

**RESOLUTION NO. 2020-136  
RADNOR TOWNSHIP**

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

*WHEREAS*, 210 N. Aberdeen Associates, LLC (“Applicant”) submitted a Preliminary Land Development plan prepared by Site Engineering Concepts, LLC consisting of six (6) sheets, dated April 3, 2020, last revised October 26, 2020; and

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

*WHEREAS*, the Applicant proposes to construct 6 townhouses on one lot at 208 N. Aberdeen Avenue with five (5) on-street parking spaces in addition to on-site parking; and

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

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary Land Development Plans for 210 N. Aberdeen Associates, LLC, prepared by Site Engineering Concepts, LLC consisting of six (6) sheets, dated April 3, 2020, last revised October 26, 2020, subject to the following conditions:

1. The Applicant shall comply with the November 12, 2020 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the November 13, 2020 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.

In addition to the foregoing conditions of the Preliminary Land Development Plan approval, the following Subdivision and Land Development Ordinance waiver is resolved as follows:

- a. Section 255-21.B (1)(n) – significant man-made features within 500 feet of

the site must be provided on the plans. The applicant has requested a waiver to not provide items which are not visible on aerial imagery.

    X                Approved            \_\_\_\_\_            Denied

***SO RESOLVED***, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 23<sup>rd</sup> day of November, 2020.

RADNOR TOWNSHIP BOARD OF  
COMMISSIONERS

By: \_\_\_\_\_

Name: Jack Larkin  
Title: President

ATTEST: \_\_\_\_\_

