

RESOLUTION NO. 2012-129

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY PLANS FOR THE SUBDIVISION OF 615 NEWTOWN ROAD BY 615 NEWTOWN ROAD ASSOCIATES, L.P.

WHEREAS, 615 Newtown Road Associates, L.P. (“Applicant”) submitted its Preliminary Land Development Plan Application on August 31, 2012; and

WHEREAS, the Radnor Township Planning Commission reviewed the Preliminary Plan submission of Applicant on October 1, 2012; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary Plans of Applicant prepared by DL Howell & Assoc., Inc.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary Land Development Plans of 615 Newtown Road Associates, L.P., consisting of thirteen (13) sheets, dated August 30, 2012, subject to the following Preliminary Plan approval conditions:

1. The Applicant shall comply with correspondence of Gilmore & Associates, Inc., of September 26, 2012, a copy of which is attached hereto and incorporated herein, except that with regard to Comment II, Zoning Ordinance Review, No. 5, it is noted that no variance is required for any portions of the trail on steep slopes. See, Section 280-112.D(5) (permitting trails on steep slopes).
2. The Applicant must execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
3. The Applicant must execute a conservation easement or restriction upon an area to the rear of Lots 1, 2, 3 and 4 equal to the front yard setback area reduced as a result of any variance relief granted to Applicant by the Radnor Township Zoning Hearing Board in a form and manner approved by the Township Solicitor.
4. The Applicant must execute a conservation easement or restriction along the riparian buffer area as shown on the plan limited to incorporating the requirements of Section 280-89.1 of the Radnor Township Zoning Ordinance in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall comply with all other applicable Township ordinances, County, State and Federal rules, regulations, ordinances and statutes.

6. The Applicant shall procure permits and approvals from all applicable municipal and governmental agencies having jurisdiction over the project, including planning module approval.

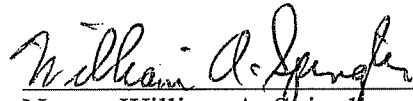
7. In addition to the foregoing Preliminary Plan approval conditions, the Board also approved the following waivers from its Subdivision and Land Development Ordinance:

- a. Section 255-27.C.(1) – as to a reduction of the right-of-way width for the proposed new road from 60 feet to 28 feet.
- b. Section 255-27.C.(1) – as to the installation of a 5-foot wide trail in lieu of providing sidewalk along Newtown Road.
- c. Section 255-27.D.(2) – as to a reduction in the bulb right-of-way radius for the proposed new road from 60 feet to 45 feet.
- d. Section 255-27.E.(2) – as to the reduction of the right-of-way width for the proposed private street to 28 feet.

SO RESOLVED this 22nd day of October, A.D., 2012.

RADNOR TOWNSHIP

By:


Name: William A. Spingler

Title: President

ATTEST:


Robert A. Zienkowski, Secretary