

**RESOLUTION NO. 2017-107  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN FOR  
THE JUDITH CREED HOME FOR ADULT INDEPENDENCE BUILDING  
LOCATED AT THE JEWISH FEDERATION SCHWARTZ CAMPUS AT 274  
SOUTH BRYN MAWR AVENUE**

*WHEREAS*, the Judith Creed Home for Adult Independence (“Applicant”) submitted a Preliminary Land Development Plan to demolish the existing 10,726 square foot two-story building and construct a two-story office building consisting of a total of 8,550 square feet located at the Jewish Federation Schwartz Campus at 274 South Bryn Mawr Avenue within the Township’s PI Zoning District (“Property”); and

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

*WHEREAS*, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Plans for the Judith Creed Home for Adult Independence Building subject to certain terms and conditions.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans of Momenee, Inc. consisting of nine (9) sheets, dated July 7, 2017, subject to the following Preliminary/Final Plan approval conditions:

1. The Applicant shall comply with the July 31, 2017 Gannett Fleming review letter, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. The Applicant shall comply with the July 27, 2017 Gilmore & Associates review letter, 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.
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 Preliminary/Final plan approval conditions, the following SALDO waivers are approved:

- a. Sections 255-12 and 255-14 approving Applicant's plan as a Preliminary/Final plan submission.

      X       Approved                                  Denied

- b. Section 255-20.B.(5). as to not provide a Transportation Impact Study. The addition of the STEM building will not create any additional traffic load for the property.

      X       Approved                                  Denied

- c. Section 255-43.1.B.(2) as to not provide a recreational fee in lieu of dedication of park and recreational area.

      X       Approved                                  Denied

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25 day of September, 2017.

RADNOR TOWNSHIP

By:



Name: ~~Philip M. Ahn~~ Elaine Schae  
Title: ~~VP~~ President

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



# Gannett Fleming

*Excellence Delivered As Promised*

**Date:** July 31, 2017

**To:** Stephen Norcini, P.E. – Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Peter Nelson, Esq. – Grim, Biehn, and Thatcher  
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.  
Ray Daly – Radnor Township Codes Official  
Steve Gabriel - Rettew

AM  
WLC  
et al  
were  
discussed

**RE:** JCHAI Building Preliminary Plan  
Stacy Levitan – Applicant

**Date Accepted:** July 18, 2017  
**90 Day Review:** October 16, 2017

Gannett Fleming, Inc. has completed a review of the JCHAI Building Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to demolish an existing building and construct a new building at the Jewish Federation Schwartz Campus. The project is located in the PI district of the Township.

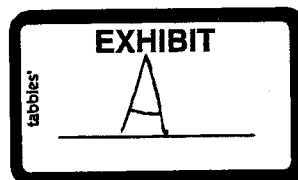
The applicant has indicated in the cover letter that the Applicant is seeking the following waivers:

- Waive the Land Development Process.
- §255-20.B(5) – To not provide a Transportation Impact Study.

**Plans Prepared By:** Momenee, Inc.  
**Dated:** 07/07/2017

### Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval is received from the PA DEP.



Zoning

- ✓
1. §280-103.A – As a general requirement, each use in the Township shall provide a sufficient off-street parking area to serve its users. The plan indicates that the project is non-conforming in respect to parking. The applicant has indicated existing building will require 27 parking spaces, our calculations indicated that 28 spaces are required. The existing building was assigned 9 parking spaces and 6 new parking spaces are proposed. Parking calculations must be provided for the entire site.
  2. §280-123 – Any proposed signage must be in accordance with this section.

Subdivision and Land Development

1. §255.20.B(1)(n) – 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). This information must be shown on the plans or a waiver requested.
2. §255.20.B(1)[9] – The location of all fire hydrants must be shown on the plans.
3. §255.20.B(1) [13] – The location of all existing and proposed sanitary sewer connections must be shown on the plans.
4. §255.20.B(5)(a) – A transportation impact study shall be undertaken for all major subdivisions and land developments. The applicant has requested a waiver from this requirement.
5. §255.27.C(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from, fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare. Bryn Mawr Avenue is a Major Collector Road and the Right-of-Way required in the code is 80 feet. The existing right-of-way is 40 feet.
6. §255.29.B(1) – All parking areas shall have at least one tree 2 ½ inches minimum caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum caliper for every 10 parking spaces in double bays. A landscaping plan must be provided.
7. §255-38.B – Street trees 2 ½ dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed development or land development. An equivalent number may be planted in an informal arrangement, subject to the approval of the Board of Commissioners. Street trees must be shown on the plans in conformance with this section. A landscaping plan must be provided.



8. §255-43.1.B.(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreation area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed).
9. §255-54 – The water system shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. Therefore, any and all subdivision and land development plans submitted to this Township shall indicate, according to scale, the closest existing fire hydrants to the proposed subdivision and land development.

Stormwater Comments

1. §245-23(D).(1) – The following calculation formula is to be used to determine the water quality storage volume (WQ<sub>v</sub>) in acre-feet of storage required by this chapter:  
$$WQ_v = [(P)(R_v)(A)]/12$$

Where:

WQ<sub>v</sub> = Water quality volume (acre-feet)  
P = 1 inch  
A = Area of the project contributing to the water quality BMP (acres)  
R<sub>v</sub> = 0.05 + 0.009(I) where I is the percent of the area that is impervious surface [(impervious area/A) x 100]  
Please revise this calculation such that the impervious area is only that in the post-controlled condition.
2. Please provide stormwater system profiles showing any utility crossings. Include vertical clearances.
3. Please clarify the inconsistency between the runoff volume of 1,199 CF for the pre-development 2-year storm reported on the runoff calculation sheet and the 1,417 CF reported on the hydrograph for the 2-year storm pre-development condition.
4. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.



***Gannett Fleming***

S. Norcini  
JCHAI Building  
July 31, 2017

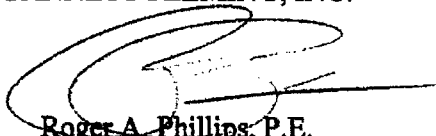
General

1. Details of the proposed retaining wall must be provided on the plans.
2. The existing and proposed sanitary sewer connection to the building must be shown on the plans.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'Roger A. Phillips', is written over a circular stamp. The signature is fluid and cursive.

Roger A. Phillips, P.E.  
Senior Project Manager





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

**Date:** July 27, 2017  
**To:** Steve Norcini, P.E.  
Radnor Township Engineer  
**From:** Damon Drummond, P.E., PTOE  
**cc:** Amy B. Kaminski, P.E., PTOE  
**Reference:** Judith Creed Home for Adult Independence  
Preliminary Land Development Plans  
274 S. Bryn Mawr Avenue, Bryn Mawr, PA 19010  
TMP #36-41-107  
G&A 17-07020

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

**A. Background**

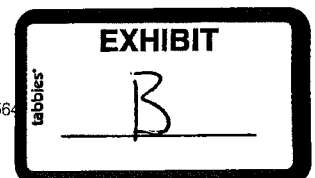
The subject property is situated in the Planned Institutional Zoning District (PI) and is located along the north side of S. Bryn Mawr Avenue at the Jewish Federation Schwartz Campus in Radnor Township, Delaware County. The Applicant intends to demolish Federation Hall, an existing two (2) story building with a total of 10,726 square feet and construct a two (2) story office building with a total of 8,550 square feet in its place. The parking is proposed to increase from 9 existing parking spaces to 15 spaces with a new parking area. The site is to be accessed from the existing driveways to the property.

**B. Reviewed Documents**

1. Preliminary Waiver of Land Development Plans (9 sheets) prepared for Creed Home for Adult Independence Building, prepared by Momenee, Inc., dated July 7, 2017.
2. Application for ACT 247 Review
3. Cover letter prepared for Radnor Township prepared by Momenee, Inc. dated July 7, 2017.
4. Subdivision and Land Development Application

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606  
508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606  
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447  
425 McFarlan Road | Suite 102 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292  
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433  
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 820 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1111  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



**C. Zoning Comments**

1. §280-103 – The Applicant notes that the development's existing total of 9 parking spaces is non-conforming. The Applicant is proposing 6 additional parking spaces, for a total of 15 spaces, which is an increase but it will still be less than the required parking. The Township Engineer or Solicitor will need to determine if a variance is required.

**D. Subdivision and Land Development Ordinance Comments**

1. §255-12.A – The Applicant is requesting a waiver from Land Development.
2. §255-20.B.5 – The Applicant is requesting a waiver from providing a transportation impact study. The plans indicate there will be less square footage for the proposed building than the existing building. The traffic impact is anticipated to be nominal and we support the request for a waiver from providing a transportation impact study.

**E. General Comments**

1. The cross slope of the ramp to the west of the proposed building and the proposed patio exceeds the allowable 2.0% slope. Revise the plans accordingly.
2. Provide pavement marking and striping details (color, width, etc.) for parking stalls, crosswalks and the proposed drop-off area on the plans.
3. Install appropriate signage (i.e. R7-8) for ADA accessible reserved parking spaces. Provide a detail of the proposed sign assembly.
4. The applicant should eliminate the proposed crosswalk in front of the building as it leads to the middle of the parking area where vehicular traffic is anticipated. In lieu of the crosswalk we recommend pedestrian signage (W11-2) be installed to alert drivers of pedestrians in the area.