

**RESOLUTION NO. 2020-39  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY LAND  
DEVELOPMENT PLAN OF TIM RUBIN FOR THE PROPERTY  
LOCATED AT 812 – 822 GLENBROOK AVENUE**

*WHEREAS*, Tim Rubin (“Applicant”) submitted an application for Preliminary Land Development Plan approval for the property located at 812 – 822 Glenbrook Avenue; and

*WHEREAS*, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the Applicant’s Preliminary Plan submission; and

*WHEREAS*, the Radnor Township Board of Commissioners now intends to grant Preliminary Land Development Plan approval for Applicant’s Plan.

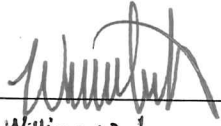
*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Applicant’s Preliminary Land Development Plan prepared by Momenee, Inc., consisting of four (4) sheets, dated January 6, 2020, last revised February 13, 2020 (“Plan”), subject to the following Preliminary Plan approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated February 18, 2020, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated February 17, 2020, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. Compliance with the Radnor Township Zoning Board decision of October 17, 2019.
4. The Applicant shall execute development agreements and any other required documents in a form and manner to be approved by the Township Solicitor and shall post sufficient financial security to secure all improvements in a form acceptable to the Township.
5. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 9<sup>th</sup> day of March, 2020.

**RADNOR TOWNSHIP**

By:   
Name: Jack Larkin  
Title: President

ATTEST:   
William White  
Acting Township Manager / Secretary