

RESOLUTION NO. 2024-119

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 411 WEST WAYNE AVENUE

WHEREAS, 411 W. Wayne Ave., LLC (“Applicant”) submitted a Preliminary/Final Minor Subdivision Plan to construct a two-story building containing offices on the first floor and residential on the second floor with related improvements at 411 W. Wayne Avenue; and

WHEREAS, the Radnor Township Planning Commission and Delaware County Planning Commission has reviewed Applicant’s plans; and

WHEREAS the Board of Commissioners now intends to approve the proposed Preliminary/Final Minor Land Development Plan.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plan for 411 West Wayne Avenue, dated December 26, 2023, last revised August 28, 2024, subject to the following approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated September 12, 2024, a copy of which is attached hereto as Exhibit “A”.
2. Compliance with the Gilmore & Associates, Inc. Review Letter dated September 12, 2024, a copy of which is attached hereto as Exhibit “B”.
3. Compliance with the decision of the Radnor Zoning Hearing Board in Appeal #3157, dated September 21, 2023.
4. Compliance with all Township, County, State and Federal Rules, Regulations, Statutes and Ordinances, including the Township Stormwater Ordinance upon building permit application.

In addition to the foregoing conditions of Preliminary/Final Minor Subdivision Plan approval, the following Subdivision and Land Development Ordinance modifications are resolved as follows:

- a. Section 255-12.A- to permit the submission of a combined Preliminary/Final Plan of Land Development

Approved X Denied _____

b. Section 255-49 – as to the requirement to install a metal or fiberglass pole streetlight serviced by underground conduit. An existing pole with streetlight is already present on the front of the property.

Approved X Denied _____

c. Section 255-20. B(1)(n) - as to the requirement to show all existing features within 500 feet of the site.

Approved X Denied _____

d. Section 255-27. C. (1) – as to the requirement of a 60-foot right-of-way and 36-foot cartway and to permit a 33 foot right of way.

Approved X Denied _____

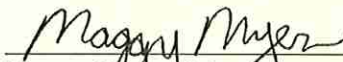
e. Section 255-27.C(2) – as to the requirement to have an additional right-of-way and 36-foot cartway.

Approved X Denied _____


SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 14th day of October, 2024.

RADNOR TOWNSHIP

By:


Name: Maggy Myers
Title: President

ATTEST:


William White, Secretary