

RESOLUTION NO. 2014-14
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY PLAN OF 115 STRAFFORD AVENUE, LLC FOR A PROPERTY LOCATED AT 115 STRAFFORD AVENUE PURSUANT TO PLANS PREPARED BY INLAND DESIGN, CONSISTING OF THIRTEEN (13) SHEETS LAST REVISED DECEMBER 10, 2013.

WHEREAS, the 115 Strafford Avenue, LLC (“Applicant”) submitted a Preliminary Land Development Plan for eleven (11) townhouse dwelling units for property located at 115 Strafford Avenue within the Township’s R-4 Zoning District on or about August 2, 2013 (“Property”); and

WHEREAS, the Applicant received conditional use approval for the property by Decision and Order of the Board of Commissioners (Conditional Use) dated October 30, 2013; and

WHEREAS, the Applicant previously received approval from the Township Zoning Hearing Board on July 18, 2013 to develop the property for a density modification development pursuant to the Radnor Township Zoning Ordinance.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the Preliminary Plan of land development prepared by Inland Design, last revised December 13, 2013, for 115 Strafford Avenue subject to the following terms and conditions:

1. Within 5 business days of final unappealed and unappealable land development approval, the Applicant shall withdraw its Land Use Appeal of the October 30, 2013 Conditional Use decision filed in the Delaware County Court of Common Pleas on November 27, 2013.
2. The Applicant shall comply with both the Zoning Hearing Board decision dated July 18, 2013 and the Conditional Use decision dated October 30, 2013 copies of which are incorporated by reference.
3. The Applicant shall comply with the November 25, 2013 correspondence of the Township Engineer, Gannett Fleming, a copy of which is attached as Exhibit “A”.
4. The Applicant shall comply with the November 25, 2013 correspondence of Gilmore & Associates, a copy of which is attached as Exhibit “B”.
5. The Applicant shall make payment of \$3307.00 per dwelling unit for Township Park and Recreation fees pursuant to Ordinance 2013-01 contemporaneously with execution of development agreements.
6. Applicant shall execute development and financial security agreements in a form and manner to be approved by the Township Solicitor. Homeowner Association documents shall be reviewed and approved by the Township Solicitor with respect to parking restrictions and safe fire access requirements for future homeowners.

7. The Applicant shall submit a signage and parking plan for approval by the Township Traffic Engineer.
8. The Applicant is granted a modification of SALDO section 255-29(A) 12. to permit a 22 foot wide entrance drive.
9. The Applicant shall comply with all other applicable state, federal, county and township rules, regulations, ordinances and statutes.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 10th day of February, 2014.

RADNOR TOWNSHIP

By: Elaine P. Schaefer
Name: Elaine P. Schaefer
Title: President

ATTEST:

Robert A. Zienkowski
Township Manager/Secretary