

**RESOLUTION NO. 2015-122
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN OF
VILLAGE ASSOCIATES FOR A PROPERTY KNOWN AS THE COTTAGE
AT VALLEY FORGE FLOWERS LOCATED AT 163 EAGLE ROAD**

WHEREAS, Village Associates, 503 W. Lancaster Avenue, Suite 240, Wayne, PA 19085 (“Applicant”) submitted a Preliminary/Final Land Development Plan to construct a 589 SF connector building between two existing buildings within the shopping center located at 163 Eagle Road within the Township’s C-2 Zoning District (“Property”); and

WHEREAS, the Radnor Township Planning Commission and Delaware County Planning Commission have reviewed the Preliminary/Final Plan submissions of Village Associates; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Plan of Village Associates, prepared by Momenee & Associates, Inc.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary Land Development Plan of the Applicant prepared by Momenee & Associates, Inc., consisting of seven (7) sheets, dated August 7, 2015, and last revised October 21 2015, subject to the following Preliminary/Final Plan approval conditions:

1. Compliance with correspondence of Gilmore & Associates, Inc., dated November 2, 2015, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*, subject to the clarifications that: (i) for purposes of comment B.1e, the existing wall-pack lighting on the rear of the building adjacent to the three new parking spaces shall be sufficient; and (ii) that for purposes of comments B.2, Applicant shall not be required to modify existing driveways, sidewalks, parking facilities beyond any improvements shown on the plan, except that sidewalk areas adjacent to the project shall be upgraded to be ADA compliant in accordance with comment B.3.

2. Compliance with correspondence of Gannett Fleming dated November 3, 2015, 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 and federal rules and regulations and statutes.

4. Payment of the park and recreation fee to the Township prior to the release of record plans for recording in the amount of \$3,307.00.

5. The record plan shall be submitted and approved for recording consolidating all separate lots into a single lot in a form and manner to be approved by the Township Engineer.

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

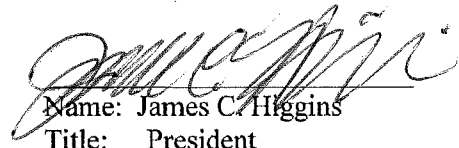
7. In addition to the Preliminary/Final plan approval conditions, the following Ordinance modifications are approved:

- a. Section 255-21.B.(n) of the SALDO to allow aerial photograph to depict features within 500 feet of the property.
- b. Section 255-14 of the SALDO approving applicant's plan as a Preliminary/Final plan submission.
- c. Section 255-29-A(12)(b) to allow the entrance/exit drive to/from the three new parking spaces be less than 25 feet, provided those three parking spaces are designated as employee parking spaces.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 23 day of November, 2015.

RADNOR TOWNSHIP

By:


Name: James C. Higgins
Title: President

ATTEST: _____

