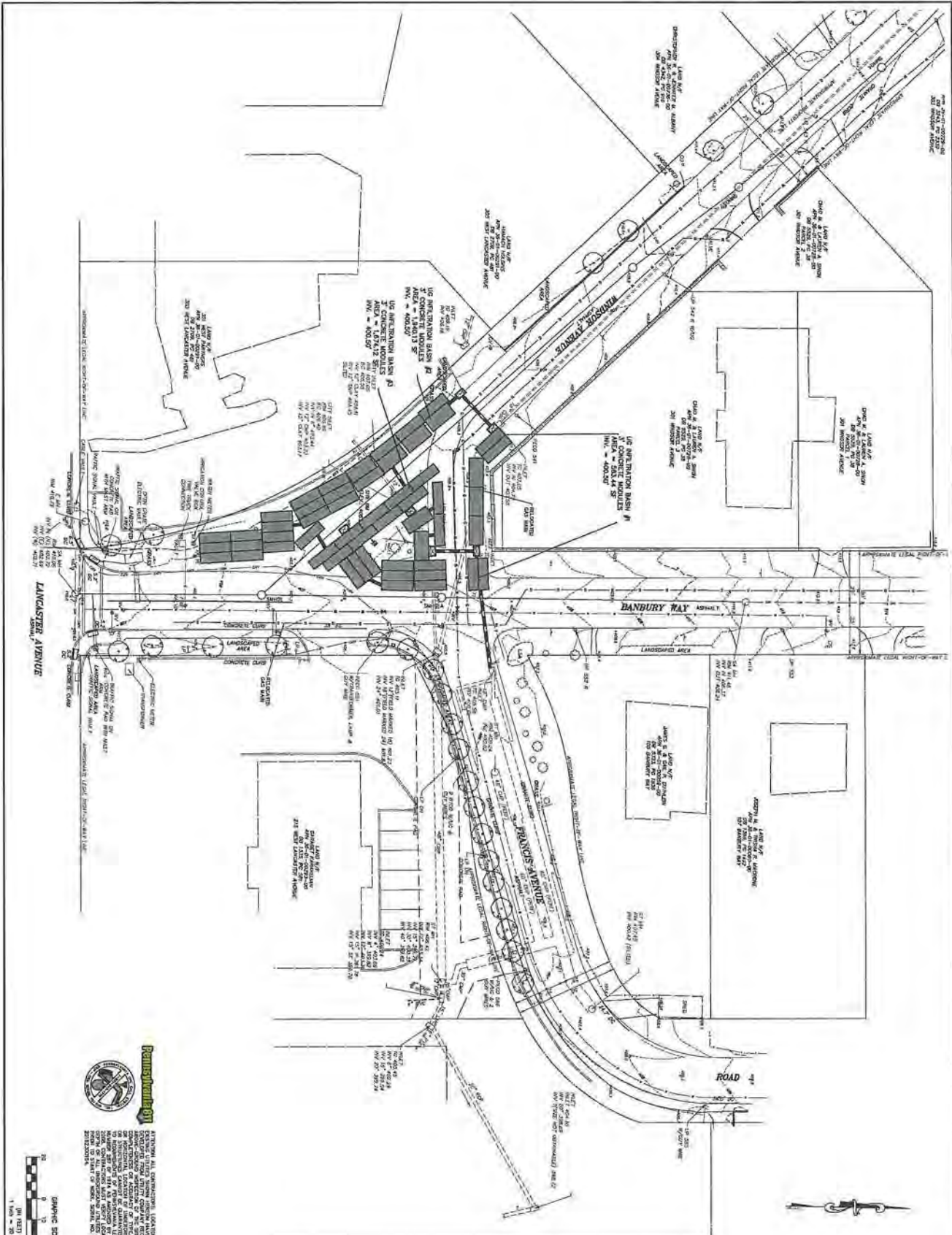
3' Concrete Option

- No easements required
- Manages 1 year event (1.20")
- Total Construction Cost \$385,000
- Invert set by Existing System
- 2' Cover Required



OPTION	Return Event	Approx. Storm Cost	Approx. Sanitary Cost	Approx. Water Cost	Approx. Roadway Cost	TOTAL COST
3' Plastic	1 Year - 1 Hr.	\$125,000	\$75,000	\$25,000	\$135,000	\$360,000
3' Concrete	1 Year - 1Hr.	\$150,000	\$75,000	\$25,000	\$135,000	\$385,000
5' Concrete	2 Year - 1Hr.	\$215,000	\$75,000	\$25,000	\$135,000	\$450,000

Please note, the Approx. Constr. Cost are an order of magnitude of costs and are not to be considered as an Engineer's Estimate of construction costs.



Pennsylvania

APPROVAL: ALL CONSTRUCTION, LOCATION OF ALL UTILITIES, AND ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, BRIDGES, AND STRUCTURES, LATEST EDITION, AND ANY SUPPLEMENTAL SPECIFICATIONS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GRAPHIC SCALE
1" = 20'

AND

YOUNG & ASSOCIATES, INC.
14 WEST BROAD STREET
BETHLEHEM, PA 18015
610-437-2800
www.youngandassociates.com

DEPARTMENT OF TRANSPORTATION
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

BRANBURY WAY AT FRANCIS AVE & WINDSOR AVE
RAVIOUR TOWNSHIP, DELEWARE COUNTY, PENNSYLVANIA

3 FOOT CONCRETE SYSTEM

RICHARD A. YOUNG, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS

SCALE: 1" = 20'

OF 3

FILE COPY

RESOLUTION NO. 2016-71

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDING THE DESIGN
OF A STORMWATER MANAGEMENT AND FLOOD
MITIGATION PROJECT FOR THE INTERSECTION OF
BANBURY WAY/FRANCIS AVENUE/WINDSOR AVENUE**

WHEREAS, Radnor Township solicited proposals from engineering firms for the design of a stormwater management and flood mitigation project for the intersection of Banbury Way/Francis Avenue/Windsor Avenue

WHEREAS, a selection group comprised of Stormwater Management Advisory Committee members, the Township's consultant, and Township staff recommended award to T&M Associates

WHEREAS, the Township's Stormwater Management Advisory Committee concurred with said recommendation, and recommends the Board of Commissioners award the design contract to T&M Associates

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Award the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue to T&M Associates, in the amount of \$95,236.

SO RESOLVED this 13th day of June, A.D., 2016

RADNOR TOWNSHIP

By: _____

Name: Philp Ahr

Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: June 6th, 2016

TO: Radnor Township Board of Commissioners

CC: Robert A. Zienkowski, Township Manager

FROM: Stephen F. Norcini, P.E., Director of Public Works

LEGISLATION: Resolution #2016-71, Awarding the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue

FILE COPY

LEGISLATIVE HISTORY: The Board of Commissioners authorized (with a recommendation from the Stormwater Management Advisory Committee) the Engineering Department to receive proposals for Professional Services for “the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue”.

PURPOSE AND EXPLANATION: A Request For Proposals was placed on Penn BID, e-bidding site, for the Design of Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue. Proposals were received from eight firms. The cost proposal tabulation is as follows:

Firm	Cost
Bergmann & Associates, Incorporated	\$84,900
Conceptual CAD, Incorporated	\$90,600
Pennoni Associates, Incorporated	\$91,500
T&M, Associates, Incorporated	\$95,236
Buchart Horn, Incorporated	\$99,950
RK&K, Incorporated	\$144,737
Meliora Design	\$177,956
Gannett Fleming, Incorporated	\$192,409

From the eight firms, we came forward with a short list of firms: T&M Associates, RK&K, Incorporated, and Meliora Design. A selection group was comprised of Paige Maz, Regina Majercak, Tim Sass (Chair and members of the Stormwater Management Advisory Committee, respectively), Dan Wible of CH2M, and myself. The group recommended the award of the design contract to T&M Associates. This was then brought before the Stormwater Management Advisory Committee, and they concurred with the recommendation. *Attached is the recommendation from the selection group (which provides greater detail of the process), the T&M Associates proposal, and the Township's Request For Proposal.*

IMPLEMENTATION SCHEDULE: Upon authorization by the Board of Commissioners, a purchase order will be processed for the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue. Concurrent with the Purchase Order approval process, we will address the professional services agreement with T&M Associates, with review and input from the solicitor. Once the professional services agreement is signed, the project duration is 180 days.

FISCAL IMPACT: The project cost, \$95,236, will be funded by the Stormwater Fund, account # 04-421-4790.

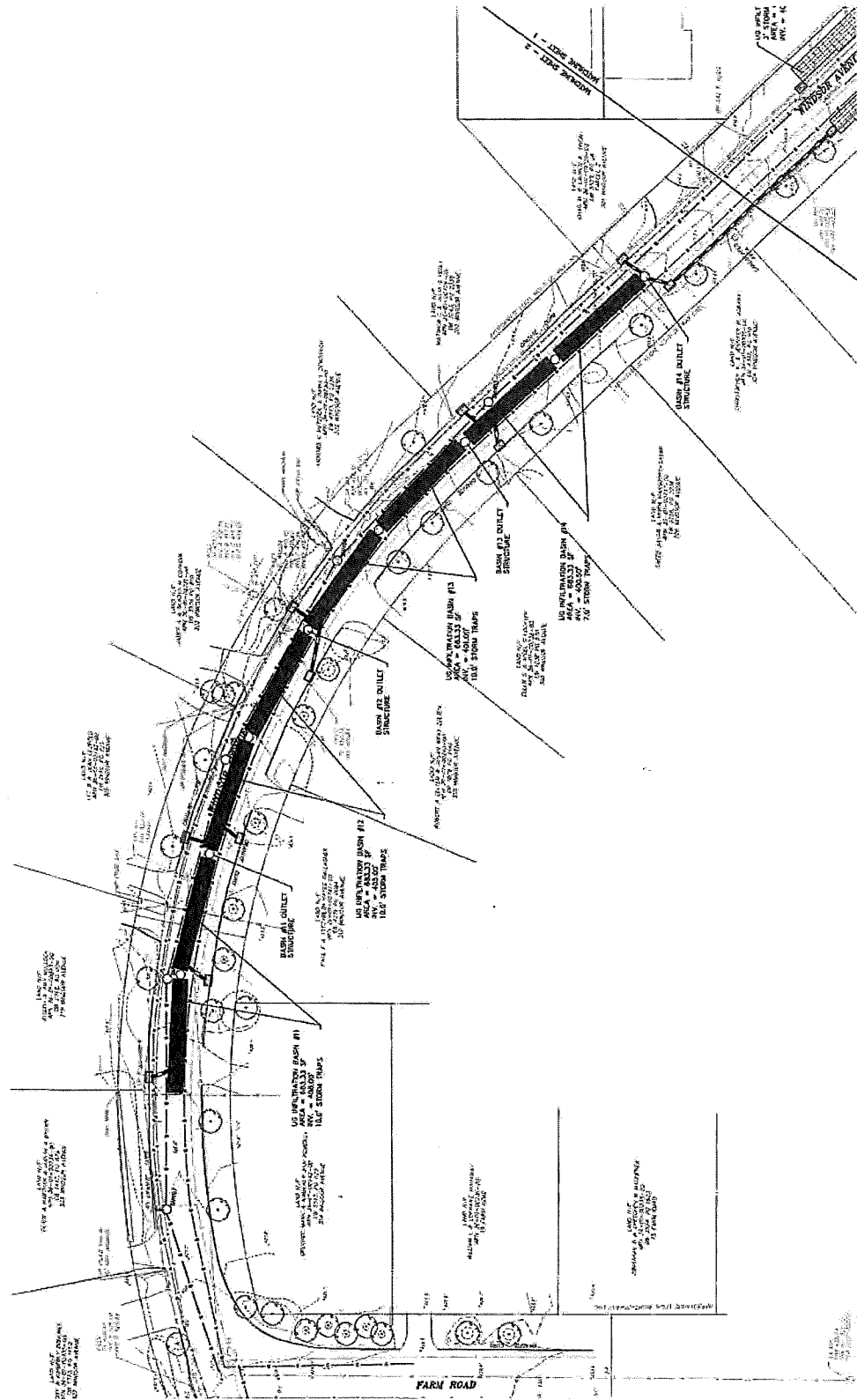
RECOMMENDED ACTION: *I respectfully request the Board of Commissioners Award the Design of a Stormwater Management and Flood Mitigation Project for the Intersection of Banbury Way/Francis Avenue/Windsor Avenue to T&M Associates, in the amount of \$95,236.*

Enclosures: Recommendation Memorandum
T&M Associates Proposal
Radnor Township Request For Proposals

FILE COPY

FLOOD MITIGATION

Banbury Way/Francis Avenue/Windsor Avenue



23. AS SHOWN ON DRAWING, THE MAIN PIPE SHALL BE 36\"/>

24. THE MAIN PIPE SHALL BE 36\"/>

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39. THE MAIN PIPE SHALL BE 36\"/>

40. THE MAIN PIPE SHALL BE 36\"/>

41. THE MAIN PIPE SHALL BE 36\"/>

FARM ROAD

MOORE ROAD - 1
MOORE ROAD - 2

US INSULATION BASIN #1
100' STORM TRAPS
1/2\"/>

US INSULATION BASIN #2
100' STORM TRAPS
1/2\"/>

US INSULATION BASIN #3
100' STORM TRAPS
1/2\"/>

US INSULATION BASIN #4
100' STORM TRAPS
1/2\"/>

US INSULATION BASIN #5
100' STORM TRAPS
1/2\"/>

US INSULATION BASIN #6
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US INSULATION BASIN #7
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US INSULATION BASIN #9
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US INSULATION BASIN #10
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US INSULATION BASIN #11
100' STORM TRAPS
1/2\"/>

US INSULATION BASIN #12
100' STORM TRAPS
1/2\"/>

US INSULATION BASIN #13
100' STORM TRAPS
1/2\"/>

Product: ST-36



Technical Data





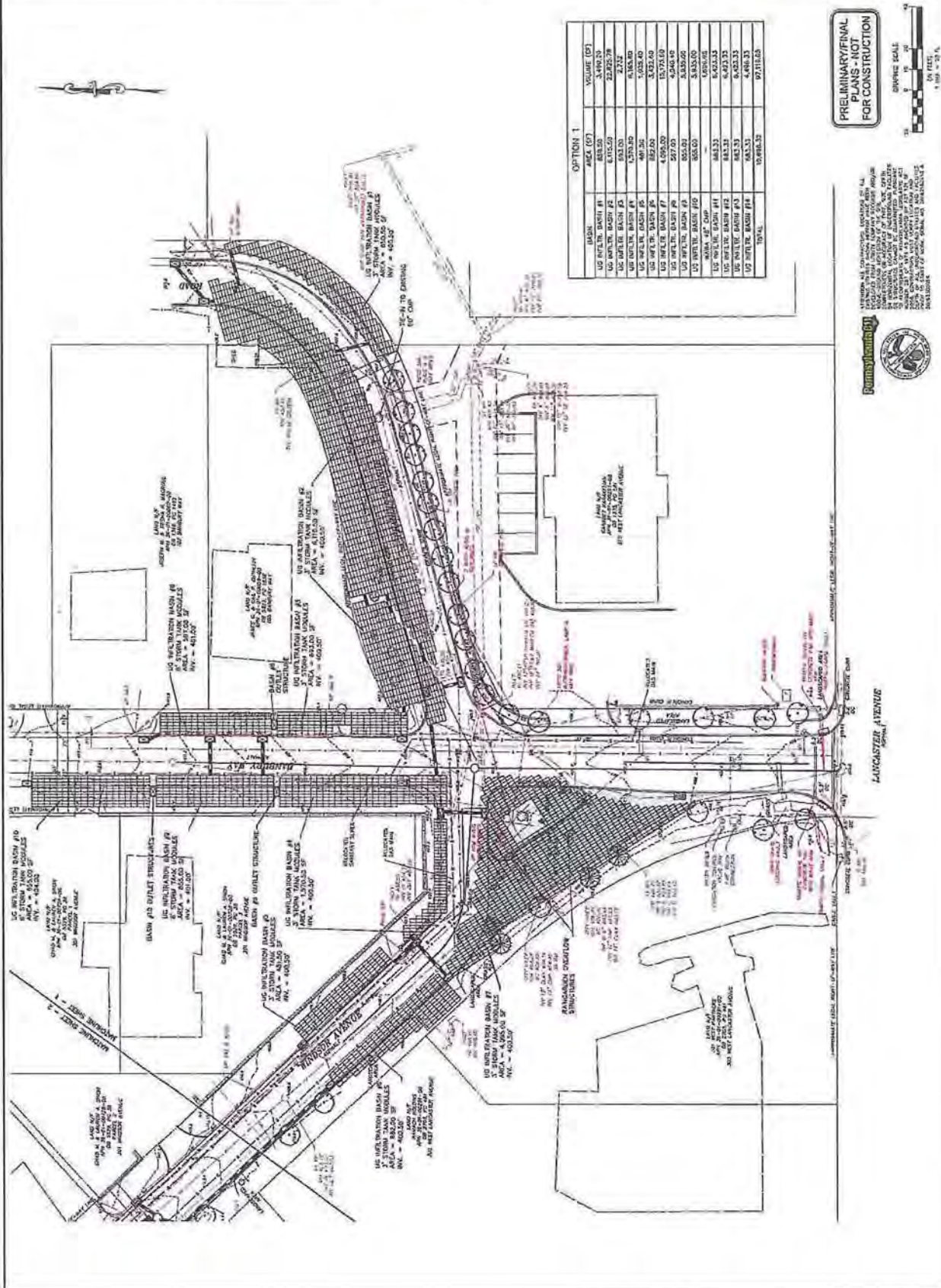


NO.	REV.	DATE	DESCRIPTION

CONCEPT PLAN OPTION 1
 BRANBURY WAY AT FRANCIS AVE & WINDSOR AVE
 FRANCIS TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA
 RICHARD A. YOUNG, P.E.
 LICENSED PROFESSIONAL ENGINEER
 DELAWARE COUNTY REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 274066

R.A. YOUNG & ASSOCIATES, INC.
 YOUR GOALS OUR MISSION
 1500 W. BROAD STREET
 BETHELSDALE, PA 17015
 TEL: 717-838-0000
 FAX: 717-838-0001
 WWW: RAYENGINEERS.COM
 DELAWARE COUNTY REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 274066

DATE: 08/14/2017
 DRAWN BY: JAY
 CHECKED BY: JAY
 PROJECT NO.: 17-001
 SHEET NO.: 1 OF 2



OPTION 1

Basin	Area (SQ FT)	Volume (CU FT)
UP INFILTRATION BASIN #1	885.00	3,490.20
UP INFILTRATION BASIN #2	815.00	3,262.50
UP INFILTRATION BASIN #3	1,370.00	5,682.00
UP INFILTRATION BASIN #4	401.50	1,626.00
UP INFILTRATION BASIN #5	850.00	3,400.00
UP INFILTRATION BASIN #6	507.00	2,028.00
UP INFILTRATION BASIN #7	850.00	3,400.00
UP INFILTRATION BASIN #8	850.00	3,400.00
UP INFILTRATION BASIN #9	843.33	3,373.32
UP INFILTRATION BASIN #10	843.33	3,373.32
UP INFILTRATION BASIN #11	843.33	3,373.32
UP INFILTRATION BASIN #12	843.33	3,373.32
UP INFILTRATION BASIN #13	843.33	3,373.32
UP INFILTRATION BASIN #14	843.33	3,373.32
UP INFILTRATION BASIN #15	843.33	3,373.32
TOTAL	10,888.32	42,711.63

**PRELIMINARY/FINAL
 PLANS - NOT
 FOR CONSTRUCTION**

GRAPHIC SCALE
 1" = 20' 0"

DATE: 08/14/2017
 DRAWN BY: JAY
 CHECKED BY: JAY
 PROJECT NO.: 17-001
 SHEET NO.: 1 OF 2

REVISIONS: ALL CONSTRUCTION LOCATIONS TO BE LOCATED WITHIN THE EXISTING WASTEWATER TREATMENT PLANT FENCE LINE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DELAWARE COUNTY ZONING ORDINANCES AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR WASTEWATER TREATMENT PLANTS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DELAWARE COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR WASTEWATER TREATMENT PLANTS.



PROJECT REVISIONS: ALL CONSTRUCTION LOCATIONS TO BE LOCATED WITHIN THE EXISTING WASTEWATER TREATMENT PLANT FENCE LINE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DELAWARE COUNTY ZONING ORDINANCES AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR WASTEWATER TREATMENT PLANTS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DELAWARE COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR WASTEWATER TREATMENT PLANTS.

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer *SN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance

Date: September 19th, 2017

Re: SALDO Application #2017-S-02- Final – Wheeler Field – Minor Final Subdivision

This application was before the Board of Commissioners for caucus, at the regularly scheduled meeting of September 11, 2017. It will be before the Commissioners on September 25th, for final resolution.

The Solicitor has provided Resolution #2107-106, which outlines the standard requirements, as well as the requirement of Conservation and Trail Easements, in compliance with the agreement of sale. Also noted are modifications to the SALDO in regards to street trees, street lights, manmade features, sidewalks, and curbing.

Attached is the plan set (two sheets), and review letters from Gannett Fleming, Incorporated, Gilmore & Associates, Ray Daly, and the Delaware County Planning Commission.

**RESOLUTION NO. 2017-106
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL MINOR
SUBDIVISION PLANS FOR FRIENDS OF RADNOR 284, INC.**

WHEREAS, Radnor Township is the owner of certain property located near Godfrey Road and Darby Paoli Road known as the Wheeler tract; and

WHEREAS, Friends of Radnor 284, Inc., was formed for the express purpose of supporting and benefitting the Radnor Troop 284; and

WHEREAS, the Township and Friends of Radnor 284, Inc. executed an Agreement of Sale on January 25, 2016 for the purchase of approximately 2.2 acres by Friends of Radnor 284, Inc. from the Township; and

WHEREAS, the Township now intends to approve the minor subdivision plans for Friends of Radnor 284, Inc.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the minor final plan of subdivision for Friends of Radnor 284, Inc. consisting of two (2) sheets, dated January, 2017 by Momenee, Inc. as follows:

1. Compliance with the Gannett Fleming review letter dated July 10, 2017, a copy of which is attached hereto as *Exhibit. "A"*.
2. Compliance with all other applicable Ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
3. Execution of Development and Financial Security Agreements, if necessary in a form and manner to be approved by the Township Solicitor.
4. Compliance with the Agreement of Sale between Radnor Township and Friends of Radnor 284, Inc. dated January 25, 2016, incorporated herein by reference specifically requiring:
 - a. Execution of a Conservation Easement or restrictive covenant limiting the future expansion of the existing building and the placement of impervious surfaces on the property; and
 - b. Establishment of a trail easement upon the subject property in such location as to be determined by the Township.

In addition to the foregoing final plan approval conditions, this Resolution will approve the following modifications to the Township's Subdivision and Land Development Ordinance.

- a. Section 255-22.B.1(k) as to significant man made features on the plan.
- b. Sections 255-36, 255-37.A., 255-51.A. and 255-52 as to sidewalks and curbing.
- c. Section 255-38.A., B. and C. as to street trees.
- d. Section 255-49 as to streetlights.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2017.

RADNOR TOWNSHIP


By: _____

Name: Philip M. Ahr

Title: President

ATTEST: _____

Memorandum

To: Radnor Township Planning Commission
From: Stephen F. Norcini, PE, Township Engineer 
Cc: Peter Nelson, Solicitor
Roger Phillips, PE, Gannett Fleming, Incorporated
Amy Kaminski, PE, PTOE, Gilmore & Associates, Incorporated
Kevin Kochanski, Community Development Director, Radnor Township
Raymond Daly, Codes Official/Fire Code Official, Radnor Township
Date: July 11th, 2017
Re: Wheeler Tract- Application #2017-S-02; Applicant: Friends of Radnor 284

Before the Planning Commission on July 18th, 2017, will be the Wheeler Tract Minor Final Plan.

In 2013, Radnor Township purchased the Rye, Quarry, and Wheeler Tracts as open space acquisitions. Situated on the Wheeler tract has been a long standing one room school house (visible from Darby-Paoli Road), that has been used by Boy Scout Troop 284 for many years, under the permission of the Scott family. The proposed subdivision of a 2.2-acre parcel will provide Boy Scout Troop 284 a permanent "home", of which they will own outright. No development of the property is planned, the Boy Scouts will continue use of the existing school house.

Please find attached the review letters for Subdivision and Land Development, Zoning, Transportation, and Fire/Codes as provided by Gannett Fleming, Gilmore & Associates, and Ray Daly, respectively.



*Excellence Delivered **As Promised***

Date: July 10, 2017

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
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department
Ray Daly – Radnor Township Codes Official

RE: Wheeler Field – Minor Final Plan
Friend of Radnor 284 – Applicant

Date Accepted: June 5, 2017
90 Day Review: September 3, 2017

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plans for compliance with the Radnor Township Code. These Plans was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is subdivision 2.200 acres of property for purchase by Boy Scout Troop 284 for Troop Activities.

The applicant has indicates that no development is proposed are part of this application. For that reason, the following waivers are being requested:

- §255-22(B).1.k The showing of sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site including properties across streets. These features are shown in the immediate vicinity of the site.
- §255-36 - Installation of curbs when required by the Township.
- §255-37(A) - Sidewalks/paths when required by the Board of Commissioners.
- §255-38(A) - Street trees to be planted where street trees do not exist.
- §255-38 (B & C) - Street tree planting intervals.
- §255-49 - Installation of streetlights.
- §255.51 - Installation of sidewalks.
- §255.52 - Installation of curbs.



Wheeler Field

Plans Prepared By: Momenee, Inc.

Dated: 05/24/2017

I. Zoning

1. §280.10.B(3) – There shall be a front yard on each street which a lot abuts, which shall be not less than 60 feet in depth. The existing school house on lot 2 has a front yard setback of 33 feet and the existing barn as a front yard setback of 6.5 feet. This is an existing non-conformity that the applicant will continue.
2. The zoning compliance table on sheet 1 of 2 must be revised to indicate that the minimum side yard setback for non-residential use is 40 feet, not 30 feet and that the maximum building height is 38 feet not 35 feet. Also, the accessory building height of 20 feet must be shown on the table.

II. Subdivision and Land Development

1. §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). The applicant has requested a waiver from this requirement.
2. §255-36 - Curbs shall be provided along streets when required by the Township. The applicant has requested a waiver from this requirement.
3. §255-37.A – Sidewalks and pedestrian paths shall be provided when required by the Board of Commissioners. The applicant was requested a waiver from this requirement.
4. §255-38.A – Within any land development or major subdivision, street trees shall be planted along all streets where suitable trees do not exist. The applicant has requested a waiver from this requirement.
5. §255-38.B & C – Street trees at interval of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development. Street trees shall not be planted opposite each other, but shall alternate. The applicant has requested a waiver from these requirements.
6. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the



Board of Commissioners and the Philadelphia Electric Company. The applicant has requested a waiver from this requirement.

7. §255-51.A. – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.
8. §255-52 – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. The applicant has requested a waiver from this requirement.

III. 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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: June 13, 2017

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Wheeler Field Minor Subdivision
Radnor Township, Delaware County
G&A 13-07018-04

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Minor-2-Lot Subdivision Plan for Wheeler Field. The applicant intends to subdivide the tract into two individual lots.

A. DOCUMENTS REVIEWED

1. Minor 2-Lot Subdivision Plan (2 Sheets) for The Wheeler Field, dated May 24, 2017, prepared for Friends of Radnor 284, prepared by Momenee, Inc.
2. Cover letter prepared by Momenee, Inc. received June 9, 2017
3. Subdivision and Land Development Application Form.
4. Application for Act 247 Review.

B. REVIEW COMMENTS

The Minor Subdivision Plan for The Wheeler Field generates no transportation related comments.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: WHEELER FIELD
DATE: JUNE 20, 2017
CC: MR. PHILLIPS

Mr. Norcini

I have no comments on the sub-division, however one comment on the application. The site map for Ardrossan is incorrect. The latest changes to the site are not noted on this plan. The Township should have the proper recorded site map on all new applications.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL F. CULP

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

LINDA F. HILL
DIRECTOR

July 20, 2017

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Dev't: Boy Scout Parcel - Wheeler Field
DCPD File No.: 34-4143-97-99-00-05-14-15-16-17
Developer: Friends of Radnor 284
Location: Northwest of intersection of Godfrey and
Darby/Paoli Roads
Recv'd in DCPD: June 12, 2017

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on July 20, 2017, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Linda F. Hill
Director

cc: Friends of Radnor 284
Momenee and Associates, Inc.



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: July 20, 2017

File No.: 34-4143-97-99-00-05-14-15-16-17

PLAN TITLE: Boy Scout Parcel - Wheeler Field

DATE OF PLAN: May 24, 2017

OWNER OR AGENT: Friends of Radnor 284

LOCATION: Northwest of intersection of
Godfrey and Darby/Paoli Roads

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Subdivision

ZONING DISTRICT: AC - Agricultural Conservation

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivide 27.654 acres into two lots

UTILITIES: Public

RECOMMENDATIONS: Approval, with consideration given
to staff comments

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

PREVIOUS ACTION

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on January 19, 2017, as a subdivision. The applicant proposed to incorporate two lots totaling 2.577 acres into one lot. The Commission recommended approval.



Date: July 20, 2017
File No.: 34-4143-97-99-00-05-14-15-16-17

REMARKS (continued):

CURRENT PROPOSAL

The applicant currently proposes to subdivide 27.654 acres into two lots, one of which will be retained by the Township, and the second conveyed to a local Boy Scout troop to be used for recreational purposes. The parcel to be retained by the Township has an existing residential dwelling.

SITE CHARACTERISTICS

The site is bounded by a stream to the west and residential development on all other sides. The parcel's existing conditions include a floodplain, a small tributary, and an existing residential dwelling.

APPLICABLE ZONING

The proposal is located within the AC - Agricultural Conservation district and is subject to applicable regulations set forth in the Township's zoning code.

NONCONFORMITIES

The site's existing dwelling does not appear to comply with the front setback regulations established in the Township zoning code.

Where Section 280-10.B requires a 60' front yard setback, the existing dwelling has an approximate 40' setback. This proposal does not exacerbate the nonconformity.

COMPLIANCE

The proposal appears to comply with the AC - Agricultural Conservation district provisions.

Date: July 20, 2017
File No.: 34-4143-97-99-00-05-14-15-16-17

REMARKS (continued):

WAIVERS

The applicant is seeking waiver relief for the following:

- Section 255: To forego installation of curbs, sidewalks, street trees, streetlights, and sidewalks.

It should be noted that no construction is proposed at this time. Staff has no comment related to the waiver request.

FUTURE DEVELOPMENT

It is recommended that the property be deed restricted to prevent further subdivision and/or future residential development.

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Township should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

STORMWATER MANAGEMENT

The Township Engineer must verify the adequacy of all proposed stormwater management facilities.

Date: July 20, 2017
File No.: 34-4143-97-99-00-05-14-15-16-17

REMARKS (continued):

HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE

The Wheeler Tract was once part of the larger Ardrossan Tract. The Wheeler Tract lot contains an outbuilding associated with the Ardrossan Farm and a stone building that was originally a schoolhouse. The schoolhouse building has been used by the Boy Scouts for over 50 years after it was leased to them by the owners of the Ardrossan estate and farm, the Montgomery-Scott family.

The proposed subdivision will create an approximately one-acre lot which has been purchased by the Boy Scouts to retain their use of the building and lot. Radnor Township has purchased the remaining approximately 70 acres for public recreational use, primarily trails. There will be an easement on the Boy Scout parcel for future trails connections, and a restriction on additional building, except for a porch. They must also retain buffering on the site.

The larger township-owned parcel will include future trails, and some parking for at least 12 cars. The outbuilding does not appear to be in very good shape, nor does it appear to have retained its historical significance.

It is hoped that the Boy Scouts will continue to use and maintain their building, which does appear historically significant. It appeared in the 1913 Mueller Atlas.

The proposed site has a mix of high, moderate and low potential for underground archeological resources. Though the activity in this subdivision plan does not call for ground disturbance, should there be any future development, and any artifacts are discovered, please contact Delaware County Planning Department for a short documentation process.

Date: July 20, 2017
File No.: 34-4143-97-99-00-05-14-15-16-17

REMARKS (continued):

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.

July 24, 2017

VIA ELECTRONIC MAIL

Roger Phillips, PE
Gannett Fleming
PA Box 80794
Valley Forge, PA 19484

Re: *Friends of Radnor 284*
Wheeler Tract - Minor Final Plan

Dear Roger:

As you are aware, applicant, Friends of Radnor 284, Inc. (the "FOR"), submitted a Minor Final Subdivision Application to the Township on June 5, 2017 (the "Application"). The Application is pending before Radnor Township. Pursuant to the Pennsylvania Municipalities Code, the governing body shall render a decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting next following the date that the application is filed. FOR hereby extends until September 26, 2017, the deadline for Radnor Township to act on the above-referenced Application.

Thank you for your continued help with this project. Please feel free to call me if you have any questions, or if you would like to discuss this issue further.

Very truly yours,



David J. Falcone

cc: David Fiorello, PE
Mr. James Doughan
Ms. Patricia Desmond

ELAINE P. SCHAEFER
President

PHILIP M. AHR
Vice President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

JOHN NAGLE

RICHARD F. BOOKER, ESQ.



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600

Fax (610) 971-0450

www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

June 20, 2017

Jim Doughan
Friends of Radnor
P.O. Box 142
Wayne, PA 19087

**RE: Minor/Final Subdivision Application #2017-S-02
Wheeler Field**

Dear Mr. Doughan:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your final plan to subdivide 2.2 acres from the Wheeler Field, and have found it complete. Therefore, I have accepted the application for minor final plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Tuesday July 18, 2017.**

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Sincerely,

Stephen F. Norcini, PE
Township Engineer

LETTER OF TRANSMITTAL



P.O. Box 80794
Valley Forge, PA 19484-0794
Fax: (610) 650-8190
Tel: (610) 650-8101

TO Linda Hill, Director	DATE 06/09/2017	JOB NO. 56756.279
Delaware County Planning Commission	RE: Wheeler Tract	
201 West Front Street	Radnor Township	
Media, PA 19063		

WE ARE SENDING YOU: Attached Under separate cover via _____ the following items:

- | | | |
|--|---|---|
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> Change order | <input type="checkbox"/> Other _____ | |

COPIES	DATE	NO.	DESCRIPTION
3	05/24/2017		Wheeler Field Subdivision
1	06/08/2017		Executed DCPC Application
1	05/24/2017		\$300.00 Application Check

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit ___ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit ___ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ___ corrected prints |
| <input type="checkbox"/> For review and comment | | |
| <input type="checkbox"/> FOR BIDS DUE _____ 20__ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS:

Linda,
On behalf of Radnor Township, we are transmitting the above application package for review. If you need any additional information, please contact me.

COPY TO:

GANNETT FLEMING, INC.

FILE:

SIGNED Patti Kaufman

If enclosures are not as noted, kindly notify us at once.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name FRIENDS OF RADNOR 284 ATTN: JIM DOUGHAN E-mail JDOUGHAN@GMAIL.COM

Address P.O. BOX 142 WAYNE, PA 19087 Phone

Name of Development BOY SCOUT PARCEL - WAGLER FIELD

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm MOMENEE INC. Phone 610.527.3030

Address 924 COUNTY LINE ROAD, BRYN MAWR PA 19010

Contact DAVID FIORELLO P.E. E-mail DFIORELLO@MOMENEE.COM

Table with 5 columns: Type of Review, Plan Status, Existing Utilities, Proposed Utilities, Environmental Characteristics. Includes checkboxes for Zoning Change, Land Development, Subdivision, PRD, Sketch, Preliminary, Final, Tentative, Public/Private Sewerage/Water, Wetlands, Floodplain, Steep Slopes.

Zoning District A.C.

Tax Map #

Tax Folio #

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING SITE IS TOWNSHIP PARCELAND. EXISTING FORMER SCHOOLHOUSE
IS UTILIZED BY BOYSCOUT TROOP 284. TROOP 284 PROPOSES
TO PURCHASE 2.2 ACRES FOR TROOP ACTIVITIES

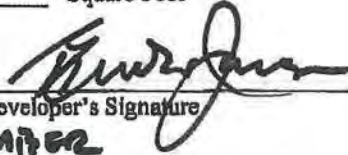
Total Site Area 27.654 Acres
Size of All Existing Buildings 4,835 Square Feet
Size of All Proposed Buildings 0 Square Feet
Size of Buildings to be Demolished 0 Square Feet

FRIENDS OF RANGE 204

Print Developer's Name

ERIC W. JANSON, BOARD MEMBER

Developer's Signature



MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting July 3, 2017

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

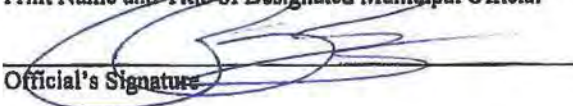
Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Roger A. Phillips, PE Township Engineer
Print Name and Title of Designated Municipal Official

610-650-8101
Phone Number

Official's Signature



Date

6/9/2017

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.



924 County Line Road
Bryn Mawr, PA 19010
(610) 527 3030
momenee.com

Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Minor 2-Lot Subdivision Plan
The Wheeler Field
Radnor Township, Delaware County**

Our File # 16-036

Gentlemen:

On behalf of the Friends of Radnor 284, we are submitting a preliminary/final subdivision application to subdivide 2.2 acres off the Wheeler Field parcel located along Darby-Paoli Road at Saw Mill Road. The 2.2-acre parcel includes the old school house building currently used by the boy scouts for their troop activities.

Enclosed for review the following:

- Signed Township Application
- Township Application fee of \$1,250.00
- Township Escrow Review Fee of \$7,000.00
- Signed County Act 247 Review Application
- County Act 247 Review fee of \$300.00
- 26 full size copies of the subdivision plans
- 7 reduced 11x17 size copies of the subdivision plans
- 10 Thumb drives containing electronic copies of documents in this submission.

Copies of the title report should be on file with the township from the original Ardrossan subdivision application.

There is no development proposed as part of this application. For this reason and because this site was reviewed as part of the recent Ardrossan Farms Subdivision, waivers are requested from the following sections of the Subdivision and Land Development Ordinance:

§255-22 (B).1.k The showing of sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site including properties across streets. These features are shown in the immediate vicinity of the site.

§255-36 Installation of curbs when required by the township

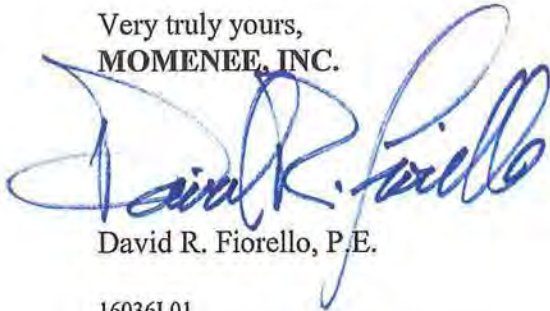
§255-37 (A) Sidewalks/paths when required by the Board of Commissioners.

§255-38 (A) Street trees to be planted where street trees do not exist

§255-38 (B & C) street tree planting intervals
§255-49 Installation of streetlights
§255.51 Installation of sidewalks
§255.52 Installation of curbs

I trust that this information will be sufficient for you to review this application. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE, INC.



David R. Fiorello, P.E.

16036L01

cc: Friends of Radnor 284

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name FRIENDS OF RADNOR 284
ATTN: JIM DAUGHAN E-mail JDOUGHAN@GMAIL.COM

Address P.O. BOX 142 WAYNE, PA 19087 Phone _____

Name of Development BOY SCOUT PARCEL - WHEELER FIELD

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm MOMENEE INC. Phone 610-527-3030

Address 924 COUNTY LINE ROAD, BRYN MAWR PA 19010

Contact DAVID FIORELLO P.E. E-mail DFIORELLO@MOMENEE.COM

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input type="checkbox"/> Land Development	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input checked="" type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Public Water	<input type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input checked="" type="checkbox"/> Private Water	<input checked="" type="checkbox"/> Private Water	<input checked="" type="checkbox"/> Steep Slopes

Zoning District A.C.

Tax Map # / /

Tax Folio # / /

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING SITE IS TOWNSHIP PARKLAND. EXISTING FORMER SCHOOLHOUSE
IS UTILIZED BY BOYSCOUT TROOP 284. TROOP 284 PROPOSES
TO PURCHASE 2.2 ACRES FOR TROOP ACTIVITIES

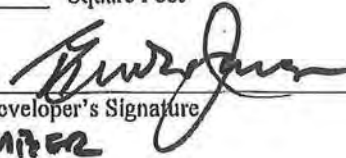
Total Site Area 27.654 Acres
Size of All Existing Buildings 4,835 Square Feet
Size of All Proposed Buildings 0 Square Feet
Size of Buildings to be Demolished 0 Square Feet

FRIENDS OF PADDLE 204

Print Developer's Name

ERIC W. JANSON, BOARD MEMBER

Developer's Signature



MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official _____

Phone Number _____

Official's Signature _____

Date _____

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.

RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087
P) 610-688-5600
F) 610-971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property WHEELER FIELD - DABBY PAOLI ROAD

Zoning District AC Application No. _____
(Twp. Use)

Fee _____ Ward No. 4 Is property in HARB District No

Applicant: (Choose one) Owner _____ Equitable Owner X

Name FRIENDS OF RADNOR 284 (ATTN: Jim Doughan)

Address PO BOX 142, WAYNE PA 19087

Telephone _____ Fax _____ Cell _____

Email JDOUGHAN@GMAIL.COM

Designer: (Choose one) Engineer X Surveyor _____

Name DAVID R. FIORELLO, MOMENEE INC

Address 924 COUNTY LINE ROAD, BRYN MAWR

Telephone 610.527.3030 Fax 610.527.9008

Email DFIORELLO@MOMENEE.COM

Area of property 27.654 AC Area of disturbance NONE

Number of proposed buildings _____ Proposed use of property _____

Number of proposed lots 2

Plan Status: Sketch Plan _____ Preliminary _____ Final X Revised _____

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

No

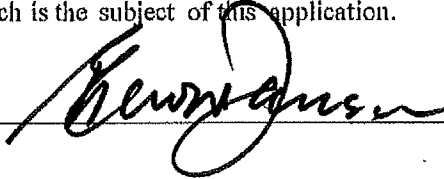
Are there any infringements of Chapter 280 (Zoning), and if so what and why?

EXISTING STRUCTURES ARE LOCATED WITHIN REQUIRED
FRONT YARD SETBACKS

Individual/Corporation/Partnership Name

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature



Print Name

ERIC W. JANSON, BOARD MEMBER
FRIENDS OF RADNOR 234

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Land) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer *SN*

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance
John Rice, Solicitor, Grim, Biehn, & Thatcher

Date: September 19, 2017

Re: SALDO Application #2017 – D – 03 - Final – JCHAI (Judith Creed Home for Adult Independence) – Preliminary/Final Land Development

Representatives of the Judith Creed Home for Adult Independence (JCHAI) were before the Board of Commissioners at the September 11th, 2017, regularly scheduled meeting, for caucus. This Land Development application will be before the Commissioners on September 25th, for final resolution.

JCHAI is requesting waivers from providing a Traffic Impact Study, Preliminary/Final Plan Submission, and the Recreation Fee on Lieu of. The waiver requests and other requirements are put forth in the attached Resolution 2017-17, as provided by the Solicitor.

Attached are the review letters from Gannett Fleming, Incorporated and Gilmore Associates. Also included is the plan set (sheets 1 through 9), as prepared by Momenee, Incorporated.

The applicant has been informed of the Township's current situation with the Radnor-Haverford-Marple Sewer Authority; that there currently are no connections to the sanitary sewer system available for Radnor Township.

Enclosures: Gannett Fleming Review Letter
Gilmore & Associated Review Letter
JCHAI Plan Set

**RESOLUTION NO. 2017-107
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN FOR
THE JUDITH CREED HOME FOR ADULT INDEPENDENCE BUILDING
LOCATED AT THE JEWISH FEDERATION SCHWARTZ CAMPUS AT 274
SOUTH BRYN MAWR AVENUE**

WHEREAS, the Judith Creed Home for Adult Independence (“Applicant”) submitted a Preliminary Land Development Plan to demolish the existing 10,726 square foot two-story building and construct a two-story office building consisting of a total of 8,550 square feet located at the Jewish Federation Schwartz Campus at 274 South Bryn Mawr Avenue within the Township’s PI Zoning District (“Property”); and

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

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Plans for the Judith Creed Home for Adult Independence Building subject to certain terms and conditions.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans of Momenee, Inc. consisting of nine (9) sheets, dated July 7, 2017, subject to the following Preliminary/Final Plan approval conditions:

1. The Applicant shall comply with the July 31, 2017 Gannett Fleming review letter, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. The Applicant shall comply with the July 27, 2017 Gilmore & Associates review letter, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning, building code, and all county, state, federal rules and regulations.
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.

In addition to the Preliminary/Final plan approval conditions, the following SALDO waivers are approved:

- a. Sections 255-12 and 255-14 approving Applicant's plan as a Preliminary/Final plan submission.

Approved Denied

- b. Section 255-20.B.(5). as to not provide a Transportation Impact Study. The addition of the STEM building will not create any additional traffic load for the property.

Approved Denied

- c. Section 255-43.1.B.(2) as to not provide a recreational fee in lieu of dedication of park and recreational area.

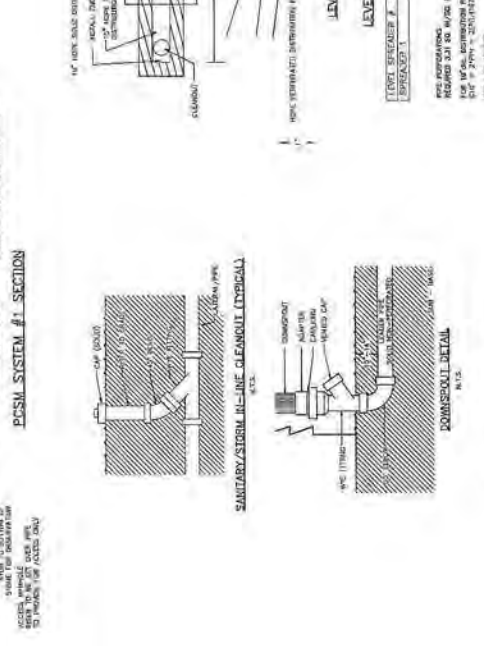
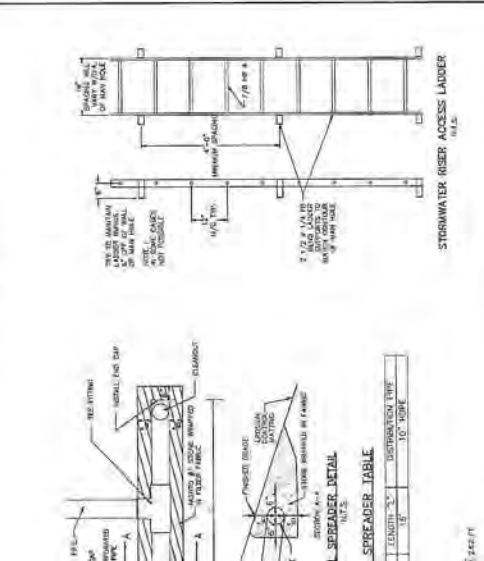
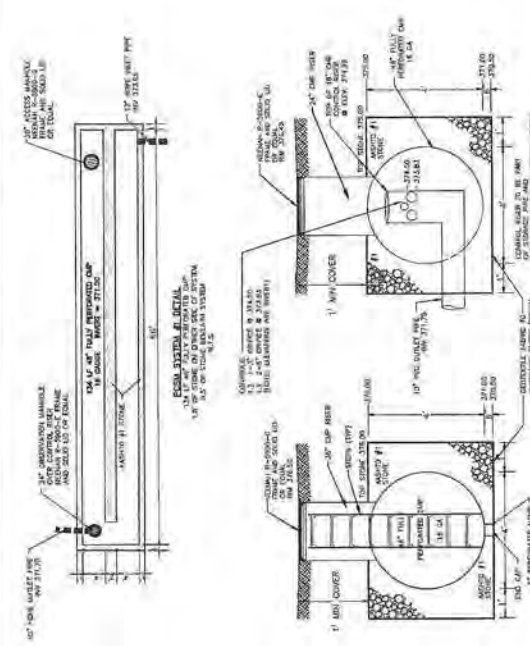
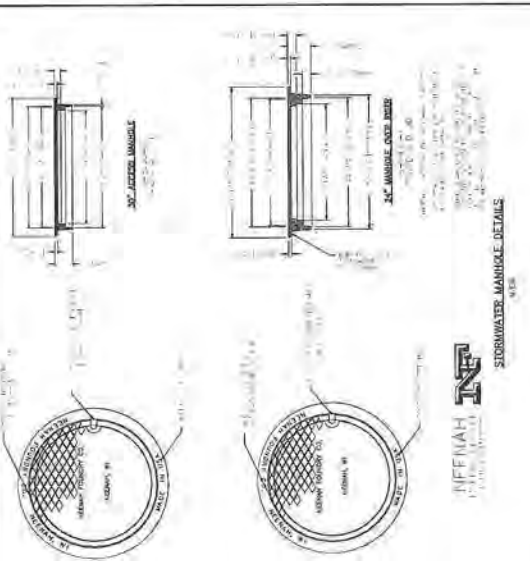
Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this ___ day of September, 2017.

RADNOR TOWNSHIP

By: _____
Name: Philip M. Ahr
Title: President

ATTEST: _____



PERMISSION FOR NOTES: THESE ARE THE NOTES FOR THE PLAN OF THE MANHOLE WHICH ARE TO BE USED IN CONNECTION WITH THE MANHOLE WHICH IS SHOWN ON THE PLAN. THE NOTES ARE TO BE USED IN CONNECTION WITH THE MANHOLE WHICH IS SHOWN ON THE PLAN. THE NOTES ARE TO BE USED IN CONNECTION WITH THE MANHOLE WHICH IS SHOWN ON THE PLAN.

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FILE NO.: JULY 7, 2017

MIMOMENEE, INC.
A Kalamazoo Company

CONSTRUCTION DETAILS

PRELIMINARY AND NOT FOR CONSTRUCTION

AT THE BISHOP RECREATION SCHWARTZ CAMPUS

ONE-CALL: 1-800-447-2380

274 SOUTH BAYVIEW AVENUE

WEST MIAMI, FL 33143

SCALE: AS NOTED

SHEET 9 OF 9

CALL BEFORE YOU DIG

1-800-447-2380

CONSTRUCTION DETAILS

PRELIMINARY AND NOT FOR CONSTRUCTION

AT THE BISHOP RECREATION SCHWARTZ CAMPUS

ONE-CALL: 1-800-447-2380

274 SOUTH BAYVIEW AVENUE

WEST MIAMI, FL 33143

SCALE: AS NOTED

SHEET 9 OF 9



Gannett Fleming

*Excellence Delivered **As Promised***

Date: September 12, 2017

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: JCHAI Building Preliminary/Final Plan
Stacy Levitan – Applicant

Date Accepted: July 18, 2017
90 Day Review: October 16, 2017

Gannett Fleming, Inc. has completed a review of the JCHAI Building Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to demolish an existing building and construct a new building at the Jewish Federation Schwartz Campus. The project is located in the PI district of the Township.

The applicant has indicated in the cover letter that the Applicant is seeking the following waivers:

- Waive the Land Development Process.
- §255-20.B(5) – To not provide a Transportation Impact Study.

Plans Prepared By: Momenee, Inc.
Dated: 07/07/2017

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP.



Zoning

1. §280-123 – Any proposed signage must be in accordance with this section.

Subdivision and Land Development

1. §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). This information must be shown on the plans or a waiver requested.
2. §255.20.B(1)[9] – The location of all fire hydrants must be shown on the plans.
3. §255.20.B(1) [13] – The location of all existing and proposed sanitary sewer connections must be shown on the plans.
4. §255.20.B(5)(a) – A transportation impact study shall be undertaken for all major subdivisions and land developments. The applicant has requested a waiver from this requirement.
5. §255.27.C(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from, fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare. Bryn Mawr Avenue is a Major Collector Road and the Right-of-Way required in the code is 80 feet. The existing right-of-way is 40 feet.
6. §255.29.B(1) – All parking areas shall have at least one tree 2 ½ inches minimum caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum caliper for every 10 parking spaces in double bays. A landscaping plan must be provided.
7. §255-38.B – Street trees 2 ½ dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed development or land development. An equivalent number may be planted in an informal arrangement, subject to the approval of the Board of Commissioners. Street trees must be shown on the plans in conformance with this section. A landscaping plan must be provided.
8. §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 recreation 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).



9. §255-54 – The water system shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the 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. Therefore, any and all subdivision and land development plans submitted to this Township shall indicate, according to scale, the closest existing fire hydrants to the proposed subdivision and land development.

Stormwater Comments

1. §245-23(D).(1) – The following calculation formula is to be used to determine the water quality storage volume (WQ_v) in acre-feet of storage required by this chapter:

$$WQ_v = [(P)(R_v)(A)]/12$$

Where:

WQ_v = Water quality volume (acre-feet)

P = 1 inch

A = Area of the project contributing to the water quality BMP (acres)

R_v = 0.05 + 0.009(I) where I is the percent of the area that is impervious surface [(impervious area/A) x 100]

Please revise this calculation such that the impervious area is only that in the post-controlled condition.

2. Please provide stormwater system profiles showing any utility crossings. Include vertical clearances.
3. Please clarify the inconsistency between the runoff volume of 1,199 CF for the pre-development 2-year storm reported on the runoff calculation sheet and the 1,417 CF reported on the hydrograph for the 2-year storm pre-development condition.
4. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

General

1. Details of the proposed retaining wall must be provided on the plans.
2. The existing and proposed sanitary sewer connection to the building must be shown on the plans.



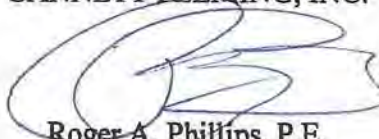
The applicant appeared before the Planning Commission on August 7, 2017. The Planning Commission recommended approval conditioned on the applicant complying with all staff comments along with the recommended approval of the following waivers:

- §255-20.B(5) to not provide a transportation impact study.
- Plan to be considered Preliminary/Final. No final submission required.
- §255-43.1.B.(2) to waive the park and recreation fee

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

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT

Memorandum

To: Radnor Township Planning Commission

From: Stephen F. Norcini, PE, Township Engineer 

CC: Robert A. Zienkowski, Township Manager
Roger Phillips, PE, Gannett Fleming, Incorporated
Amy Kaminski, PE, PTOE, Gilmore & Associates
Peter Nelson, Solicitor, Grim, Beihn, & Thatcher

Date: August 1, 2017

Re: **Judith Creed Home for Adult Independence (JCHAI)**

The Judith Creed Home for Adult Independence, at the Jewish Federation Schwartz Campus, is located within the Jack M. Barrack Hebrew Academy Campus. The project involves the demolition of the existing Federation Hall Building, and constructing the proposed Judith Creed Home for Adult Independence in its place. The construction also includes a patio, pedestrian walkways, parking, and stormwater management.

Please find attached the review letters from Gannett Fleming and Gilmore & Associates.



*Excellence Delivered **As Promised***

Date: July 31, 2017

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: JCHAI Building Preliminary Plan
Stacy Levitan – Applicant

Date Accepted: July 18, 2017
90 Day Review: October 16, 2017

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The applicant has indicated in the cover letter that the Applicant is seeking the following waivers:

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Plans Prepared By: Momenee, Inc.
Dated: 07/07/2017

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP.



Zoning

1. §280-103.A – As a general requirement, each use in the Township shall provide a sufficient off-street parking area to serve its users. The plan indicates that the project is non-conforming in respect to parking. The applicant has indicated existing building will require 27 parking spaces, our calculations indicated that 28 spaces are required. The existing building was assigned 9 parking spaces and 6 new parking spaces are proposed. Parking calculations must be provided for the entire site.
2. §280-123 – Any proposed signage must be in accordance with this section.

Subdivision and Land Development

1. §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). This information must be shown on the plans or a waiver requested.
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Where:
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 P = 1 inch
 A = Area of the project contributing to the water quality BMP (acres)
 R_v = $0.05 + 0.009(I)$ where I is the percent of the area that is impervious surface
[[impervious area/A] x 100]
Please revise this calculation such that the impervious area is only that in the post-controlled condition.
2. Please provide stormwater system profiles showing any utility crossings. Include vertical clearances.
3. Please clarify the inconsistency between the runoff volume of 1,199 CF for the pre-development 2-year storm reported on the runoff calculation sheet and the 1,417 CF reported on the hydrograph for the 2-year storm pre-development condition.
4. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.



General

1. Details of the proposed retaining wall must be provided on the plans.
2. The existing and proposed sanitary sewer connection to the building must be shown on the plans.

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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: July 27, 2017

To: Steve Norcini, P.E.
Radnor Township Engineer

From: Damon Drummond, P.E., PTOE

cc: Amy B. Kaminski, P.E., PTOE

Reference: Judith Creed Home for Adult Independence
Preliminary Land Development Plans
274 S. Bryn Mawr Avenue, Bryn Mawr, PA 19010
TMP #36-41-107
G&A 17-07020

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following comments for Radnor Township consideration:

A. Background

The subject property is situated in the Planned Institutional Zoning District (PI) and is located along the north side of S. Bryn Mawr Avenue at the Jewish Federation Schwartz Campus in Radnor Township, Delaware County. The Applicant intends to demolish Federation Hall, an existing two (2) story building with a total of 10,726 square feet and construct a two (2) story office building with a total of 8,550 square feet in its place. The parking is proposed to increase from 9 existing parking spaces to 15 spaces with a new parking area. The site is to be accessed from the existing driveways to the property.

B. Reviewed Documents

1. Preliminary Waiver of Land Development Plans (9 sheets) prepared for Creed Home for Adult Independence Building, prepared by Momenee, Inc., dated July 7, 2017.
2. Application for ACT 247 Review
3. Cover letter prepared for Radnor Township prepared by Momenee, Inc. dated July 7, 2017.
4. Subdivision and Land Development Application

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
425 McFarlan Road | Suite 102 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 820 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780
www.gilmore-assoc.com

C. Zoning Comments

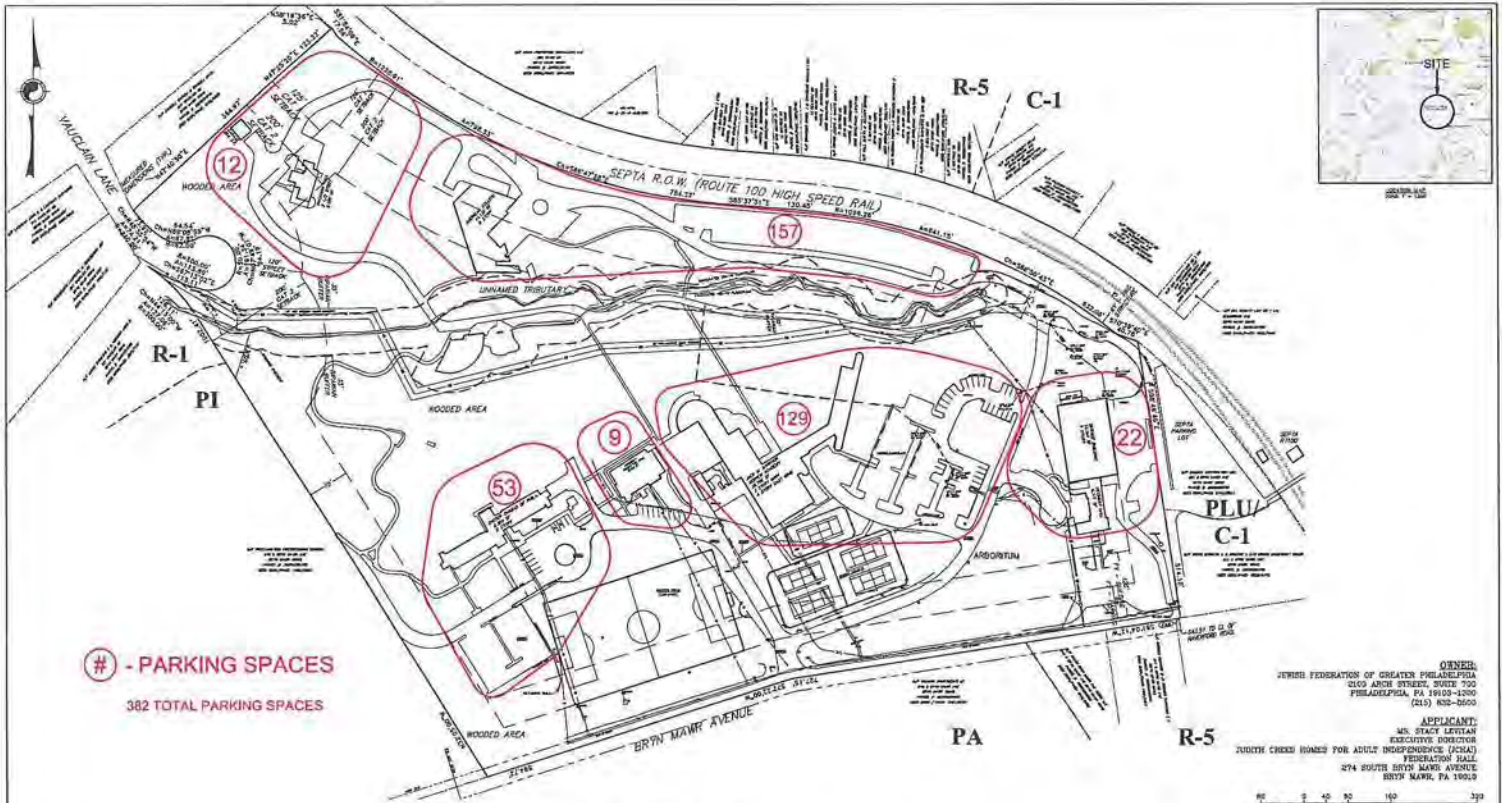
1. §280-103 – The Applicant notes that the development's existing total of 9 parking spaces is non-conforming. The Applicant is proposing 6 additional parking spaces, for a total of 15 spaces, which is an increase but it will still be less than the required parking. The Township Engineer or Solicitor will need to determine if a variance is required.

D. Subdivision and Land Development Ordinance Comments

1. §255-12.A – The Applicant is requesting a waiver from Land Development.
2. §255-20.B.5 – The Applicant is requesting a waiver from providing a transportation impact study. The plans indicate there will be less square footage for the proposed building than the existing building. The traffic impact is anticipated to be nominal and we support the request for a waiver from providing a transportation impact study.

E. General Comments

1. The cross slope of the ramp to the west of the proposed building and the proposed patio exceeds the allowable 2.0% slope. Revise the plans accordingly.
2. Provide pavement marking and striping details (color, width, etc.) for parking stalls, crosswalks and the proposed drop-off area on the plans.
3. Install appropriate signage (i.e. R7-8) for ADA accessible reserved parking spaces. Provide a detail of the proposed sign assembly.
4. The applicant should eliminate the proposed crosswalk in front of the building as it leads to the middle of the parking area where vehicular traffic is anticipated. In lieu of the crosswalk we recommend pedestrian signage (W11-2) be installed to alert drivers of pedestrians in the area.

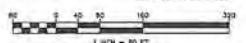


- PARKING SPACES
382 TOTAL PARKING SPACES



OWNER:
JEWISH FEDERATION OF GREATER PHILADELPHIA
2109 ARCH STREET, SUITE 700
PHILADELPHIA, PA 19103-1200
(215) 832-8000

APPLICANT:
MS. STACY LESTER
EXECUTIVE DIRECTOR
JUDITH CREED HOMES FOR ADULT INDEPENDENCE (JCAI)
FEDERATION HALL
374 SOUTH BRYN MAWR AVENUE
BRYN MAWR, PA 19009



PARKING EXHIBIT
FOR
JUDITH CREED HOME FOR ADULT INDEPENDENCE BUILDING
AT THE JEWISH FEDERATION SCHWARTZ CAMPUS

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

CALL BEFORE YOU DIG
800-4-A-DAWG
1-800-345-1775

PARKING EXHIBIT		FILE NO. 18-264
MIMOMENEE, INC. a Kohn Company 100 COUNTY LINE ROAD-BRYN MAWR, PA 19010		
NEW JOHN BUILDING AT THE JEWISH FEDERATION SCHWARTZ CAMPUS 374 SOUTH BRYN MAWR AVENUE, BRYN MAWR, PA 19009		
DATE: 03/08/2018	APP. NO. 18-264	SHEET 1 OF 1
DRAWN BY: ERM	DATE: 03/08/2018	DATE: 03/08/2018
CHECKED BY: ERM	BY: BRYN MAWR	SCALE: 1" = 80'

ELAINE P. SCHAEFER
President

PHILIP M. AHR
Vice President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

JOHN NAGLE

RICHARD F. BOOKER, ESQ.



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

July 17, 2017

Stacy Levitan
C/O JCHAI
274 South Bryn Mawr Ave.
Bryn Mawr, PA 19010

RE: Preliminary Land Development Application #2017-D-03
JCHAI Building – 274 South Bryn Mawr Ave.

Dear Ms. Levitan:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary land development plan to construct a new building with other related improvements, and have found it complete. Therefore, I have accepted the application for preliminary land development for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Monday August 7, 2017**.

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Sincerely,

Stephen F. Norcini, PE
Township Engineer



924 County Line Road
Bryn Mawr, PA 19010
(610) 527 3030
momenee.com

July 7, 2017
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Our File # 16-324

**RE: Preliminary Land Development Application
New JCHAI Building, at the Jewish Federation Schwartz Campus
Radnor Township, Delaware County**

To whom it may concern:

On behalf of the Academy of Judith Creed Home for Adult Independence (JCHAI), we are submitting a Preliminary Land Development application for improvements to the school's campus. The intent of this plan is to develop the property with a new building along with other related site improvements. We are providing the enclosed documents and applications in support of a Preliminary Land Development application for the project.

Enclosed for review are the following:

- Signed Township Application
- Township Escrow Review Fee of \$10,000.00
- Signed County Act 247 Review Application
- County Act 247 Review fee of \$425.00
- Copy of the Title Documentation and Deed Description
- 2 copies of the Stormwater Management Narrative
- 26 Sets of Preliminary Land Development Plans (8 signed and notarized)
- 7 Sets of size 11"x17" Plans
- 10 Thumb Drives of the submission materials

The applicant is requesting a waiver of land development. The applicant is requesting a waiver to not provide a Transportation Impact Study as required per code section 255-20.B(5). The addition of the new building will not create an additional traffic load for the property. I trust that this information will be sufficient for you to review this application. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE, INC.

Christopher Dougherty

16324L01_RT.doc

cc: Stacy Levitan

"Better Communities Through Better Engineering"

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 274 S Brvn Mawr Ave. Brvn Mawr. PA 19010

Zoning District PI Application No. _____
(Twp. Use)

Fee N/A Ward No. 5-1 Is property in HARB District NO

Applicant: (Choose one) Owner _____ Equitable Owner X

Name Judith Creed Home for Adult Independence c/o Stacy Levitan

Address 274 South Bryn Mawr Ave, Bryn Mawr, PA 19010

Telephone _____ Fax _____ Cell _____

Email stacylevitan@jchai.org

Designer: (Choose one) Engineer X Surveyor _____

Name MOMENEE, INC.

Address 924 County Line Road, Bryn Mawr, PA, 19010

Telephone 610-527-3030 Fax _____

Email cdougherty@momenee.com

Area of property 1,502,384 SF (34.490 AC) Area of disturbance 32,000 SF (0.735AC)

Number of proposed buildings 1 Proposed use of property Program Office Building

Number of proposed lots N/A

Plan Status: Sketch Plan _____ Preliminary X Final _____ Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

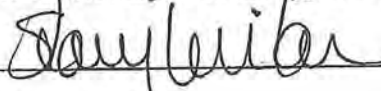
The applicant is requesting a waiver to not provide a Transportation impact study as required per code section 255-20.B(5) The new building will not create any additional traffic load for the property.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?
NO

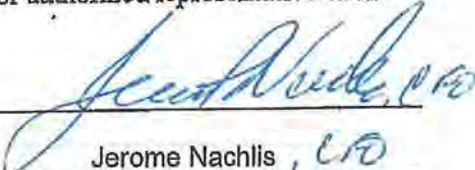
Individual/Corporation/Partnership Name
Judith Creed Home for Adult Independence c/o Stacy Levitan
Jewish Federation of the Greater Philadelphia Area c/o Jerome Nachlis

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature



Print Name Stacy Levitan


Jerome Nachlis, CEO

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name JCHAI c/o Stacy Levitan E-mail stacylevitan@jchai.org

Address 274 South Bryn Mawr Ave, Bryn Mawr, PA 19010 Phone _____

Name of Development JCHAI Program Space and Offices at the Schwartz Campus

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Momenee, Inc. Phone 610-527-3030

Address 924 County Line Road, Bryn Mawr, PA 19010

Contact Christopher Dougherty E-mail cdougherty@momenee.com

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District PI

Tax Map # 36 / 41 / 107

Tax Folio # 36 / 05 / 05858 / 00

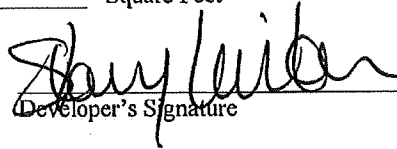
STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Program Space & Offices for JCHAI Programs

Total Site Area 34.49 Acres
Size of All Existing Buildings 74,214 Square Feet
Size of All Proposed Buildings 5,425 Square Feet
Size of Buildings to be Demolished 5,363 Square Feet

JCHAI c/o Stacy Levitan
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.

RD BK04141-2335 DT-DEED
2007058037 07/03/2007 12:25:04 PM:1
RCD FEE: \$73.00 POL SUB TAX: \$444,135.00 ST TAX: \$238,000.00
36-RADNOR 9444,135.00 THOMAS J. JOHNSON SR. REC
DELAWARE COUNTY

PREPARED BY AND
RETURN RECORDED DOCUMENT TO:

Richard J. Sabat
Morgan, Lewis & Bockius LLP
1701 Market Street
Philadelphia, PA 19103

Tax Parcels No.: 36-05-02858-00 premises: 270 South Bryn Mawr Ave.
36-05-02858-01

NEA 82548
Northeast Executive Abstract
Agency, Inc.
7510 Brous Avenue
Philadelphia, PA 19152

DEED

THIS INDENTURE is made June 26, 2007, between The American College, a Pennsylvania not-for-profit corporation, with an address at 270 South Bryn Mawr, Pennsylvania ("Grantor"), and Jewish Federation of Greater Philadelphia, a Pennsylvania not-for-profit corporation, with an address at 2100 Arch Street, Suite 700, Philadelphia, PA 19103 ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Twenty Nine Million Six Hundred Nine Thousand Dollars (\$29,609,000.00) lawful money of the United States of America, unto it well and truly paid by the Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns:

ALL THAT CERTAIN tract or parcel of land situated in Radnor Township, Delaware County, Pennsylvania, and described in Exhibit "A" attached hereto and made a part hereof (the "Property");

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever in and to the same and every part thereof;

UNDER AND SUBJECT only to all matters of record, to the extent valid and enforceable;

TO HAVE AND TO HOLD the said tract or parcel of land above described, with the buildings and improvements thereon erected, the hereditaments premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns, forever, UNDER AND SUBJECT, as aforesaid;

AND the Grantor, for itself and its successors, does by these presents covenant, grant and agree, to and with the Grantee, its successors and assigns, that it the Grantor and its

EXHIBIT "A"

Description of Land

Being 270 South Bryn Mawr Avenue, Bryn Mawr, PA

All that certain tract or piece of ground situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, as described in accordance with a Map of Property of The American College by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated March 15, 1977 and last revised April 1, 1981, being known and designated as Parcels A and B on said Map, as follows:

Beginning at a point on the middle line of Bryn Mawr Avenue (33 feet wide), said point being at the distance of 643.51 feet measured Southwesterly along said middle line from a point marking its intersection with the center line of Haverford Road; thence from said beginning point along the middle of Bryn Mawr Avenue, the two following: (1) South 81° 16' West, 727.15 feet to a point; and (2) South 72° 22' West, 594.72 feet to a point marking corner of other land of The American College; thence leaving Bryn Mawr Avenue partly by said land and land now or formerly of Vane B. Lucas, the two following: (1) North 32° 05' West 1,002.41 feet to a monument; and (2) on the arc of a circle curving to the left, having a radius of 300 feet, the arc distance of 127.06 feet, the chord of said curved line having a bearing of North 44° 13' West, 126.11 feet to a monument on the Southwest side of Vauclain Road; thence along the said side line on the arc of a circle curving to the left, having a radius of 300 feet, the arc distance of 113.81 feet, the chord of said curved line having a bearing of South 67° 13' East, 113.11 feet to a point of compound curve; thence on the arc of a circle curving to the left, having a radius of 50 feet, marking the terminus of Vauclain Road, the arc distance of 191.34 feet to a point of reverse curve on the Northeast side of said Vauclain Road; thence along same, the following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 62 feet, the arc distance of 67.87 feet, the chord of said curved line having a bearing of North 85° 58' 45" West, 64.54 feet to a point of compound curve; and (2) on the arc of a circle curving to the right, having a radius of 240 feet, the arc distance of 74.21 feet, the chord of said curved line having a bearing of North 45° 45' 30" West, 73.92 feet to a monument marking corner of land now or formerly of Ann Vauclain; thence leaving said Vauclain Road, the two following courses and distances: (1) North 47° 47' East, 365.07 feet to a monument; and (2) North 47° 30' 10" East, 123.23 feet to a monument on the Southwest side of Red Arrow Line (Septa) right of way having a width of 100 feet; thence along said line of same, the following courses and distances: (1) North 57° 55' East, 4.92 feet to a monument; (2) South 32° 5' East, 17.65 feet to a monument; (3) on an arc of a circle curving to the left, having a radius of 1228.91 feet, the arc distance of 802.57 feet, the chord of said curved line having a bearing of South 66° 48' 26" East, 788.39 feet to a monument; (4) South 85° 31" East, 130.50 feet to a monument; (5) on the arc of a circle curving to the right, having a radius of 1096.28 feet, the arc distance of 641.40 feet, the chord of said curve line having a bearing of South 68° 45' 16" East, 632.32 feet to a monument; and (6) South 70° 41' East, 40.78 feet to a monument on the Southwest side of a certain 18 feet wide easement, when extended: thence partly along said extended Southwest side of said easement and the Southwest side thereof, South 08° 44' East, 514.10 feet to the place of beginning.

Together with the use, right, liberty and privilege in conjunction with others enjoying the use thereof of a certain 18 feet wide right of way or driveway extending Southeastwardly to Bryn Mawr Avenue from the line of the above described property, which right of way and driveway is bounded and described as follows:

All that certain tract or piece of ground situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, as described in accordance with a Map of Property of The American College by Yerkes Associates, Inc. Bryn Mawr, Pennsylvania, dated March 15, 1977 and last revised April 1, 1981, being known and designated as Parcel C on said map, as follows:

Beginning at a point on the middle line of Bryn Mawr Avenue (33 feet wide), said point being at the distance of 625.50 feet measured Southwesterly along said middle line from a point marking its intersection with the center line of Haverford Road; thence from said beginning point along the middle line of Bryn Mawr Avenue, South $81^{\circ} 16'$ West, 18 feet to a point marking a corner of Parcel A on said plan; thence leaving Bryn Mawr Avenue and along Parcel A the Southwest side of an 18 foot wide easement, North $08^{\circ} 44'$ West, 492.85 feet to a point on the Southwest side of Red Arrow Line (Septa) right of way, having a width of 100 feet; thence along same, South $50^{\circ} 24' 20''$ East, 27.09 feet to a point; thence still by land of Red Arrow Line (Septa) and partly by land now or formerly of Red Arrow Industries, Inc., South $08^{\circ} 44'$ East, 472.63 feet to a place of beginning.

Being the same premises conveyed to The American College, a Pennsylvania non-profit corporation, by deed from The American College of Life Underwriters, a District of Columbia non-profit educational corporation, now known as The American College, a Pennsylvania non-profit educational corporation by successor by merger, dated March 1, 2004 and recorded March 11, 2004 in Record Book 3111, page 1831.

successors, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against it the Grantor and its successors, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, UNDER AND SUBJECT as aforesaid, warrant and forever defend.

IN WITNESS WHEREOF the Grantor has caused this Deed to be duly executed the day and year first above written.

The American College

By:


Neal R. Fogely

Vice President of Finance and Administration

GRANTEE'S Address:

270 S. BRYN MAWR AVE
BRYN MAWR, PA 19010



STATE OF : PA.

COUNTY OF : SS
Delaware

On this 26th day of June, 2007 before me, a notary public, the undersigned officer, personally appeared Neal R. Fagan, who acknowledged himself (herself) to be the V.P. of Finance of The American College, a non-for-profit corporation, and that he (she), as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself (herself) as

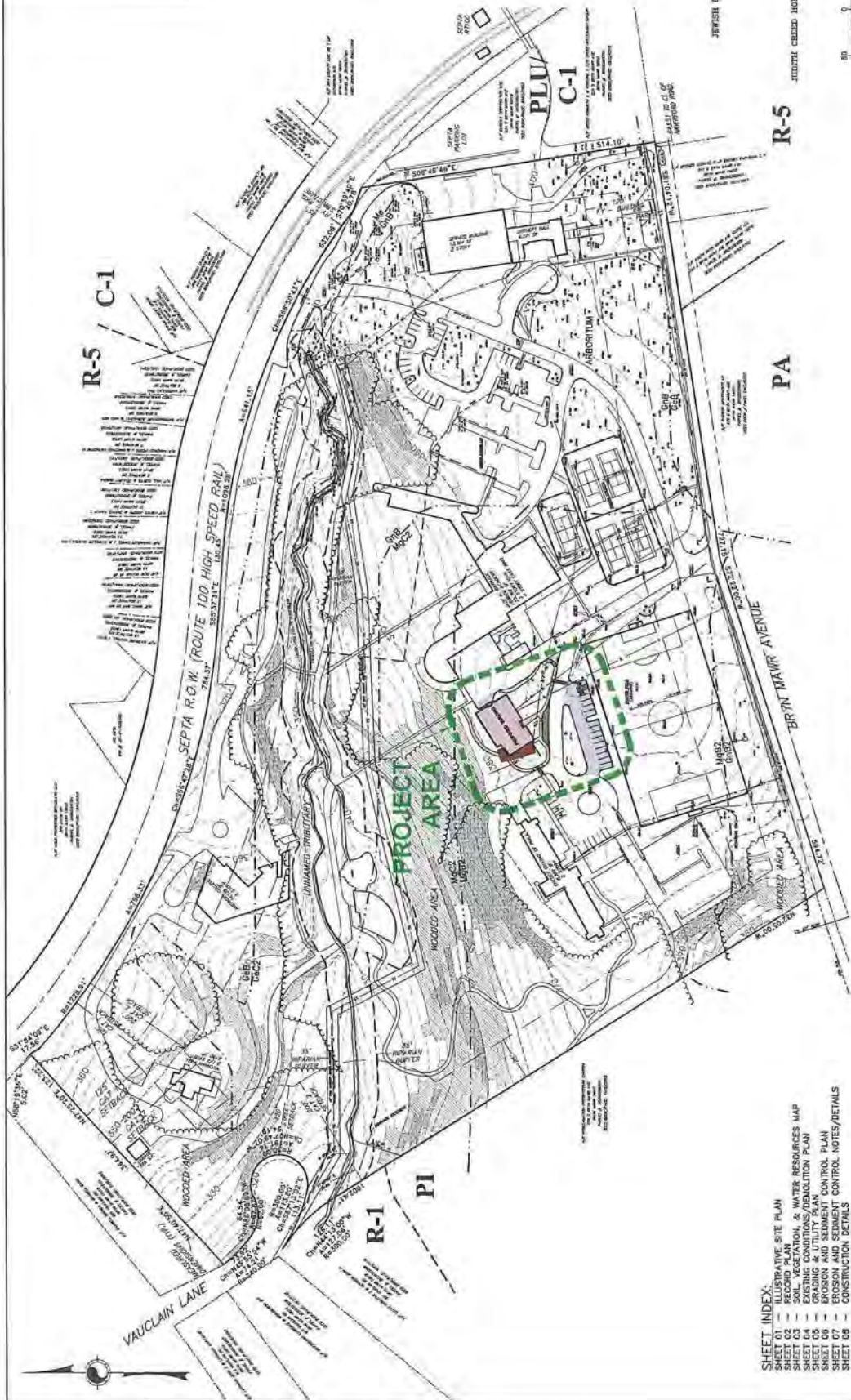
In witness whereof, I hereunto set my hand and official seal.
(NOTARIAL SEAL)


Notary Public

My Commission Expires:
Title:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
THEODORE T. KURLOWICZ, Notary Public
Springfield Twp., Delaware County
My Commission Expires September 2, 2008





OWNER:
 JEWISH FEDERATION OF GREATER PHILADELPHIA
 2100 ARCH STREET, SUITE 700
 PHILADELPHIA, PA 19103
 (215) 685-0890

APPLICANT:
 NEW JCHAI BUILDING
 2774 SUGGERS AVE. SUITE 100
 BRYN MAWR, PA 19001



ILLUSTRATIVE SITE PLAN
 FILE NO. 16-324

MIMOMENEE, INC.
 a National Company
 1000 N. MARKET ST. SUITE 200
 PHILADELPHIA, PA 19107
 (215) 562-1178

PRELIMINARY LAND DEVELOPMENT PLANS
 AT THE JEWISH FEDERATION SCHWARTZ CAMPUS
 2774 SUGGERS AVE. SUITE 100
 BRYN MAWR, PA 19001

APPLICANT:
 NEW JCHAI BUILDING
 2774 SUGGERS AVE. SUITE 100
 BRYN MAWR, PA 19001

DATE: JULY 7, 2017
SCALE: 1" = 40'

DRAWN BY: CHD
CHECKED BY: KSB

**PRELIMINARY
 WAIVER OF LAND DEVELOPMENT PLANS
 FOR
 JUDITH CREED HOME FOR ADULT INDEPENDENCE BUILDING
 AT THE JEWISH FEDERATION SCHWARTZ CAMPUS**

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

- SHEET INDEX:**
- SHEET 01 - ILLUSTRATIVE SITE PLAN
 - SHEET 02 - RECORD DETAIL, EASEMENT, & WATER RESOURCES MAP
 - SHEET 03 - RECORD DETAIL, EASEMENT, & WATER RESOURCES MAP
 - SHEET 04 - EXISTING CONDITIONS/DEMOLITION PLAN
 - SHEET 05 - GRADING & UTILITY PLAN
 - SHEET 06 - EROSION CONTROL PLAN
 - SHEET 07 - EROSION AND SEDIMENT CONTROL NOTES/DETAILS
 - SHEET 08 - CONSTRUCTION DETAILS
 - SHEET 09 - CONSTRUCTION DETAILS

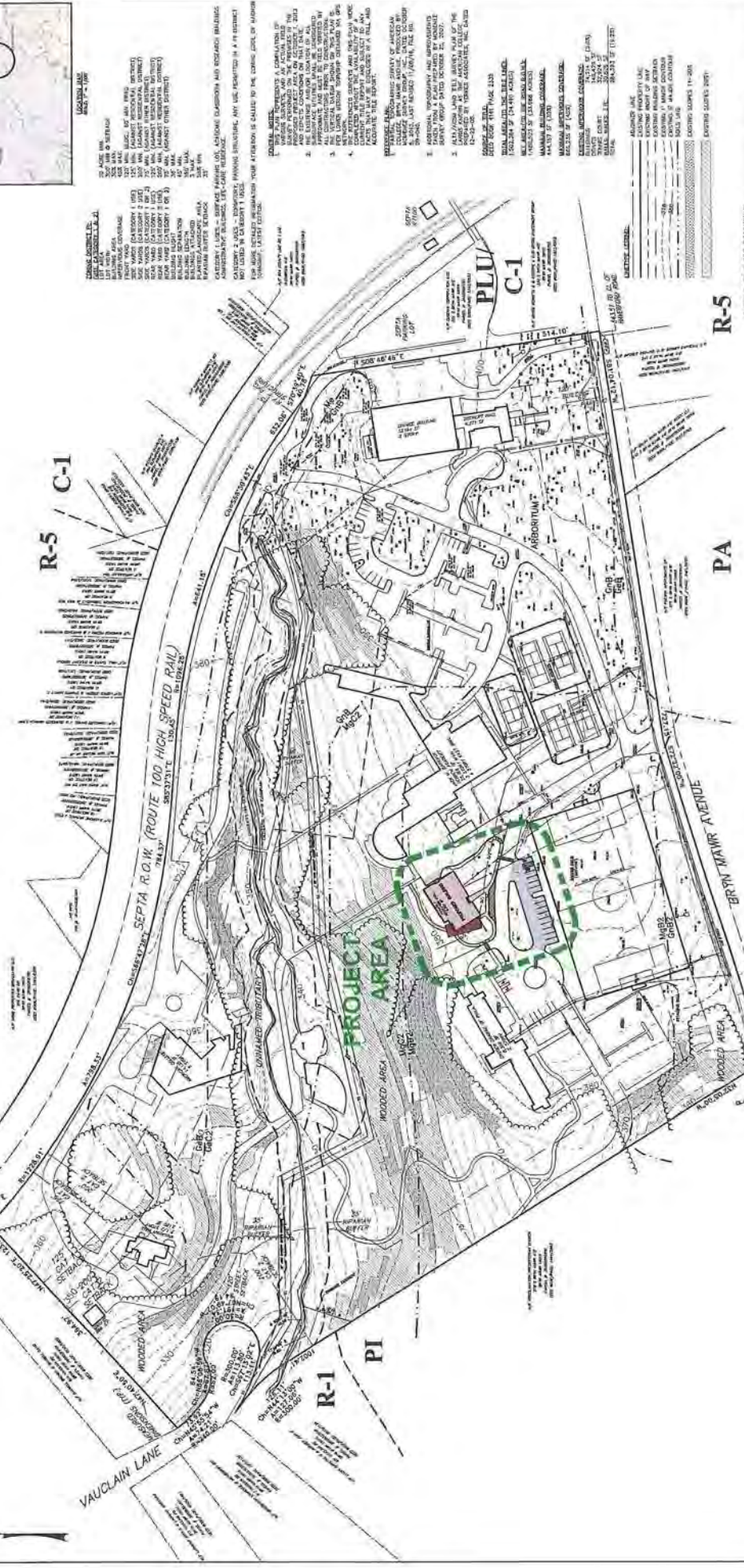




ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN FIELD VERIFIED BY THE FIELD ENGINEER AND INFORMATION PROVIDED BY THE UTILITY OWNERS.

ALL LOCATIONS SHOWN IN CONSIDERED PROXIMATE, CONSIDERABLE, OR CLOSE TO A MAJOR WATERWAY OR WATERWAY SHALL BE CONSIDERED AS SUCH. ALL LOCATIONS SHOWN IN CONSIDERED PROXIMATE, CONSIDERABLE, OR CLOSE TO A MAJOR WATERWAY OR WATERWAY SHALL BE CONSIDERED AS SUCH.

AS PER ACT 107, PROJECTS MUST BE OPEN TO THE PUBLIC FOR COMMENT. THE PROJECT HAS BEEN OPEN TO THE PUBLIC FOR COMMENT FROM OCTOBER 15, 2007 TO OCTOBER 22, 2007. THE PROJECT HAS BEEN OPEN TO THE PUBLIC FOR COMMENT FROM OCTOBER 15, 2007 TO OCTOBER 22, 2007.



SKILL, VEGETATION, & WATER RESOURCES MAP FILE NO. 16-328

MIMOMENE, INC.
 1000 W. MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19102
 TEL: 215-382-1100
 FAX: 215-382-1101
 WWW.MIMOMENE.COM

PROJECT: NEW JCHAI BUILDING AT THE JEWISH FEDERATION SCHWARTZ CAMPUS
 PREPARED BY: MIMOMENE, INC.
 DATE: 10/22/07
 SHEET 3 OF 3
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 80 FT.

SOILS INFORMATION

NAME	GROUP	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC	PERCENT COBBLES	PERCENT STONES	PERCENT ROOTS	PERCENT TWIGS	PERCENT BRUSH	PERCENT LIMBS	PERCENT TRUNKS	PERCENT BARK	PERCENT LEAVES	PERCENT TWIGS	PERCENT BRUSH	PERCENT TRUNKS	PERCENT BARK	PERCENT LEAVES	
MB2	MB2	75	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

NOTE: THE PROPOSED PROJECT AREA IS LOCATED IN AN AREA OF LOW TO MODERATE SOIL PRODUCTIVITY. THE SOILS IN THIS AREA ARE CLASSIFIED AS MB2 (MEDIUM BROWN FOREST SOILS) AND ARE CONSIDERED TO BE OF LOW TO MODERATE PRODUCTIVITY. THE SOILS IN THIS AREA ARE CLASSIFIED AS MB2 (MEDIUM BROWN FOREST SOILS) AND ARE CONSIDERED TO BE OF LOW TO MODERATE PRODUCTIVITY.

GENERAL NOTES:

- THE PROJECT AREA IS LOCATED IN AN AREA OF LOW TO MODERATE SOIL PRODUCTIVITY. THE SOILS IN THIS AREA ARE CLASSIFIED AS MB2 (MEDIUM BROWN FOREST SOILS) AND ARE CONSIDERED TO BE OF LOW TO MODERATE PRODUCTIVITY.
- THE PROJECT AREA IS LOCATED IN AN AREA OF LOW TO MODERATE SOIL PRODUCTIVITY. THE SOILS IN THIS AREA ARE CLASSIFIED AS MB2 (MEDIUM BROWN FOREST SOILS) AND ARE CONSIDERED TO BE OF LOW TO MODERATE PRODUCTIVITY.
- THE PROJECT AREA IS LOCATED IN AN AREA OF LOW TO MODERATE SOIL PRODUCTIVITY. THE SOILS IN THIS AREA ARE CLASSIFIED AS MB2 (MEDIUM BROWN FOREST SOILS) AND ARE CONSIDERED TO BE OF LOW TO MODERATE PRODUCTIVITY.

LEGEND

- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING VEGETATION
- PROPOSED VEGETATION
- EXISTING WATER RESOURCES
- PROPOSED WATER RESOURCES

SCALE: 1" = 80 FT.

DATE: 10/22/07

PROJECT: NEW JCHAI BUILDING AT THE JEWISH FEDERATION SCHWARTZ CAMPUS

PREPARED BY: MIMOMENE, INC.

DATE: 10/22/07

SHEET 3 OF 3

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: 1" = 80 FT.

Discussion of Township
Policy on Maintenance of
Private Roads (leaf
collection, repairs, snow
plowing, etc.) (*Requested
by Commissioner
Higgins*)

J. LAWRENCE GRIM, JR.
MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAVA
DAVID P. CARO *
DANIEL J. PACI * †
JONATHAN J. REISS †
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
SEAN M. GRESH
KELLY L. EBERLE *
COLBY S. GRIM
JOEL STEINMAN
MATTHEW E. HOOVER
STEPHEN J. KRAMER
REBECCA A. O'NEILL * †
MICHAEL K. MARTIN
GEORGE K. PATSALOSAVVIS

* ALSO ADMITTED IN NEW JERSEY
† ALSO ADMITTED IN NEW YORK
‡ MASTERS IN TAXATION
♦ ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES
GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION

SUCCESSOR TO
GRIM & GRIM AND BIEHN & THATCHER
ESTABLISHED 1895 AND 1956,
RESPECTIVELY
122ND ANNIVERSARY 1895-2017

www.grimlaw.com

John B. Rice
e-mail: jrice@grimlaw.com

JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

September 18, 2017

Re: Radnor Township/Belrose Lane Road Vacation

Dear Belrose Lane Residents:

Enclosed with this correspondence is a copy of a proposed ordinance which will be introduced at the Board of Commissioners meeting on September 25, 2017. The purpose of the ordinance is to vacate and extinguish all public road rights in Belrose Lane, an unpaved, unimproved road which was deeded to the Township in 1968.

Because of litigation over the status of Belrose Lane in 2005, an Order was entered by the Delaware County Court of Common Pleas requiring the Township to vacate and extinguish any and all public rights which it had in maintaining Belrose Lane as a public road. This Ordinance is in compliance with the Court's Order in 2005 and eliminates all public rights in the right of way except for the maintenance of the public sewer line. I am providing this notice to each of you in the event that you have any questions or concerns regarding the proposed ordinance. Once the ordinance is introduced at the 9/25 Board of Commissioners meeting, it will be advertised for enactment at the October 9 public meeting. If you have any questions regarding the enclosed, please do not hesitate to call me.

Sincerely,

GRIM, BIEHN & THATCHER

By: 

John B. Rice

JBR/hlp
Enclosure

cc: Robert Zienkowski (via email)
Steve Norcini (via email)
Peter Nelson, Esquire (via email)
Radnor Township Board of Commissioners (via email)

ORDINANCE NO. 2017-16

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, COUNTY OF DELAWARE, PENNSYLVANIA VACATING A PORTION OF BELROSE LANE EXTENDING BETWEEN HUSTON ROAD AND GLENMARY LANE WITH THE EXCEPTION OF RADNOR'S EASEMENT RIGHTS IN THE SEWER FACILITIES LOCATED WITHIN THE EXISTING RIGHT OF WAY

WHEREAS, a road deed of dedication for Belrose Lane was executed and dedicated to Radnor Township ("Township") on December 15, 1967 and was recorded in the Office of the Recorder of Deeds of Delaware County on May 9, 1968 a copy of which is attached hereto and incorporated herein as *Exhibit "A"*; and

WHEREAS, Belrose Lane was never improved or physically opened by the Township to vehicular traffic; and

WHEREAS, property owners adjacent to Belrose Lane filed a quiet title action against the Township at Delaware County Docket #00-09518 asserting that title to a dedicated but unopened and unimproved road should revert back to the adjacent property owners; and

WHEREAS, the Delaware County Court of Common Pleas entered an Order on December 21, 2005 (the "2005 Order"), attached hereto and incorporated herein as *Exhibit "B"*, ordering Radnor Township (the "Township") to vacate its public road interest or title in that portion of Belrose Lane between Huston Road and Glenmary Lane except for the Township's obligation to own, maintain and/or improve the sewer line located therein; and

WHEREAS, the 2005 Order to vacate Belrose Lane between Huston Road and Glenmary Lane, upon enactment of this Ordinance, will vest title in all abutting landowners free and clear of the public right of way; and

WHEREAS, the properties and abutting landowners ("Abutting Landowners") to Belrose lane extending between Huston Road and Glenmary Lane as shown on *Exhibit "C"* include:

a) Barry Howard and Elayne B. Howard, 475 Glenmary Lane, TMP #36-14-021-000, folio#36-02-00803-00.

b) Joshua S. Gross and Mackenzie L. Gross, 600 Huston Road, TMP #36-14-019-000, folio# 36-02-00803-01.

c) The 500 Huston Road Trust c/o John R. Twombly, 500 Huston Rod, TMP #36-14-020-000, folio #36-02-00803-02.

d) William J. Donnell, Jr. and Courtney E. Donnell, 471 Glemary Lane, TMP #36-14-073-000, folio# 36-02-01002-03.

8.25.17

e) Michael J. Selverian and Susan M. Selverian, 470 Huston Road, TMP #36-14-074-000.

f) Joseph M. Mahady and Barbara A. Mahady, 458 Huston Road, TMP #36-14-075-000, folio# 36-02-01144-00.

WHEREAS, the Township desires to and hereby vacates the portion of the Road extending between Huston Road and Glenmary Lane in accordance with the 2005 Order; and

WHEREAS, upon enactment of this road vacation ordinance and filing with the Recorder of Deeds of Delaware County, the Belrose Lane area as described on **Exhibit "C"** shall be free and clear of any public road rights.

NOW, THEREFORE, pursuant to the 2005 Order, the Board of Commissioners of Radnor Township does hereby ordain as follows:

SECTION 1. Road Vacation. The Township hereby vacates Belrose Lane extending between Huston Road and Glenmary Lane as depicted on the plan attached hereto and incorporated herein as **Exhibit "C"** thereby terminating any public rights in the road except for the Township's access easement rights in maintaining, repairing and replacing existing sewer facilities within the existing right of way.

SECTION 2. Upon recording of this ordinance with the Recorder of Deeds of Delaware County, each Abutting Landowner shall be vested free of any public road rights with that portion of the vacated Belrose Lane as set forth on the individual vacation plans prepared by Gannett Fleming for their respective properties as follows:

- a) 475 Glenmary Lane attached hereto as Exhibit "D".
- b) 600 Huston Road attached hereto as Exhibit "E".
- c) 500 Huston Road attached hereto as Exhibit "F".
- d) 471 Glenmary Lane attached hereto as Exhibit "G".
- e) 470 Huston Road attached hereto as Exhibit "H".
- f) 458 Huston Road attached hereto as Exhibit "I".

SECTION 3. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION 4. Severability. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof other than that portion specifically declared invalid.

SECTION 5. Effective Date. This ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

HIGHWAY DEED OF DEDICATION

THIS INDENTURE made this 15 day of December 1967, between BELROSE CORPORATION, a Pennsylvania corporation, successor by merger to Pickering Valley Construction Corporation, Inc., (hereinafter called the "Grantor"), of the one part, and TOWNSHIP OF RADNOR, a township of the first class, in the County of Delaware, and State of Pennsylvania (hereinafter called the "Grantee"), of the other part:

WITNESSETH:

That Grantor, for and in consideration of the advantages to it accruing, as well as for divers considerations affecting the public welfare, which it seeks to advance, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien enfeoff, release and confirm unto the Township of Radnor, its successors and assigns, ALL THAT CERTAIN TRACT of land situate in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described as follows:

Description for dedication of Huston Road and a portion of Belrose Lane per plan of property of Pickering Valley Construction Company, Inc. dated July 29, 1966 revised June 19, 1967,

BEGINNING at a point on the title line in Belrose Lane (proposed 60.00 feet wide), said point marking the southeasterly corner of land of Pickering Valley Construction Company, Inc. and the southwesterly corner of land now or formerly of Robert Hanley; thence from said beginning point extending along the title line in Belrose Lane said title line being 30.00 feet southerly from and parallel to the northerly right of way line of Belrose Lane the nine following courses and distances:

1. South 68 degrees 41 minutes West 167.50 feet to a point marking the intersection with the center line of Huston Road leading northerly.
2. South 68 degrees 41 minutes West 193.29 feet to a point of curve
3. Along a line curving to the right in a northwesterly direction with a radius of 107.15 feet, the arc distance of 93.02 feet

5-1-2-2-47

7-1-1-5-2-2-47

EXHIBIT

tabbles

A

to a point of reverse curve

4. Along a line curving to the left in a southwesterly direction with a radius of 155.70 feet, the arc distance of 219.62 feet to a point of compound curve
5. Along a line curving to the left in a southwesterly direction with a radius of 101.30 feet, the arc distance of 79.94 feet to a point of reverse curve
6. Along a line curving to the right in a southwesterly direction with a radius of 172.00 feet, the arc distance of 159.87 feet to a point of compound curve
7. Along a line curving to the right in a southwesterly direction with a radius of 545.00 feet, the arc distance of 46.53 feet to a point of compound curve
8. Along a line curving to the right in a southwesterly direction with a radius of 82.80 feet, the arc distance of 58.43 feet to a tangent point
9. North 82 degrees 47 minutes West 16.64 feet to the point of ending marking the intersection of the title line in Belrose Lane with the easterly side of Cornwall Lane (33.00 feet wide, when extended).

Together with that portion of the title of Pickering Valley Construction Company, Inc. lying southerly from the previously described title line described as follows:

BEGINNING at a point on the title line in the bed of Belrose Lane, said point being at the distance of 360.79 feet measured South 68 degrees 41 minutes West along the title line in Belrose Lane from a point marking the southeasterly corner of land of Pickering Valley Construction Company, Inc. and the southwesterly corner of land now or formerly of Robert Henley; thence from said beginning point extending along the title line in the bed of Belrose Lane the three following courses and distances:

1. South 68 degrees 41 minutes West 56.43 feet to a point
2. South 21 degrees 30 minutes East 15.00 feet to a point
3. North 46 degrees 57 minutes West 58.68 feet to a point on the center line of Belrose Lane; thence by said center line along a line curving to the left in a southeasterly direction with a radius of 107.15 feet, the arc distance of 93.02 feet to the first mentioned point and place of beginning.

Together with all radius round corners at street intersections.

Description for dedication of Huston Road

BEGINNING at a point marking the intersection of the title line in the bed of Huston Road with the title line in the bed of Belrose Lane, said point being 167, 50 feet measured South 68 degrees 41 minutes West along the title line in Belrose Lane from a point marking the southeasterly corner of land of Pickering Valley Construction Company, Inc. and the southwesterly corner of land now or formerly of Robert Henley; thence from the beginning point leaving Belrose Lane extending along the title line in Huston Road, the right of way of Huston Road extending 30, 00 feet westerly from and parallel to and 25, 00 feet easterly from and parallel to the herein described title line North 21 degrees 19 minutes West 326, 70 feet to a point of curve; thence along a line curving to the left with a radius of 157, 97 feet, the arc distance of 135, 10 feet to a tangent point here and after being the title line and the center line of Huston Road (60, 00 feet wide); thence by said center line the three following courses and distances:

1. North 70 degrees 19 minutes West 120, 23 feet to a point of curve
2. Along a line curving to the left with a radius of 210, 00 feet, the arc distance of 135, 12 feet to a tangent point
3. South 72 degrees 49 minutes West 342, 65 feet to the point of ending marking the center of a 50, 00 foot radius cul-de-sac.

Together with all radius round corners at street intersections,

Description of a 33, 00 foot wide right of way adjacent to the easterly side of the existing right of way of Cornwall Lane,

BEGINNING at a point marking the intersection of the northerly right of way line of Belrose Lane (proposed 60, 00 feet wide, when extended) with the easterly right of way line of Cornwall Lane (33, 00 feet wide); thence from said beginning point extending along the easterly side of Cornwall Lane North 22 degrees 46 minutes West 189, 61 feet to a point; thence leaving the existing right of way of Cornwall Lane thru other land of Pickering Valley Construction Company, Inc. the three following courses and distances:

1. South 55 degrees 15 minutes East 60, 03 feet to a point
2. South 22 degrees 46 minutes East 107, 00 feet to a point of curve of a radius round corner connecting the easterly side of the herein described right of way with the northerly side of Belrose Lane (proposed 60, 00 feet wide)

3. By said radius round corner along a line curving to the left with a radius of 15.00 feet, the arc distance of 23.55 feet to a point on the northerly side of Belrose Lane; thence along the extension of the northerly side of Belrose Lane crossing the herein described right of way in a northwesterly direction 56.50 feet to the place of beginning on the easterly side of Cornwall Lane (33.00 feet wide),

the above tract of land being subject to all the existing rights which the Township or the Commonwealth of Pennsylvania may have therein, whether by court order, deed of dedication, or otherwise,

TO HAVE AND TO HOLD the said property above described unto the Township of Radnor, its successors and assigns, to and for the only proper use and behoof of the TOWNSHIP OF RADNOR, its successors and assigns, forever, for a public road, street, or highway, and for no other purposes, but to the same extent and with the same effect as if the above described premises had been taken as part of the public highway by a decree of the Court of Quarter Sessions for the County of Delaware upon proceedings had for that purpose under the road laws of the Commonwealth of Pennsylvania,

And the said Grantor, for itself, its heirs, executors and administrators, do by these presents covenant and agree to and with the Township of Radnor, its successors and assigns, that they, the Grantor, its heirs, executors, administrators and assigns all and singular the premises above described unto the said Township of Radnor, its successors and assigns, and against them, the said Grantor, its heirs, executors, administrators and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, from, or under them, shall and will warrant and forever defend,

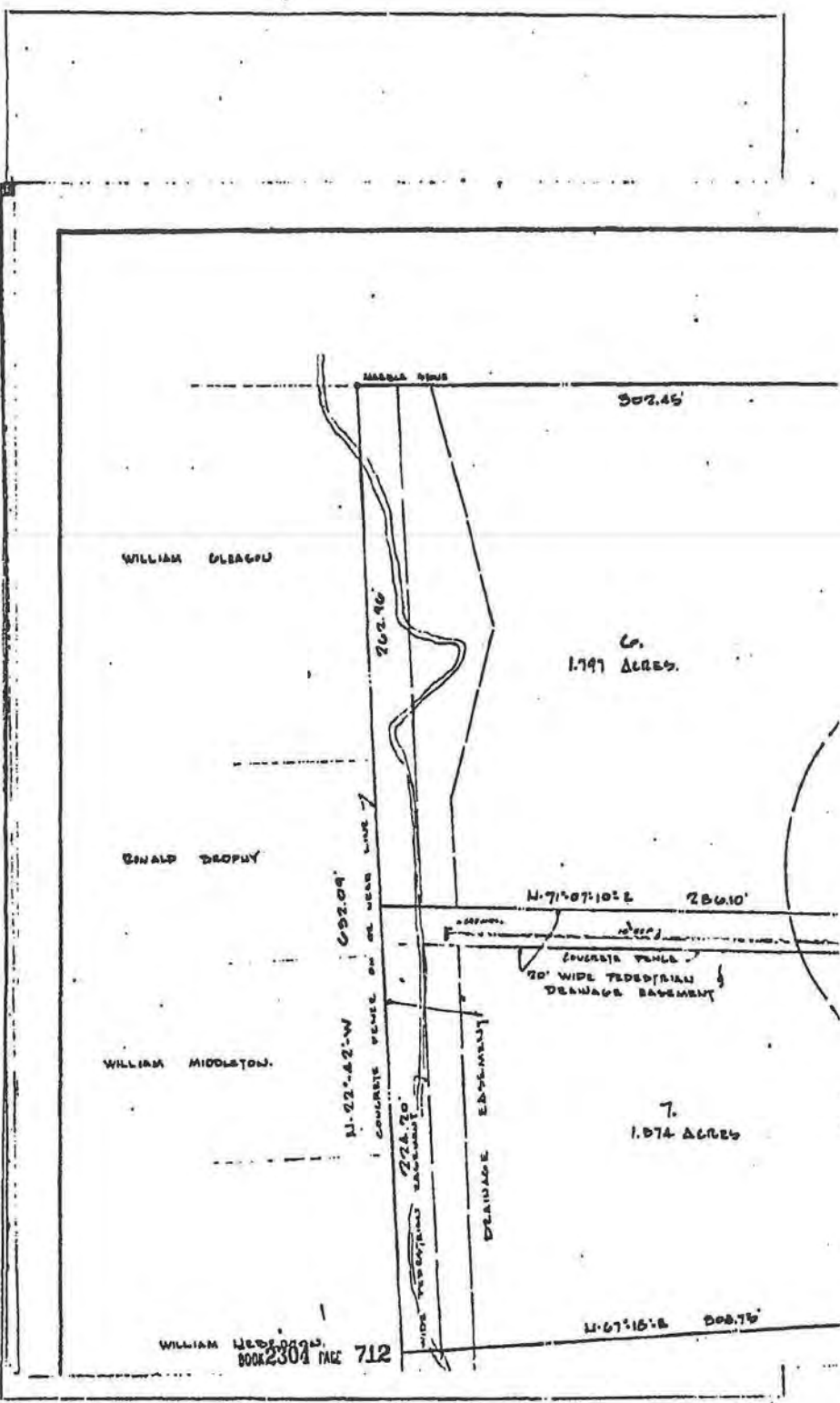
IN WITNESS WHEREOF the Grantor has caused this deed of dedication
to be duly executed the day and year first above written.

BELROSE CORPORATION

BY: *Charles H. F. [Signature]*

Attest: *Brother A. [Signature]*





EASTERN BAPTIST COLLEGE

N. 69° 55' E 894.72'

272.76

269

5.
1.692 ACRES

4.
1.702

N. 175° 23' W
224.00'
CONCRETE FENCE ON
OR NEAR LINE

N. 20° 03' W 260.01'
CONCRETE FENCE ON
OR NEAR LINE

BUILDING LINE 7

HUSTON

TOTAL N. 72° 49' E 542.65'



N. 17° 11' W
227.64'

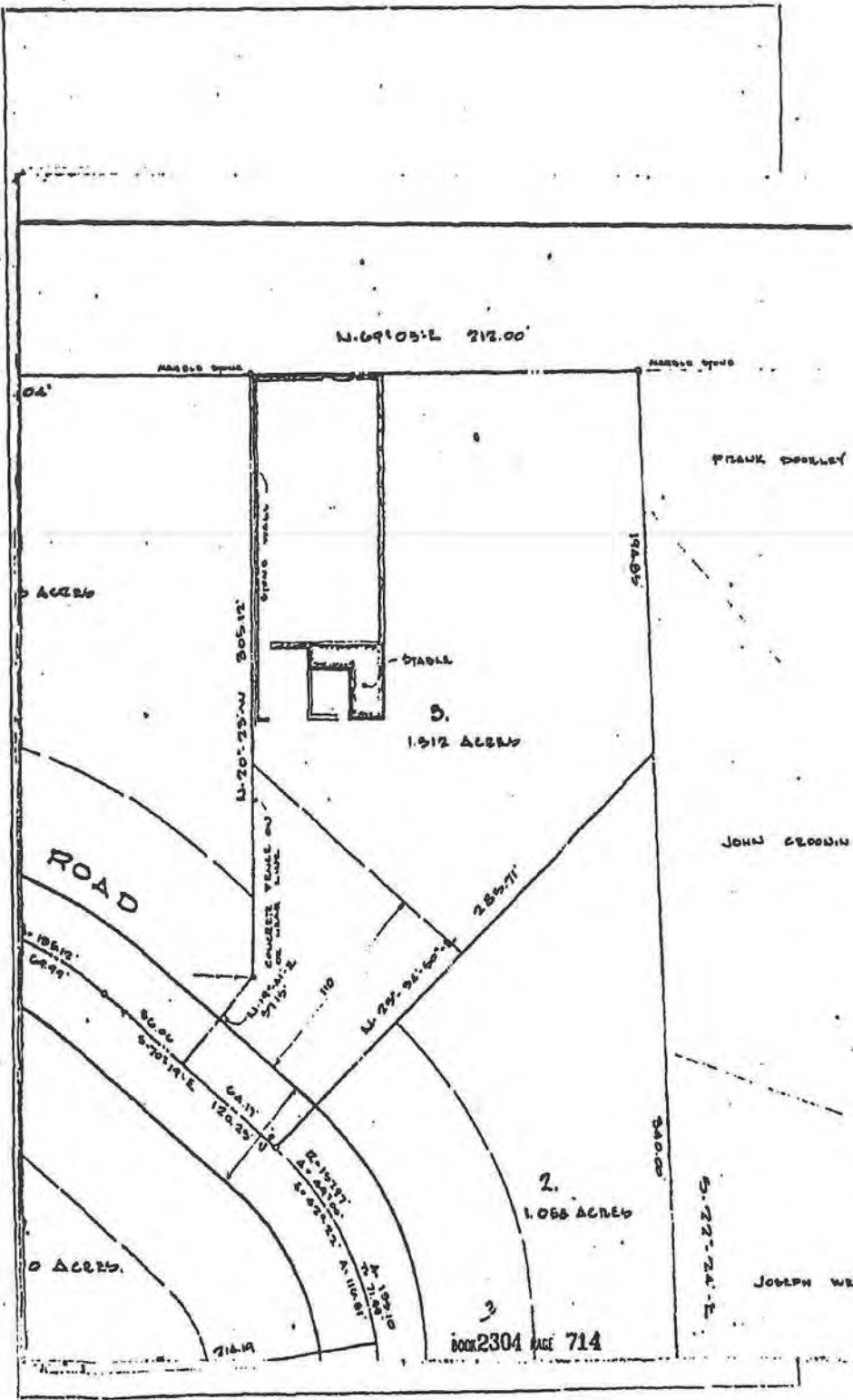
8.
1.976 ACRES

9
1.721

BUILDING LINE

N. 72° 49' E 262.96'

BOOK 2304 PAGE 713



N. 69° 05' E 212.00'

FRANK DOOLLEY

STABLE

1. 1.512 ACRES

JOHN BROOKIN

ROAD

2. 1.088 ACRES

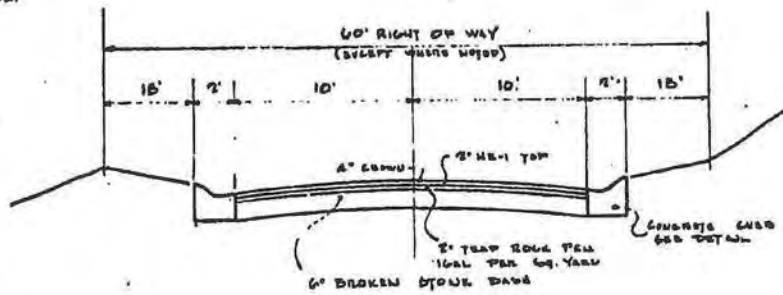
JOSEPH WAT

BOOK 2304 PAGE 714

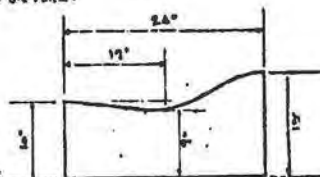


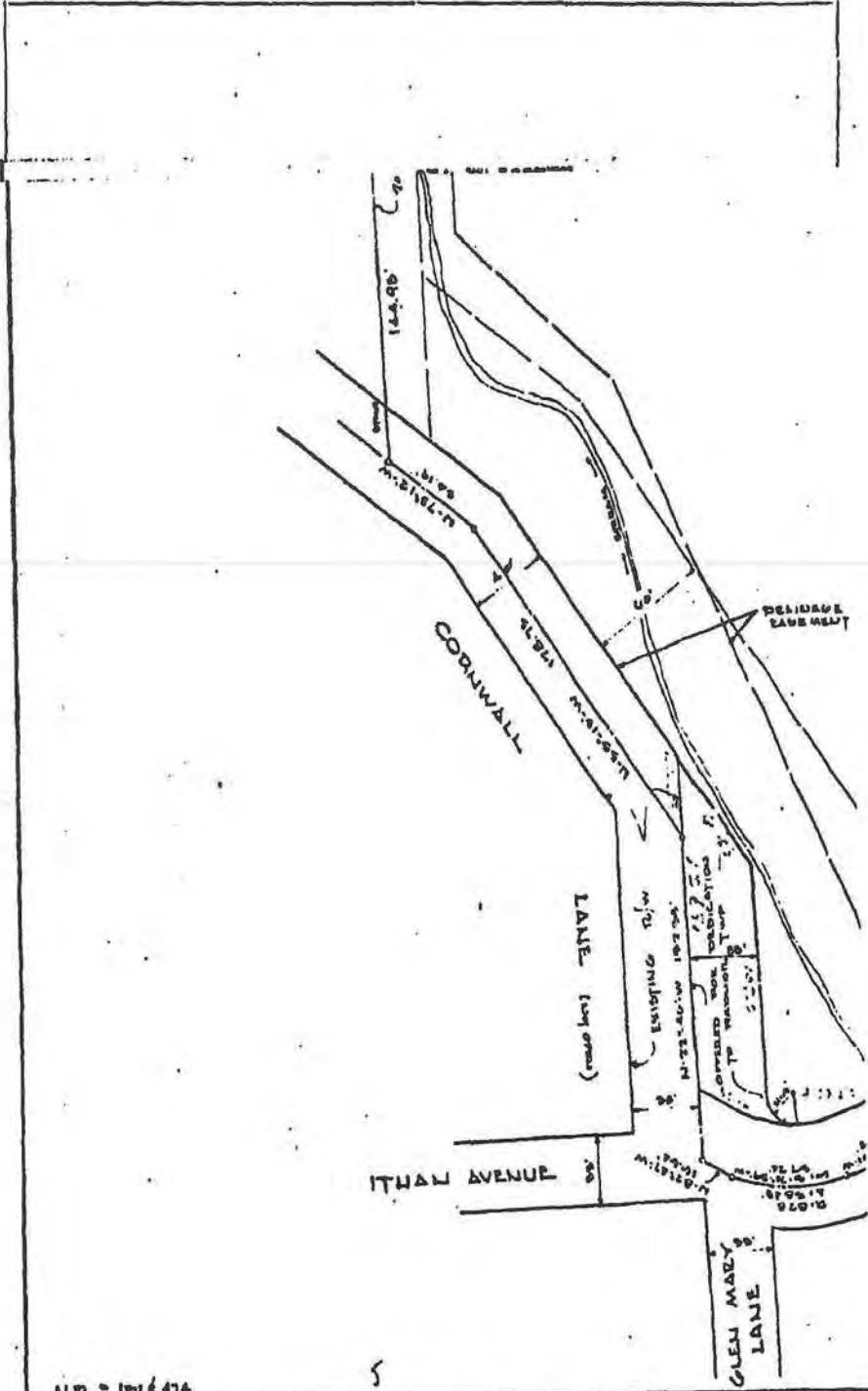
AREA MAP
(Scale 1:2500)

Ja.

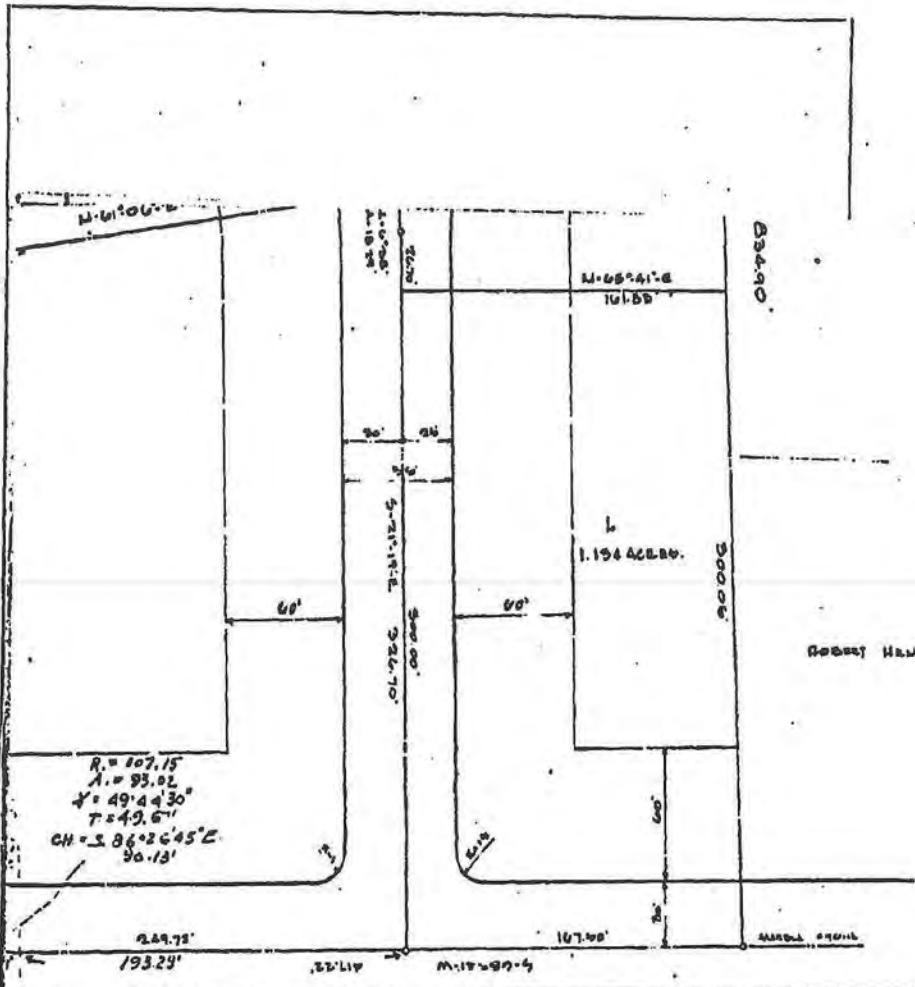


TYPICAL ROAD SECTION
(TOP SURFACE TO CURB)





N.D. = 1916 474



LANE

HUSTON ROAD

STREET PARKING

7
AREA - 19.692 ACRES

YERKES ENGINEERING CO.

101 CHARLES DRIVE
BRYN MAWR - PA.

CONSULTING ENGINEERS
SITE PLANNERS
SURVEYORS



PICKEL

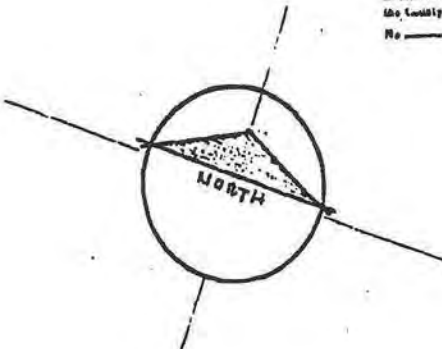
REGISTERED

TYPICAL QUARTER SECTION
(NO SCALE)

Approved this _____ day of _____ 19____
by the board of _____ of _____ Township
County, Pennsylvania.
Attest _____
President
_____ Secretary

State of Pennsylvania) SS
County of _____)
On the _____ day of _____ 19____
before me, _____ the Notary Public,
personally appeared _____ who acknowledged
to me that he is the _____ of _____
_____ a corporation, and that he as such
is authorized to execute the aforesaid plan of
the _____ of _____ Township, County
of _____ and that the plan be recorded
in the _____ of _____
County of _____ and this day and
year witnessed.
Notary Public
My commission expires _____

RECORDED PLAN
Recorded this _____ day of _____ 19____
in the office for the recording of deeds, etc., in and to
the County of _____ at _____ Pa. to place the same
in _____ page No. _____



6/19/67 E.B.H. SC
16 MAR. 1966 DEPT. OF REVENUE

REVISIONS

SCALE: 1"=50'

MAP
OF PROPERTY OF
ZING VALLEY CONST. CO. INC.

TOWNSHIP - DELAWARE - COUNTY - PENNSYLVANIA.

DATE: JULY 29, 1966


SK-22

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DELAWARE : ss.

On this, the 15th day of December, 1967,
before me, a Notary Public for the Commonwealth of Pennsylv-
ania, the undersigned Officer, personally appeared FRED-
ERICK W. ZINK, President, BELROSE CORPORATION, and DOROTHEA
M. ZINK, Secretary, BELROSE CORPORATION, known to me to be
the persons whose names are subscribed to the within instru-
ment and acknowledged that they and each of them executed
the same for the purposes therein contained.

IN WITNESS WHEREOF, I have herunto set me of-
ficial seal.

Phyllis D. Delor
Notary Public
Notary Public, Harbor Line, Hildesheim Co.
My Commission Expires October 13, 1970



413214

Peckham Corp.

#

Robert Lunge

14.75

COUNTY OF DELAWARE
PENNSYLVANIA
REGISTERED
MAY 9 1957
DEED REGISTRATION DEPT.

Crawford & Maguire
133 W. Lincoln Ave.
W. Dept. 19587

MAY 9 2 59 PM '68

W. Baylin

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PA
CIVIL ACTION - LAW

BARRY HOWARD, ELAYNE HOWARD
(SUCCESSORS IN INTEREST TO BETH ANN
WAHL), MICHAEL J. SELVERIAN, SUSAN
M. SELVERIAN, ALVIN H. CLEMENS,
VALERIE A. CLEMENS, JOSEPH M. MAHADY,
RUSSELL B. HARRIS AND ETHEL SMITH
HARRIS

No. 00-09518

VS.

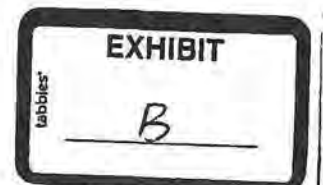
WALTER G. ARADER, JEAN T. ARADER AND
TOWNSHIP OF RADNOR

ORDER

AND NOW, this 19th day of December, 2005, upon consideration of Proposed Findings of Fact and Conclusions of Law submitted by the Parties; a review of the Notes of Testimony of April 5, May 7 and May 20, 2002; the exhibits introduced into evidence; a tour of the subject premises on April 18, 2002; and briefs submitted by the Parties, it is hereby ORDERED, ADJUDGED and DECREED:

(1) Defendant, Township of Radnor, is forever barred from asserting any right, lien, title or interest in the land represented by the proposed Belrose Lane extending between Huston Road and Glenmary Lane, except for the Township's obligation to own, maintain and/or improve the sewer line located therein and the rights of utility companies, if any;

(2) Defendant, Township of Radnor, convey to the adjacent property owners their portion of the proposed Belrose Lane so that the same may be recorded with the Recorder of Deeds of Delaware County;



(3) The Arader Defendants, their agents, servants and employees are permanently restrained and enjoined from entering upon Plaintiffs' land, including that located in the bed of the former Belrose Lane;

(4) The Arader Defendants, their agents, servants and employees are enjoined from removing or interfering with the barriers, fences, trees, or plantings erected by the Plaintiffs on their property.

(5) The Arader Defendants, their agents, servants and employees are permanently enjoined from using Plaintiffs' portions of the proposed Belrose Lane;

(6) Because of the Township's interest in the sewer facilities in the bed of the unopened street known as Belrose Lane and since those facilities were installed with the approval of Township, the installation does not constitute a trespass upon the property owned by Walter and Jean Arader.

BY THE COURT:



JAMES F. PROUD, J.

OFFICE OF
JUDICIAL SUPPORT
DELAWARE CO. PA.

2005 DEC 21 PM 5:00

FILED JM

IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

COPY

BARRY HOWARD and ELAYNE HOWARD : NO. 00-09518
(SUCCESSORS IN INTEREST TO BETH ANN WAHL),
MICHAEL J. SELVERIAN, SUSAN M. SELVERIAN, :
ALVIN H. CLEMENS, VALERIE A. CLEMENS, :
JOSEPH M. MAHADY, BARBARA A. MAHADY, :
RUSSELL B. HARRIS AND ETHEL SMITH HARRIS :

VS. :

WALTER G. ARADER AND JEAN T. ARADER AND :
TOWNSHIP OF RADNOR :

OPINION

Plaintiffs instituted a quiet title action against Radnor Township asserting that title to a dedicated but unopened and unimproved road, Belrose Lane, should revert back to the adjacent property owners. In addition, plaintiffs asked for injunctive relief against defendants, Walter and Jean Arader, who enter their property by way of the proposed Belrose Lane and over the lands of the plaintiffs.

Defendants claim they have frequently, openly, notoriously, and continuously used Belrose Lane to access their property for more than twenty-one years and have, therefore, acquired an easement for the continued use of Belrose Lane.

Following a bench trial this court entered a Decree Nisi to which all parties except Radnor Township filed post-trial motions. These motions were denied. Thereafter, defendants, Walter and Jean Arader, filed an appeal to the Superior Court and all of the plaintiffs filed cross appeals. In a Memorandum Opinion, the Superior Court vacated the

Decree entered by this court and remanded the matter. This court permitted the parties to file supplemental Memorandums of Law which the court reviewed. Thereafter, on December 19, 2005, this court entered an Order barring defendant, Township of Radnor, from asserting any right, lien, title or interest in the land represented by the proposed Belrose Lane extending between Huston Road and Glenmary Lane, except for the township's obligation to own, maintain and/or improve the sewer line located therein and the rights of utility companies, if any; directing Radnor Township to convey to the adjacent property owners their portions of the proposed Belrose Lane; restraining and enjoining the Arader defendants from entering upon the plaintiffs' lands, including that located in the bed of the former Belrose Lane; enjoining the Arader defendants from removing or interfering with the barriers, fences, trees, or plantings erected by the plaintiffs on their properties; enjoining the Arader defendants from using plaintiffs' portions of the proposed Belrose Lane; and directing that the sewer facilities in the bed of the unopened Belrose Lane does not constitute a trespass upon the property owned by the Arader defendants.

From that Order, the defendants, Walter G. Arader and Jean T. Arader, filed a Motion for Post-Trial Relief which was denied by Order of this court on February 14, 2006. Thereafter, the Arader defendants filed an appeal to the Superior Court necessitating this opinion.

A highway deed of dedication for Belrose Lane was executed and dedicated to Radnor Township on December 15, 1967 and was recorded in the Office for the Recorder

of Deeds of Delaware County on May 9, 1968. The township never acted on the deed of dedication. For more than twenty-one years the township neither opened, improved nor maintained Belrose Lane.

Belrose Lane was a proposed road in a subdivision plan of Pickering Valley Construction Corporation approved by Radnor Township on August 30, 1966. Belrose Lane ran adjacent to lot 10 of the subdivision, but none of the other lots. Lots 7, 8 and 9 of the Pickering subdivision were conveyed to the Arader defendants on December 6, 1966. These three lots front on Huston Road. On December 27, 1971 lot 10 of the Pickering subdivision was further subdivided by Dolph Zink. That subdivision divided the Zink property into five parcels of land. Two of those parcels were designated as lots which are presently owned by the Howard and Clemens plaintiffs. The other three parcels, parcels A, B, and C, were conveyed to the Arader defendants on January 7, 1972, days after the approval of the Zink subdivision. The Zink subdivision plan provided, inter alia, that parcel B was to be conveyed to the Araders and joined to and made a part of lot 8. The township's approval of the Zink subdivision required that a deed restriction be placed in the deed from Zink to Arader. As a result, since its creation, parcel B was part of and included in the Araders' lot 8.

Over the years there were two sewer projects, each of which partly transgressed Belrose Lane. The first was in 1996 and the second in 1998. Radnor Township approved each of the sewer projects and never received a complaint regarding the location of the sewer lines.

During all times relevant to this matter, the condition of Belrose Lane was all woods. On occasion over the years, the Arader defendants used Belrose Lane for access to parcel B. Several of the plaintiffs, upon observing this use of Belrose Lane by the Araders, immediately objected to the use.

Any street, lane or alley laid out by any person or persons in any village or town plot or plan of lots, on lands owned by such person or persons in case the same has not been opened to, or used by, the public for twenty-one years next after laying out of the same, shall be and have no force and effect and shall not be opened, without the consent of the owner or owners of the land on which the same has been, or shall be, laid out.

36 P.S. 1961.

In Rahn v. Hess, 378 Pa. 264, 106 A.2d 461 (1954), the Supreme Court of Pennsylvania, in interpreting 36 P.S. 1961, provided that even where the road was created by a subdivision, as occurred here, if the road is unopened after twenty-one years, the street is of no force or effect as a public highway. The land is discharged from the servitude and the dedicated portion of it has entirely lost its character as a public street. Since the public right has been removed, the street reverts to the owners of the land and the property owner takes title in fee to the center of the road.

Since Belrose Lane remained unopened for more than twenty-one years after its dedication, this court vacated Radnor Township's interest in Belrose Lane and directed the township to convey to the adjacent property owners their portion of the entire proposed Belrose Lane.

In defense of this matter, the Arader defendants assert that they have an easement over Belrose to access parcel D.. Since there is no evidence of a written document granting an express easement to the Arader defendants, they must proceed under the theories of easement by implication, necessity, or prescription. The burden of establishing any of these principles rests on the person asserting the easement. Walley v. Iraca, 360 Pa. Super. 436, 520 A 2d 886 (1987).

An easement by implication can be found to exist where the intent of the parties is demonstrated by the terms of the grant, the property's surroundings and any other res gestae of the transaction. Sentz v. Crabbs, 428 Pa. Super. 205, 630 A.2d 894 (1993).

In this case, the intent of the parties is demonstrated by the Zink subdivision plan and the deed transferring the property to the Araders. The Zink subdivision merged parcel D with lot 8. As a result, parcel D had no independent rights attached to the land. There was no necessity at the time of severance for an easement since the land became attached to lot 8 and could be accessed through lot 8 which fronted Huston Road. Accordingly, the Araders have not acquired an easement by implication.

Nor have they established the right to an easement by necessity. There are three fundamental requirements for an easement by necessity: (1) the titles to the alleged dominant and servient properties must have been held by one person; (2) this unity of title must have been severed by a conveyance of one of the tracts; and (3) the easement must be necessary in order for the owner of the dominant tenement to use his land, with the necessity existing both at the time of the severance of title and at the time of the

exercise of the easement. Phillippi v. Knotter, 748 A.2d 757 (Pa. Super. 2000). Unless a property is landlocked, it is not entitled to an easement by necessity. Possessky v. Diem, 440 Pa. Super. 387, 655 A.2d 1004 (1995).

Parcel D is not landlocked. It is merged with lot 8 which fronts Huston Road. Accordingly, the Araders do not need to use Belrose Lane to access parcel D.

Finally, the Araders are not entitled to an easement by prescription. That easement arises by actual, continuous, adverse, visible, notorious, and hostile use of the property in question for a period of twenty-one years. Keefe v. Jones, 467 Pa. 544, 359 A.2d 735 (1976). An occasional use is not sufficient. The words visible and notorious mean that the claim must be evidenced by conduct sufficient to put a reasonable person on notice that his or her land is being used by the claimant to such an extent as allowing a claim of easement. Brennan v. Manchester Crossings, Inc., 708 A.2d 815 (Pa. Super. 1998).

Several witnesses testified that, prior to 1990, they never observed any use of Belrose Lane by the Araders. Commencing in 1990 they testified that they saw the Araders occasionally using the property. The Araders' use of Belrose Lane cannot be open and notorious if immediate neighbors are unaware of the use.

Several witnesses testified that they were aware of the Araders' use of Belrose Lane before 1990, but that the use was sporadic. Accordingly, the Araders' use of Belrose Lane prior to 1990 was not of the quantity to put a reasonable person on notice of the type of claim now being made by the Araders. Accordingly, the Araders are not entitled to an easement by prescription.

For these reasons, the court entered its Order at December 19, 2005.

BY THE COURT:

A handwritten signature in black ink, appearing to be "James F. Proud, J.", written over a horizontal line.

JAMES F. PROUD, J.

DATE: 6-7-06

**IN THE COURT OF COMMON PLEAS
DELAWARE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW**

BARRY HOWARD and ELAYNE HOWARD : NO. 00-09518
(SUCCESSORS IN INTEREST TO BETH ANN WAHL),
MICHAEL J. SELVERIAN, SUSAN M. SELVERIAN, :
ALVIN H. CLEMENS, VALERIE A. CLEMENS,
JOSEPH M. MAHADY, BARBARA A. MAHADY, :
RUSSELL B. HARRIS AND ETHEL SMITH HARRIS :

VS. :

WALTER G. ARADER AND JEAN T. ARADER AND
TOWNSHIP OF RADNOR :

COPY

**AMENDED
OPINION**

Plaintiffs instituted a quiet title action against Radnor Township asserting that title to a dedicated but unopened and unimproved road, Belrose Lane, should revert back to the adjacent property owners. In addition, plaintiffs asked for injunctive relief against defendants, Walter and Jean Arader, who enter their property by way of the proposed Belrose Lane and over the lands of the plaintiffs.

Defendants claim they have frequently, openly, notoriously, and continuously used Belrose Lane to access their property for more than twenty-one years and have, therefore, acquired an easement for the continued use of Belrose Lane.

Following a bench trial this court entered a Decree Nisi to which all parties except Radnor Township filed post-trial motions. Those motions were denied. Thereafter, defendants, Walter and Jean Arader, filed an appeal to the Superior Court and all of the plaintiffs filed cross appeals. In a Memorandum Opinion, the Superior Court vacated the

Decree entered by this court and remanded the matter. This court permitted the parties to file supplemental Memorandums of Law which the court reviewed. Thereafter, on December 19, 2005, this court entered an Order barring defendant, Township of Radnor, from asserting any right, lien, title or interest in the land represented by the proposed Belrose Lane extending between Huston Road and Glenmary Lane, except for the township's obligation to own, maintain and/or improve the sewer line located therein and the rights of utility companies, if any; directing Radnor Township to convey to the adjacent property owners their portions of the proposed Belrose Lane; restraining and enjoining the Arader defendants from entering upon the plaintiffs' lands, including that located in the bed of the former Belrose Lane; enjoining the Arader defendants from removing or interfering with the barriers, fences, trees, or plantings erected by the plaintiffs on their properties; enjoining the Arader defendants from using plaintiffs' portions of the proposed Belrose Lane; and directing that the sewer facilities in the bed of the unopened Belrose Lane does not constitute a trespass upon the property owned by the Arader defendants.

From that Order, the defendants, Walter G. Arader and Jean T. Arader, filed a Motion for Post-Trial Relief which was denied by Order of this court on February 14, 2006. Thereafter, the Arader defendants filed an appeal to the Superior Court necessitating this opinion.

A highway deed of dedication for Belrose Lane was executed and dedicated to Radnor Township on December 15, 1967 and was recorded in the Office for the Recorder

of Deeds of Delaware County on May 9, 1968. The township never acted on the deed of dedication. For more than twenty-one years the township neither opened, improved nor maintained Belrose Lane.

Belrose Lane was a proposed road in a subdivision plan of Pickering Valley Construction Corporation approved by Radnor Township on August 30, 1966. Belrose Lane ran adjacent to lot 10 of the subdivision, but none of the other lots. Lots 7, 8 and 9 of the Pickering subdivision were conveyed to the Arader defendants on December 6, 1966. These three lots front on Huston Road. On December 27, 1971 lot 10 of the Pickering subdivision was further subdivided by Dolph Zink. That subdivision divided the Zink property into five parcels of land. Two of those parcels were designated as lots which are presently owned by the Howard and Clemens plaintiffs. The other three parcels, parcels A, B, and C, were conveyed to the Arader defendants on January 7, 1972, days after the approval of the Zink subdivision. The Zink subdivision plan provided, inter alia, that parcel B was to be conveyed to the Araders and joined to and made a part of lot 8. The township's approval of the Zink subdivision required that a deed restriction be placed in the deed from Zink to Arader. As a result, since its creation, parcel B was part of and included in the Araders' lot 8.

Over the years there were two sewer projects, each of which partly transgressed Belrose Lane. The first was in 1996 and the second in 1998. Radnor Township approved each of the sewer projects and never received a complaint regarding the location of the sewer lines.

During all times relevant to this matter, the condition of Belrose Lane was all woods. On occasion over the years, the Arader defendants used Belrose Lane for access to parcel B. Several of the plaintiffs, upon observing this use of Belrose Lane by the Araders, immediately objected to the use.

Any street, lane or alley laid out by any person or persons in any village or town plot or plan of lots, on lands owned by such person or persons in case the same has not been opened to, or used by, the public for twenty-one years next after laying out of the same, shall be and have no force and effect and shall not be opened, without the consent of the owner or owners of the land on which the same has been, or shall be, laid out.

36 P.S. 1961.

In Rahn v. Hess, 378 Pa. 264, 106 A.2d 461 (1954), the Supreme Court of Pennsylvania, in interpreting 36 P.S. 1961, provided that even where the road was created by a subdivision, as occurred here, if the road is unopened after twenty-one years, the street is of no force or effect as a public highway. The land is discharged from the servitude and the dedicated portion of it has entirely lost its character as a public street. Since the public right has been removed, the street reverts to the owners of the land and the property owner takes title in fee to the center of the road.

Since Belrose Lane remained unopened for more than twenty-one years after its dedication, this court vacated Radnor Township's interest in Belrose Lane and directed the township to convey to the adjacent property owners their portion of the entire proposed Belrose Lane.

In defense of this matter, the Arader defendants assert that they have an easement over Belrose to access parcel B. Since there is no evidence of a written document granting an express easement to the Arader defendants, they must proceed under the theories of easement by implication, necessity, or prescription. The burden of establishing any of these principles rests on the person asserting the easement. Walley v. Iraca, 360 Pa. Super. 436, 520 A.2d 886 (1987).

An easement by implication can be found to exist where the intent of the parties is demonstrated by the terms of the grant, the property's surroundings and any other res gestae of the transaction. Sentz v. Crabbs, 428 Pa. Super. 205, 630 A.2d 894 (1993).

In this case, the intent of the parties is demonstrated by the Zink subdivision plan and the deed transferring the property to the Araders. The Zink subdivision merged parcel B with lot 8. As a result, parcel B had no independent rights attached to the land. There was no necessity at the time of severance for an easement since the land became attached to lot 8 and could be accessed through lot 8 which fronted Huston Road. Accordingly, the Araders have not acquired an easement by implication.

Nor have they established the right to an easement by necessity. There are three fundamental requirements for an easement by necessity: (1) the titles to the alleged dominant and servient properties must have been held by one person; (2) this unity of title must have been severed by a conveyance of one of the tracts; and (3) the easement must be necessary in order for the owner of the dominant tenement to use his land, with the necessity existing both at the time of the severance of title and at the time of the

exercise of the easement. Phillippi v. Knotter, 748 A.2d 757 (Pa. Super. 2000). Unless a property is landlocked, it is not entitled to an easement by necessity. Possessky v. Diem, 440 Pa. Super. 387, 655 A.2d 1004 (1995).

Parcel B is not landlocked. It is merged with lot 8 which fronts Huston Road. Accordingly, the Araders do not need to use Belrose Lane to access parcel B.

Finally, the Araders are not entitled to an easement by prescription. That easement arises by actual, continuous, adverse, visible, notorious, and hostile use of the property in question for a period of twenty-one years. Keefer v. Jones, 467 Pa. 544, 359 A.2d 735 (1976). An occasional use is not sufficient. The words visible and notorious mean that the claim must be evidenced by conduct sufficient to put a reasonable person on notice that his or her land is being used by the claimant to such an extent as allowing a claim of easement. Brennan v. Manchester Crossings, Inc., 708 A.2d 815 (Pa. Super. 1998).

Several witnesses testified that, prior to 1990, they never observed any use of Belrose Lane by the Araders. Commencing in 1990 they testified that they saw the Araders occasionally using the property. The Araders' use of Belrose Lane cannot be open and notorious if immediate neighbors are unaware of the use.

Several witnesses testified that they were aware of the Araders' use of Belrose Lane before 1990, but that the use was sporadic. Accordingly, the Araders' use of Belrose Lane prior to 1990 was not of the quantity to put a reasonable person on notice of the type of claim now being made by the Araders. Accordingly, the Araders are not entitled to an easement by prescription.

For these reasons, the court entered its Order at December 19, 2005.

BY THE COURT:

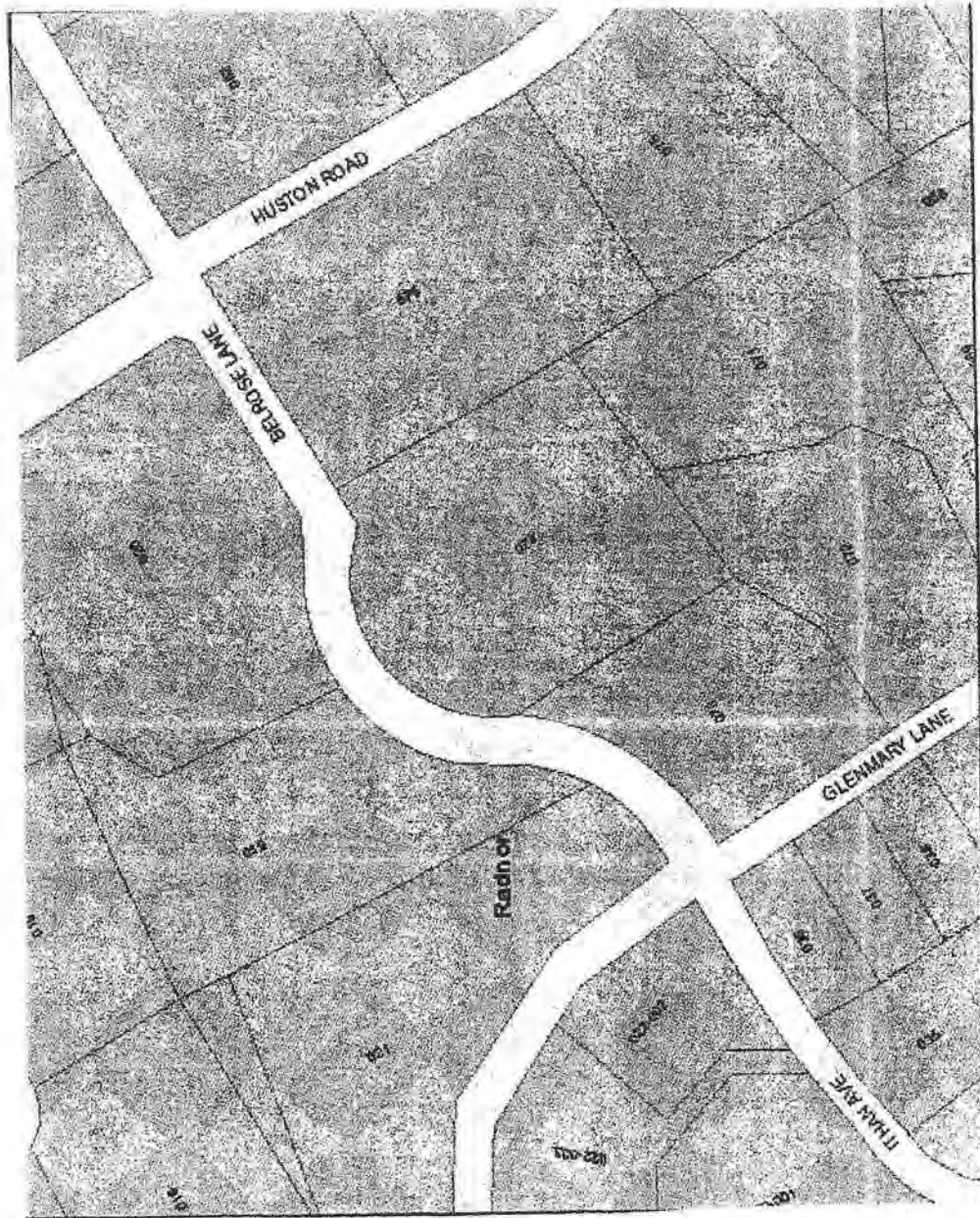


A handwritten signature in black ink, appearing to read 'James F. Proud, J.', written over a horizontal line.

JAMES F. PROUD, J.

DATE: 6-13-06

EXHIBIT
labbies
C



Commonwealth Land Title Insurance Co.
1700 Market Street - Suite 2110
Philadelphia, PA 19103 PH107523 mF

COMMONWEALTH LAND
TITLE INSURANCE COMPANY

T#PH107523MA

This Indenture Made this 29th day of July, 2004.

Between BETH ANN WAHL, Trustee under The Beth Ann Wahl Revocable Trust
under Agreement dated 10/10/1997

(hereinafter called the Grantor)

AND

BARRY HOWARD and ELAYNE B. HOWARD, husband and wife

(hereinafter called the Grantees),

Witnesseth That the said Grantor for and in consideration of the sum of One Million Three Hundred Forty Seven Thousand Seven Hundred Fifty Three (\$1,347,753.00) Dollars lawful money of the United States of America, unto her well and truly paid by the said Grantees and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a Subdivision of Property of Dolph W. Zink, and wife made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated November 16, 1971 as follows, to wit:-

BEGINNING at the point of intersection of the title line in the bed of Glenmary Lane, formerly Belrose Lane with the centerline of Cornwall Lane (66 feet wide); thence extending from said beginning point and along the center line of Cornwall Lane North 22 degrees 46 minutes West 152.38 feet to a point marking the intersection of the centerline of Cornwall Lane (66 feet wide) with the title line in the bed of Cornwall Lane (as recorded to the width of 40 feet); thence extending along the title line in the bed of Cornwall Lane the two following courses and distances: (1) North 55 degrees 15 minutes West 178.75 feet to a point; and (2) North 73 degrees 12 minutes West 54.19 feet to a stone; thence extending North 22 degrees 42 minutes West crossing the Northeastery side of Cornwall Lane and along lands now or late of Charles Wood and

EXHIBIT
tabbles
0

along the Southwesterly side of a certain drainage easement and a 20 feet wide pedestrian easement 144.93 feet to a point; thence extending North 67 degrees 18 minutes East crossing said drainage easement which said drainage easement contains within it said 20 feet wide pedestrian easement and also crossing a stream which runs through the bed of said easements 40 feet to a point on the Northeasterly side of said drainage easement; thence extending North 77 degrees 57 minutes 30 seconds East 269.46 feet to a point in line of Parcel B on said plan; thence extending along Parcel B South 18 degrees 11 minutes East 421.60 feet to a point on the title line in the bed of Glenmary Lane formerly Belrose Lane; thence extending along the title line in the bed of Glenmary Lane, formerly Belrose Lane the following four courses and distances: (1) on the arc of a circle curving to the right having a radius of 172 feet the arc distance of 20.04 feet to a point of compound curve; (2) on the arc of a circle curving to the right having a radius of 545 feet the arc distance of 46.53 feet to a point of compound curve; (3) on the arc of a circle curving to the right having a radius of 82.8 feet the arc distance of 58.43 feet to a point of tangent; and (4) North 82 degrees 47 minutes West 16.64 feet to a point marking the intersection of the title line in the bed of Glenmary Lane, formerly Belrose Lane and the center line of Cornwall Lane (66 feet wide) being the first mentioned point and place of beginning.

CONTAINING 2.265 Acres.

BEING Lot No. 11 on the above-mentioned Plan.

BEING 475 Glenmary Lane, St. David's, Pennsylvania, 19087.

BEING Folio #36-02-00803-00.

BEING the same premises which Jerry W. White and Donna F. White, husband and wife by Deed dated 1/20/1999 and recorded 2/8/1999 in Delaware County in Volume 1832 Page 1299 conveyed unto Beth Ann Wahl, Trustee under The Beth Ann Wahl Revocable Trust under Agreement dated 10/10/1997, in fee.

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot(s) or piece(s) of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever, as tenants by the entirety.

And the said Grantor, Trustee as aforesaid, for herself, her successors, does covenant, promise and agree, to and with the said Grantees, their heirs and assigns by these presents, that she the said Grantor, Trustee as aforesaid has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

Beth Ann Wahl, Trustee (SEAL)

Comment [PC1]:

Beth Ann Wahl,
Trustee under The Beth Ann Wahl
Revocable Trust under Agreement
dated 10/10/1997

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF *Delaware*)SS
)

On this, the *29th* day of *July*, A.D. 2004, before me, a notary public the undersigned officer, personally appeared BETH ANN WAHL, Trustee under The Beth Ann Wahl Revocable Trust under Agreement dated 10/10/1997 known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Celeste M. Heuberger
Notary Public

My Commission Expires: _____

NOTARIAL SEAL
CELESTE M. HEUBERGER, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 8, 2005

Comment [PC2]:

DEED
PH107523MA

Grantor: BETH ANN WAHL, Trustee under The Beth
Ann Wahl Revocable Trust under
Agreement dated 10/10/1997

TO

Grantees: BARRY HOWARD and ELAYNE B. HOWARD,
husband and wife

FOLIO NO.: 36-02-00803-00

PREMISES

475 Glenmary Lane
Radnor Township
Delaware County, PA

MAIL TAX BILLS TO:

475 Glenmary Lane
St. David's, PA 19087

After Recording Return To:

LandAmerica/Commonwealth Land Title Insurance Company
1700 Market Street - Suite 2110
Philadelphia, PA 19103
ATTN.: Delivery Department

The address of the above named Grantee is:

475 GLENMARY LANE
ST. DAVIDS, PA 19087

Certified by: 

Prepared by and Return to:

Land Services USA, Inc.
602 E. Baltimore Pike
Suite 100
Media, PA 19063
610-566-1335

File No. PACLT16-1616KS

UPI # 36-02-00803-01;
36-02-01145-08;

RD BK05817-1935
2016027374 08/02/2016 08:39:13 AM:1
RCD FEE \$100.50 POL SUB TAX. \$33,975.00 ST TAX: \$22,850.00
36-RADNOR \$33,975.00
THOMAS J. JUDGE SR. ROD
DELAWARE COUNTY
DT-DEED

This Indenture, made the 31 day of May, 2016,

Between

**GEORGEANN A. BERKINSHAW THE EXECUTRIX OF THE ESTATE OF
WALTER G. ARADER, DECEASED**

(hereinafter called the Grantor), of the one part, and

JOSHUA S. GROSS AND MACKENZIE L. GROSS

(hereinafter called the Grantees), of the other part,

Witnesseth that in consideration of the sum off **Two Million Two Hundred and Sixty-Five Thousand And 00/100 Dollars (\$2,265,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, as tenants by the entirety, their heirs and assigns,

PARCEL "1"

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, described according to a Map of Property of Pickering Valley Construction Co., Inc., made by Yerkes Engineering Co., Consulting Engineers, Site Planners and Surveyors, dated 7/29/1966 and which Plan is recorded in the Office for the Recording of Deeds, in and for Delaware County in Plan Case No. 11 page 113, etc., described as follows, to wit:

BEGINNING at a point in the title line in the bed of Huston Road (variable width) measured the 5 following courses and distances along same, from its intersection with the title line in the bed of Belrose Lane: (1) extending from said point of intersection North 21 degrees 19 minutes West, 326.70 feet to a point of curve; (2) on a line curving to the left having a radius of 157.97 feet the arc distance of 135.10 feet to a point of tangent; (3) North 70 degrees 19 minutes West 120.23 feet to a point of curve; (4) on a line curving to the left having a radius of 210 feet the arc distance of 135.12 feet to a point of tangent; and (5) South 72 degrees 49 minutes West, 29.69 feet to the point and place of beginning; thence extending from said beginning point South 17 degrees 11 minutes East, crossing the Southeasterly side of Huston Road 227.64 feet to a point; thence extending South 72



degrees 49 minutes West, 262.96 feet to a point; thence extending North 17 degrees 11 minutes West, crossing the Southerly side of Huston Road, cul-de-sac 227.64 feet to a point in the title line in the bed of said Huston Road, cul-de-sac; thence extending along said title line in the bed of Huston Road cul-de-sac and Huston Road, North 72 degrees 49 minutes East, 262.96 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on the above mentioned Plan.

PARCEL "2"

ALL THOSE CERTAIN parcels of land, Situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a Survey by Yerkes Associates, Inc., dated 11/16/1971, as follows, to wit:

BEGINNING at a point in line of land of Lot No. 9 marking a corner of this and other land of Dolph W. Zink; said point being measured the 4 following courses and distances from a point marking the intersection of the center line of Huston Road with the center line of Belrose Lane: (1) extending along the center line of Huston Road North 21 degrees 19 minutes West 326.70 feet to a point of curve; (2) still by same, along a line curving to the left with a radius of 157.97 feet, the arc distance of 18.29 feet to a point; (3) leaving Huston Road by land of Walter A. Arader South 61 degrees 6 minutes West 214.19 feet to a point; (4) still by same South 87 degrees 29 minutes West 32.43 feet to the point of beginning; thence from said beginning point extending through other land of Dolph W. Zink, the 2 following courses and distances: (1) South 66 degrees 52 minutes 30 seconds West 71.56 feet to a point; (2) North 17 degrees 11 minutes West 26.04 feet to a stone; thence by Lot No. 9, land of Walter A. Arader North 87 degrees 29 minutes East 73.57 feet to the first mentioned point and place of beginning.

AND ALSO BEGINNING at a stone marking a corner of this and a corner of Lots No. 8 and No. 9 of land of Walter A. Arader; said point being measured the 4 following courses and distances from a point marking the intersection of the center line of Huston Road with the center line of Belrose Lane: (1) extending along the center line of Huston Road North 21 degrees 19 minutes West 326.70 feet to a point; (2) still by same, along a line curving to the left with a radius of 157.97 feet, the arc distance of 18.29 feet to a point; (3) leaving Huston Road by land of Walter A. Arader South 61 degrees 06 minutes West 214.19 feet to a point; (4) South 87 degrees 29 minutes West 106 feet to the point of beginning; thence from said beginning point extending through other land of Dolph W. Zink, the 3 following courses and distances: (1) South 17 degrees 11 minutes East 26.04 feet to a point; (2) South 41 degrees 41 minutes 30 seconds West 78 feet to a point; (3) South 18 degrees 11 minutes East 196.80 feet to a point on the center line of Belrose Lane; thence by said center line the 3 following courses and distances: (1) along a line curving to the left in a Southwesterly direction with a radius of 155.70 feet, the arc distance of 82.46 feet to a point of compound curve; (2) along a line curving to the left with a radius of 101.30 feet, the arc distance of 79.94 feet to a point of reverse curve, the chord of said arc being measured South 14 degrees 53 minutes West 77.88 feet to a point; (3) along a line curving to the right with a radius of 172 feet, the arc distance of 139.83 feet to a point; thence leaving Belrose Lane by other land of Dolph W. Zink, North 18 degrees 11 minutes West, 471.59 feet to a point in line of land of Walter A. Arader, a corner of Lots No. 7 and No. 8; thence by land of Walter A. Arader (Lot No. 8) North 72 degrees 49 minutes East 262.96 feet to the first mentioned point and place of beginning.

Being *inter alia*, the same premises which Jean T. Arader, by her Attorney-in Fact, Walter, G. Arader by Deed dated 06/27/2007 and recorded 07/10/2007 in Delaware County in Volume 4145 Page 2286 conveyed unto Walter G. Arader, in fee.

And the said Walter G. Arader died on 01/18/2016 leaving a Will probated and registered at Delaware County as Will No. 23-16-0277, wherein he appointed Georgeann A. Berkinshaw as Executrix, to whom Letters Testamentary were granted on 02/08/2016.

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Under and **S**ubject to Restrictions which appear on record.

To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Georgeann A. Berkinshaw, Executrix, of the aforesaid covenants, promises and agrees to and with said Grantees, their heirs and assigns, that she, the said Executrix of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF US:

GEORGEANN A. BERKINSHAW THE
EXECUTRIX OF THE ESTATE OF WALTER G.
ARADER, DECEASED

[Signature]

By: *Georgeann A. Berkinshaw* (SEAL)
Georgeann A. Berkinshaw, Executrix
EXECUTRIX

Commonwealth of Pennsylvania } ss
County of ~~Delaware~~ *Montgomery*

On this, the 31st day of May, 2016, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Georgeann A. Berkinshaw, Executrix**, of the Estate of Walter G. Arader, Deceased, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Marjorie A. Kelly
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantees is:

600 Huston Road
Radnor, PA 19087
Walter G. Arader
On behalf of the Grantees

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marjorie A. Kelly, Notary Public
Nether Providence Twp., Delaware County
My Commission Expires Jan. 6, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Deed

UPI # 36-02-01145-08:36-02-00803-01

Georgeann A. Berkinshaw the Executrix of the Estate
of Walter G. Arader, Deceased,
TO

Joshua S. Gross and Mackenzie L. Gross

Land Services USA, Inc.
602 E. Baltimore Pike
Suite 100
Media, PA 19063
Phone 610-566-1335 Fax 610-566-5775

RD BK05540-0159 DT-DEED
2014044488 08/29/2014 11:37:51 AM:1
RCD FEE: \$96.50 POL SUB TAX: \$60,750.00 ST TAX: \$40,500.00



36-RADNOR \$60,750.00

THOMAS J. JUDGE SR. ROD

DELAWARE
COUNTY

Prepared by and Return to:

Delaware River Closing Services, Inc.
6038 Lower York Road
New Hope, PA 18938
215-794-3672

File No. 82222DRC

UPI # 36-02-00803-02

Property: 500 Huston Road, Wayne PA 19087

This Indenture, made the 18th day of August, 2014,

Between

ALVIN H. CLEMENS AND VALERIE A. CLEMENS, HUSBAND AND WIFE

(hereinafter called the Grantors), of the one part, and

THE 500 HUSTON ROAD, WAYNE, PENNSYLVANIA TRUST DATED AUGUST 12, 2014, JOHN R. TWOMBLY, JR., ESQUIRE, TRUSTEE

(hereinafter called the Grantee), of the other part,

THE EFFECTIVE DATE OF THIS DEED IS AUGUST 21, 2014, THE DATE OF DELIVERY TO THE GRANTEE.

Witnesseth, that the said Grantors for and in consideration of the sum of **Four Million Fifty Thousand And 00/100 Dollars (\$4,050,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a Subdivision of Property of Dolph W. Zink, et ux, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated November 16, 1971, as follows, to wit:

BEGINNING at the point of intersection of the title line in the bed of Huston Road (55 feet wide) with the title line in the bed of Belrose Lane; thence extending from said beginning point along the said title line in the bed of Belrose Lane, South 68 degrees 41 minutes West, 249.72 feet to a point; thence extending South 21 degrees 30 minutes East, crossing the Southwesterly side of Belrose Lane, 15 feet to a stone in a line dividing lands of David S. Randolph, et ux and Charles R. Whittum, Jr., et ux; thence extending North 46 degrees 57 minutes West, partly through said lands of Charles H. Whittum, et ux and re-crossing said Southwesterly side of Belrose Lane, 58.68 feet to a point of curve in the title line of Belrose Lane; thence extending along the title line in the bed of



Belrose Lane on the arc of a circle curving to the left having a radius of 155.70 feet, the arc distance of 137.16 feet to a point, a corner of Parcel "B"; thence extending along same, crossing the Northwesternly side of Belrose Lane, the two following courses and distances: (1) North 18 degrees 11 minutes West, 196.80 feet to a point; and (2) North 41 degrees 41 minutes 30 seconds East, 78 feet to a point, a corner of Parcel "A"; thence extending along same, North 66 degrees 52 minutes 30 seconds East, 71.56 feet to a point in line of Lot No. 9; thence extending along same the two following courses and distances: (1) North 87 degrees 29 minutes East, 32.43 feet to a stone; and (2) North 61 degrees 06 minutes East, 214.19 feet to a point of a curve in the title line in the bed of Huston Road; thence extending along the same the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 157.97 feet the arc distance of 18.29 feet to a point of tangent; and (2) South 21 degrees 19 minutes East, 326.70 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said Plan.

BEING TMP: 36-02-00803-02

BEING THE SAME PREMISES WHICH L. Harvey Hewit and Brenda Hewit by Deed dated 07/08/1997 and recorded 07/24/1997 in Delaware County in Volume 1611 Page 106 conveyed unto Alvin H. Clemens and Valerie A. Clemens, husband and wife, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

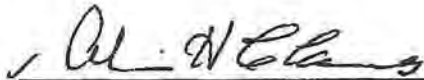

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, his/her/their heirs or its successors, or any of them, subject as aforesaid,

SPECIALLY WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

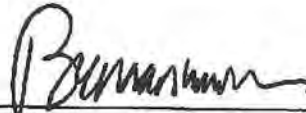
**Sealed and Delibered
IN THE PRESENCE OF US:**

 (SEAL)
Alvin H. Clemens
 (SEAL)
Valerie A. Clemens

Commonwealth of Pennsylvania }
County of Delaware } ss

On this, the 18th day of August, 2014, before me, the undersigned Notary Public, personally appeared Alvin H. Clemens and Valerie A. Clemens, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

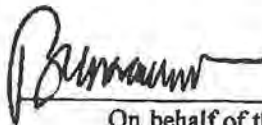


Notary Public
My commission expires _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Brendan Nolan, Notary Public
Buckingham Twp., Bucks County
My Commission Expires April 21, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I hereby certify the precise residence and the complete post office address of the above-named Grantee is:

**500 Huston Road
Wayne, PA 19087**



On behalf of the Grantee

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 36-02-01002-03

RD BK05845-2296

DT-DEED

2016038033 07/21/2016 10:20:28 AM:2

RCD FEE: \$96.50 POL SUB TAX: \$10,500.00 ST TAX: \$7,000.00



DELAWARE
COUNTY

36-RADNOR \$10,500.00

THOMAS J. JUDGE SR. ROD

File No.: 16PA05662

262

DEED

Stephen Harris, Agent for Russell B. Harris appointed by Power of Attorney dated July 5, 2016 and is about to be recorded

to

William J. Donnell, Jr. and Courtney E. Donnell, husband and wife

PREMISES:

471 Glenmary Road aka, 471 Glenmary Lane
Township of Radnor
County of Delaware
Pennsylvania
Parcel No.: 36-02-01002-03

The address of the above named Grantee(s) is:
471 Glenmary Lane
Wayne, PA 19087

Certified by:



DEED

THIS INDENTURE made this 18th day of July, 2016.

Between STEPHEN HARRIS, AGENT FOR RUSSELL B. HARRIS APPOINTED BY POWER OF ATTORNEY DATED JULY 5, 2016 AND IS ABOUT TO BE RECORDED, (hereinafter called the Grantors) and

WILLIAM J. DONNELL, JR. AND COURTNEY E. DONNELL, HUSBAND AND WIFE,
(hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Seven Hundred Thousand And No/100 Dollars (\$700,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described according to a Plan thereof made for Pasquale Falcons, M. R. and J. B. Yerkes, Civil Engineers and Surveyors Bryn Mawr, Pennsylvania, on December 15, 1954 and last revised August 24, 1963, as follows, to Wit:

BEGINNING at the Point formed by the intersection of the title line in the bed of Glen Mary Lane, with the title line in the bed of Belrose Lane, as shown on said Plan; thence extending from said beginning point along the title line in the bed of Belrose Lane, the four following courses and distances, (1) on a line curving to the left, having a radius of Eighty two and eight-tenths feet, the arc distance of Fifty eight and forty three one-hundredths feet to a point of Compound curve; (2) on a line curving to the left, having a radius of Five hundred forty five feet, the arc distance of Forty six and fifty three one-hundredths feet to another point or compound curve; (3) on a line curving to the left, having a radius of One hundred seventy two feet, the arc distance of One hundred fifty nine and eighty seven One-hundredths feet to a point of reverse curve; and (4) on a line curving to the right, having a radius of One hundred one and three tenths feet, the arc distance of Twenty one and fifty one one-hundredths feet to a point; thence leaving said Belrose Lane and extending along line of Lot No. 1 on said Plan, South twenty five degrees, twenty five minutes East, Three hundred twenty one and eighty one one-hundredths feet to a point; thence extending along line of Lot No. 3, on said Plan, the two following courses and distances (1) South forty one degrees, thirteen minutes, fifty seconds West, one hundred one and eighty seven one-hundredths feet to a point; and (2) South sixty seven degrees, eight minutes, West, One hundred thirty four and seven One-hundredths feet to a point on the title line in the bed of Glen Mary Lane, aforesaid; thence extending along said title line, North twenty two degrees, fifty two minutes West, Two hundred nineteen feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

FOLIO NO. 36-02-01002-03

BEING the same premises which William A. Davis and D. Eileen Davis, his wife, by Deed dated 07/11/1973 and recorded 07/13/1973 in the Office of the Recorder of Deeds in and for the County of Delaware in Deed Book 2475, Page 785, granted and conveyed unto Russell B. Harris and Ethel Smith Harris, husband and wife, as tenants by the entirety.

AND THE SAID Ethel Smith Harris departed this life on 5/29/14 whereby title vested in Russell B Harris as surviving tenant by the entirety.

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
In the presence of us:

Stephen Harris, Agent for Russell B. Harris appointed by
Power of Attorney dated July 5, 2016 and is about to be
recorded

BY: [Signature]
Stephen Harris, Agent

5845
2291

Commonwealth of Pennsylvania

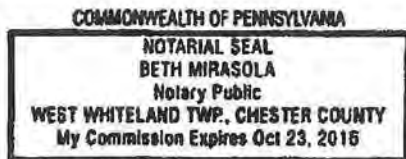
County of Chester

On this, the 18th day of JULY 2016, before me, the undersigned Notary Public,
personally appeared Stephen Harris known to me (or satisfactorily proven) to be the person whose name is
subscribed as AGENT for Russell B. Harris appointed by Power of Attorney dated July 5, 2016 and acknowledged
that he executed the same as the act of the principal for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 10/23/2016



For Single/Trustee's Deed

36-02-00820-00 Q1B.
COMMONWEALTH LAND
TITLE INSURANCE COMPANY

This Indenture made this 16th day of April 1976

Between ALLAN H. BEVERLY

(hereinafter called the Grantor),

MICHAEL J. SELVERIAN AND SUSAN M. SELVERIAN, HUSBAND AND WIFE

(hereinafter called the Grantees).

Witnesseth That the said Grantor for and in consideration of the sum of ONE MILLION THIRTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$1,037,500.00) lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and State of Pennsylvania, described in accordance with a proposed sub-division made for Pasquale Falcone, by M.R. and J.B. Yerks, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated December 15th, 1954 and revised as to this lot on April 15th, 1959, as follows, to wit:

BEGINNING at a spike in the title line in the bed of Belrose Lane, at the distance of 286.34 feet measured along said title line in Belrose Lane from a spike at the intersection of said Title line, with the title line in the bed of Glen Mary Lane, the (4) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 82.8 feet, the arc distance of 58.43 feet, the chord of said arc being North 73 degrees, 39 minutes East, 57.24 feet to a stone a point of compound curve; (2) on the arc of a circle curving to the left having a radius of 545 feet, the arc distance of 46.53 feet, the chord of said arc being North 47 degrees, 51 minutes East, 46.52 feet to a stone, a point of another compound curve; (3) on the arc of a circle curving to the left, having a radius of 172 feet, the arc distance of 159.87 feet; the chord of said arc being North 18 degrees, 51 minutes East, 154.19 feet to a stone, a point of reverse curve; (4) on a line curving to the right having a radius of 101.3 feet, the arc distance of 2.151 feet, the chord of said arc being North 1 degree, 27 minutes, 30 seconds West, 21.47 feet to a spike, the point of beginning; thence from said point of beginning, along the title line in the bed of Belrose Lane, the (3) following courses and distances: (1) on the arc of a circle curving to the right having a radius of 101.3 feet, the arc distance of 58.43 feet, the chord of said arc being North 21 degrees, 9 minutes East, 57.62 feet to a stone; a point compound curve; (2) on the arc of a circle curving to the right having a radius of 155.7 feet, the arc distance of 219.62 feet, the chord of said arc being North 78 degrees, 1 minute East, 201.86 feet to a stone; (3) South 46 degrees, 57 minutes East, 58.68 feet to a stone on the Southeast of Belrose Lane; thence along the same, North 68 degrees, 41 minutes East, 11.45 feet to a stone; thence by land now or formerly of Edgar G. B. Kirsopp, South 21

EXHIBIT
H

degrees, 30 minutes East, 215 feet to an iron pin; thence by Lot No. 2 and 3- South 54 degrees, 45 minutes West, 260.12 feet to an iron pin; a corner of Lot No. 4; thence along Lot No. 4, North 25 degrees, 25 minutes West, crossing over an iron pin on the Southeast side of Belrose Lane, the distance of 321.91 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan, BEING known as No. 630 Belrose Lane, BEING also known as 470 Huston Road

FOLIO NO *36-02-60830 00*

BEING the same premises which Charles H. Whitton and Juliana E. Whitton, his wife by Deed dated March 1st, 1978 and recorded in Delaware County, in Deed Book 2642 page 122 conveyed unto Allan H. Beverly and Bonnie K. Beverly, his wife, as tenants by entirety.

AND THE SAID Bonnie K. Beverly died *6.7.95.*

*10 35 2
155 2*

RADNOR TWP RTT	15562.50
PA TRANS TAX	10375.00
TOTAL	25937.50
CHECK	10375.00
COMMONWEALTH OF PENNSYLVANIA	
DEPARTMENT OF REVENUE	
REALTY TRANSFER TAX	
#2 CHECK	10375.00
22CL 2698 04-19-96 13:56TH	15562.50
CHECK ITEM 2	
04-19-96 FRI #2	BERRY 2698 13:56TH

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee s, their heirs and assigns, to and for the only proper use and behoof of the said Grantee s, their heirs and assigns forever, as tenants by the entirety.

And the said Grantor, for himself, his heirs and assigns do by these presents, covenant, grant and agree, to and with the said Grantees their heirs and Assigns, that he the said Grantor, his heirs all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and Assigns, against him the said Grantor, his heirs and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them or any of them, shall and will WARRANT and forever DEFEND.

(SPECIAL WARRANTY)

OR

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

(TRUSTEE'S WARRANTY)

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered IN THE PRESENCE OF US:

 (SEAL)
ALLAN H. BEVERLY

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Delaware) SS.
On this, the 16 day of April, A.D. 1996, before me,
the undersigned officer, personally appeared ALLAN B. BEVERLY
known to me (or satisfactorily proven) to be the person whose name is subscribed to the within
instrument, and acknowledged that he executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

NOTARIAL SEAL
KAREN E. MORRISON, Notary Public
Haverford Twp., Delaware Co.
My Commission Expires Nov. 4, 1996

[Signature]
Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF) SS.
On this, the day of , A.D. 19 , before me,
the undersigned officer, personally appeared who acknowledged
himself (herself) to be the of
a corporation and that he as such
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by himself (herself) as
In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

55 QUAKER ABSTRACT COMPANY
550 HUSTON ROAD
SUITE 108
BETH LEAH, PA 19010

D140159DC

DEED

ALLAN B. BEVERLY

TO

MICHAEL J. SELVERIAN AND
SUSAN M. SELVERIAN

3/14 6:30 PM

PREMISES:

470 HUSTON ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY,
PENNSYLVANIA

26-07-00595-72

CLT-2896

22270

RECORD

RECORD-01463 PG 0931

Two bells to
The address of the abovesigned Grantee
is 470 Huston Rd.
Radnor Pa 19087
On behalf of the Grantee *[Signature]*

\$12,787.00(R)
48525.00

RADNOR TWP RTT 0.50
CHECK 8.50
ITEM 1
04-17-98 FRI #2 GERRY 3407 08:28T

RADNOR TWP RTT 12787.00
PA TRANS TAX 8525.00
TOTAL 21312.00
CHECK 8525.00
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX
#2 CHECK 8525.00
22CL 3370 04-17-98 13:12T

CHECK 12787.50
ITEM 2
04-17-98 FRI #2 GERRY 3370 13:12T

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantors, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

And the said Grantor for themselves and their heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him/her or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part
their

hereunto set

Commonwealth of Pennsylvania
County of *Chester*

} 88:

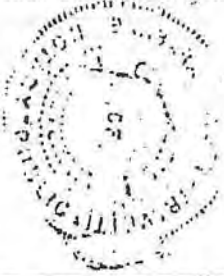
On this, the *13th* day of *April*, 19*98*, before me, a Notary Public for
the Commonwealth of Pennsylvania, residing in the

the undersigned Officer,

personally appeared William Y Webb & Jeannette R. Webb

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within
instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



Barbara Drosy-Travetti
Notary Public

NOTARIAL SEAL
Barbara Drosy-Travetti, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires Dec. 3, 2001

Quaker Abstract Co
85 Old Eagle School Rd
Strafford, PA 19087
QA-11736-F

181/12/1998
QAC

WILLIAM Y. WEBB &
JEANNETTE R. WEBB

TO

JOSEPH M. MAHADY
BARBARA A. MAHADY

458 Huston Road
Radnor Twp
Delaware Co., PA

named Grantee

2 Road

19087

antee

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†
Dawn S. Sunday

August 22, 2017

—
C. Suzanne Buechner
Of Counsel

Mr. Kevin Kochanski
Community Development
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

**LLM in Taxation*
†Also admitted in New Jersey

Re: 157-159 Garrett Avenue, Bryn Mawr
Zoning Hearing Board Application
Our Ref: 4134.148

Dear Mr. Kochanski:

We represent 157 Garrett Avenue, LP (“Applicant”), owner of 157-159 Garrett Avenue. In Appeal No. 2575, the prior owner was granted a parking variance in order to convert the existing bar into a restaurant. As part of that approval, the Zoning Hearing Board imposed the following condition: “In order to reduce noise emanating from the subject premises, the windows of the subject premises shall be kept closed at all times when the New Restaurant is open for business.” Applicant now seeks a modification of the Board’s Order. More specifically, Applicant requests removal of the condition since it is no longer necessary to protect the public health, safety, and welfare.

In connection with the Zoning Hearing Board Application, we have enclosed the following:

- * Ten (10) copies of Zoning Hearing Board Application
- * Ten (10) copies of Zoning Hearing Board’s decision in Appeal No. 2575
- * Ten (10) copies of Site Plan approved in Appeal No. 2575, as no improvements are proposed
- * Ten (10) copies of list of witnesses and summary of their testimony
- * Ten (10) copies of photographs of 157-159 Garrett Avenue and adjoining properties
- * Ten (10) copies of Deed for 157-159 Garrett Avenue

Mr. Kevin Kochanski

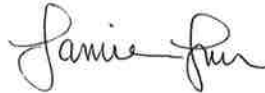
August 22, 2017

Page Two

- * Check made payable to Radnor Township in the amount of \$900, the required application fee
- * One (1) CD containing a copy of the submission materials

Please call if you have any questions or require additional information. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Jun".

JAMIE JUN

Enclosures

cc: 157 Garrett Avenue, LP

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # _____
FEE: _____
DATE RECEIVED: _____

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to the application. Ten (10) copies of this application and required attachments along with an **electronic submittal in pdf format (CD or thumb drive)** must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing. *Incomplete applications will not be accepted for processing.*

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended on our website at www.radnor.com for a copy of our current fees.

TYPE OR PRINT

Property Address: 157-159 Garrett Avenue, Bryn Mawr, PA 19010

Name and address of Applicant: 157 Garrett Avenue, LP c/o Angelia Mitchell
632 Overhill Road, Ardmore, PA 19003

Telephone Number: 484-620-0376 **Email:** angie.mitchell1313@gmail.com

Property Owner (if different than above): _____

Owner address: _____

Attorney's name: Jamie Jun, Esquire -- Fromhold Jaffe & Adams

Address: 789 E Lancaster Avenue, Suite 220, Villanova, PA 19085

Telephone number: 610-527-9100 Email: jj@fromholdjaffe.com

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

Applicant seeks a modification of the Zoning Hearing Board's Order in Appeal No. 2575. More specifically, Applicant requests removal of the Board's condition which states, "In order to reduce noise emanating from the subject premises, the windows of the subject premises shall be kept closed at all times when the New Restaurant is open for business."

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

The Zoning Hearing Board's decision in Appeal No. 2575 is attached.

Brief narrative of improvements: (*attach additional pages if necessary*)
No improvements are proposed.

ATTACHMENTS: Ten (10) copies of each and one (1) electronic copy in pdf format (CD or thumb drive) of the following must be provided:

1. **Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:**
 - a) **lot lines and lot dimensions described in metes and bounds (in feet);**
 - b) **total lot area;**
 - c) **location of easements and rights of way, including ultimate rights of way;**
 - d) **location of all setback lines for existing and proposed structures;**
 - e) **location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;**
 - f) **location of existing and proposed improvements;**
 - g) **table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and**
 - h) **all other features or matters pertinent to the application.**

PLANS SHALL NOT EXCEED 24" X 36" , AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 ½" X 11" AT FILING

2. **List of witnesses and summary of their testimony attached.**

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting*
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note – 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being continued, or being dismissed, at the discretion of the Board*)



SIGNATURE OF APPLICANT

AN ADDITIONAL FEE OF \$200 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

RADNOR TOWNSHIP ZONING HEARING BOARD

APPEAL NO. 2575

APPEAL OF 157 J.M.D., LLC, property located at 157 Garrett Avenue, zoned C-1 Commercial and in Ward 7. Appellant seeks to convert the existing bar into a restaurant. Appellant seeks to add seats to the premises for the restaurant use and requests a special exception under Section 280-101 of the Zoning Code to increase the nonconformity regarding off-street parking. In the alternative, Appellant seeks a variance from Section 280-103(B) of the Code, or contends the use is permitted as of right.

OPINION OF THE ZONING HEARING BOARD

FINDINGS OF FACT

1. Appellant seeks a variance from the parking requirements of Section 280-103(B)(7) of the Zoning Code in order to renovate the subject premises, previously operated as the "Brick Bar", as a restaurant and bar (hereinafter the "New Restaurant"), at the precise location and in the precise manner indicated in the testimony and in the plans and exhibits presented to the Board and made part of the record. The New Restaurant would include 30 additional seats for patrons above the 33 seats previously provided by the Brick Bar, for a total of 66 seats. The maximum employee shift at the New Restaurant would be 9 employees.

2. Section 280-103(B)(7) requires the provision of 22 on-site parking spaces for the 66 seats in Appellant's proposed New Restaurant, as well as 5 additional on-site parking spaces for the maximum shift of 9 employees, for a total of 27 parking spaces. The subject premises presently includes 11 parking spaces. Appellant proposes to provide 10 parking spaces on the subject premises, the 1 parking space reduction being necessitated by Appellant's desire to convert 1 parking space into a parking space for disabled persons.

3. This Board, by Decision dated June 20, 1991 in Appeal No. 2040, granted a special exception for a Pakistani restaurant operated by Kamran Khan for parking involving 11 parking spaces and 1 loading space on the subject premises, as a continuation of a fifty-year-old nonconforming use.

4. The Pakistani restaurant authorized by this Board in Appeal No. 2042 ultimately was not able to establish itself, and subsequently was replaced by the Brick Bar.

5. The Brick Bar catered primarily to young adults, and concentrated on the sale of alcoholic beverages, with little food. The Brick Bar soon became a source of noise and disruption in the neighborhood.

6. Many of the patrons of the Brick Bar walked to and from the Brick Bar from colleges and student housing within walking distance of the subject premises.

7. Among the negative impacts of the Brick Bar and its operations, as reflected in the extensive testimony by neighboring residents, were loud noise into the early morning hours, disruptive crowds, rowdiness, public drunkenness, trespassing, littering, and inappropriate behavior

(such as patrons relieving themselves in public). The disruption extended to surrounding residential neighborhoods due to the fact that persons leaving the Brick Bar would wander through such areas late at night and into the early morning hours.

8. The layout of the Brick Bar, with few seats, limited offerings of food, and a large standing room area in front of its bar, was particularly conducive to a "watering hole" establishment which in the case of the Brick Bar became a local nuisance and source of disruption.

9. As a result of complaints to the Pennsylvania Liquor Control Commission, the liquor license of the Brick Bar eventually was suspended, resulting in the closure of the Brick Bar in February, 2003.

10. In view of the recent and severe adverse experience with the Brick Bar, many in the community are greatly concerned that the subject premises not reopen as a similar establishment.

11. As part of its renovations for the New Restaurant, Appellant proposes to expand the kitchen at the subject premises, to add seating and tables, and to reduce the open standing area in front of the bar.

12. Appellant has testified that the New Restaurant will emphasize the service of food, with a quality and diverse menu of dinners, lunches, and other food items. The New Restaurant is intended to reach a diverse clientele of restaurant customers, as opposed to primarily providing alcoholic beverages to young adults.

13. The changes to the subject premises proposed by Appellant in the renovation and operation of the New Restaurant will decrease the likelihood that the subject premises will deteriorate into a disruptive establishment.

14. Appellant has agreed to accept the following conditions (collectively the "Conditions") to any approval by this Board of the instant Appeal:

(a) Appellant will license at least 17 spaces at the Rosemont Business Campus for use by employees and patrons of the New Restaurant for a period of at least ninety days following the opening of the New Restaurant (the "Initial Parking License"). Appellant further will use all best efforts at all times to either: (i) maintain the Initial Parking License for 17 parking spaces at the Rosemont Business Campus, or (ii) license or otherwise secure the use of 17 off-street parking spaces as close to the subject premises as possible. If at any time the Initial Parking License or any other replacement license or parking arrangement for such 17 spaces (each a "Replacement License") shall ever be terminated (in whole or in part) for any reason, then Appellant shall continuously use all best efforts to obtain a Replacement License for such terminated Initial parking License or subsequent terminated Replacement License, so as to ensure that at all times 17 off-street parking spaces are available for the exclusive use of the patrons and employees of the New Restaurant. To the extent possible, all 17 off-street parking spaces shall be located within two (2) blocks of the subject premises.

(b) Appellant will require its employees at all times to park their cars at locations other than the subject premises (to the extent same then are licensed, at the 17 off-street spaces required under 14(a) above), such that the 10 parking spaces at the subject premises will be available for the exclusive use of the patrons of the New Restaurant.

(c) The entrance to the subject premises shall be moved from Garrett Avenue to Conestoga Road, and shall be constructed in accordance with the plans and specifications therefor as submitted to this Board.

(d) In order to reduce noise emanating from the subject premises, the windows of the subject premises shall be kept closed at all times when the New Restaurant is open for business.

(e) The New Restaurant shall not participate in the "Villanova Crawl" (an annual event in which students walk from bar to bar, consuming alcoholic beverages at each bar visited), or in any successor or similar activity involving the consumption of alcoholic beverages at large numbers of successively visited bars or similar establishments by groups of students or other persons.

15. In view of the size and the existing physical configuration of the subject premises and the building and improvements thereon, including the difficulty of renovating same in conformity with Zoning Code Section 280-103(B)(7) as a restaurant and bar which is not conducive to the negative effects on the community generated by the previous Brick Bar, literal enforcement of Zoning Code Section 280-103(B)(7) would impose a severe and unnecessary hardship peculiar to the subject premises.

16. This hardship was not created by the Appellant.

17. The requested variance represents the minimum relief necessary to alleviate such hardship.

18. Subject to the Conditions, the grant of the requested variance will not adversely impact, and indeed is likely to enhance, the character of the neighborhood in which the subject premises is located.

19. Subject to the Conditions, the grant of the requested variance will not substantially impair the appropriate use or enjoyment of adjacent property.

20. Subject to the Conditions, the grant of a variance from the parking requirements of Section 280-103(B)(7) to allow the renovation and operation of the subject premises as Appellant's proposed New Restaurant, in the precise location and in the precise manner indicated in the testimony and on the plans and exhibits presented to the Board and made part of the record, and subject further to the Conditions, would not be detrimental to the public health, safety, morals and general welfare of the Township, and in addition would not be contrary to the standards for the grant of a variance as set forth in the Zoning Code.

21. Proper notice of the instant Appeal was given, in accordance with Section 280-143 of the Zoning Code.

CONCLUSION OF LAW

This Appeal involves a property which is nonconforming as to its existing structural and parking layout, and which is severely constrained by its size, location, and the physical constraints imposed by the existing building and improvements. As can be seen from the failure of the prior

Pakistani restaurant, it is difficult if not impossible to operate a traditional restaurant on the subject premises. In order for the subject premises to be viable as a restaurant, it is clear from the record that variance relief from the parking requirements of Zoning Code Section 280-103(B)(7) is necessary in order to accommodate sufficient seats for restaurant patrons. The prior use of the subject premises at the Brick Bar has searingly underscored for the surrounding community the undesirability of a "watering hole" for young adults at this location. Literal enforcement of Zoning Code Section 280-103(B)(7) not only would impose a severe and unnecessary hardship on the subject premises in this particular instance, but also would have the effect of encouraging the form of drinking establishment at the subject premises which has proved so disruptive to the surrounding community. This Board observes that the facts and circumstances in the instant Appeal which have created such hardship as to justify variance relief are especially unique to the subject premises.

This Board accordingly finds that Appellant has met its burden of establishing unnecessary hardship to justify the grant of a variance from Zoning Code Section 280-103(B)(7), subject to the Conditions, and that the requested variance, as subject to the Conditions, represents the minimum relief necessary to alleviate such hardship, and will not have a detrimental impact on surrounding properties or the neighborhood at large. This Board accordingly grants the requested variance from Zoning Code Section 280-103(B)(7) for the New Restaurant, at the precise location and in the precise manner indicated in the testimony and on the plans and exhibits presented to the Board and made part of the record, and subject further to full compliance by Appellant with all of the Conditions. It is specifically ordered that all constraints and restrictions set forth in this Decision, including without limitation the Conditions, shall extend to any successor bar or restaurant operation to the New Restaurant which may be operated at the subject premises.

ORDER

The Order of the Zoning Officer refusing a permit is reversed, and an appropriate permit is hereby ordered to be issued to allow the renovation of the subject premises as Appellant's proposed New Restaurant, at the precise location and in the precise manner indicated in the testimony and on the plans and exhibits presented to the Board and made a part of the record, subject further to compliance by Appellant with all of the Conditions. It is specifically ordered that all constraints and restrictions set forth in this Decision, including without limitation the Conditions, shall extend to any successor bar or restaurant to the New Restaurant which may be operated at the subject premises.

BY ORDER OF THE ZONING HEARING BOARD

- /s/ KATHY BOGOSIAN, VICE CHAIRMAN**
- /s/ KORAH T. MANI**
- /s/ CHARLES FALCONE**
- /s/ DONALD T. PETROSA**

DATED: July 17, 2003

AUGUST 27, 2003 - THIS DECISION SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS FROM THIS DATE. AUGUST 27, 2003.

PHILIP M. AHR
President

ELAINE P. SCHAEFER
Vice President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

JOHN NAGLE

RICHARD F. BOOKER, ESQ.



RADNOR TOWNSHIP
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www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

Memorandum

Date: August 2, 2017
To: Board of Commissioners
From: Kevin Kochanski, Director, Community Development
Department

Enclosed please find an appeal that was filed in opposition of DRB 2017-23.
Also enclosed is a copy of Design Review Board Application 2017-23 and the approval letter.

MARCIA L. WEINER
Attorney at Law
207 North Wayne Avenue
Wayne, PA 19087
610989-9558

August 1, 2017

TO: RADNOR TOWNSHIP BOARD OF COMMISSIONERS

RE: APPEAL FROM APPROVAL OF KELLY PAINTING SIGN

This constitutes an appeal from your decision of July 12, 2017 approving Michael Kelly's request to erect a sign at 208 North Wayne Avenue advertising his painting business.

Marcia L. Weiner

Hand Delivered

ELAINE P. SCHAEFFER
President

PHILIP M. AHR
Vice-President

JAMES C. HIGGINS, ESQ.

LUCAS A. CLARK, ESQ.

DON CURLEY

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JOHN E. OSBORNE
Treasurer

Thursday, July 13, 2017

MICHAEL J. KELLY AND SON INC
208 N WAYNE AVE
WAYNE, PA 19087

RE: DRB APPLICATION NO: DRB 2017-23
PROPERTY ADDRESS: 208 N WAYNE AV , WAYNE

Dear Applicant:

This letter is to notify you that the above application was reviewed by the Design Review Board during the 7/12/2017 meeting for the following:

FREESTANDING SIGN

at which time the Motion was made to approve as submitted.

Please be advised that building permits must be secured from the Community Development Department for work to be performed. Applications for permits must be consistent with the decision of the Design Review Board.

Decisions of the Design Review Board are subject to review by the Board of Commissioners who reserve the right to modify or reverse any decision, provided such action is initiated within twenty-one (21) calendar days from the date of the final decision by the Design Review Board.

Sincerely,

Kevin Kochanski
Director of Community Development

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2017-23</u>
FEE PAID:	<u>100</u>
RECEIVED:	<u>5/17/17</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 for a copy of our current fees.

APPLICANT NAME: Michael & Elizabeth Kelly

PROPERTY ADDRESS: 208 N. Wayne Avenue, Wayne PA 19087

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

MAILING ADDRESS: (if different than above): _____

TELEPHONE NO: (610) 688-3466 Email: info@mjkellyson.com

PROPERTY OWNER: Michael & Elizabeth Kelly

SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:
WORKS Progress Co. - Max Greenberg

ADDRESS: 2810 E Victoria St, Phil PA 19134

TELEPHONE: (917) 902-7948

Please provide a detailed description of proposal:

Construct a 3' x 5' Freestanding sign on the premises of 208 N. Wayne Ave. The sign will be cr'd from Extrina composite and painted using high end exterior paint.

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> 1 </u> |
| <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:

5/15/17
DATE

Elizabeth Kelly
PRINT NAME

Elizabeth Kelly
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.

Chapter 280, Section 280-121:

B. Signage for estates, farms, churches, recreation areas and other permitted nonresidential uses, provided that:

(1) The total sign area shall not exceed 15 square feet and the sign height of any freestanding sign shall not exceed eight feet above mean grade.

WAYNE, PA

SINCE 1947



MICHAEL J. KELLY & SON INC.

PAINTING • WALLCOVERING • CARPENTRY

610.688.3466 • MJKELLYSON.COM

3'

5'

PAINT COLORS



Pantone P 147-1.5 C



Pantone P 1-1 C



Pantone P 104-16 C



Pantone P 10-16 C



SIGN HARDWARE





N Wayne Ave

N Wayne Ave

N Wayne Ave

N Wayne Ave

N Wayne Ave

75'

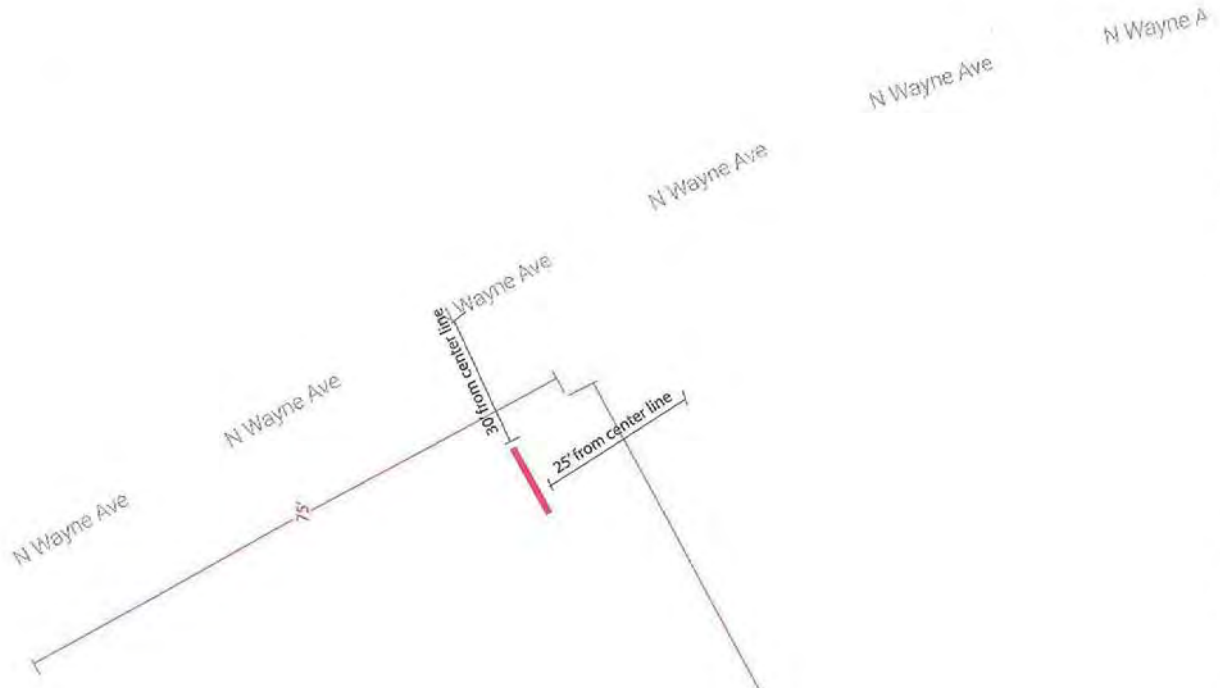
SIGN

8 ft. distance from curb

25' from sign to curb

208 North Wayne Avenue

190'



208 North
Wayne Avenue

190'

Sign dimensions:
Sign posts:
Sign height: