

**RESOLUTION NO. 2016-110**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA DENYING THE PRELIMINARY SUBDIVISION  
PLANS FOR 800 GOSHEN ROAD**

*WHEREAS*, Goshen Holdings Company, LP submitted a Land Development Application consisting of a set of Preliminary Subdivision Plans dated June 3, 2016 consisting of thirteen (13) sheets; and

*WHEREAS*, the pending subdivision plan is a re-subdivision of Lot #9 shown on an existing 1998 Subdivision Plan as an open space lot and recorded at the Delaware County Recorder of Deeds office at Deed Book 20, Page 18; and

*WHEREAS*, the Township has informed the applicant by correspondence dated July 18, 2016 that the proposed plan violates Township ordinances and the 1998 Plan Note; and

*WHEREAS*, the proposed plan does not comply with Township Ordinances.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Board of Commissioners of Radnor Township does hereby deny the Preliminary Subdivision Plans of Goshen Holdings Company, LP dated June 3, 2016 (Plan") for the following reasons:

1. Noncompliance with Section 280-102 of the Township Zoning Ordinance which states that no lot area shall be so reduced that the area of the lot or the dimensions of the lot shall be smaller than herein described. The Plan proposes to reduce the open space lot that was previously created on the 1998 approved subdivision plan.

2. Noncompliance with Section 255-27.C.(1) in that the plan does not show sidewalks, curbing, nor an 18 foot cartway width widening along Goshen Road.

3. Noncompliance with Section 255-34.E which requires that lot to depth width ratio not exceed 2.5:1.

4. Noncompliance with Section 280-110 in that the proposed lot averaging is inconsistent with preservation of stream alleys and other natural resources particularly where the lot proposed for subdivision is an existing open space lot.

5. Noncompliance with Section 255-43.C. (2) which prohibits development of land set-aside as open space on a recorded subdivision plan. The proposed site is recorded in the Delaware County Recorder of Deeds office as an open space lot and accordingly cannot be further developed.

*SO RESOLVED* this 24<sup>th</sup> day of October, 2016.

RADNOR TOWNSHIP

By:



Name: Phil Ahr  
Title: President

ATTEST:



Robert A. Zienkowski, Secretary