

RESOLUTION NO. 2024-37

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT PLAN OF 150-168 E. LANCASTER PARTNERS, LLC FOR PROPERTY LOCATED AT 150-168 E. LANCASTER AVENUE

WHEREAS, 150-168 E. Lancaster Partners LLC ("Applicant") filed a land development plan consisting of 24 apartment units and 10, 000 square feet of retail space; and

WHEREAS, the Radnor Township Board of Commissioners approved the Preliminary Plan of Land Development pursuant to Resolution No. 2023-114; and

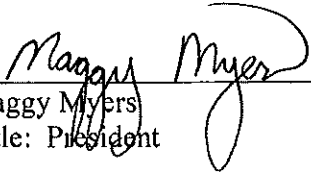
WHEREAS, the Board of Commissioners now intends to approve the Final Land Development Plan for 150-168 East Lancaster Avenue.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plans for 150-168 East Lancaster Avenue prepared by Site Engineering Concepts, LLC consisting of 9 sheets, dated June 9, 2023, last revised February 6, 2024, subject to the following conditions:

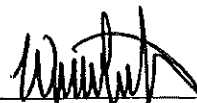
1. Compliance with the Gannett Fleming Review Letter dated February 16, 2024, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*.
2. Compliance with the correspondence of Gilmore & Associates, Inc. review letter dated February 15, 2024, a copy of which is attached hereto and incorporated herein as *Exhibit "B"*.
3. Compliance with all outstanding conditions of the Preliminary Plan Approval Resolution No. 2023-114.
4. Compliance with all applicable Township, County, State and Federal rules, regulations and statutes.
5. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor, and execution of any and all necessary easements or other deeds of dedication required by the Township for the project.
6. Compliance with the Radnor Township Zoning Hearing Board Decision dated January 19, 2023.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 11th day of March, 2024.

**RADNOR TOWNSHIP BOARD
OF COMMISSIONERS**

By: 
Maggy Myers
Title: President

ATTEST:


William White, Township Manager



Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | F 610.650.8190

gannettfleming.com

Date: February 16, 2024

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 150-168 E Lancaster Ave
Final Land Development Plan

Date Accepted: 01/03/2024
90 Day Review: 04/02/2024

Gannett Fleming, Inc. has completed a review of the Final Land Development plan for the above referenced project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

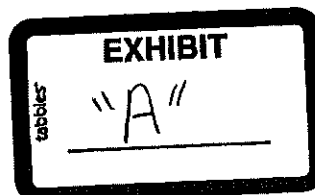
The applicant is proposing to consolidate the above lots and construct a mixed-use facility with 10,000 SF of retail space and 24 living units. This project is located in the WBOD zoning district.

The applicant appeared before the Zoning Hearing Board January 19, 2023, and received relief from the following:

- a) the off-street parking requirements of Section 280-53.12(B);
- b) the off-street loading requirements of Section 280-104;
- c) the rear yard buffer requirements of Section 280-53.8(C); and
- d) the front yard setback requirements of Section 280-53.8(A),

The applicant has indicated on the plan that the following waiver was granted for Preliminary Plan approval.:

§255-20.B(1)(n) – From the requirements to show improvements within 500 feet of the site.





Final Land Development Plan – 150 & 168 Lancaster Avenue

Plans Prepared By: Site Engineering Concepts, LLC
Dated: June 9, 2023, last revised February 6, 2024

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP.

Subdivision and Land Development

1. §255-20.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The map shown on the plan includes features within 200' of the property line. A waiver was received from the Board of Commissioners during the preliminary land development approval.
2. §255-27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Louella Avenue is a Local Road. The right-of-way requirement by code is 60 feet and the cartway width is 36 feet. The existing right-of-way is 50 feet.
3. §255-29.A – All parking spaces must be dimensioned on the plans. The subsurface parking layout on sheet 3 must include dimension. Additionally, the garage floor parking plan submitted must include dimensions of the parking spaces.
4. §255-38.B – Street trees 2 1/2 inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development. Street tree calculations must be provided on the plans. The applicant has indicated in the response letter that approval has been received from the Shade Tree Commission.
5. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit (existing or proposed).





6. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed).
7. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass streetlights. The Township should determine if additional streetlights are warranted along Lancaster Avenue and Louella Avenue consistent with the existing streetlights along Lancaster Avenue.
8. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

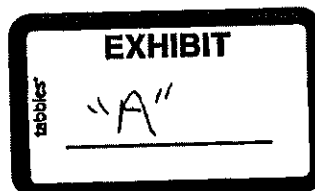
If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read "R. Phillips", enclosed within a large, loopy, hand-drawn oval.

Roger A. Phillips, P.E.
Senior Project Manager





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: February 15, 2024
To: Steve Norcini, P.E.
From: Damon Drummond, P.E., PTOE
cc: Roger Phillips, P.E.
Leslie Bogdnoff, P.E.
Reference: 150 & 168 Lancaster Avenue
Final Land Development Plans
Radnor Township, Delaware County
Final - Transportation Review #2

G&A #23-07015

Our transportation department has completed a review for the Final Land Development Plans prepared for 150 & 168 Lancaster Avenue. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant, 150 - 168 E Lancaster Avenue Partners, LLC, is proposing to construct a mixed-use building and related improvements on the lot.

B. DOCUMENTS REVIEWED

1. Final Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for 150 - 168 E Lancaster Avenue Partners, LLC, consisting of 9 sheets, dated June 9, 2023, last revised February 6, 2024.
2. Response Letter prepared by Site Engineering Concepts, LLC, dated February 6, 2024.
3. Garage Floor Plans prepared by Architectural Concepts, PC, prepared for 150 - 168 E Lancaster Avenue Partners, LLC, consisting of 1 sheet, dated January 29, 2024.

C. WAIVERS GRANTED

1. §255-20.B(1)(n) – From the requirement to show existing features within 500 feet of the site.

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-21.B(1).o.3 – As previously requested, the surface parking facility detail shall include parking space dimensions, pavement marking details, signage, etc.



2. §255-21.B(1)(n) – Show existing features within 500 feet of the site. We note a waiver for §255-20.B(1)(n) for preliminary plans was acquired. If the applicant seeks relief from this requirement with final plans, a waiver should be requested.
3. §255-27.A(8) – The applicant is required to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation for work proposed with the PennDOT right-of-way. **The applicant indicates they will comply.** The applicant shall include the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. In order to facilitate the Township review of the HOP submission, any documentation submitted as part of the HOP process shall be simultaneously submitted to the municipality for review purposes.
4. §255-27.C(2) – Additional Right-of-Way may be required by the Board of Commissioners. Louella Avenue is classified as a local road with a required 60-foot Right-of-Way width. The existing Right-of-Way along the site frontage is 50 feet (25-foot half width). A 30-foot half-width is required along the site frontage in accordance with §255-27.C(1). **The applicant will comply with the requirements of the Board of Commissioners.**
5. §255-77.1 – As previously requested, provide slopes for the proposed sidewalk. Spot elevations shall be provided along the back of the proposed sidewalk to verify ADA compliance. **The applicant indicates that this is included in the HOP submission.** The applicant shall include the Township on all correspondence with PennDOT as stated above.
6. §255-78.D – Provide curb ramps at all proposed crosswalk locations. As previously requested, provide 5-scale ADA ramp details with dimensions, slopes, and spot elevations to verify constructability. Ramps need to be ADA accessible with 2% landing/turning areas. Detectable warning surfaces shall also be shown on the plans. **The applicant indicates that this is included in the HOP submission.** The applicant shall include the Township on all correspondence with PennDOT as stated above.

E. GENERAL COMMENTS

1. As previously requested, no parking signage is recommended along the alley to maintain access for emergency vehicles and trash pickup. Provide the signage locations on the plans.
2. As previously stated, show the location on the plans for intended trash pickup/storage. Provide truck turning templates and demonstrate how this area will be accessed. **The applicant indicates the trash pickup area will be determined by the architect and included in a later submission.**
3. Per the field meeting on September 28, 2023, the applicant is to provide the following improvements at the intersection of Lancaster Avenue and Louella Avenue.
 - a. Provide two curb ramps on the southwest corner.
 - b. Install new APS pushbuttons at the intersection. Additional pedestrian stub poles may be required. A revised signal permit will need to be submitted to PennDOT.
 - c. All crosswalks are to be continental style crosswalks for increased visibility.
 - d. A battery backup should be installed in the traffic signal cabinet.
 - e. The backplates for the signal heads should be updated to louvered backplates



with yellow reflective tape to meet the latest PennDOT signal standards.

The applicant indicates that this is included in the HOP submission. The applicant shall include the Township on all correspondence with PennDOT as stated above.

4. Provide a letter indicating how each comment was addressed. Additional comments may follow upon resubmission.

DAD/ANK

