



**Community Development  
Department**

***DESIGN REVIEW BOARD AGENDA***  
**Wednesday, December 11, 2019**  
**6:00 P.M.**

- a.      DRB 2019-49              Ercole Ercole Properties  
   119-123 Pennsylvania Avenue  
   Wayne, PA 19087  
   Zoned: C3  
   Awning
  
- b.      DRB 2019-50              Lincoln Financial  
   150 Radnor Chester Road  
   Radnor, PA 19087  
   Zoned: PB  
   Ground Signs (2), Wall Sign
  
- c.      DRB 2019-51              Lincoln Financial  
   150 Radnor Chester Road  
   Radnor, PA 19087  
   Zoned: PB  
   Wall Sign
  
- d.      DRB 2019-52              Success TMS  
   888 Glenbrook Avenue  
   Bryn Mawr, PA 19010  
   Zoned: C1  
   Wall Sign

*The next meeting of the DRB is scheduled for January 8, 2020 at 6:00 p.m. Applications for the January 8, 2020 meeting must be submitted on or before December 18, 2019.*

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2019-119</u>
FEE PAID:	<u>100</u>
RECEIVED:	<u>11/13/19</u>

APPLICATION FORM

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of twenty-one (21) calendar days prior to the meeting. Incomplete or late applications will not be accepted. Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME: ERCOLE ERCOLE PARTNERS

PROPERTY ADDRESS: 119-123 PENNA AVE WAYNE PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

STAND ALONE

MAILING ADDRESS: (if different than above): 61 CLOVELLY LA DEVONTA 19333

TELEPHONE NO: (610) 688 8885 Email: ROBERT ERCOLE @ G.MAIL.COM

PROPERTY OWNER: ROBERT + RONALD ERCOLE

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:

MAG CARTY @ SOA

ADDRESS: 115 RAILROAD AVE BRYNMAWR PA 19010

TELEPHONE: (610) 519 0858

Please provide a detailed description of proposal:

Attached

Signs (check all that apply):

- |  |           |          |
|--|-----------|----------|
| <input type="checkbox"/> Ground Sign       | How many? | _____    |
| <input type="checkbox"/> Wall Sign         | How many? | _____    |
| <input type="checkbox"/> Freestanding Sign | How many? | _____    |
| <input type="checkbox"/> Window Sign       | How many? | _____    |
| <input checked="" type="checkbox"/> Awning | How many? | <u>1</u> |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- 6 copies
- Paint chip or exact color number to be used- required.
- Current photographs of site showing existing building and signage - 6 copies
- Lighting Plan (including fixture detail; light cuts) - 6 copies
- Landscape Plan ( including types) - 6 copies
- Attachment Plan - 6 copies
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies
- Electronic submission in PDF form

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - 6 copies (max. size 24" X 36")
- Building elevation drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering - 6 copies
- Landscape plan - 6 copies (max. size 24" X 36")
- \*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission.  
Please refer to Chapter 263 in the Township Code.**
- Lighting plan - 6 copies
- Current photographs of site - 6 copies
- Material sample
- Electronic submission in PDF form

**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 1/2 x 11 paper, but not to exceed 24 X 36.  
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - **6 color copies**
- Electronic submission in PDF form**

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

11-10-19  
DATE

ROBERT C. ERCOLE  
PRINT NAME

*Robert C. Ercole*  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD



TOWNSHIP USE ONLY

APPLICATION NO: 2019-50

FEE PAID: 300 RECEIVED: 11/20/19

APPLICATION FORM

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME: PMDI SIGNS / PHILIP DUBROFF

PROPERTY ADDRESS: 150 RADNOR CHESTER ROAD; RADNOR, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?  
STAND ALONE

MAILING ADDRESS: (if different than above): \_\_\_\_\_

TELEPHONE NO: (215) 526 - 0898 Email: PDUBROFF@PMDISIGNS.COM

PROPERTY OWNER: RADNOR PROPERTIES - SDC, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: RADNOR GP - SDC, L.L.C., ITS GENERAL PARTNER

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:  
PMDI SIGNS, INC.

ADDRESS: 10 COUNCIL ROCK DRIVE INYLAND, PA 18974

TELEPHONE: (215) 526 - 0898

Please provide a detailed description of proposal:

REMOVE EXISTING GLASS FACADE SIGN & ENTRY MONUMENT SIGN & LIGHT FIXTURES  
INSTALL 3 SIGNS: GLASS FACADE; ENTRY MONUMENT SIGN; PEDESTRIAN MONUMENT SIGN



Signs (check all that apply):

- |   |           |          |
|---|-----------|----------|
| <input checked="" type="checkbox"/> Ground Sign | How many? | <u>2</u> |
| <input checked="" type="checkbox"/> Wall Sign   | How many? | <u>1</u> |
| <input type="checkbox"/> Freestanding Sign      | How many? | _____    |
| <input type="checkbox"/> Window Sign            | How many? | _____    |
| <input type="checkbox"/> Awning                 | How many? | _____    |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- **6 copies** ✓
- Paint chip or exact color number to be used- **required.** ✓
- Current photographs of site showing existing building and signage - **6 copies** ✓
- Lighting Plan (including fixture detail; light cuts) - **6 copies**
- Landscape Plan ( including types) - **6 copies**
- Attachment Plan - **6 copies**
- Sign Area Compliance Calculations** - (calculations demonstrating compliance with **sign area regulations in Zoning Ordinance**) - **6 copies** ✓
- Electronic submission in PDF form**

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Landscape plan - **6 copies** (max. size 24" X 36")  
**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission. Please refer to Chapter 263 in the Township Code.**
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form**

**OUTDOOR DINING:**

Submission requirements (All of the following MUST be submitted with application):

- A detailed/sketched site plan on 8 ½ x 11 paper, but not to exceed 24 X 36.  
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following: chairs, tables, umbrellas, heaters, barriers. - **6 color copies**
- Electronic submission in PDF form**

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

11/19/2019  
DATE

PHILIP M. DUBROFF  
PRINT NAME

  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD



TOWNSHIP USE ONLY

APPLICATION NO: 2019-51

FEE PAID: 100 RECEIVED: 11/20/19

APPLICATION FORM

GENERAL INFORMATION: Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of twenty-one (21) calendar days prior to the meeting. Incomplete or late applications will not be accepted. Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME: PMDI SIGNS / PHILIP DUBROFF

PROPERTY ADDRESS: 130 RADNOR CHESTER ROAD / RADNOR, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?  
STAND ALONE

MAILING ADDRESS: (if different than above): \_\_\_\_\_

TELEPHONE NO: (215) 526 - 0898 Email: PDUBROFF@PMDI SIGNS.COM

PROPERTY OWNER: RADNOR PROPERTIES - SDC, L.P. A DELAWARE PARTNERSHIP  
BY: RADNOR GP - SDC, L.L.C., ITS GENERAL PARTNER  
SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:  
PMDI SIGNS, INC.

ADDRESS: 10 COUNCIL ROCK DRIVE | INYLAND, PA 18974

TELEPHONE: (215) 526 - 0898

Please provide a detailed description of proposal:

FABRICATE & INSTALL 1-SET OF HALO LIT LETTERS  
ON 3<sup>RD</sup> FLOOR FACADE FOR LINCOLN FINANCIAL GROUP



Signs (check all that apply):

- |   |           |         |
|---|-----------|---------|
| <input type="checkbox"/> Ground Sign          | How many? | _____   |
| <input checked="" type="checkbox"/> Wall Sign | How many? | 1 _____ |
| <input type="checkbox"/> Freestanding Sign    | How many? | _____   |
| <input type="checkbox"/> Window Sign          | How many? | _____   |
| <input type="checkbox"/> Awning               | How many? | _____   |

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- 6 copies ✓
- Paint chip or exact color number to be used- **required.** ✓
- Current photographs of site showing existing building and signage - 6 copies ✓
- Lighting Plan (including fixture detail; light cuts) - 6 copies
- Landscape Plan ( including types) - 6 copies
- Attachment Plan - 6 copies
- Sign Area Compliance Calculations - (calculations demonstrating compliance with **sign area regulations in Zoning Ordinance**) - 6 copies ✓
- Electronic submission in PDF form

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

- Site plan drawn to scale - 6 copies (max. size 24" X 36")
- Building elevation drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering - 6 copies
- Landscape plan - 6 copies (max. size 24" X 36")  
**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission.  
Please refer to Chapter 263 in the Township Code.**
- Lighting plan - 6 copies
- Current photographs of site - 6 copies
- Material sample
- Electronic submission in PDF form

**OUTDOOR DINING:**

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 ½ x 11 paper, but not to exceed 24 X 36.  
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- A photograph or vendor specification of proposed furniture. - **6 copies**
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- Electronic submission in PDF form

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

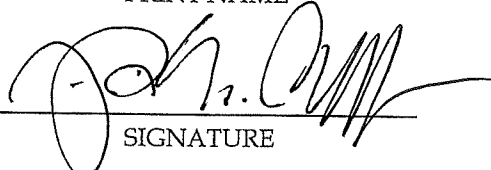
\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

11/19/2019  
DATE

PHILIP M. DUBROFF  
PRINT NAME

  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY

APPLICATION NO: 2019-52

FEE PAID: 100

RECEIVED: 11/20/19

APPLICATION FORM

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the **second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting.** Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted.** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME: Success TMS

PROPERTY

ADDRESS: 888 Glenbrook Ave Bryn Mawr, PA 19010

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Stand Alone

MAILING ADDRESS: (if different than above): N/A

TELEPHONE NO: (610) 742-8588

Email: Katherine@SuccessTMS.com

PROPERTY OWNER: Karen Kaplan

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:

Sign Studios of Wayne, LLC

ADDRESS: 346 West Lancaster Ave Wayne PA 19087

TELEPHONE: (610) 688-8800

Please provide a detailed description of proposal:

Stainless Steel Fabricated Dimensional Letters  
and Logo with 2 Part Epoxy Painted Faces  
Backs equipped with threaded stainless steel studs  
for brick/mortar mounting.

Signs (check all that apply):

- |   |           |               |
|---|-----------|---------------|
| <input type="checkbox"/> Ground Sign          | How many? | _____         |
| <input checked="" type="checkbox"/> Wall Sign | How many? | _____ 1 _____ |
| <input type="checkbox"/> Freestanding Sign    | How many? | _____         |
| <input type="checkbox"/> Window Sign          | How many? | _____         |
| <input type="checkbox"/> Awning               | How many? | _____         |

Submission requirements (All of the following, that apply, MUST be submitted with application):

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- Colored rendering of sign (*drawn to scale & include material type*)- **6 copies**
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- Attachment Plan - **6 copies**
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies**
- Electronic submission in PDF form

Other (check all that apply): *N/A*

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

Submission requirements (All of the following, that apply, MUST be submitted with application):

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- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
- Electronic submission in PDF form



**OUTDOOR DINING:**

N/A

Submission requirements (All of the following MUST be submitted with application):

- A detailed/sketched site plan on 8 1/2 x 11 paper, but not to exceed 24 X 36.  
All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - **6 copies**
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- A photograph or vendor specification of proposed furniture. - **6 copies**
- A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk - **6 copies**
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- Electronic submission in PDF form

**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

I hereby certify that I am the legal owner of the subject property as set forth in this application:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

11/1/19  
\_\_\_\_\_  
DATE

Brian Yanowiak  
\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

**NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.**