

**RESOLUTION NO. 2017-101  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE FINAL MINOR SUBDIVISION  
DEVELOPMENT PLAN FOR LOMBARDI RESIDENTIAL FOR  
PROPERTY LOCATED AT 106 & 110 CAMBRIA COURT**

*WHEREAS*, Lombardi Residential (“Applicant”) submitted Final Land Development Plans for 106 & 110 Cambria Court, prepared by Momenee & Associates, Inc. dated March 1, 2017; and

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

*WHEREAS*, the Board of Commissioners now intends to approve the Final Land Development Plan for Lombardi Residential subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plans for Lombardi Residential, prepared by Momenee, Inc., dated March 1, 2017, consisting of six (6) sheets, subject to the following conditions:

1. The Applicant shall comply with the April 28, 2017 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the March 14, 2017 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, federal rules, regulations and statutes.
4. The Applicant shall execute Development Agreement and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall comply with the planting plan dated May 1, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “C”*. The Application shall post with the Township sufficient financial security in escrow to cover the replacement cost of any tree that dies within the first two years after planting.
6. Applicant will vary the designs of the front elevations of each house as shown on the plans prepared by RJH Architects, dated January 16, 2017 attached hereto as *Exhibit “D”*.
7. The front doors of both single family dwellings will face the front yard lot

lines along Cambria Court and the proposed detached two car garages will be situated to the rear of the lots as shown on Applicant's plan.

- 8. No vinyl siding will be permitted on the exterior of either house and the windows will be wood with thick mullions (oversized grills). The siding and accent trims on both houses will match and the two new proposed homes will be built simultaneously.

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 Sections 255-27.C (1), 255-27.C(2), and 255-27.C(4) regarding road widening and right-of-way width.

    X                Approved                                  Denied

- b. Subdivision and Land Development Sections 255-37.A and 255-51 as to installing sidewalks and pedestrian paths within Cambria Court.

    X                Approved                                  Denied

- c. Subdivision and Land Development Section 255-49 as to installing streetlights.

    X                Approved                                  Denied

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 14 day of August, 2017.

RADNOR TOWNSHIP BOARD OF COMMISSIONERS

By:



Name: Phillip M. Ahr  
Title: President

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

