

**RESOLUTION NO. 2019-05
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL MINOR LAND
DEVELOPMENT PLAN FOR A LOT LINE ADJUSTMENT FOR 521-525 S.
ROBERTS ROAD**

WHEREAS, Vince Falcone and Scott Bohrer (“Applicant”) submitted a Final Minor Land Development Plan to perform a lot line adjustment for the existing lot line between 521 S. Roberts Road, Bryn Mawr, Pennsylvania (TMP # 36-05-02877-0, Lot B) and 525 S. Roberts Road, Bryn Mawr, Pennsylvania (TMP # 36-05-02877-00, Lot A) (“Property”); and

WHEREAS, the Radnor Township Planning Commission has reviewed the Final Minor Land Development Plan; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Final Minor Land Development Plan for 521 & 525 S. Roberts Road, Bryn Mawr, Pennsylvania, prepared by Bloomfield Architects, dated October 29, 2018, consisting of one (1) sheet.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Final Minor Land Development Plan of Bloomfield Architects consisting of one (1) sheet, dated October 29, 2018, subject to the following Final Plan approval conditions:

1. Compliance with correspondence of Gilmore & Associates, Inc., dated November 14, 2018, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.

2. Compliance with correspondence of Gannett Fleming dated November 26, 2018, 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 and statutes except as set forth in this Resolution.

4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.

5. In addition to the Final plan approval conditions, the following SALDO modifications are approved:

a. Section 255-22-B.1 (d)[7] – as to steep slope areas on the plan.

b. Sections 255-22. B.1(k) – as to existing principal buildings and driveways on the adjacent peripheral strip and sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of the site.

c. Section 255-22. B.1 (p) - as to contour lines measured at vertical intervals of two feet to be shown on the plans. .

d. Section 255-22.B.1 (q) – as to datum to which contour lines refer to be shown on the plan.

e. Section 255-22.B.1(r) – as to large trees over six inches in caliper to be shown on the plan.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 5 day of February, 2019.

RADNOR TOWNSHIP

By: 

Name: Lisa A. Borowski

Title: President

ATTEST:





MEMORANDUM

Date: November 14, 2018

To: Stephen F. Norcini, P.E.
Radnor Township Engineer

From: Amy B. Kaminski, P.E., PTOE, Gilmore & Associates, Inc.

Cc: Superintendent Christopher Flanagan, Radnor Township Police Department
Kevin Kochanski, ASLA, R.L.A., Director of Community Development
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: 521-525 S. Roberts Road Lot Line Adjustment 2016-D-02
Final Minor Land Development Review 1
Radnor Township, Delaware County, PA
G&A No. 18-11030

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

I. PROJECT DESCRIPTION

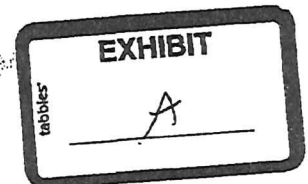
The Applicant proposes to perform a lot line adjustment for the existing lot line between 521 S. Roberts Road (TMP #36-05-02877-0, identified in the plan as Lot B) and 525 S. Roberts Road (TMP #36-05-02877-00, identified in the plan as Lot A) and transfer 9,959 SF from Lot A to Lot B. The parcel is zoned in the R-1 Residence District and the Applicant indicates no improvements or earth disturbances are planned for either parcel. It appears that 521 S. Roberts Road (Lot B), 525 S. Roberts Road (Lot A) and several adjacent parcels share one driveway access to S. Roberts Road. It is unclear as to the purpose of the lot line adjustment.

II. SUBMISSION MATERIALS

1. Proposed Lot Line Revision Minor Final Land Development Plan for 521 S. Roberts Road, Bryn Mawr, PA, prepared by Bloomfield Architects, dated October 29, 2018.
2. Delaware County Planning Commission Application, prepared by Bloomfield Architects, prepared for 521 S. Roberts Road (Lot B), undated.

III. ZONING COMMENTS

We defer to the Radnor Township Zoning Officer and Solicitor regarding the need for the Applicant to address the below comments:



1. §280-14.D(2) – Accessory uses include home occupations, require compliance with provisions of §280-103 related to off-street parking and subject to the provisions of Article XX, §280-115.1. Based on the information provided on the Delaware County Planning Commission Application accompanying this plan, the Applicant and owner of record at 521 S. Roberts Road (Lot B) currently includes an accessory home occupation use for the Applicant's firm Bloomfield Architects.
2. §280-103 – Off-street parking. The size of the structure allocated for the home occupation use was not identified on the plan therefore it is unclear if adequate off-street parking is available.
3. §280-115.1.B(5) – Traffic home occupation. A traffic home occupation which requires a nonresident employee and/or attracts customers, clients, patients, agents or other commercial invitees shall be permitted when authorized as a special exception by the Zoning Hearing Board.... There shall be off-street parking to accommodate at least two vehicles for the home occupation use unless found to be unnecessary by the Zoning Hearing Board. As indication in the foregoing, it is unclear if adequate off-street parking is available.
4. §280-115.1.B(6) – No traffic home occupation shall be located within 500 feet of any other traffic home occupation, measure by the shortest distance between the lot on which the proposed use will be located and the lot or lots which contain the existing use. It should be verified with the Applicant and Township the lot line adjustment does not create a non-conforming traffic home occupation use with the adjacent properties.

IV. TRANSPORTATION COMMENTS

We have no additional comments aside from the above; please let us know if you have any questions or require further clarification.



Excellence Delivered As Promised

Date: November 26, 2018

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 521 and 525 S. Roberts Road– Minor Final Plan
Paul Bloomfield – Applicant

Date Accepted: November 5, 2018

90 Day Review: February 3, 2019

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 proposing to convey 9,959.7 SF of land from 525 S. Roberts Road (Lot A) to 521 S. Roberts Road (Lot B). Prior to conveying the land the net size of Lot A is 69,952.2 SF and the net size of Lot B is 43,567.3 SF. After the land is conveyed the net lot size of Lot A will be 59,992.5 SF and the net lot size of Lot B will be 53,527 SF. This project is in the R-1 district of the Township. No improvements are proposed at this time.

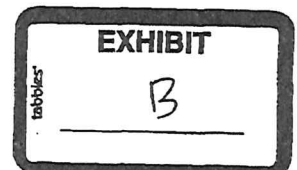
Proposed Lot Line Revision 521 and 525 S. Roberts Road

Plans Prepared By: Bloomfield Architects

Dated: 10/29/2018

The applicant has indicated on the Subdivision and Land Development application and subsequent e-mail that they are requesting waivers from the following requirements:

1. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans.
2. 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) must be shown on the plans.
3. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United



States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required.

4. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations.
5. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans.

Zoning

None

Subdivision and Land Development

1. 255-22-B.1(c) – The plan must show the name, address and seal of the engineer or surveyor responsible for the plan. A Professional Engineer or Registered Surveyor must sign and seal the final plan.
2. 255-22-B.1(d)[7] – Steep slope areas must be shown on the plans. The applicant has requested a waiver from this requirement.
3. 255-22-B.1(f) – The north point must be shown on the plans.
4. 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) must be shown on the plans. The applicant has requested a waiver from this requirement.
5. 255-22-B.1(p) - Contour lines measured at vertical intervals of two feet must be shown on the plans. Such elevations shall be determined by on-site survey, not interpolation of United States Government Survey maps. In the case of relatively flat or level areas, a lesser interval may be required. The applicant has requested a waiver from this requirement.
6. 255-22-B.1(q) - Datum to which contour lines refer must be shown on the plans. Where practicable, data shall refer to established elevations. The applicant has requested a waiver from this requirement.
7. 255-22-B.1(r) - Large trees over six inches in caliper must be shown on the plans. The applicant has requested a waiver from this requirement.



Gannett Fleming,

S. Norcini
521/525 S. Roberts Road
November 26, 2018

8. §255.27.C(2) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Roberts Road is a local street. The right-of-way requirement is 60 feet and the cartway is 28 feet. The right-of-way must be shown on the plans.

General

1. The bearing shown on the plans along the Perrulli property (S62°56'E) is not the same as in the deeds submitted (N62°56'E). The applicants engineer must explain the discrepancy.
2. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.
3. The final plans for recording must have signature blocks for the owners for 525 and 521 S. Roberts Road.

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

