

RESOLUTION NO. 2018-07

RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE FINAL MINOR SUBDIVISION  
PLAN FOR PROPERTY LOCATED AT 1 MEADOWOOD ROAD

*WHEREAS*, Joseph L. Eremus and Margo P. Eremus (“Applicant”) submitted Final Minor Subdivision Plans for 1 Meadowood Road, prepared by Site Engineering Concepts, LLC dated September 28, 2017 to subdivide one existing lot into three lots for the possible future construction of single family dwellings on proposed lots 2 and 3 which will be reviewed as part of the grading permit process if said lots are developed in the future; and

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

*WHEREAS*, the Board of Commissioners now intends to approve the Final Subdivision Plan for Applicant subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Minor Subdivision Plans for Joseph L. Eremus and Margo P. Eremus, prepared by Site Engineering Concepts, LLC dated September 28, 2017, consisting of four (4) sheets, subject to the following conditions:

1. The Applicant shall comply with the October 30, 2017 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*, except that sewage planning will be subject to a note on the plan and a restrictive covenant prohibiting the issuance of any grading or building permits for lots #2 and #3 in a form approved by the Township Solicitor until such time as the Pa. DEP approves the required planning modules.
2. The Applicant shall comply with the October 23, 2017 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*. Additionally, access from Conestoga Road to lots #2 and #3 shall be by a shared driveway.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, federal rules, regulations and statutes, including the payment of all applicable park and recreation fees.
4. The Applicant shall execute Development Agreement and Financial Security

Agreements in a form and manner to be approved by the Township Solicitor.

In addition to the foregoing conditions of Final plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

a. Subdivision and Land Development Section 255-22.B.(1)(h) regarding the requirement that the plan show wetlands delineated by an accredited consultant, and said delineation, unless waived by the Radnor Township Board of Commissioners, shall be approved by the Army Corps of Engineers.

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

b. Subdivision and Land Development Section 255-22.B.(5) requiring that the plan show wetlands as delineated in accordance with the requirements of §255-20.B.(4)(d).

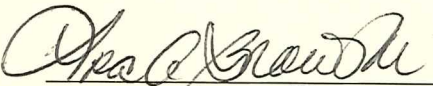
    X                Approved            \_\_\_\_\_            Denied


c. Subdivision and Land Development Section 255-22.B.(1)(k) regarding the requirement that the plan show 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 the site (including properties across the streets).

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

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 16th day of January, 2018.

RADNOR TOWNSHIP BOARD OF  
COMMISSIONERS

By:   
Name: Lita A. Borowick  
Title: President

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