

BOARD OF COMMISSIONERS
AGENDA
Monday, September 28, 2026 – 6:30 PM

Radnorshire Room

Amended 9/25/2026

Call to Order

Pledge of Allegiance

Notice of Executive Session

Presentations

Willows Park Preserve Bi-Annual Update

[BiAnnual BOC Presentation September 2026.pdf](#)

Presentation: Archer Buchanon on the Creutzberg Center Architectural Cost Proposal

1. Public Participation

2. Consent Agenda - Public Comment

2.A. Motion to Approve the Minutes of the September 14, 2026 Board of Commissioners Meeting.

[Meeting Minutes September 14, 2026 BOC Meeting.pdf](#)

2.B. Chief Monthly Report - August 2026

[CHIEF MONTHLY REPORT SEPTEMBER 2026.pdf](#)

2.C. Staff Traffic Committee Meeting Minutes - August 19, 2026

[Staff Traffic Committee Meeting Minutes August 19, 2026.pdf](#)

2.D. Resolution 2026-109 - Approving the renewal of the CODY Records Management System subscription for use by the Radnor Township Police Department for the term starting 12/1/2026 through 11/30/2027 at a cost of \$26,012, as included in the 2026 departmental capital budget.

[Resolution \(CODY\) 2026 \(revised\) pdf.pdf](#)

[Cody - Radnor Twp Police Dept-invoice-13364.pdf](#)

2.E. Resolution 2026-110 - Approving the renewal agreement with PowerDMS for licensing that includes subscription fees, training, and ongoing support for a term beginning 11/2/2026 through 11/1/2027, at a cost of \$11,332.33, as budgeted in the 2026 departmental capital budget.

[Resolution \(PowerDMS\) 2026 revised pdf.pdf](#)

[Invoice for Radnor Township Police Department \(PA\) - INV-167676 - 2026-09-04.pdf](#)

3. Business Agenda

Board of Commissioners Meeting

September 28, 2026

3.A. Appointments to the Board of Health

- Steve Comess - Partial Term ending December 31 2028
- Diana Pope - Partial Term ending December 31, 2027
- Brady Tierney - Partial Term ending December 31, 2029

3.B. Villanova University Connelly Center: Discussion and Presentation

[1522 Connelly Center Expansion Finalized review.pdf](#)

[Connelly_Addition - Revised LD documents_Cover Letter - 11Apr2025.pdf](#)

[GF Connelly Center BOC 1.pdf](#)

[2025-04-22 Prelim-Final LD Review 2.pdf](#)

[2025-04-11 - Amended LD Plans.pdf](#)

3.C. Ordinance 2026-18 - ***Adoption*** - An Ordinance Of Radnor Township, Delaware County, Pennsylvania, Amending Its Code Of Ordinances By Repealing Chapter 56 Municipal Authority, And Replacing It With A New Chapter 56 Stormwater Authority; Signifying The Township's Intention To Establish A Stormwater Authority In Accordance With The Municipality Authorities Act, Providing For The Establishment Of Stormwater Fees; And Authorizing The Township Manager To File Articles Of Incorporation With The Secretary Of The Commonwealth Of Pennsylvania In Accordance With Section 5603 Of The Municipality Authorities Act

[Ordinance 2026-18 \(Chapter 56 Stormwater Authority\) FINAL 6.09.26.pdf](#)

[Radnor TWP Stormwater Authority Articles of Incorporation FINAL 6.09.26.pdf](#)

[Ordinance \(Chapter 56 Stormwater Authority\) \[as sent to Legal Journal, Delco, LL\] 8.18.26.pdf](#)

[Legal Notice \(Stormwater Auth\) readvertise 8.18.26.pdf](#)

3.D. Ordinance 2026-21 - ***Introduction*** - Special Parking Zones, amending adding the handicapped parking on North Wayne Avenue, west side, in front of 402 North Wayne Avenue.

[402 N Wayne Handicapped Parking 8.20.26.pdf](#)

3.E. Resolution 2026-108 - Purchase of Stryker EMS equipment to be placed on ambulances in Radnor Township. This purchase is through the Costars program and includes a seven-year, zero (0) percent interest rate with annual payments of \$120,556.67 for an overall total purchase of \$843,896.69. The first payment is not required until 2027 with the purchase to be paid from capital money.

[Stryker Resolution 2026-108.pdf](#)

[Stryker Total Payment Quote \(Oct 2026\).pdf](#)

3.F. Resolution 2026-111: Awarding the Contract for Providing the Temporary Bridge for Skunk Hollow to ADM Welding & Fabrication, LLC not to exceed \$24,000.

[Rental Agreement.pdf](#)

[Temporay Bridge Cost Proposal.pdf](#)

[Resolution-Temporary Bridge.pdf](#)

3.G. Resolution 2026-112 – Authorizing the approval of Change Orders #3 and #4 from Dezigns

Construction Inc. for the Radnor Township Municipal and Public Works Buildings Roof Replacement and PV Installation Project in an amount totaling \$16,195.00

[ChangeOrder3_08-18-26_for Approval.pdf](#)

[ChangeOrder4_09-08-26_for Approval.pdf](#)

[RFI 6 - Public Works Roof Access - SSM Response.pdf](#)

[RFI 7 - Municipal Lower Roof Ladder_rev01 - SSM Response.pdf](#)

[Resolution 2025133Authorization to Award the Contracts for the Roof Replacement and Photovoltaic Sol \(1\).pdf](#)

4. Reports of Board Liaisons
5. New Business
6. Old Business
7. Public Participation
8. Adjournment



Willows Park Preserve Biannual Update

September 28, 2026

Mission Statement

The Willows Park Preserve will revitalize the Willows Mansion as an integral part of the Willows Park and open it to the community as a welcoming and inclusive place for relaxation, connection, celebration and lifelong learning.

Core Values

Community, Inclusivity, Open Space, Historical Preservation, Lifelong Learning, Health and Wellness, Arts and Culture, Collaboration



Community



Inclusivity



Open Space



Historical
Preservation



Health and
Wellness



Arts and
Culture



Collaboration

What has been going on at the Willows Park Preserve?

The Mansion has been used 98 times so far in 2026

30 Weddings and 68 other uses for both private and public events, programs, meetings, photo shoots, celebrations, memorials....

Yoga Class WPP Donor Appreciation Reception Marikate Photo Shoot Baby Shower Delco Chamber of Commerce

Main Line School Night Skunk Hollow Community Garden Radnor Conservancy Radnor School District

Radnor High School Orchestra Gladwyne Montessori School Radnor Education Association Inzpire Marketing

Radnor League of Women Voters Main Line Chamber of Commerce WPP Classic Car Show Episcopal Academy

Celebration of Life Willistown Conservation Trust WPP Wine and Cheese Reception Anniversary Dinner

David's Bridal Delaware County 4-H Root to Branch Radnor Class Reunions Yoga Camp

American Marketing Association Garden Workers WPP Fall Fundraiser EO Philly Chapter Main Line Today



What else has been going on at the Willows Park Preserve?



Summer & Community Highlights



- Three interns this summer at the WPP



- Recognized by Main Line Chamber of Commerce as Nonprofit of the Year



- Recognized by Delco Chamber of Commerce as a rising star organization



- **Annual Fall Fundraiser on October 10th!**



Mansion Improvements & Investments



- Installed new air conditioning



- Installed a new lighting rod system



Upcoming Projects



- Upcoming projects: Repointing terrace and terrace wall and working on improving the moisture that is affecting the Mansion foundation

Willows Park Preserve

Income Statement Highlights

as of August 31

Income Source	FY26 Actual	FY26 Budget	FY25 Actual
Contributions	\$83,858	\$85,500	\$163,808
Program Revenue*	216,620	221,000	140,903
Other (non operating)	3,734	1,685	1,640
Subtotal	\$304,211	\$308,185	\$306,351
Grants	70,000	65,000	5,000
TOTAL INCOME	\$374,211	\$373,185	\$311,351

*Program Revenue includes:
Public Programming, Events, and Mansion Usage.

Willows Park Preserve

Income Statement Highlights - Expense Functional View

as of August 31

Expense Category	FY26 Actual	FY26 Budget	FY25 Actual
Total Program:	\$172,201	\$210,620	\$275,700
Renovation, Restoration & Maintenance	157,993	193,771	255,266
Public Programming, Events & Mansion Usage	14,208	16,850	20,434
Management & General	\$63,119	\$77,201	\$42,850
Fundraising	\$28,454	\$34,802	\$26,850
TOTAL EXPENSES	\$263,774	\$322,623	\$345,400

*FY26 Program Expenses include \$52,759 of Capital (non-cash) Amortization expense.

Willows Park Preserve

Balance Sheet Highlights

Category		8/31/2026	8/31/2025
Cash	\$	552,948	\$ 346,264
Other Current Assets		435	-
Fixed Assets (Net)		1,309,317	1,301,956
TOTAL ASSETS	\$	1,862,700	\$ 1,648,220
Accounts Payable		7,429	7,136
Deferred Income		142,175	133,525
Net Assets		1,713,096	1,507,560
TOTAL LIABILITIES	\$	1,862,700	\$ 1,648,221

Radnor Township PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC: William White, Township Manager

FROM: Peggy Hagan, Executive Assistant to the Township Manager

LEGISLATION: Motion to Approve the Minutes of the September 14, 2026 Board of Commissioners Meeting.

LEGISLATIVE HISTORY: As provided by the Home Rule Charter, the voters of Radnor give legislative and executive authority to a Board of Commissions. The board is Radnor's governing body. Meeting minutes are kept as an official record of what actions were taken and motions passed.

PURPOSE AND EXPLANATION: Meeting Minutes are kept as an official record of what actions were taken and motions passed.

IMPLEMENTATION SCHEDULE: After approval the Minutes will be posted on the Township Website and filed with official documents in the Township Building.

FISCAL IMPACT: None

RECOMMENDED ACTION: Approve Meeting Minutes for the September 14, 2026 Board of Commissioners Meeting.

ATTACHMENTS:

[Meeting Minutes September 14, 2026 BOC Meeting.pdf](#)

TOWNSHIP OF RADNOR
Minutes of the Meeting of September 14, 2026

The Radnor Township Board of Commissioners met at approximately 6:44 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present: *Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates*

Commissioners Absent: *None*

Also Present: *Peter Nelson, Township Solicitor, William White, Township Manager, Peggy Hagan, Executive Assistant to the Township Manager, Robert V. Tate, Jr., Finance Director, Molly Gallagher, Public Information Officer, Christopher Flanagan, Police Superintendent, Rob Armstrong, Treasurer, Steve Norcini, P.E., Township Engineer, Tammy Cohen, Parks and Recreation Director, Ricky Foster, Jr., Public Works Director, Megan Donovan, Zoning Officer, Sam Thomas, Economic Development Officer.*

Call to Order

President Riley called the meeting to order at 6:44 pm

Pledge of Allegiance

President Riley led the Assembly in the Pledge of Allegiance

Notice of Executive Session

President Riley gave notice of Executive Sessions held on September 1, 2026, and September 14, 2026 to discuss real estate, legal items, and personnel matters.

1) Public Participation

Chris Todd - 108 N. Wayne Ave - Spoke on the parklet, short notice, why jump start before A Vision of Wayne is completed.

Alan Ruby - Bloomingdale Ave - Thanked the Commissioners for listening to the Community and cancelling the purchase of 405 W Wayne for a courthouse.

Paul Somboonsong -102 Louella Ave - Likes parklet but feels it is rushed, postpone vote to address concerns of businesses.

Ken Kearns - WBA - Likes idea of parklet, spoke about parking garage, public perception of parking.

Bob Huffert - 107 N. Wayne Ave - Spoke against eliminating parking, feels it will affect his business. Parking is a perceived problem.

Sandy Kheradi - South Wayne Ave - Asked about nursery school drop off, and how plan facilitates drop off, stormwater management, police and fire service to Church, traffic studies, more study and accommodation.

Karen Lesley - Be Devoted - Customers complain about parking, feels women will stop shopping because of parking, please do not do construction during the pre-holiday/holiday season.

Caroline Swisher - 114 N. Wayne Ave - Questions on zoning ordinance/registration of nonconforming property, parklet - seasonal park in summer or weekends off season, impact to nursery school drop off and pick up, possibility for future loss of parking spots.

Mark Bullock - Maplewood Ave - Thanked the Board for not moving forward with municipal court, parklet - concerns of process, cost, congestion.

Cathy Fiebach - Main Point Books - Concerned about parklet and how parklet and 118 North will affect her business, parking issues.

2) Consent Agenda - Public Comment

2.A Motion to Approve the Minutes of the August 17, 2026 Board of Commissioners Meeting.

Cover Page
Minutes August 17 2026 BOC Meeting.pdf

2.B Resolution 2026-101 - Authorizing the repairs to the 2014 Dodge Ram 1500 (D1) at a cost not to exceed \$8,883.77 which will be funded by the General Fund, Police Department Vehicle Maintenance Account.

Cover Page
Estimate.pdf
RESOLUTION NO 2026-101 repairs to 2014 Dodge Ram 1500 D1.pdf

2.C Resolution 2026-102- Authorization to Renew and Upgrade the VMWare On the Radnor Township core host servers, in the amount of \$14,702.64

Cover Page
2026-102 -- Authorizing the Renewal and Update of VMware Software --
Resolution -- September 14, 2026.pdf

2.D Motion approving the Business Tax Settlement 2026-BPT-03

Cover Page

BPT Settlement Agreement 2026-BPT-03 -- Legislative Summary -- September 14, 2026.pdf

- 2.E Resolution 2026-103 - Adopting the Minimum Municipal Obligation for 2027 in the amount of \$3,689,000 for the Radnor Township Defined Benefit Pension Plans

Cover Page

MMO Certification 2027.pdf

2026-103 -- 2027 MMO -- Resolution -- September 14, 2026.pdf

- 2.F HARB 2026-25 204 Midland Ave, Wayne PA Modification of side elevation opening

HARB 2026-25 CERT OF APPROP 204 Midland Ave.pdf

President Riley asked if any Commissioner(s) or Member(s) of the Public wanted to pull an agenda item(s), no items were pulled.

Commissioner Mulroney made a motion to approve the Consent Agenda, seconded by Vice President Myers.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

3) Business Agenda

- 3.A Appointment of Caroline Pearsall to the Memorial Library Board for an unexpired term ending 12/31/2026

Cover Page

Vice President Myers made a motion to approve the appointment of Caroline Pearsall to the Memorial Library Board for an unexpired term ending 12/31/2026, seconded by Commissioner Agnew.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

- 3.B Resolution 2026-104: Waiver of Land Development for 135 South Wayne Avenue, Radnor Township School District

Cover Page
GFT Review Letter.pdf
01_2026-08-07 Sketch Plan Cover Letter.pdf
04_Radnor SD Administration Building Sketch Plan.pdf
135 South Wayne Legislative Memorandum.pdf
Resolution (RTSD Adm Building) 9.08.26.pdf

Steve Norcini, Township Engineer, introduced the representatives for the project and noted the project, a small addition and ADA work, is a good candidate for waiver of land development. He also noted the project will still go through grading, zoning, stormwater management and building permit reviews.

Barry Stingle, TM Group, presented the project to the Board of Commissioners noting, small two-story addition, and ADA Accessibility for front of building will comply with stormwater requirements for additional impervious. He also noted windows and mechanical systems will be updated, interior renovations and paint, and renovation to existing elevator.

Public Comment

None

Vice President Myers made a motion to approve Resolution 2026-104: Waiver of Land Development for 135 South Wayne Avenue, Radnor Township School District, seconded by Commissioner Agnew.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

3.C Resolution 2026-105 - 1075 Eagle Road, Oakhill, Amended Land Development

Cover Page
260819-Full Amended LD Plan Set-Oak Hill.pdf
260821-Gilmore Response-Oak Hill.pdf
260821-PCSM Amended LD-Oak Hill.pdf
GFT review letter 09 04 2026.pdf
Amended Final Resolution Oak Hill w exhibits 9.08.26.pdf
1075 Eagle Road Legislative Memorandum.pdf

Steve Norcini, Township Engineer, spoke on the previously approved plan which now has changes to access road, configuration of buildings, parking spaces. This is an amended land development plan which has gone before the Planning Commission and is now before the Board of Commissioners.

Greg Lingo, Rockwell Radnor LLC, owner of property, and Rob Lambert, Site Engineering Concepts, spoke on the project changes due to feedback from senior

retirement professionals, including changes to entrance and configuration of buildings. Mr. Lingo also worked with Fire Department to reconfigure road for emergency access. There was discussion among Commissioners and Mr. Lingo including, comparison of previously approved plan, moved memory care unit for better access, zoning hearing board relief to disturb steep slope areas, same amount of units, impervious surface change from 29% to 38.7%, stormwater redesigned and submitted to Township. Site work started, approach road is in, fire safety, buildings changed, memory care design change with inner courtyard, greenhouse structure added, garages added to independent living units, assisted living and memory care combination, no skilled nursing, combination of personal care and provided care, use of gatehouse, increase of impervious, stormwater update, what can't be infiltrated will be held, applicant meeting requirements of stormwater ordinance, services offered to all residents, reminder to make sure signage is approved by the Design Review Board.

Public Comment

Jeff Pearsall, Beechtree Lane - Good idea, would like landscaping to shield the buildings from neighboring properties for privacy.

Commissioner Larkin made a motion to approve Resolution 2026-105 - 1075 Eagle Road, Oakhill, Amended Land Development, seconded by Vice President Myers.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

3.D Ordinance 2026-17 - Adoption - An Ordinance Of Radnor Township, Delaware County, Pennsylvania, Amending The Code Of The Township Of Radnor, Chapter 280, Zoning, To Eliminate Section 280-101 Of Article XX, General Regulations, Regarding Nonconforming Uses, Structures, And Lots, And Replacing It With Article XXIX, Nonconformities, Regulating The Existence, Registration, Continuation, Expansion, Restoration, Abandonment, And Substitution Of Nonconforming Uses, Structures, And Lots.

Ordinance 2026-17 Zoning Ordinance -Nonconforming Uses 5.29.26.pdf
JBR to Delco 8.18.26.pdf
Legal Notice (Nonconforming Uses) as sent to Delco 08.18.26.pdf
Nonconforming Uses Update #10 (as sent to Delco and LL) 8.18.26.pdf
JBR to DCLL 8.18.26.pdf

Peter Nelson, Township Solicitor, noted the Ordinance for enactment is listed as Update #10 in the packet, he then spoke on the ordinance and preparation. Mr. Nelson spoke on the question in public comment about registration, he said that registration of non-conforming property is for the land owner's protection. There was discussion among

Commissioners and Mr. Nelson, including the removal of the fee for registration and the ability to register property with zoning officer.

Commissioner Larkin made a motion to amend Ordinance 2026-17 - An Ordinance Of Radnor Township, Delaware County, Pennsylvania, Amending The Code Of The Township Of Radnor, Chapter 280, Zoning, To Eliminate Section 280-101 Of Article XX, General Regulations, Regarding Nonconforming Uses, Structures, And Lots, And Replacing It With Article XXIX, Nonconformities, Regulating The Existence, Registration, Continuation, Expansion, Restoration, Abandonment, And Substitution Of Nonconforming Uses, Structures, And Lots, by removing the fee for registration of nonconforming property, seconded by Commissioner Mulroney.

Public Comment

None

amend Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

President Riley called the vote on the adoption of Ordinance 2026-17 - An Ordinance Of Radnor Township, Delaware County, Pennsylvania, Amending The Code Of The Township Of Radnor, Chapter 280, Zoning, To Eliminate Section 280-101 Of Article XX, General Regulations, Regarding Nonconforming Uses, Structures, And Lots, And Replacing It With Article XXIX, Nonconformities, Regulating The Existence, Registration, Continuation, Expansion, Restoration, Abandonment, And Substitution Of Nonconforming Uses, Structures, And Lots, as amended.

Public Comment

None

approve vote 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

3.E Ordinance 2026-20 - Adoption- Handicap Parking space for the West side of Highland Avenue.

Cover Page

Highland Ave Handicapped Parking 8.06.26 pdf.pdf

JBR to Delco 8.18.26.pdf

Highland Ave Handicapped Parking as sent to Delco & LL 8.18.26.pdf

Legal Notice (Highland Ave) 8.18.26.pdf

Superintendent Flanagan spoke on the ordinance and the need for a handicap parking space on West side of Highland Avenue.

Public Comment

None

Vice President Myers made a motion to Adopt Ordinance 2026-20 Handicap Parking space for the West side of Highland Avenue , seconded by Commissioner Agnew.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

3.F Resolution 2026-106- Authorizing the Township to proceed with the improvements to the North Wayne Parklet at an estimated cost of \$155,000, to be paid from the Park & Open Space Bonds, Series 2016, while continuing the evaluation of the proposed use of the space between a full-time park versus a hybrid of park use and continued public parking

Cover Page

Resolution 2026-106 -- Authorizing the Expenditure of \$155,000 for the Parklet Improvements -- September 14, 2026.pdf

Commissioner Agnew spoke on the history of the proposed park, originally proposed in 2003. The park is in the recent draft of the Wayne Master Plan. Commissioner Agnew believes it is a great addition to the Wayne business district, currently there is nowhere to sit and enjoy Wayne. Parking spaces will be lost but additional spaces were added with the W. Wayne lot. The space was used during Covid and more recently for a watch party. Commissioner Agnew also noted that towns along the Main Line are developing open space areas, she also noted that there is a need to expand the knowledge of the additional parking in the area. Commissioner Agnew noted she has listened and compromise could be made with a hybrid and that traffic flow would need to be ironed out. She would like it ready for initial use in 30 days and feels it will benefit the whole Township, Wayne, and the businesses.

Bill White, Township Manager, gave a presentation on the discussion, how it started and why it is on this agenda for discussion. The concept came front and center from suggestions during the Wayne Master Plan public engagement process, conversations with stakeholders, and through recommended best practices in planning suburban downtown centers. The Wayne Master Plan draft calls for space to become permanent greenspace, welcoming gatherings and event-based space. He noted the short term makeover would be replaced with a few years, this would be a two phase process with Phase 2 beginning in the spring of 2027 with a public bid for resurfacing, electrical

improvements, Wayne Commons sign, and replacing curbs to improve the look and durability (cost dependent).

There was discussion among Commissioners and Staff including, loss of seven (7) parking spaces in Phase 1, received emails in favor, signage for parking needed all over Wayne, use humor to direct to parking, note open spots, vegetation/landscaping for project - landscape intersections to make them cohesive with the parklet.

Public Comment

Mark Bullock - Maplewood Avenue - Asked about additional cost of signage and overall project cost. Commissioner Larkin noted the parking signage cost would be de minimis.

Commissioner Larkin made a motion to amend Resolution 2026-106- Authorizing the Township to proceed with the improvements to the North Wayne Parklet at an estimated cost of \$155,000, to be paid from the Park & Open Space Bonds, Series 2016, while continuing the evaluation of the proposed use of the space between a full-time park versus a hybrid of park use and continued public parking directing Township Staff to immediately begin the Parking and Wayfinding branding and improvements identified in the draft Wayne Master Plan, seconded by Commissioner Mulroney.

amend Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

There was continued discussion among Commissioners on the amended resolution including, very successful in other communities, would draw people in, preference to do it in one phase in the spring, gives time to receive communication suggestions, short walk from South Wayne lot, signage key for parking, work with WBA with times for parking relief, campaigns, park is key in Wayne Master Plan, one advantage of doing it in fall would be to do traffic flow study, positive emails from residents, terrific for event planning, use by other organizations, greener space with no parking better idea, do not put it off, people will get used to it -begin with hybrid, love concept of town center feel, economic impact, preemptive study, traffic issue, give more information to the community, area has proven a great idea with previous events. Discussion on doing it in one phase in the spring continued, Mr. White noted if directed the Township would engage Leslie Bogdnoff for a proposal on exactly what the traffic study would look like - how they would measure traffic as it exists today and how they forecast what the impact would be should the space be closed, and the cost. Safer for pedestrian traffic.

Public Comment

Chris Todd - Christopher's - Spoke on parking numbers, Vision of Wayne hasn't been published yet, more information in the plan, wait until Spring.

Jean - Gingy's - Use the hybrid space in winter during inclement weather, longer parking, give time to prepare customers

Sandy Kheradi - Spoke on parking, traffic flow for nursery school, and stormwater issue at Wayne Presbyterian.

Dina Honesty - E. Beechtree Lane - Support the small businesses in Wayne, spoke on handicap parking and need to level sidewalks.

Pearl Somboonsong - Mama-San - Loves the idea of a park, consider barriers and safety guards for small children. Timing is off.

Commissioner Larkin made a motion to amend Resolution 2026-106- Authorizing the Township to proceed with the improvements to the North Wayne Parklet at an estimated cost of \$155,000, to be paid from the Park & Open Space Bonds, Series 2016, while continuing the evaluation of the proposed use of the space between a full-time park versus a hybrid of park use and continued public parking, amending the installation plan to combine the two phases into one, and delay the installation until the Spring, 2027, as soon as weather reaches temperatures to allow for the repaving, seconded by Commissioner Mulroney

Public Comment

Karen Lesley - Be Devoted - Hoping for a summer start, most people are away. Commissioner Larkin noted planting cannot be done in the summer.

Ken Kearns - Wayne Music Festival - Keep in mind date for 2027 Wayne Music Festival, requests lights in park be 17 ft high.

Steve Norcini, Township Engineer, noted the 2027 Wheels of Wayne date will need to be kept in mind, he will work to get the bid out to make the spring start.

amend Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

President Riley then called for Public Comment on the amended resolution.

Public Comment

Caroline Swisher - 114 N. Wayne Avenue - Appreciates park, would like a lighted crosswalk and maintain area in winter.

Molly Todd - Christopher's - Asked who will be cleaning the park.

Andy Dickerson - Teresa's Cafe - Likes idea of park, may reduce mercantile tax.

Bill White, Township Manager, noted the bid will determine pricing and will go back to the Board for a vote.

President Riley called the vote to approve the amended Resolution 2026-106- Authorizing the Township to proceed with the improvements to the North Wayne Parklet at an estimated cost of \$155,000, to be paid from the Park & Open Space Bonds, Series 2016, while continuing the evaluation of the proposed use of the space between a full-time park versus a hybrid of park use and continued public parking, directing Township Staff to immediately begin the Parking and Wayfinding branding and improvements identified in the draft Wayne Master Plan, and amending the installation plan to combine the two phases into one, and delay the installation until the Spring, 2027, as soon as weather reaches temperatures to allow for the repaving.

approve Vote carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

3.G Resolution 2026-107 - Approving a Seasonal Banner Program

Cover Page

2026-107--_Radnor_Township_Seasonal_Banner_Program_--_Resolution_--
_September_14_2026.pdf

Commissioner Agnew introduced the seasonal banner program with the idea of beautifying Radnor Township by incorporating a seasonal calendar for banners. Commissioner Agnew asked Molly Gallagher, Public Information Officer, to speak on the program. Ms. Gallagher then spoke on the program to change the banners out seasonally, Ms. Gallagher also noted with the rotation of the banners, which include Hometown Hero banners, there will be a webpage with the Hometown Heroes to include a picture of their banner along with their bio. The annual rotation of banners will also prevent faded and/or ripped banners.

Public Comment

None

Vice President Myers made a motion to approve Resolution 2026-107 - Approving a Seasonal Banner Program , seconded by Commissioner Mulroney.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates

NOES: None

4) Reports of Board Liaisons

Vice President Myers noted the next Board of Health Meeting is September 21, 2026.

5) *New Business*

None

6) *Old Business*

None

7) *Public Participation*

None

8) *Adjournment*

There being no further business, the meeting adjourned on a motion duly made and seconded.

Respectfully submitted,

Peggy Hagan

Radnor Township PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Chief Monthly Report - August 2026

LEGISLATIVE HISTORY: None

PURPOSE AND EXPLANATION: To provide a Chief's monthly report to the Board of Commissioners.

IMPLEMENTATION SCHEDULE: For approval at the September 28, 2026 Board of Commissioners Meeting.

FISCAL IMPACT: None

RECOMMENDED ACTION: For approval at the September 28, 2026 Board of Commissioners Meeting.

ATTACHMENTS:

[CHIEF MONTHLY REPORT SEPTEMBER 2026.pdf](#)

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report



September 2026

**Christopher B. Flanagan
Police Superintendent**

RADNOR TOWNSHIP POLICE DEPARTMENT

301 IVEN AVENUE WAYNE PA 19087

INCIDENT SEARCH REPORT

TOTAL INCIDENTS : 1315



Parameters	Incident Report Type (Incidents)		Sortings	Incident Report Type (Incidents)	
Groupings					
Summary				Total (1315)	
911 Hang Up	7	Domestic (no Arrest)	15	Open Doors / Windows, Suspicious Circumstance	1
Added Patrol	51	Domestic (no Arrest), Mental Health (all Others)	1	Ordinance Violation Citation Issued	2
Added Patrol Business	142	Domestic (no Arrest), Police Information	1	Ordinance Violation Citation Issued, Pedestrian Stop	2
Added Patrol Request, Motor Vehicle Violations	1	Domestic (no Arrest), Public Drunk	1	Ordinance Violation No Citation	8
Added Patrol School	48	Driving Under The Influence, Assist Sick/Injured/ems	1	Parking Complaints	13
Alarm (all Types)	132	Extra Duty Detail - K-9	1	Pfa Service / Violation	2
Alarm (all Types), Open Doors / Windows	1	Extra Duty Detail - Other / Misc	5	Pfa Service / Violation, Domestic (no Arrest)	1
Animal Complaints	34	Fire (all Types)	14	Police Information	58
Animals - Bites	1	Fire (all Types), Ordinance Violation Citation Issued	1	Police Information, Notification - Township	1
Animals - Deer	2	Found Property	9	Police Information, Suspicious Circumstance	1
Assist Agency Non Law Enforcement	2	Fraud (all Types)	6	Public Drunk	1
Assist Agency Non Law Enforcement, Police Information, Assist Sick/Injured/ems	1	Harassment All Other	1	Public Drunk, Disorderly Conduct	1
Assist Another Pd	16	Hazardous Condition	27	Referred To Villanova Pd	6
Assist Another Pd, K9 Assist	2	Juvenile Problems (no Arrest)	2	Selective Enforcement	47
Assist Another Pd, Mental Health (emer 302)	1	K9 Assist	2	Selective Enforcement, Traffic Stop	1
Health (emer 302)	1	Lost Property	3	Suspicious Circumstance	17



INCIDENT SEARCH REPORT - AUGUST

INCIDENT SEARCH REPORT

Assist Another Pd, Police Information					
Assist Ems Narcan	1	Mental Health (all Others)	3	Suspicious Person	11
Assist Public	18	Mental Health (all Others), Assist Sick/Injured/ems	1	Suspicious Person, Loitering / Prowling, Trespassing	1
Assist Public, Domestic (no Arrest)	1	Mental Health (emer 302)	1	Suspicious Vehicle	10
Assist Sick/Injured/ems	130	Missing Juvenile	1	Terroristic Threats, Disorderly Conduct, Harassment All Other	1
Assist Sick/Injured/ems, Death Doa	1	Missing Person	1	Theft All Other	3
Assist Sick/Injured/ems, Hazardous Condition, Mv Accident (non Reportable)	1	Motor Vehicle Violations	13	Theft All Other, Criminal Mischief To Auto, Harassment All Other	1
Assist Sick/Injured/ems, Referred To Villanova Pd	3	Motor Vehicle Violations, Police Information	1	Theft From Auto	3
Assist Vupd	2	Motor Vehicle Violations, Traffic Stop	3	Theft Retail	1
Burglary Attempt, Alarm (all Types), Trespassing	1	Mv Accident (bridge strike), Mv Accident (non Reportable)	1	Traffic Stop	123
Check Welfare	9	Mv Accident (non Reportable)	50	Traffic Stop, Motor Vehicle Violations	2
Childline Incident	2	Mv Accident (non Reportable), Assist Sick/Injured/ems	1	Traffic Stop, Suspicious Vehicle	1
Childline Incident, Assist Another Pd	1	Mv Accident (reportable)	10	Trespassing, Suspicious Person, Disorderly Conduct	1
Civil Dispute	8	Narcotics Possession/use/sales, Ordinance Violation Citation Issued, Alarm (all Types)	1	Vehicles - Abandoned	2
Civil Dispute, Domestic (no Arrest)	1	Neighbor Dispute	6	Vehicles - Disabled	11
Consume / Possess Alcohol Under 21, Assist Sick/Injured/ems	1	Notification - Electrician	5	Vehicles - Disabled, Assist Public	1
Death Doa	1	Notification - Township	9	Vehicles - Ktiv	4

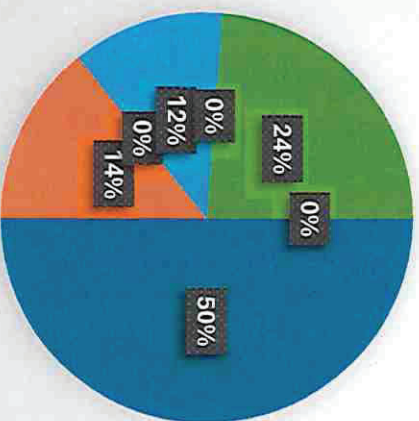
Delcom Info Only	137	Notification - Township, Hazardous Condition	2	Vehicles - Towed Private/repo	1
Disturbance No Citation	11	Open Doors / Windows	4	Warrant Arrest	2

AUGUST



<u>Description</u>	<u>Primary Count</u>
<u>Parking Tickets</u>	
Month of August 2026	744
January - August	4,924
<u>Residential and Commercial False Alarm Violations</u>	
Month of August 2026	79
January - August	582
<u>Moving Violations</u>	
Month of August 2026	50
January - August	495
<u>K9 Call Outs - August</u>	
	4
<u>Drug Task Force Investigations - August</u>	
	1
<u>Youth Aid Panel - August</u>	
	13
<u>Community Service Unit - August</u>	
	21
<u>Radnor Police Training – August</u>	
<u>Greaves – Use of Force Review: Practical Application for Supervisors and Command Staff</u>	
<u>Kester – National White Collar Crime Center – IA100 Introduction to Intelligence Analysis, CT158</u>	
<u>Connected Vehicle Investigations and Tracking</u>	

August 2026 Community Support Unit (CSU) Referrals - 21



Total	- 21
Mental Health	- 6
Substance Use	- 0
Domestic Violence	- 5
Sexual Violence	- 0
Dual Concerns	- 10
Other	- 0

Community Events:

- Continued Attendance at Waynes Cares every 2nd Wednesday of the month
- Coffee with the Chaplains & Social Worker every 4th Wednesday of the month at the Wayne Senior Center

Completed & Upcoming Trainings:

- Currently creating Critical Incident Training program internally with Radnor Police Department
- Piloting Domestic Violence Review Team program internally to better assess domestic related calls to service
- First Responder Wellness Conference – September 14 & 15 in Wilmington, DE
- CIT (Critical Incident Training) Train the Trainer Certification – September 15-18 at Lenape Valley Foundation

CRIME ALERTS
AUGUST 2026

Stolen License Plate - 300 block of Williams Rd.

Overnight between 8/19 and 8/20/2026, the resident of the 300 block of Williams Rd. had a newly issued license plate stolen out of their vehicle.

RADNOR TOWNSHIP POLICE DEPARTMENT
THANK YOU LETTERS

Message submitted from the <Radnor, PA> website.

Site Visitor Name: Nick Manganaro

Site Visitor Email:

Superintendent Flanagan,

I appreciate the time you and officers Pinto and Gluck spent with me yesterday.

I appreciate your frankness, and the level of detail you provided in your statements.

While the department might seem well-funded from the outside, the department has responsibilities that go beyond the visible activities many expect to be its limits.

Your department's interactions with other departments create an interesting web of responsibilities and restraints on your activities. You seem to be navigating that successfully.

I consider my time well spent. I hope you do as well.

I also appreciate the introduction to Jim Small. He and I had an interesting conversation that covered a lot of ground.

Regards,

Nick

Hello, Flanagan I wanted to let you know that I have recently been eligible for my written exam to become a Pennsylvania State Police. I will be working and studying hard to pass the exam and make sure I can pursue my dream of being a State Trooper. I have to express my deepest gratitude and support that you gave me by sharing your story and also giving me the opportunity to gain exposure within the work field on law enforcement, by doing ride-alongs with fellow officers of your county. I can't thank you enough for you believing in me and supporting and helping me enter this career path. Thank you again Mr. Flanagan for your support and guidance throughout this process.

Sincerely, Edwin Carpio

Dear police officer...

Thank you for keeping our
school and community safe and
bring the police around campus -
not track. Sincerely, Ella Chandler



Dear Police Officer...

Thank you for letting

us see the police car and

the command unit truck.

Especially the dog, it

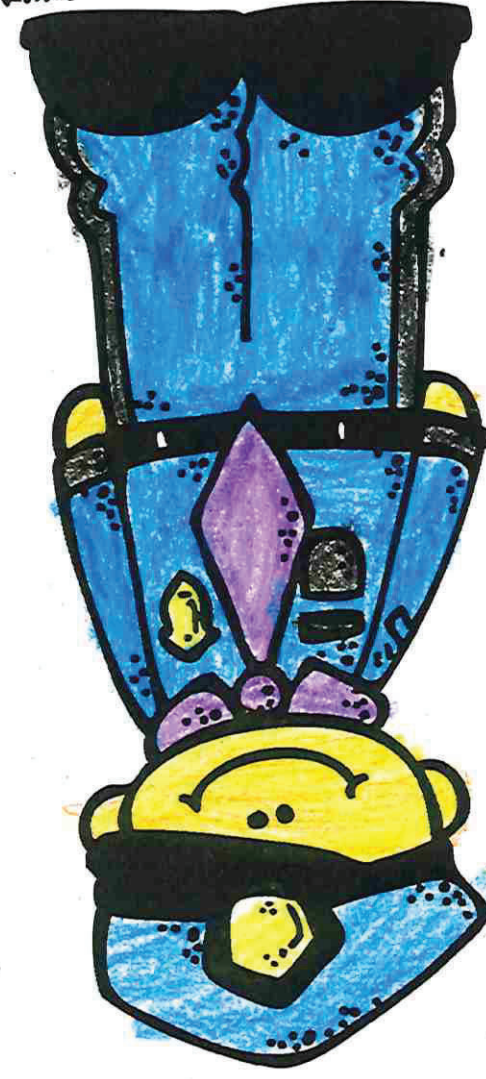
was fun and thank you

at the Police Badge.

That's some of my favorite

things that I did

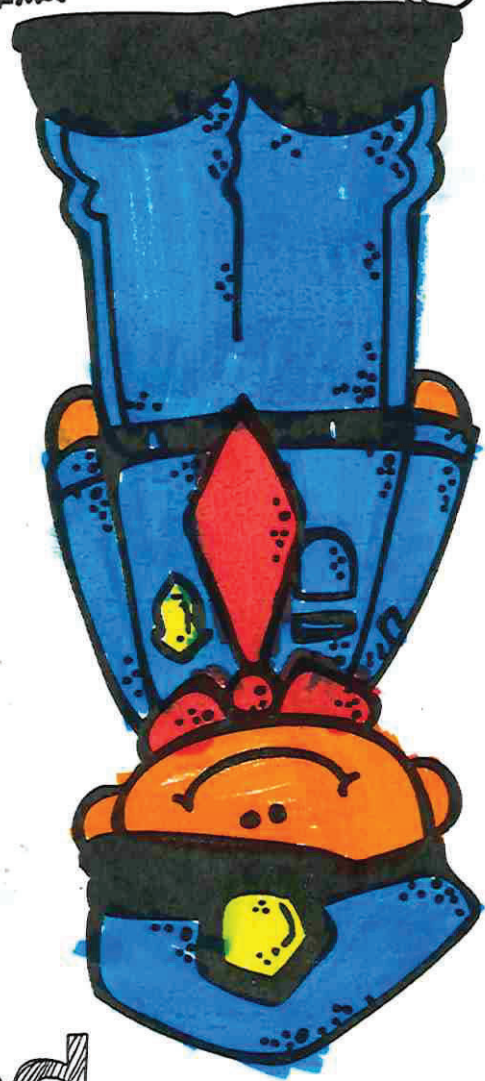
Sincerely, Lisa



Thank you for your service,
police officer!

Ryan

Thank you for
keeping us safe.
Thank you showing
us the dog. I thank you
for letting us go in the
police truck. Thank
you for the stickers.



Thank you for your service,
police officer!

Dear Police Officers

Thank You for coming to visit

Yesterday. I love K9 dog.

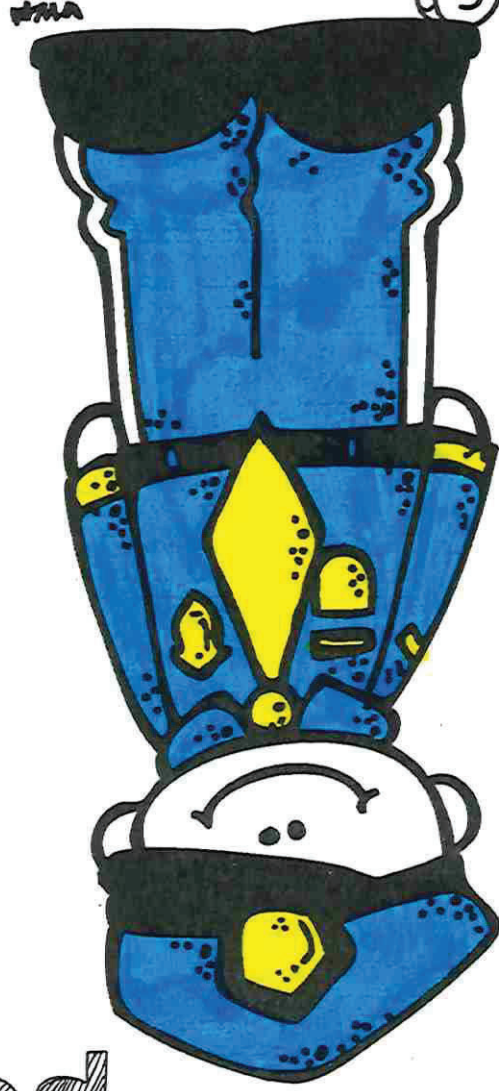
I love Police car. There are

Cool. I like helmet too.

Thank you for keeping us

Safe!

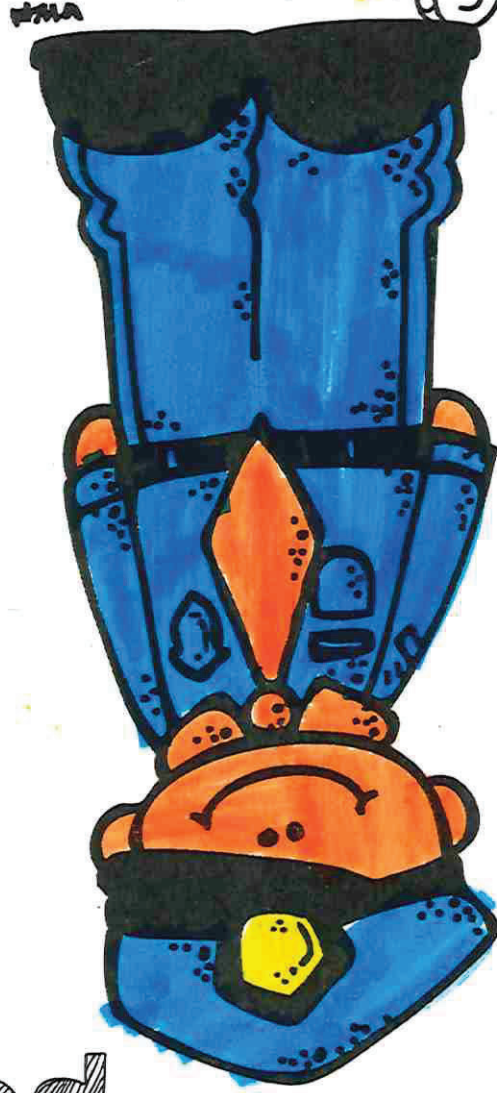
Angie



Thank you for your service,
police officer!

Dear Police Officer
Thank you for
coming to see
the K9 unit
Thank you for
your service

and thank you
for keeping us
safe. From
Nickolas



Wayne Elementary School

Students thanking Radnor Police for all the work they do



RADNOR TOWNSHIP POLICE DEPARTMENT
COMMUNITY EVENTS

8th Annual Unity in our Community Block Party
August 22, 2026







Radnor Township
PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Staff Traffic Committee Meeting Minutes - August 19, 2026

LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION:

ATTACHMENTS:

[Staff Traffic Committee Meeting Minutes August 19, 2026.pdf](#)

STAFF TRAFFIC COMMITTEE
AGENDA
Wednesday, August 19, 2026 – 10:00 AM

Roll Call Room

RADNOR TOWNSHIP POLICE DEPARTMENT

To: Radnor Township Commissioners; William M. White, Township Manager; Robert Tate, Director of Finance; Stephen F. Norcini, Township Engineer; Ricky Foster, Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Bill Cassidy, Field Leader; Lt. Christopher Four; Lt. Joseph Pinto; Sgt. Anthony Radico, Sgt. Dan Lunger; Officer Pat Lacey, Officer Ken Piree, Officer Dylan Glenn, Highway Patrol Unit; Michael Maratea, Supervisor of Parking, Vera DiMaio, Executive Assistant

From: Christopher B. Flanagan, Superintendent

1. New Business

1.a. John Ogilby requests parking restrictions on West Beechtree Avenue.

Mr. Ogilby was not present at this meeting. Staff Traffic Committee stated the Petition was not returned within the 30-day timeframe, and he did not pick up another Petition. This request is closed.

1.b. Joe Kossey has safety concerns in reference to sewer grates in the westbound lanes of Lancaster Avenue near the Villanova shopping Center (Starbucks/First Watch location).

Mr. Kossey was not present at this meeting. Township Engineer, Steve Norcini, stated he will contact PennDOT as this is a maintenance request.

1.c. Greg Stagliano requests adding a right turn on red signal from Lancaster Avenue eastbound onto Radnor Chester Road.

Mr. Stagliano was not present at this meeting. Staff Traffic Committee stated this is not a Township road and was referred to PennDOT.

1.d. Jason Derstine requests a discussion of possible flashing lights at the stop signs at Oak Grove Lane and Upper Gulf Road.

Mr. Derstine was not present at this meeting. Staff Traffic Committee stated flashing lights are placed on stop signs and used only temporarily and installed for 30 days so that residents are made aware of a change coming until it is made permanent.

1.e. David VanDyke requests to hold the 15th Annual Hill Top Prep “Thrill On The Hill” 5K Challenge and Community Walk on Saturday, October 3, 2026.

Mr. VanDyke was present at this meeting. Staff Traffic Committee approves the 15th Annual Hill Top Prep “Thrill On the Hill” 5K Challenge and Community Walk on Saturday, October 3, 2026. The run will take place from 9am-10:30 am. A police officer will be on site from 8:30am-10:30 am.

2. Old Business

See attached spreadsheet for pending issues and updates

Kathleen Omar requests the following: 1. Installing a pedestrian crosswalk at Donna Lane and South Devon Avenue.

Ms. Omar was not present at this meeting. This would be the second meeting that this item was to be discussed. The Petition was not completed or returned. This matter will be closed.

Items discussed that were not on the agenda but came in as walk ins.

1. Danping Lin has traffic and pedestrian safety concerns at her property at 186 Meredith Avenue.

An interpreter spoke regarding Mrs. Lin’s concerns about her property. Township Engineer, Steve Norcini, stated a driveway could not be put in at her address. Staff Traffic Committee stated that our public works department could paint white lines in front of Ms. Lin’s home to prevent vehicles from being parked in that area and to provide her with better access to the entrance of her home. Currently, vehicles are parked there and, in some cases, too close to the stop sign. The white lines would help reinforce the requirement that vehicles not park within 25 feet of the stop sign. Her interpreter, who attended the meeting, explained this resolution to her, and she appeared to be satisfied with the proposed solution. However, later that day, Engineering received an email from Ms. Lin, which was subsequently forwarded to us stating that she was unhappy with the resolution and requested further input on how to rectify this matter.

2. Roberta Winters attended this meeting. She requested the Township conduct traffic wide traffic studies. Township Engineer, Steve Norcini, stated he does not believe a township wide traffic study is warranted. There may be reason for some intersections to have studies performed but not the entire Township. It was also stated a Township wide traffic study is extremely costly. A traffic study is usually done when there is a specific issue they need to address with a potential goal. He also stated that even if a Township wide traffic study is performed, it only gives us data not resolutions to any problems. Ms. Winters stated her areas of concern are E/W Lancaster Avenue, Conestoga Road, and County Line Road specifically and crossroads. Steve Norcini requested Ms. Winters to allow us some time for the traffic adaptive system, which is now in place, and see how it performs with traffic as it seems to be progressing in a positive manner.

Ms. Winters also stated she would like the Township to charge fees for cars on Villanova University campus. Staff Traffic Committee stated we did not have the authority to do this.

3. 402 North Wayne Avenue

Parking Supervisor, Michael Maratea, spoke regarding this matter. The resident has a temporary handicap placard in her possession and will be getting a permanent handicap placard. Township Solicitor, John Rice will draft a new Ordinance.

Radnor Township PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Resolution 2026-109 - Approving the renewal of the CODY Records Management System subscription for use by the Radnor Township Police Department for the term starting 12/1/2026 through 11/30/2027 at a cost of \$26,012, as included in the 2026 departmental capital budget.

LEGISLATIVE HISTORY: The Board of Commissioners adopted Resolution 2019-95 approving the Purchase of CODY Records Management System for use by the Radnor Township Police Department.

PURPOSE AND EXPLANATION: The Cody Pathfinder Records Management System contains all incident related law enforcement information in a database format for entry and retrieval by authorized police department personnel. It collects and stores all incident related data, vehicle data, all information on persons who have had contact with the Police Department, and all property which is either evidence related or stolen property recovered. This program is used to track arrests, citations, and all other offense related data. The Cody Records Management System also compiles the Uniform Crime Reporting data which must be submitted monthly to the FBI via the Pennsylvania State Police. The Radnor Township Police Department seeks to renew the CODY Records Management System subscription license for the term starting 12/1/2026 and ending 11/30/2027. The cost for the renewal of the CODY Records Management System term subscription license is \$26,012.00.

IMPLEMENTATION SCHEDULE: Given our existing subscription, there will be no implementation necessary.

FISCAL IMPACT: Renewal of the CODY Records Management System is \$26,012 and was included in the 2026 departmental capital budget.

RECOMMENDED ACTION: Given the critical nature of the record management system, coupled by the strong performance of the CODY system since our purchase in 2019, we respectfully request that Resolution 2026-109 be approved.

ATTACHMENTS:

[Resolution \(CODY\) 2026 \(revised\) pdf.pdf](#)

Cody - Radnor Twp Police Dept-invoice-13364.pdf

RESOLUTION 2026-109

RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA APPROVING THE RENEWAL OF THE CODY RECORDS MANAGEMENT SYSTEM SUBSCRIPTION FOR USE BY THE RADNOR TOWNSHIP POLICE DEPARTMENT

WHEREAS, the Board of Commissioners adopted Resolution 2019-95 approving the Purchase of CODY Records Management System for use by the Radnor Township Police Department; and

WHEREAS, the Radnor Township Police Department seeks to renew the CODY Records Management System subscription license for the term starting 12/1/2026 and ending 11/30/2027; and

WHEREAS, the cost for the renewal of the CODY Records Management System term subscription license is \$26,012.00; and

WHEREAS, the renewal of the CODY Records Management System will be purchased under the 2026 Police Capital Budget for \$26,012.00.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby approves the renewal of the CODY Records Management System term subscription license for use by the Radnor Township Police Department in the amount of \$26,012.00.

SO RESOLVED, this 28th day of September, 2026.

RADNOR TOWNSHIP

By: _____

Name: Jim Riley

Title: President

ATTEST: _____

William M. White

Township Manager/Secretary



Invoice #13364

From

Cody Computer Services, Inc
1005 E. High Street
Pottstown, PA 19464

Bill To

Radnor Twp Police Dept
Steve Giancristoforo
301 Iven Ave
Radnor, PA 19087

Invoice Summary

Invoice Number	13364
Date	09/01/2026
Due Date	12/01/2026
Amount Due (USD)	\$ 26,012.00

Item / Description

Quantity	Rate	List Price	Amount
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CODY Term Subscription License

1	26,012.00	26,012.00	26,012.00
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This is your subscription fee for CODY Term Subscription License for the term starting 12/01/2025 and ending 11/30/2028. This invoice billing period is from 12/01/2026 through 11/30/2027.

Amount Due (USD)	\$ 26,012.00
------------------	--------------

ACH Information:

- Bank Name: Tompkins Community Bank
- Bank Address: 258 E High St, Pottstown PA 19464
- Account Number: 5200125655
- Routing Number: 031312194
- Account Type: Checking
- EIN: 23-3065617

Remittance Advice Email: accounting@codysystems.com

Radnor Township PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Resolution 2026-110 - Approving the renewal agreement with PowerDMS for licensing that includes subscription fees, training, and ongoing support for a term beginning 11/2/2026 through 11/1/2027, at a cost of \$11,332.33, as budgeted in the 2026 departmental capital budget.

LEGISLATIVE HISTORY: The Board of Commissioners adopted Resolution 2015-109 in October 2015 authorizing the Township Manager to enter into an agreement with PowerDMS to provide PowerDMS licensing, training, and support for the Radnor Township Police Department.

PURPOSE AND EXPLANATION: PowerDMS is a secure digital platform used by the Radnor Police Department to manage policies, procedures, training, and related documentation. The system helps ensure officers have access to current department policies, provides an efficient way to track required training and certifications, and maintains accurate records for accountability and compliance.

IMPLEMENTATION SCHEDULE: Given our existing use of the PowerDMS, there is no implementation necessary.

FISCAL IMPACT: The renewal of PowerDMS will be purchased under the 2026 Police Capital Budget for \$11,332.33.

RECOMMENDED ACTION: Resolution 2026-110 to be approved for renewal at the September 28, 2026 Board of Commissioners Meeting.

ATTACHMENTS:

[Resolution \(PowerDMS\) 2026 revised pdf.pdf](#)

[Invoice for Radnor Township Police Department \(PA\) - INV-167676 - 2026-09-04.pdf](#)

RESOLUTION 2026-110

RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA AUTHORIZING THE TOWNSHIP MANAGER TO RENEW THE AGREEMENT WITH POWER DMS TO PROVIDE POWER DMS LICENSING INCLUDING SUBSCRIPTION FEES, TRAINING AND ONGOING SUPPORT.

WHEREAS, the Board of Commissioners adopted Resolution 2015-109 in October 2015 authorizing the Township Manager to enter into an agreement with PowerDMS to provide PowerDMS licensing, training, and support for the Radnor Township Police Department; and

WHEREAS, the PowerDMS service requires annual renewal for the services at the following prices:

Invoice Details:

Product	Start Date	End Date	Quantity	Total Price (\$USD)
Legacy Training Included	11-02-2026	11-01-2027	59	\$0.00
PCPA Manual	11-02-2026	11-01-2027	1	\$0.00
PlanIt Mobile to Mobile	11-02-2026	11-01-2027	1650	\$280.50
PowerPolicy Professional Subscription	11-02-2026	11-01-2027	59	\$7,645.61
PowerSTANDARDS for PCPA Member <50 employees	11-02-2026	11-01-2027	1	\$550.00
PowerTime Subscription	11-02-2026	11-01-2027	48	\$2,856.22
TRG Licenses	11-02-2026	11-01-2027	5	\$0.00

WHEREAS, the renewal of PowerDMS will be purchased under the 2026 Police Capital Budget for \$11,332.33.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to renew the agreement with PowerDMS to provide continuing PowerDMS licensing, training, and support in the amount of \$11,332.33.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 28th day of September, 2026.

RADNOR TOWNSHIP

By:

Name: Jim Riley
Title: President

ATTEST: _____

William M. White
Township Manager/Secretary

INVOICE

Vendor Information / Contact:

2120 Park Pl, Suite 100
El Segundo, CA 90245

Email: receivables@powerdms.com

Phone: 1-800-749-5104

EIN: 59-3668885

Need a W-9? Click here: [W-9 PDF](#)

Invoice Summary:

Invoice No.: INV-167676

Invoice Date: 09-03-2026

Due Date: 11-02-2026

Payment Terms: Net 60

Purchase Order No.:

Customer No.: A-38344

Customer Billing Information

Mark Stiansen
Radnor Township Police Department (PA)

301 Iven Ave
Wayne, PA 19087
United States

Customer Shipping Information

Radnor Township Police Department (PA)

301 Iven Ave
Wayne, PA 19087
United States

Invoice Details:

Product	Start Date	End Date	Quantity	Total Price (\$USD)
Legacy Training Included	11-02-2026	11-01-2027	59	\$0.00
PCPA Manual	11-02-2026	11-01-2027	1	\$0.00
PlanIt Mobile to Mobile	11-02-2026	11-01-2027	1650	\$280.50
PowerPolicy Professional Subscription	11-02-2026	11-01-2027	59	\$7,645.61
PowerSTANDARDS for PCPA Member <50 employees	11-02-2026	11-01-2027	1	\$550.00
PowerTime Subscription	11-02-2026	11-01-2027	48	\$2,856.22
TRG Licenses	11-02-2026	11-01-2027	5	\$0.00

SUBTOTAL (\$USD)	\$11,332.33
Sales Tax	\$0.00
TOTAL	\$11,332.33
Payments	\$0.00
Credits	\$0.00
Balance Due (\$USD)	\$11,332.33

Payment Instructions:

<u>Remit checks to:</u> PowerDMS, Inc. PO Box 749609 Atlanta, GA 30374	<u>Remit electronic payments to:</u> PNC Bank East Brunswick, NJ 08816 Routing #: 031207607 Account #: 8026392336	<u>Credit card payments:</u> Credit Card Payment Portal Link
--	--	--

By making the payment specified in this invoice, customer agrees that the terms and conditions of the agreement previously executed by the parties shall apply to this purchase, or if there is no prior agreement, the terms and conditions of the NEOGOV Services Agreement set forth in the quote previously provided to Customer shall apply. Any other terms and conditions provided by customer to NEOGOV in a purchase order or otherwise shall be deemed void.

Radnor Township

PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC: William White, Township Manager

FROM: Peggy Hagan, Executive Assistant to the Township Manager

LEGISLATION: Appointments to the Board of Health

- Steve Comess - Partial Term ending December 31 2028
- Diana Pope - Partial Term ending December 31, 2027
- Brady Tierney - Partial Term ending December 31, 2029

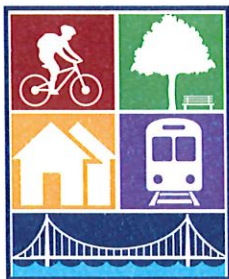
LEGISLATIVE HISTORY: Radnor Township appoints nine (9) members to the Board of Health to advise the Board of Commissioners on matters of public health policy and administration necessary to protect the health of the citizens of the Township, advise the Board regarding federal and state laws and regulations on public health, and recommend to the Board such new ordinances, rules and regulations or changes to existing ordinances and regulations necessary to protect the health of the citizens of the Township.

PURPOSE AND EXPLANATION: There are currently three (3) openings on the Board of Health. Mr. Comess, Ms. Pope, and Mr. Tierney were interviewed by the Board of Commissioners. The current members of the Board of Health are Robert Diecidue, Chloe Fong, Barbara Fulton, Aaron Ocker, and Leah Ocker, along with three open seats.

IMPLEMENTATION SCHEDULE: If appointed Mr. Comess, Ms. Pope, and Mr. Tierney will fill the three open seats to complete the unexpired terms for each open seat. Mr. Comess, Ms. Pope, and Mr. Tierney will be eligible to remain on the Board for 2 additional full terms.

FISCAL IMPACT: None

RECOMMENDED ACTION: Appoint to the Board of Health, Steve Comess - Partial Term ending December 31 2028, Diana Pope - Partial Term ending December 31, 2027, Brady Tierney - Partial Term ending December 31, 2029



DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202
Media, PA 19063-3740
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

April 15, 2025

Mr. William White
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Title: Connelly Center Expansion
Applicant(s): Villanova University
File Number: 34-1522-77-00-01-02-06-13-15-20-23-25
Meeting Date: 04/17/2025
Municipality: Radnor Township
Location: Centrally located within the campus
Received: 03/17/2025

Dear Mr. White,

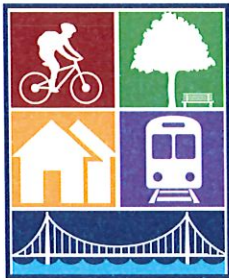
This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Michael Leventry at (610) 891-5215.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Michael A. Leventry
Manager, Environmental

cc: Villanova University
Pennoni Associates, Inc.



DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202

Media, PA 19063-3740

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

Date: April 18, 2025

File No.: 34-1522-77-00-01-02-06-13-15-20-23-25

PLAN TITLE: Connelly Center Expansion

DATE OF PLAN: February 28, 2025

OWNER OR AGENT: Villanova University

LOCATION: Centrally located within the campus

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Final Land Development

ZONING DISTRICT: PI Planned Institutional

SUBDIVISION ORDINANCE: Local

PROPOSAL: Further develop a 225-acre campus with a building addition

UTILITIES: Public Water & Sewer

RECOMMENDATIONS: Approval, contingent upon addressing code requirements

STAFF REVIEW BY: Kelsey Stanton Murphy

REMARKS:

CURRENT PROPOSAL

The plan proposes to develop two building additions totaling 11,200 sq ft to the existing Connelly Center building.

SITE CHARACTERISTICS

The site is located on an existing college campus and is adjacent to university buildings.

Date: April 18, 2025
 File No.: 34-1522-77-00-01-02-06-13-15-20-23-25

REMARKS (continued):

APPLICABLE ZONING

The proposal is located within the PI district and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

Zoning - Existing Nonconformities: The following aspect of the site currently does not comply with zoning requirements: building length. The above listed existing nonconformity is not exacerbated by the current proposal.

SALDO - Proposed Unaddressed Nonconformities:

- Plan Information: The plan does not appear to comply with the regulations as established within the SALDO. Where Section 255-20.B(1)(n) requires plans to show significant man-made features within 500 feet of the site, the plan utilizes an aerial photograph exhibit to show existing features surrounding the site.
- Transportation Impact Study: The proposal does not appear to comply with the regulations as established within the SALDO. Where Section 255-20.B(5)(c)[1][e] requires all institutional developments to include a transportation impact study, the proposal does not include the required study.

Staff notes that according to the project plan, SALDO code relief is being sought for the above noted factors.

Date: April 18, 2025
File No.: 34-1522-77-00-01-02-06-13-15-20-23-25

REMARKS (continued):

COMPLIANCE

The proposal appears to comply with the zoning code, however, the proposal must address or obtain code relief for the above listed SALDO nonconformities

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

STORMWATER MANAGEMENT

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



VILLANOVA
UNIVERSITY

FACILITIES MANAGEMENT

April 11, 2025

Dear Patricia Sherwin,

RE: Application 214095
800 Lancaster Avenue, Villanova University
Connelly Center Expansion

As a follow-up to the April 7, 2025 Planning Commission Meeting, and in accordance with Mr. Norcini's email request dated April 10, 2025, attached are the following documents:

- Pedestrian Trip Generation Investigation – F. Tavani and Associates, Inc., April 11, 2025
- Detour Plan – Pennoni Associates Inc, April 4, 2025
- Pennoni Associates April 11, 2025 response to 3/26/2025 Gannett Fleming review letter
- Pennoni Associates April 11, 2025 response to 3/28/2025 Gilmore & Associates review letter
- "Preliminary Land Development Set", Pennoni Associates Inc., April 11, 2025

Sincerely,

Joseph Ungaro
Facilities Management Office
Villanova University
610-519-8646

Date: April 21, 2025

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: Villanova University – Connelly Center
Preliminary/Final Land Development Plan

Date Accepted: 03/03/2025

90 Day Review: 06/01/2025

Gannett Fleming, Inc. has completed a review of the preliminary/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 has submitted a preliminary/final land development plan for the expansion of the Connelly Center. This project is located within the PI zoning district of the Township.

The applicant has indicated in the subdivision/land development application the following waivers are being requested:

- §255-20.A(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 must be provided on the plans.
- §255-20.B(5)(c)(1)(e) – To not provided a transportation impact study

Preliminary/Final Land Development – Villanova University Connelly Center

Plans Prepared by: Pennoni Associates, Inc.

Dated: February 28, 2025, Last Revised April 11, 2025

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval, or a Planning Exemption is received from the PA DEP. Additional information must be provided regarding the uses proposed.

Subdivision and Land Development

1. §255-20.A(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 plan. The applicant has requested a waiver from this requirement.

General

1. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.

The applicant appeared before the Planning Commission on April 7, 2025. The Planning Commission made a motion to recommend Preliminary Approval only. The applicant has agreed and withdrew their waiver request.

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

Very truly yours,

GANNETT FLEMING, INC.



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



- ☐ 3850 Sierra Circle, Suite 100 | **Center Valley**, PA 18034 | P: 610.366.8064 | F: 610.366.0433
- ☐ 12 Terry Drive, Suite 205 | **Newtown**, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- ☒ 65 E. Butler Avenue, Suite 100 | **New Britain**, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- ☐ 401 Plymouth Road, Suite 150 | **Plymouth Meeting**, PA 19462 | P: 610.489.4949 | F: 610.489.8447
- ☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | **Philadelphia**, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: April 22, 2025

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: Roger Phillips, P.E.
Leslie Bogdnoff, P.E.

Reference: Villanova University - Connelly Center
Preliminary/Final Land Development Plans
Radnor Township, Delaware County
Transportation Review #2
G&A #25-00327

Our Transportation Department has completed a review of the Preliminary/Final Land Development Plans prepared for Villanova University's Connelly Center. The Applicant proposes to expand the existing building while maintaining the existing uses (lounges, meeting/multi-purpose rooms, dining areas).

A. PROJECT DESCRIPTION

The project includes the expansion of the existing Connelly Center to include an additional 14,608 sf of space within two 2-story additions for similar uses as the existing building. We note that construction is anticipated in conjunction with Maggitti Hall improvements.

B. DOCUMENTS REVIEWED

1. Cover letter prepared by Villanova University, dated April 11, 2025.
2. Comment response letter prepared by Pennoni Associates Inc., dated April 11, 2025.
3. Preliminary Land Development Set prepared by Pennoni Associates Inc., dated February 28, 2025 and last revised April 11, 2025, consisting of 19 sheets.
4. Accessibility exhibit prepared by Pennoni Associates, Inc., dated April 4, 2025, consisting of 1 sheet.

C. REQUESTED WAIVERS

1. §255-20.B(1)(n) – To not show the required information within 500 feet of the site. Features within 500 feet are shown via an aerial exhibit.
2. §255-20.B(5)(c)(1)(e) – To not provide a transportation impact study.

D. SALDO COMMENTS

1. §255-20.B(1)(n) & §255-21.B(1)(n) – Show existing features within 500 feet of and within the site. **The Applicant is requesting a waiver of this requirement.**
2. §255-20.B(5) – A transportation impact study is required for all institutional developments. **The Applicant is requesting a waiver of this requirement and indicates that a trip**

generation memo was provided with the submission. We note the trip generation memo was not included in with the submission and should be submitted for review.

DAD/kmn

VILLANOVA UNIVERSITY | CONNELLY CENTER

PRELIMINARY
LAND DEVELOPMENT SET
DELAWARE COUNTY, PENNSYLVANIA
APRIL 11, 2025

PREPARED FOR:
OWNER/DEVELOPER

VILLANOVA UNIVERSITY

**800 LANCASTER AVE
VILLANOVA, PA 19085**

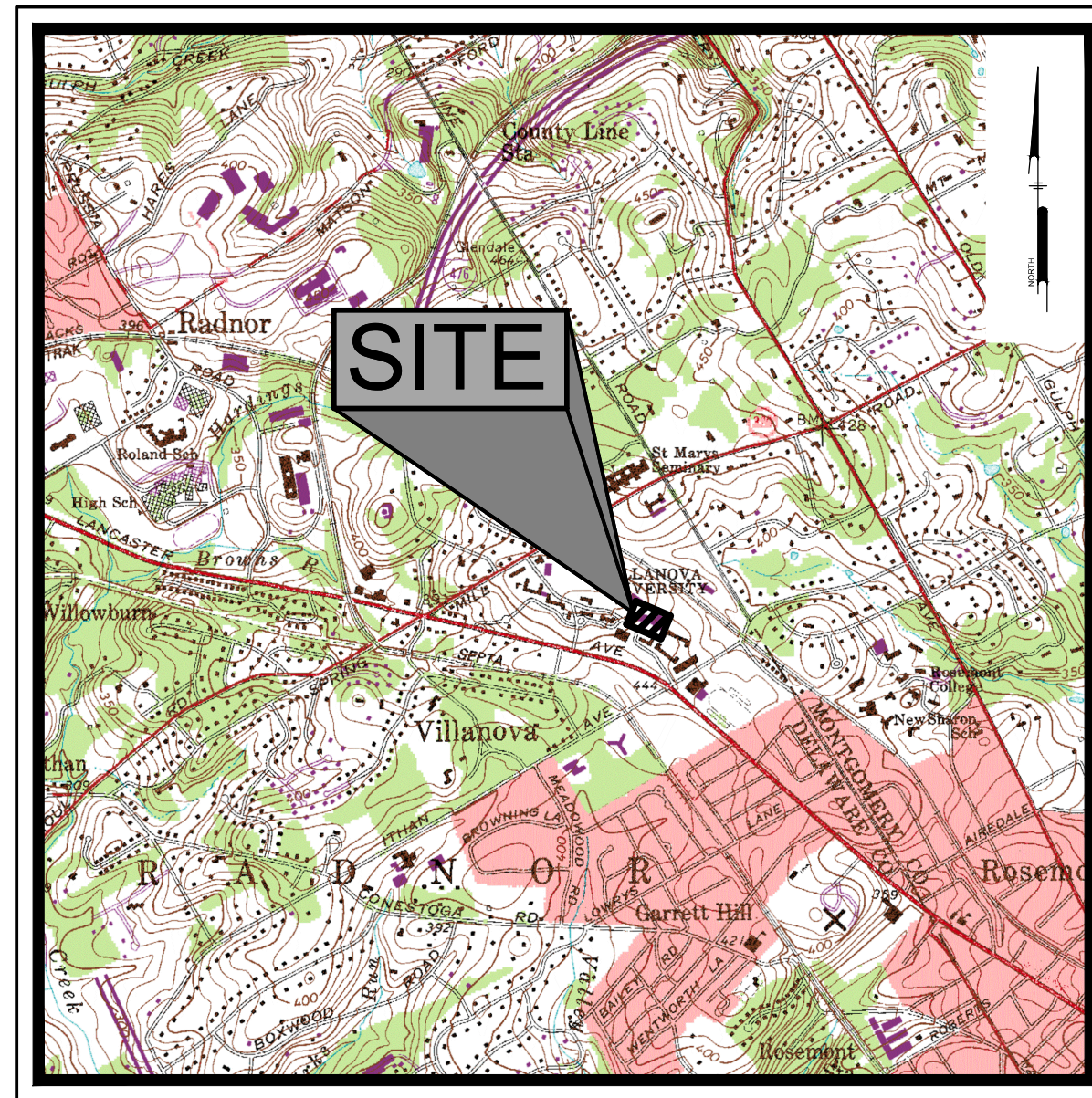
SHEET LIST TABLE		
PAGE	NUMBER	SHEET TITLE
CS0001	1	COVER SHEET *
CS0002	2	GENERAL NOTES *
CS0200	3	AERIAL PLAN
CS0201	4	OVERALL EXISTING CONDITIONS
CS0202	5	EXISTING CONDITIONS PLAN
CS0501	6	DEMOLITION PLAN
CS1001	7	OVERALL SITE PLAN *
CS1002	8	SITE PLAN *
CS1501	9	GRADING PLAN
CS1701	10	UTILITY PLAN
CS2201	11	LANDSCAPE AND LIGHTING PLAN
CS4001	12	STORM SEWER PROFILES
CS6001	13	SITE AND DRAINAGE DETAILS
CS6021	14	LANDSCAPE AND LIGHTING DETAILS
CS8001	15	EROSION AND SEDIMENT CONTROL PLAN
CS8501	16	EROSION AND SEDIMENT CONTROL NOTES
CS8502	17	EROSION AND SEDIMENT CONTROL DETAILS
CS9001	18	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN *
CS9501	19	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES *

* SHEETS MARKED WITH AN (*) ARE TO BE INCLUDED IN THE RECORD PLAN SET

TOWNSHIP OF RADNOR	
I HEREBY CERTIFY THAT THE TOWNSHIP OF RADNOR PLANNING COMMISSION REVIEWED THIS PLAN AND ISSUED ITS COMMENTS TO TOWNSHIP COMMISSIONERS PRIOR TO COUNCIL'S ADOPTION OF RESOLUTION 202 _____, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.	
MJ FRUMIN PLANNING COMMISSION CHAIRPERSON	
WE HEREBY CERTIFY THAT THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 202, _____, ADOPTED _____, 202 _____, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN, PURSUANT TO THE TOWNSHIP'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE TOWNSHIP, ON _____, 202 _____, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.	
WILLIAM WHITE TOWNSHIP SECRETARY	
DELAWARE COUNTY PLANNING COMMISSION	
THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION ON _____, _____.	
DCCP# _____	SECRETARY _____
TOWNSHIP ENGINEER'S CERTIFICATION	
I, STEPHEN F. NORCINI, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY TOWNSHIP RESOLUTION _____ AND THAT, BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.	
_____, P.E. STEPHEN F. NORCINI	
DATE: _____	
CERTIFICATION OF OWNERSHIP	
COMMONWEALTH OF PENNSYLVANIA) COUNTY OF DELAWARE)	) SS:)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____, TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):	
WHO IS THE _____ OF _____, WHICH IS THE RECORD OWNER OF THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THE SOURCE OF TITLE TO THE PROPERTY IS THE DEED(S) RECORDED, WITH THE OFFICE ("RECORDERS' OFFICE") OF THE RECORDER OF DEEDS IN AND FOR DELAWARE COUNTY, PENNSYLVANIA, AS FOLLOWS: UPI#36-24-033 THIS PLAN IS AUTHORIZED BY TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID _____ TO MAKE THIS AFFIDAVIT.	
BY: _____	
SWORN AND SUBSCRIBED TO BEFORE ME	
THIS _____ DAY OF _____.	
_____ NOTARY PUBLIC	
CERTIFICATE OF REVIEW BY DIRECTOR OF PUBLIC WORKS	
REVIEWED BY THE DIRECTOR OF PUBLIC WORKS FOR RADNOR TOWNSHIP.	
DIRECTOR OF PUBLIC WORKS RICKY FOSTER JR.	
ZONING OFFICER	
REVIEWED BY THE ZONING OFFICER OF RADNOR TOWNSHIP.	
KEVIN KOCHANSKI	
RECORDER OF DEEDS	
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____ ON THE _____ DAY OF _____, 20____.	
RECORDER OF DEEDS _____	



LOCATION MAP
Scale: 1" = 2000'



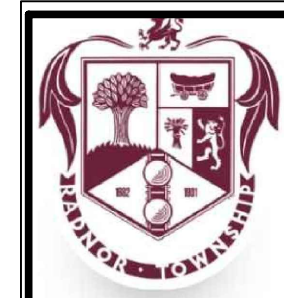
USGS MAF
Scale: 1" = 2000'

PREPARED BY

PENNONI ASSOCIATES INC.



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RADNOR TOWNSHIP
DELAWARE CO. PENNSYLVANIA

SUBDIVISION APPLICATION NO. _____

DATE RECEIVED _____ FIRE SERVICE _____

TRAFFIC _____ SWM _____

SEWER/ACT 537 _____ ZONING _____

CONFORMITY CHECKED BY _____

APPROVED CONDITIONALLY DATE: _____

APPROVED DATE: _____

_____.PRESIDENT

ATTEST: _____ SEC



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COVER SHEET

VILLANOVA UNIVERSITY
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VILLANOVA, PA 19085

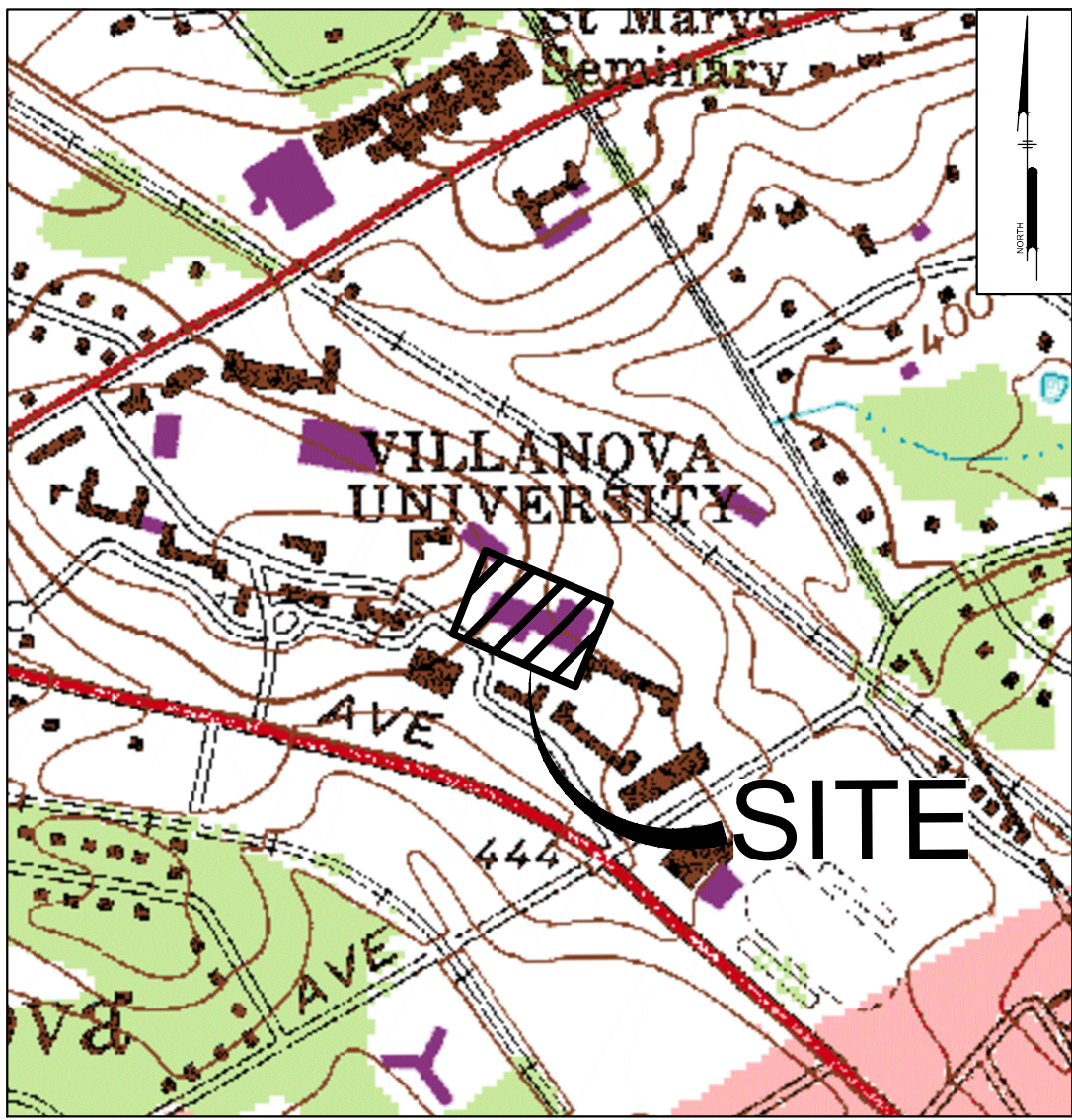
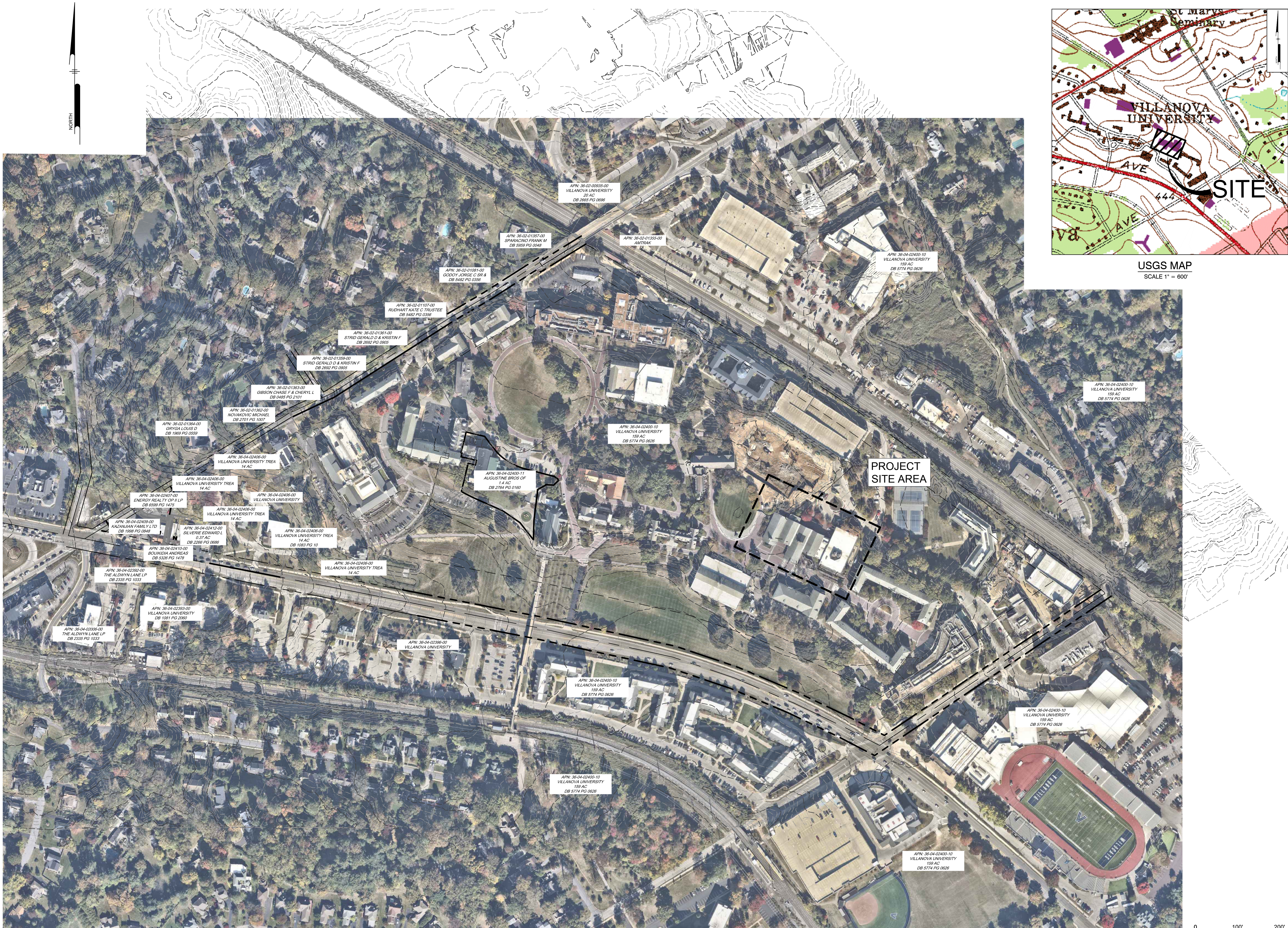
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS SHOWN
DRAWN BY	CW
APPROVED BY	MR

CS0001
SHEET 1 OF 19

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USGS MAP
SCALE 1" = 600'

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AERIAL PLAN

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NO.	DATE	REVISIONS	BY
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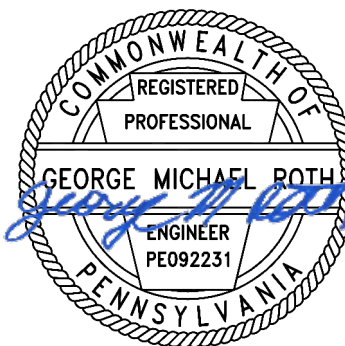
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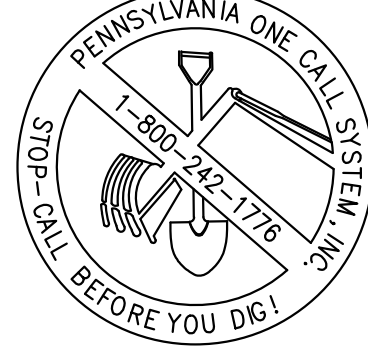
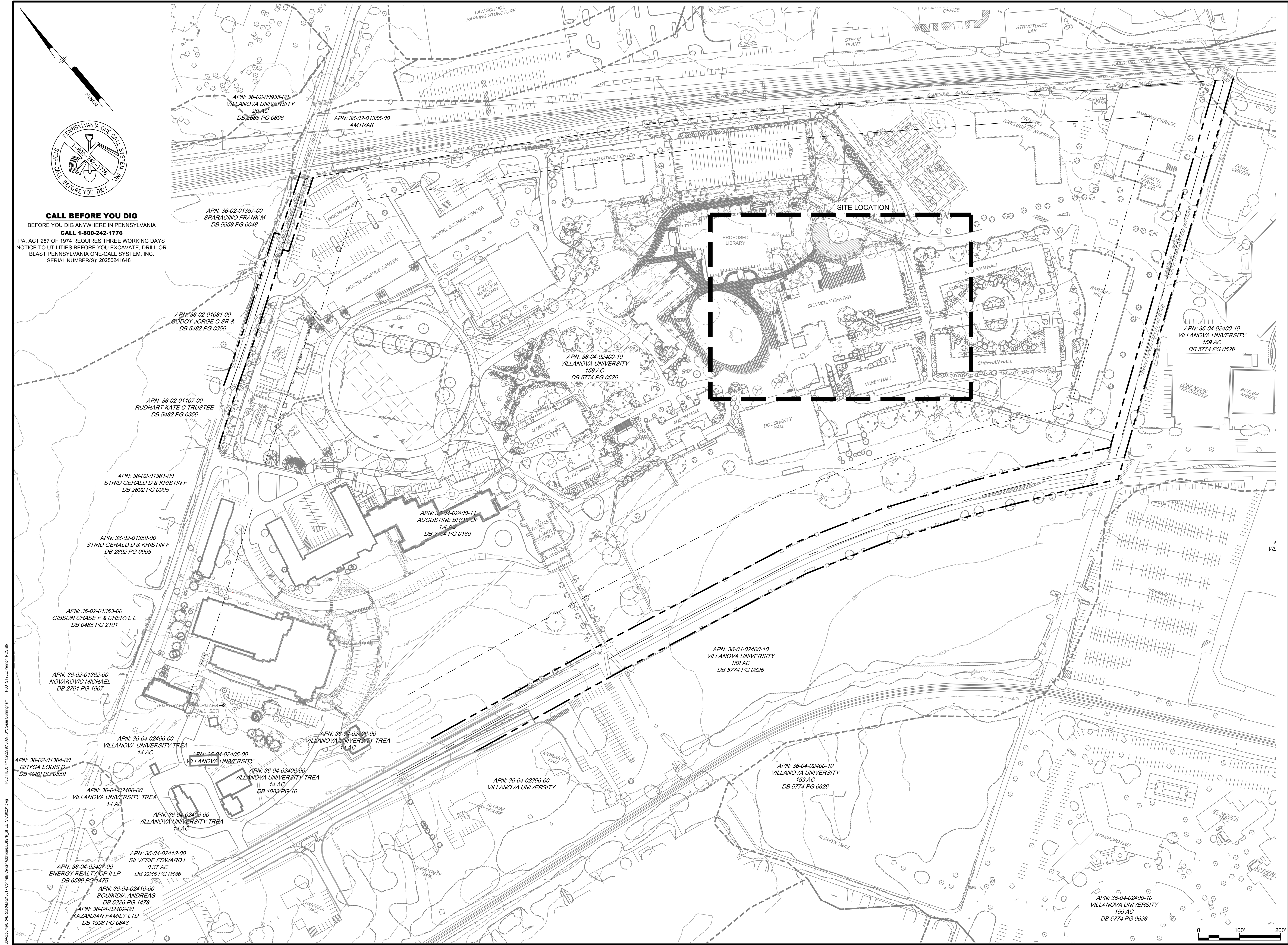
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DATE	2025-02-28
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APPROVED BY	MR

CS0200
SHEET 3 OF 19



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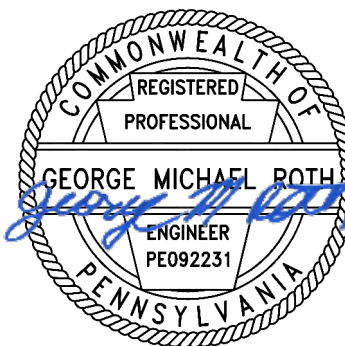
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NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
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SERIAL NUMBER(S): 20250241648

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OVERALL EXISTING CONDITIONS

VILLANOVA UNIVERSITY
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REVISIONS		DATE	NO.	BY
		2025-04-11	1	CW

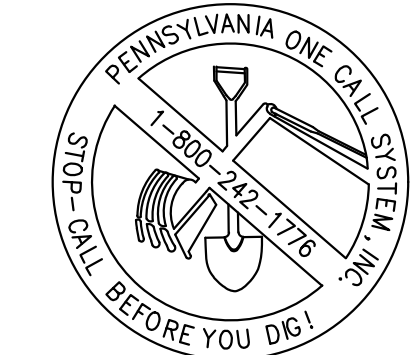
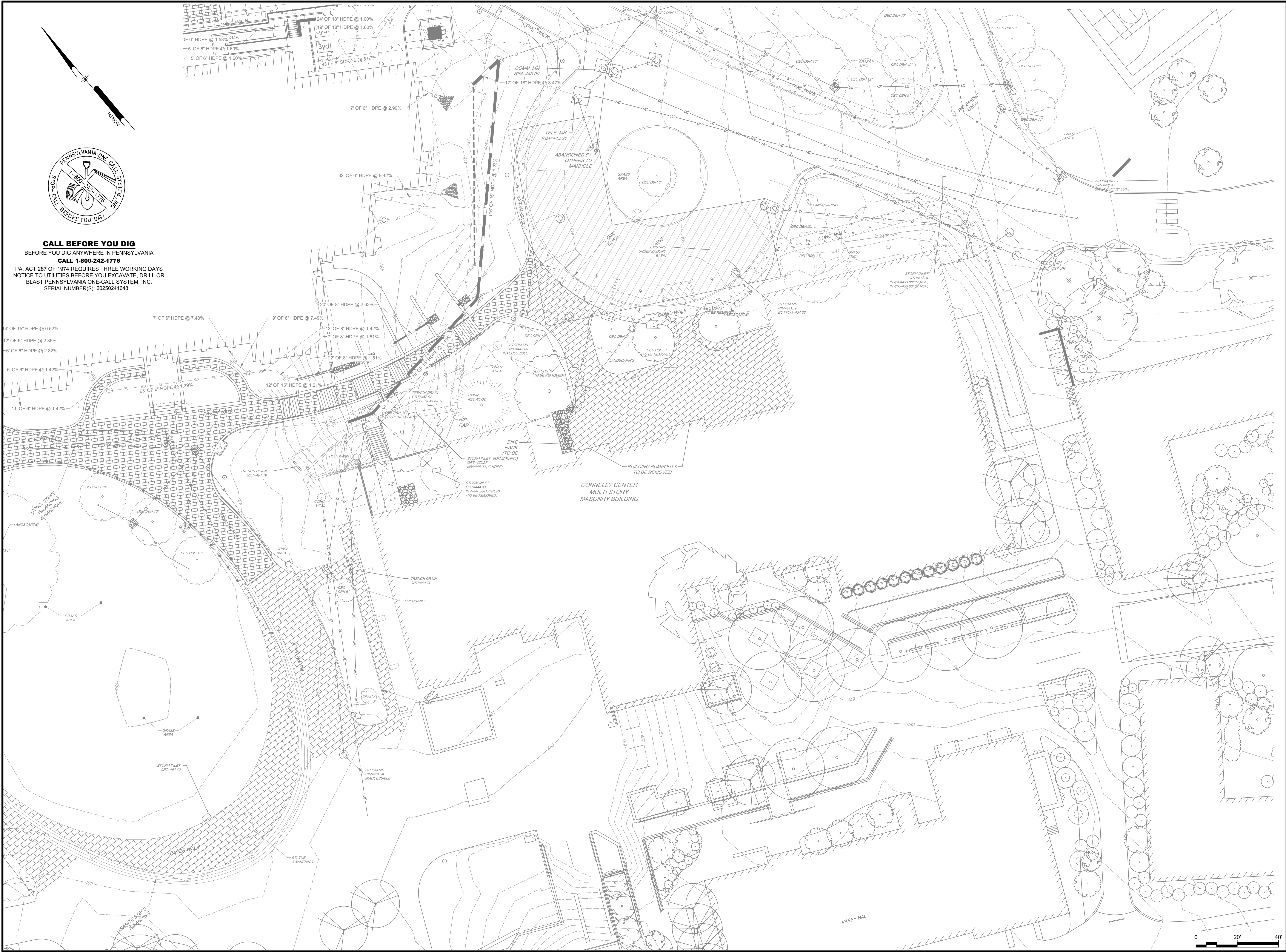
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DATE	2025-02-28
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APPROVED BY	MR

CS0201

SHEET 4 OF 19

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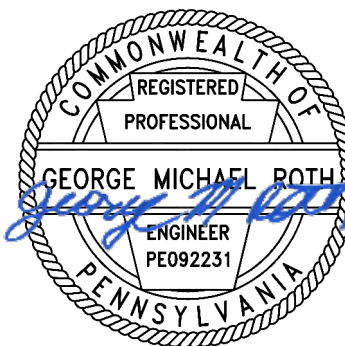


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SERIAL NUMBER(S): 20250241648



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EXISTING CONDITIONS PLAN

VILLANOVA UNIVERSITY
800 LANCASTER AVE
VILLANOVA, PA 19085

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DATE	NO.	BY	CW
2025-04-11	1		
REVISED PER TOWNSHIP COMMENTS			

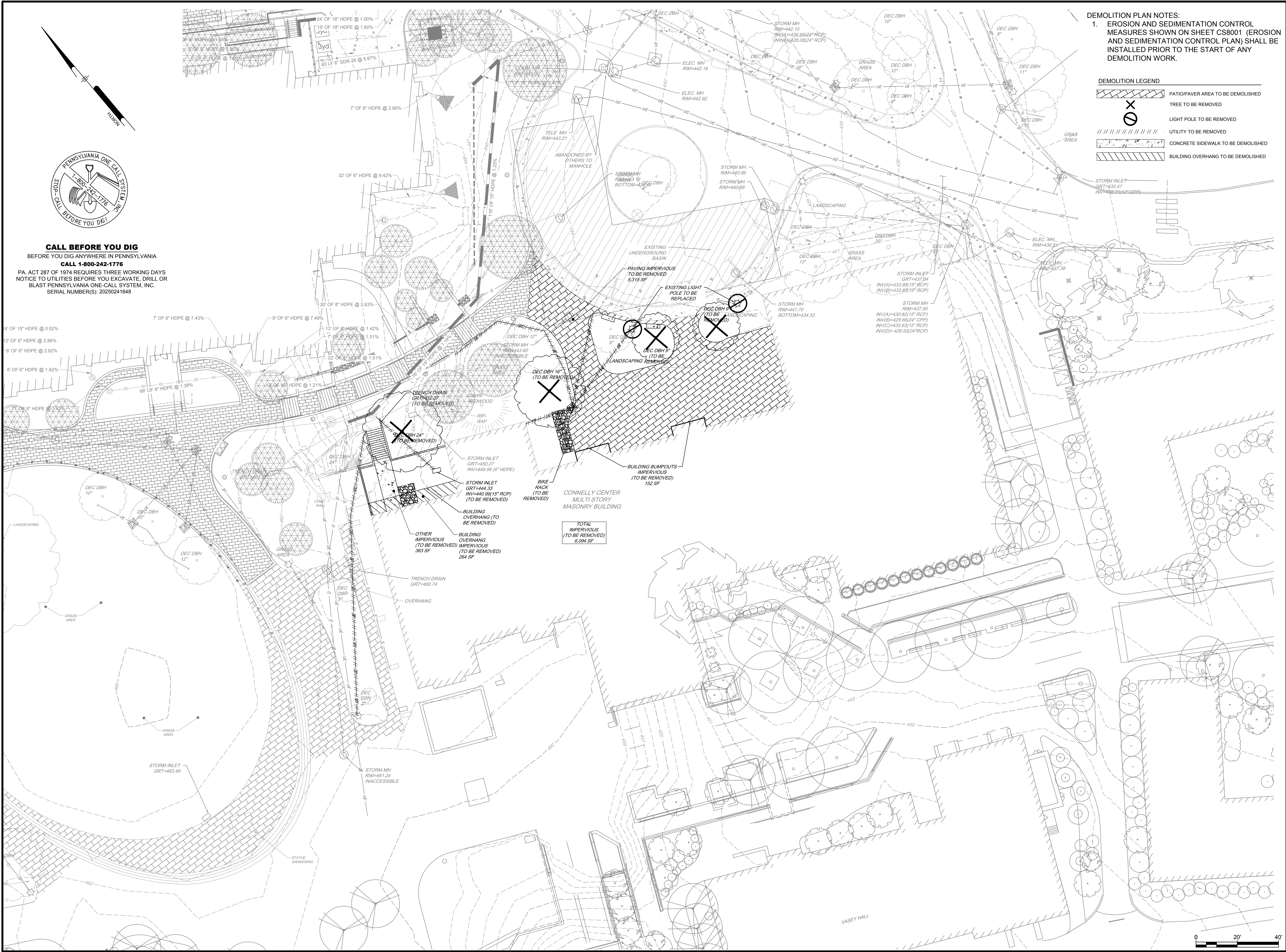
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APPROVED BY	MR

CS0202

SHEET 5 OF 19

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- DEMOLITION PLAN NOTES:
1. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON SHEET CS8001 (EROSION AND SEDIMENTATION CONTROL PLAN) SHALL BE INSTALLED PRIOR TO THE START OF ANY DEMOLITION WORK.

DEMOLITION LEGEND

- PATIO/PAVER AREA TO BE DEMOLISHED
- TREE TO BE REMOVED
- LIGHT POLE TO BE REMOVED
- UTILITY TO BE REMOVED
- CONCRETE SIDEWALK TO BE DEMOLISHED
- BUILDING OVERHANG TO BE DEMOLISHED



CALL BEFORE YOU DIG
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CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC. SERIAL NUMBER(S): 20250241648

PENNONI ASSOCIATES INC.
155 W Gay Street, Suite 300
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DEMOLITION PLAN
VILLANOVA UNIVERSITY
800 LANCASTER AVE
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REVISIONS	
NO.	DATE
1	2025-04-11

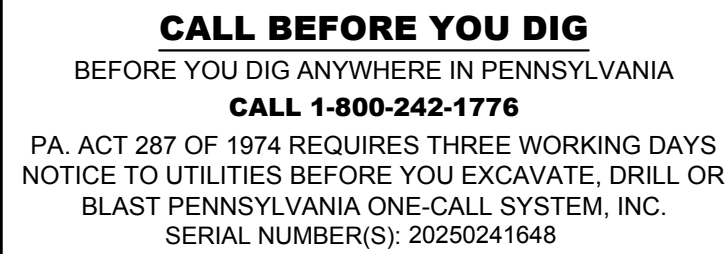
REVISED PER TOWNSHIP COMMENTS

PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
DRAWN BY	CW
APPROVED BY	MR

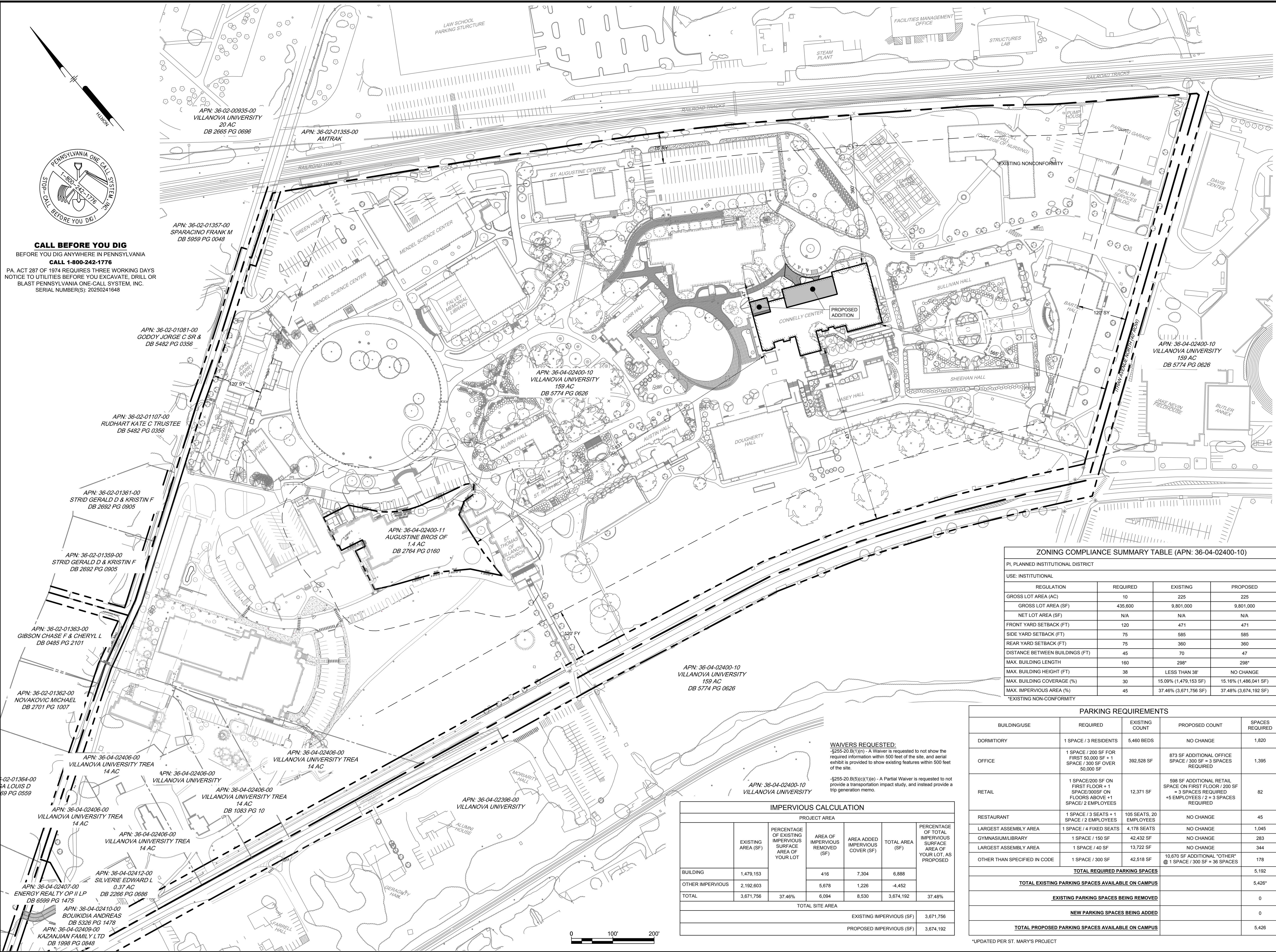
CS0501

SHEET 6 OF 19

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BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20250241648



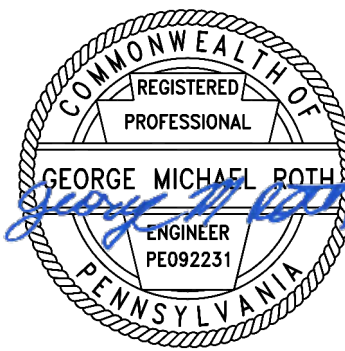
ZONING COMPLIANCE SUMMARY TABLE (APN: 36-04-02400-10)			
PI, PLANNED INSTITUTIONAL DISTRICT			
USE: INSTITUTIONAL			
REGULATION	REQUIRED	EXISTING	PROPOSED
GROSS LOT AREA (AC)	10	225	225
GROSS LOT AREA (SF)	435,600	9,801,000	9,801,000
NET LOT AREA (SF)	N/A	N/A	N/A
FRONT YARD SETBACK (FT)	120	471	471
SIDE YARD SETBACK (FT)	75	585	585
REAR YARD SETBACK (FT)	75	360	360
DISTANCE BETWEEN BUILDINGS (FT)	45	70	47
MAX. BUILDING LENGTH	160	298*	298*
MAX. BUILDING HEIGHT (FT)	38	LESS THAN 38'	NO CHANGE
MAX. BUILDING COVERAGE (%)	30	15.09% (1,479,153 SF)	15.16% (1,486,041 SF)
MAX. IMPERVIOUS AREA (%)	45	37.46% (3,671,796 SF)	37.48% (3,674,192 SF)
*EXISTING NON-CONFORMITY			

PARKING REQUIREMENTS				
BUILDING/USE	REQUIRED	EXISTING COUNT	PROPOSED COUNT	SPACES REQUIRED
DORMITORY	1 SPACE / 3 RESIDENTS	5,460 BEDS	NO CHANGE	1,820
OFFICE	1 SPACE / 200 SF FOR FIRST 50,000 SF + 1 SPACE / 300 SF OVER 50,000 SF	392,528 SF	873 SF ADDITIONAL OFFICE SPACE / 300 SF = 3 SPACES REQUIRED	1,395
RETAIL	1 SPACE/200 SF ON FIRST FLOOR + 1 SPACE/300SF ON FLOORS ABOVE +1 SPACE/ 2 EMPLOYEES	12,371 SF	598 SF ADDITIONAL RETAIL SPACE ON FIRST FLOOR / 200 SF = 3 SPACES REQUIRED +5 EMPLOYEES / 2 = 3 SPACES REQUIRED	82
RESTAURANT	1 SPACE / 3 SEATS + 1 SPACE / 2 EMPLOYEES	105 SEATS, 20 EMPLOYEES	NO CHANGE	45
LARGEST ASSEMBLY AREA	1 SPACE / 4 FIXED SEATS	4,178 SEATS	NO CHANGE	1,045
GYMNASIUM/LIBRARY	1 SPACE / 150 SF	42,432 SF	NO CHANGE	283
LARGEST ASSEMBLY AREA	1 SPACE / 40 SF	13,722 SF	NO CHANGE	344
OTHER THAN SPECIFIED IN CODE	1 SPACE / 300 SF	42,518 SF	10,670 SF ADDITIONAL "OTHER" @ 1 SPACE / 300 SF = 36 SPACES	178
TOTAL REQUIRED PARKING SPACES				5,192
TOTAL EXISTING PARKING SPACES AVAILABLE ON CAMPUS				5,426*
EXISTING PARKING SPACES BEING REMOVED				0
NEW PARKING SPACES BEING ADDED				0
TOTAL PROPOSED PARKING SPACES AVAILABLE ON CAMPUS				5,426

*UPDATED PER ST. MARY'S PROJECT

Pennoni

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918



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DISCREPANCIES BEFORE PROCEEDING WITH WORK**

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

OVERALL SITE PLAN

VILLANOVA UNIVERSITY
800 LANCASTER AVE
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PROJECT	CRABR24001
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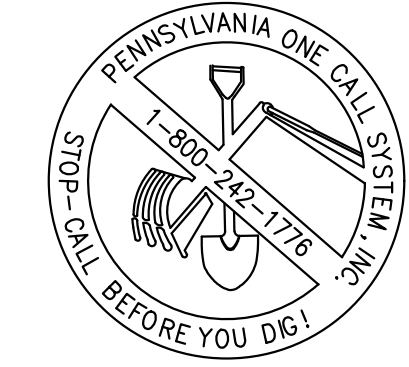
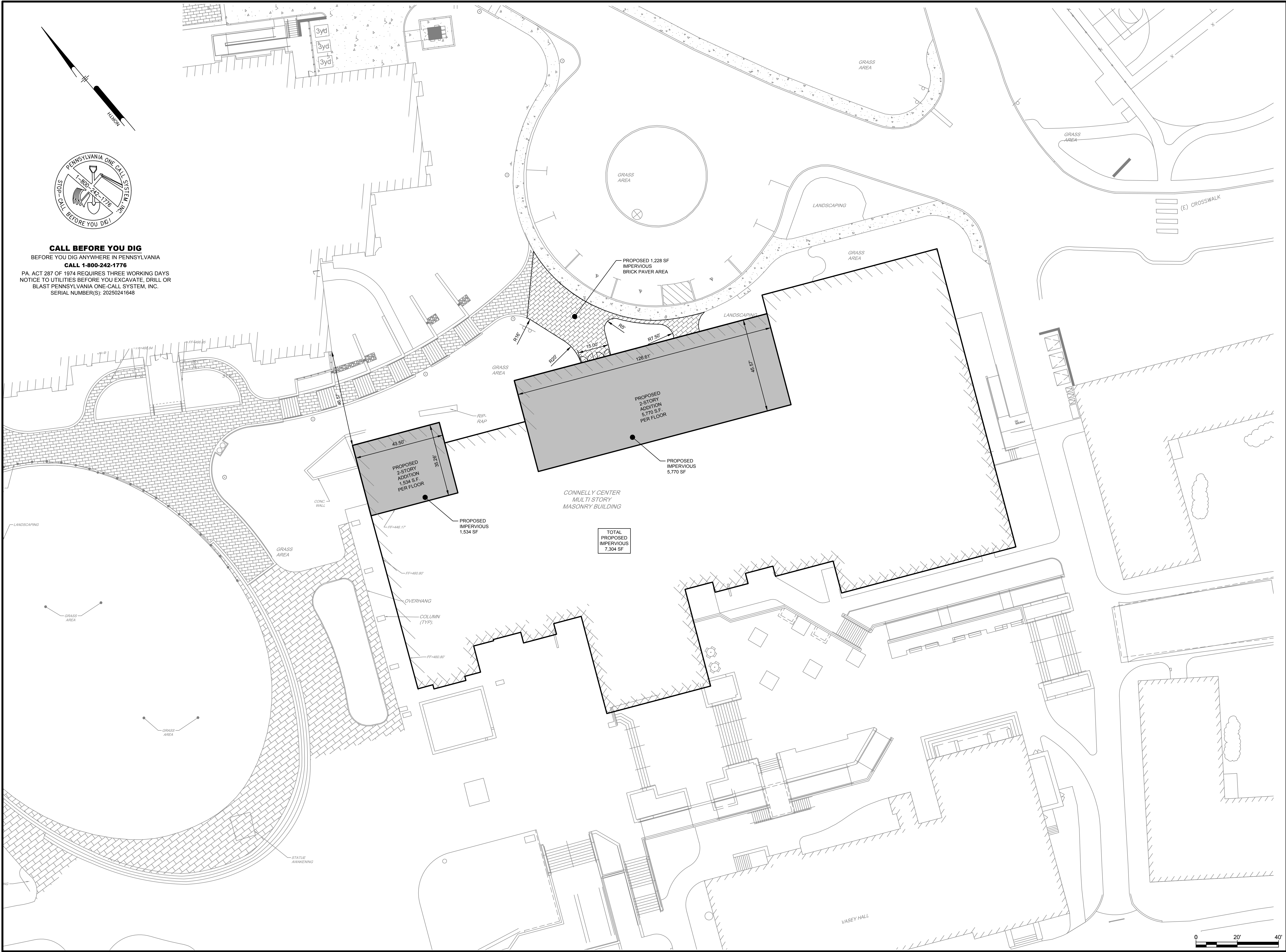
DRAWING SCALE	1"=100'
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APPROVED BY _____ MR _____

CS1001

SHEET 7 OF 19

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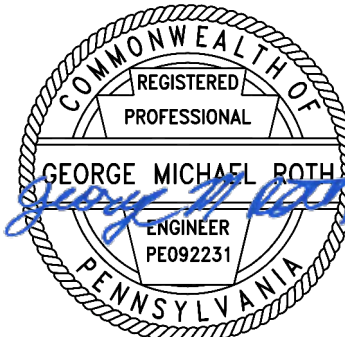


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PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20250241648



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SITE PLAN

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VILLANOVA, PA 19085

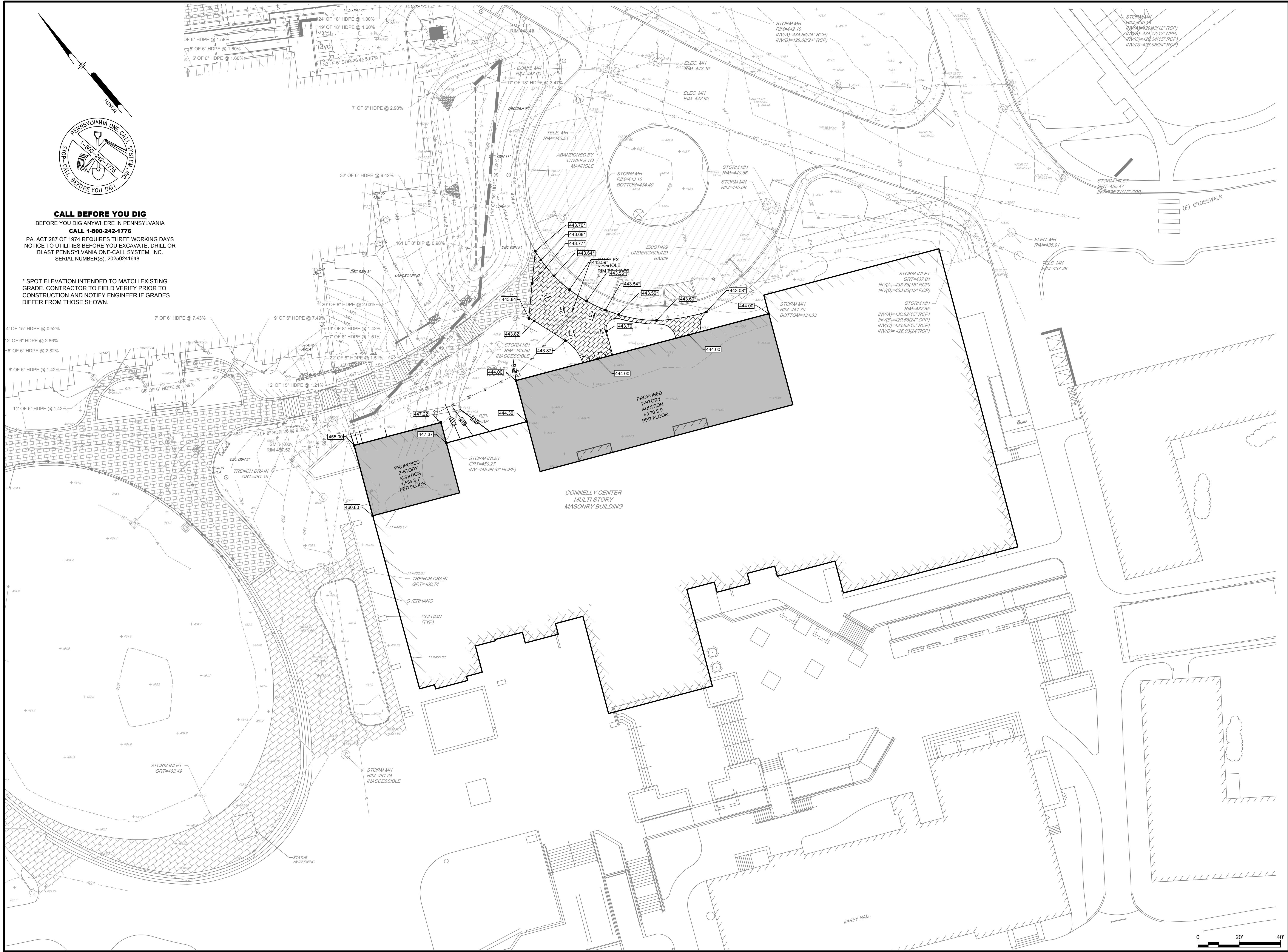
NO.	DATE	REVISIONS	BY	CW
1	2025-04-11	REVISED PER TOWNSHIP COMMENTS		

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PROJECT	CRABR240001
DATE	2025-02-28
DRAWING SCALE	1"=20'
DRAWN BY	CW
APPROVED BY	MR

CS1002
SHEET 8 OF 19

U:\Account\CRABR\CRABR24001 - Connelly Center Addition\DESIGN\SET\CS1501.dwg PLOTTED: 4/1/2025 11:39 AM BY: Sean Connelleyham PLOTSTYLE: Pennon MCS.ctb



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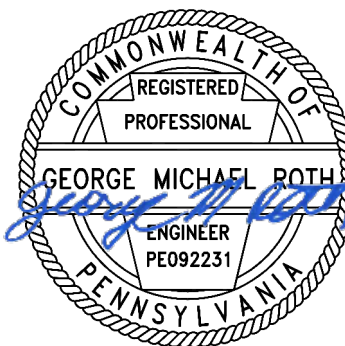
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SERIAL NUMBER(S): 20250241646

* SPOT ELEVATION INTENDED TO MATCH EXISTING
GRADE. CONTRACTOR TO FIELD VERIFY PRIOR TO
CONSTRUCTION AND NOTIFY ENGINEER IF GRADES
DIFFER FROM THOSE SHOWN.



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GRADING PLAN

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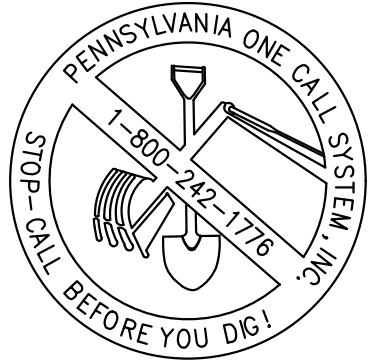
REVISIONS		DATE	NO.	BY
REVISED PER TOWNSHIP COMMENTS		2025-04-11	1	CW

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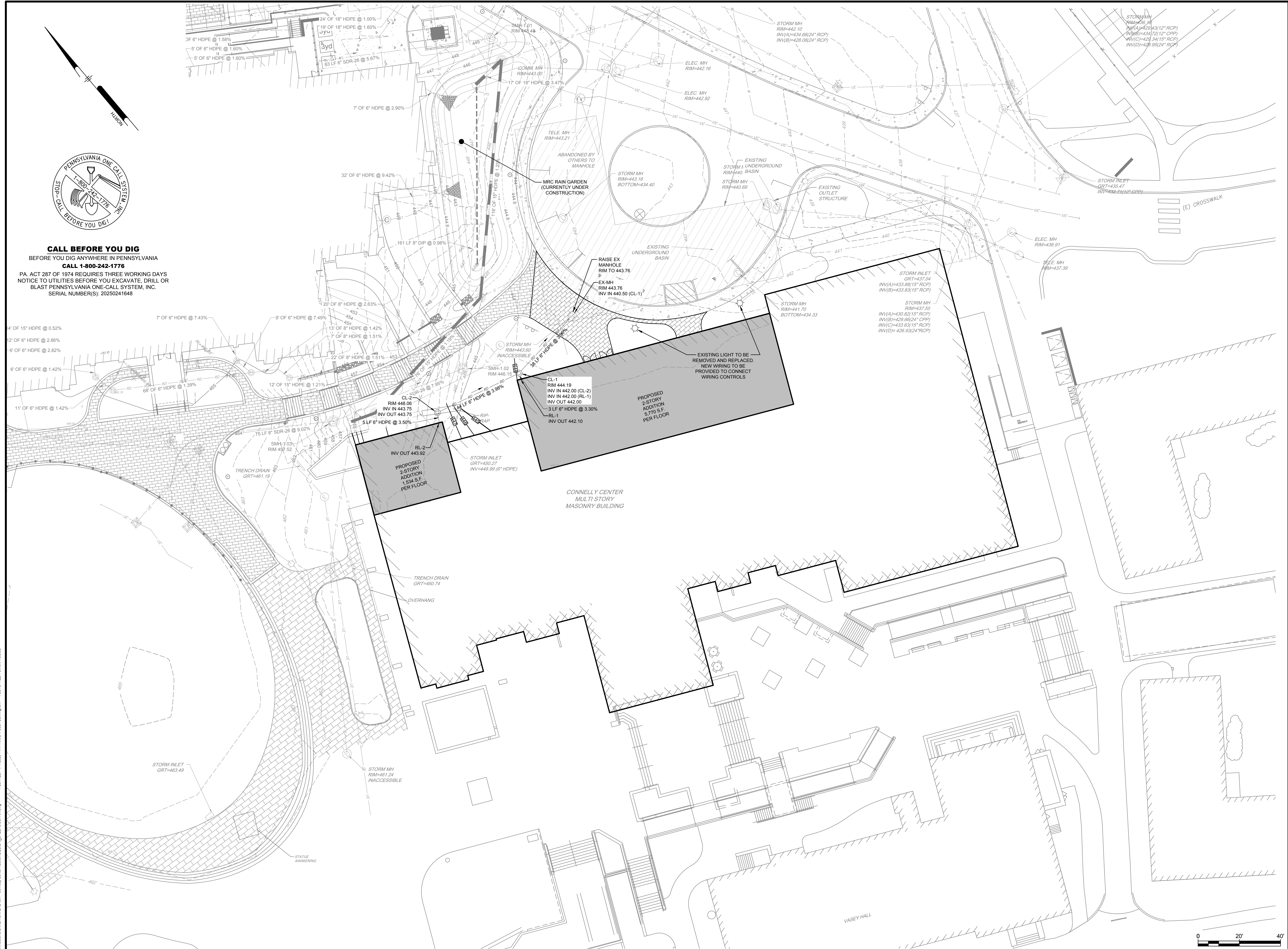
PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
DRAWN BY	CW
APPROVED BY	MR

CS1501

SHEET 9 OF 19



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PROJECT CRABR24001

DATE 2025-02-28

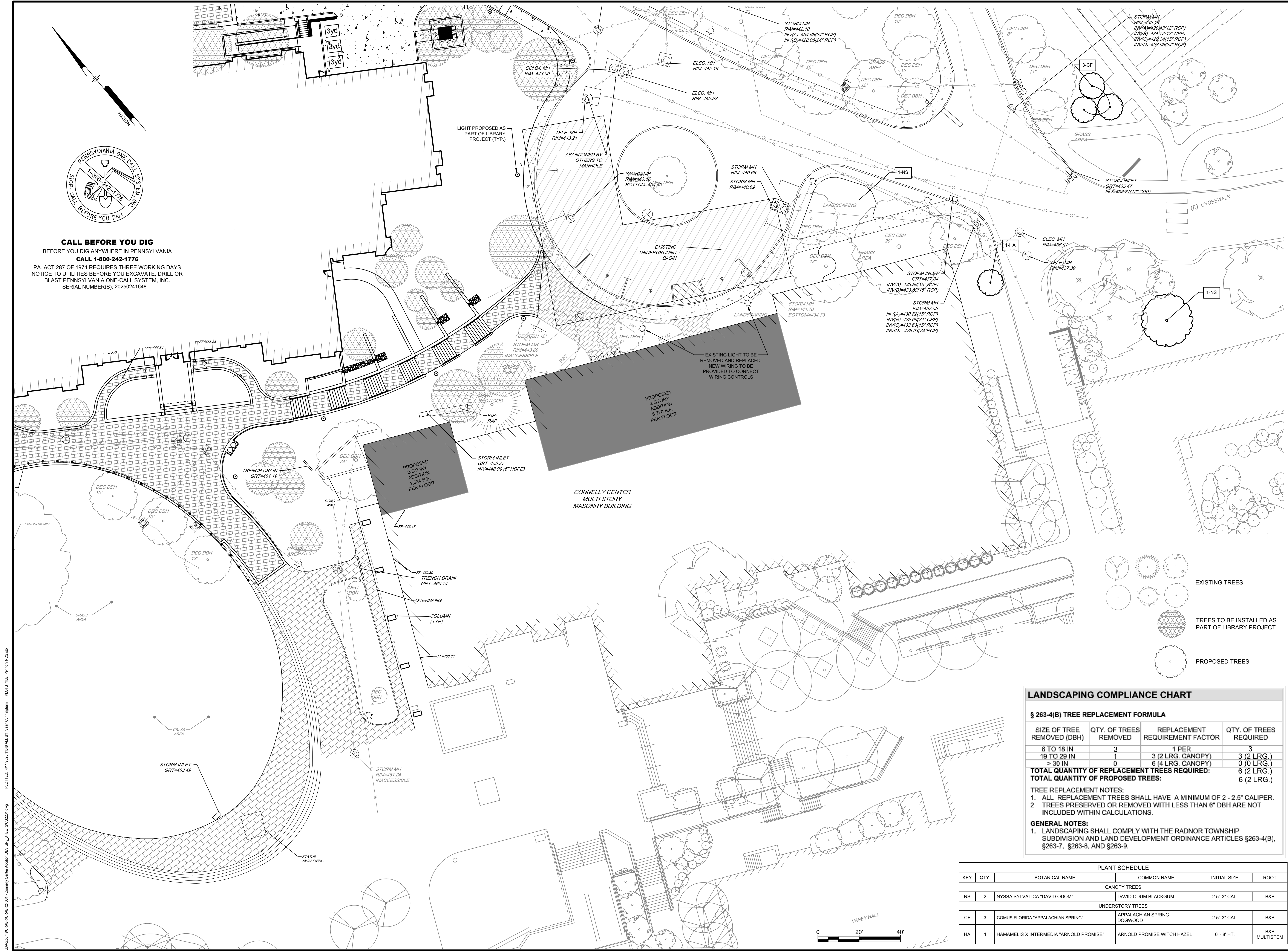
DRAWING SCALE 1"=20'

DRAWN BY	CW
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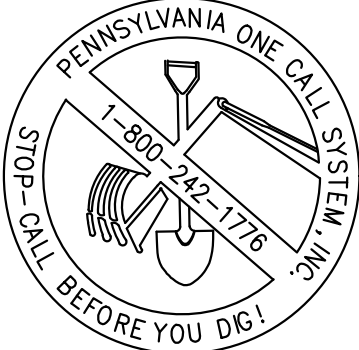
CS1701

SHEET 10 OF 19

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BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20250241648



LANDSCAPING COMPLIANCE CHART			
§ 263-4(B) TREE REPLACEMENT FORMULA			
SIZE OF TREE REMOVED (DBH)	QTY. OF TREES REMOVED	REPLACEMENT REQUIREMENT FACTOR	QTY. OF TREES REQUIRED
6 TO 18 IN	3	1 PER	3
19 TO 29 IN	1	3 (2 LRG. CANOPY)	3 (2 LRG.)
> 30 IN	0	6 (4 LRG. CANOPY)	0 (0 LRG.)
TOTAL QUANTITY OF REPLACEMENT TREES REQUIRED:			6 (2 LRG.)
TOTAL QUANTITY OF PROPOSED TREES:			6 (2 LRG.)
TREE REPLACEMENT NOTES:			
1. ALL REPLACEMENT TREES SHALL HAVE A MINIMUM OF 2 - 2.5" CALIPER.			
2. TREES PRESERVED OR REMOVED WITH LESS THAN 6" DBH ARE NOT INCLUDED WITHIN CALCULATIONS.			
GENERAL NOTES:			
1. LANDSCAPING SHALL COMPLY WITH THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARTICLES §263-4(B), §263-7, §263-8, AND §263-9.			

PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	INITIAL SIZE	ROOT
CANOPY TREES					
NS	2	NYSSA SYLVATICA "DAVID ODOM"	DAVID ODOM BLACKGUM	2.5"-3" CAL.	B&B
UNDERSTORY TREES					
CF	3	COMUS FLORIDA "APPALACHIAN SPRING"	APPALACHIAN SPRING DOGWOOD	2.5"-3" CAL.	B&B
HA	1	HAMAMELIS X INTERMEDIA "ARNOLD PROMISE"	ARNOLD PROMISE WITCH HAZEL	6' - 8' HT.	B&B MULTISTEM

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LANDSCAPE AND LIGHTING PLAN

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				NO.	DATE
		1			

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PROJECT: **CRABR24001**

DATE: **2025-02-28**

DRAWING SCALE: **AS NOTED**

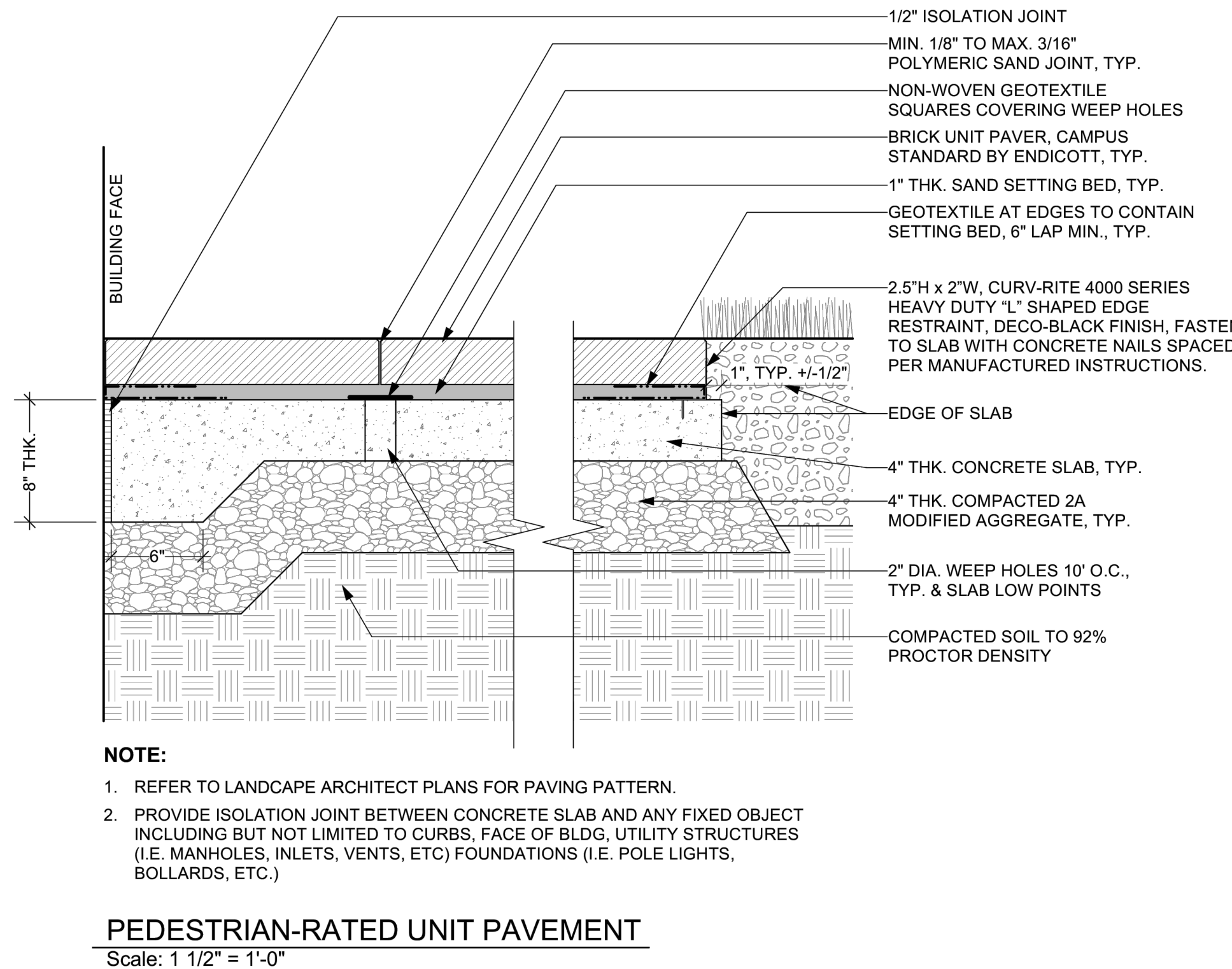
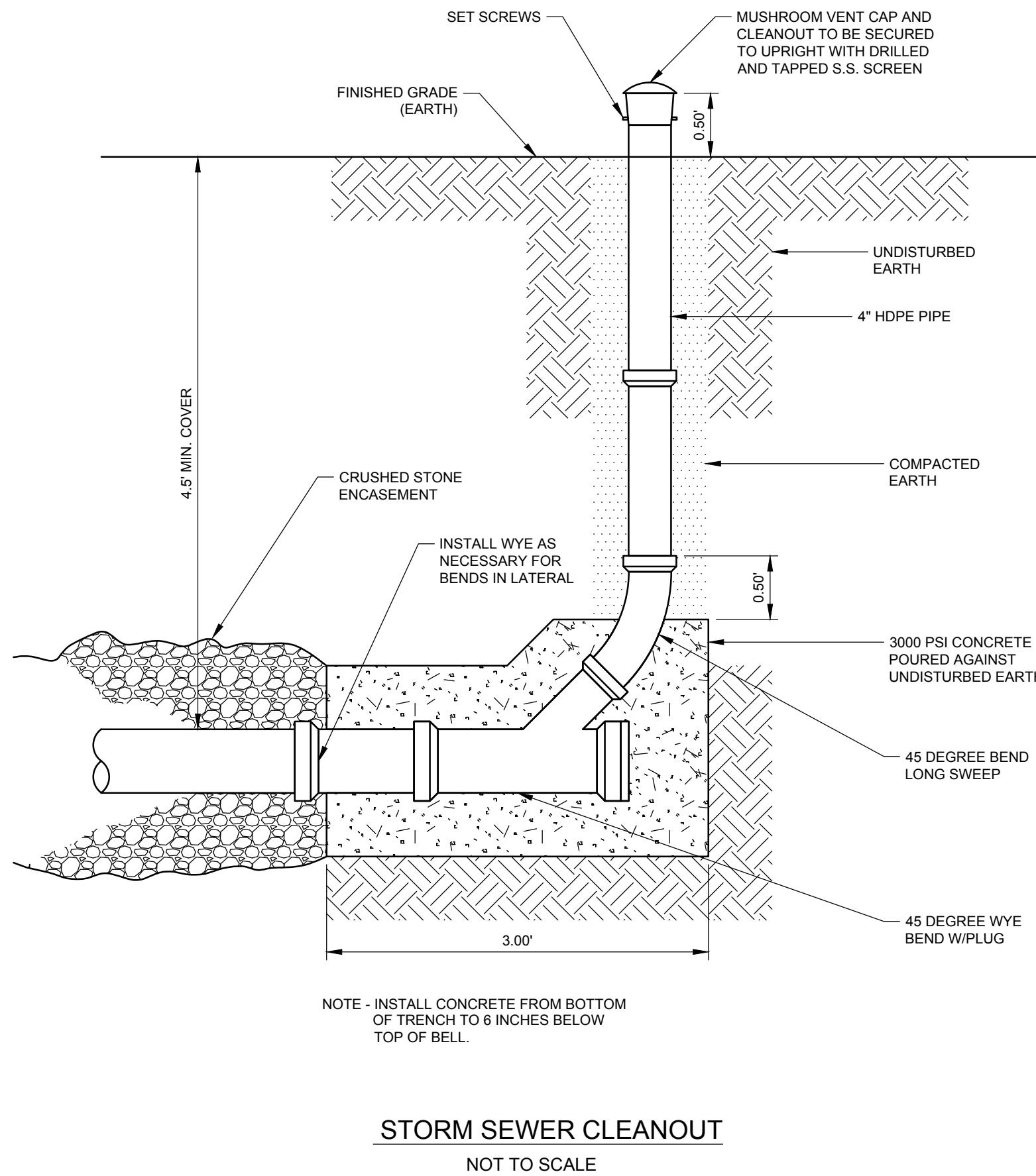
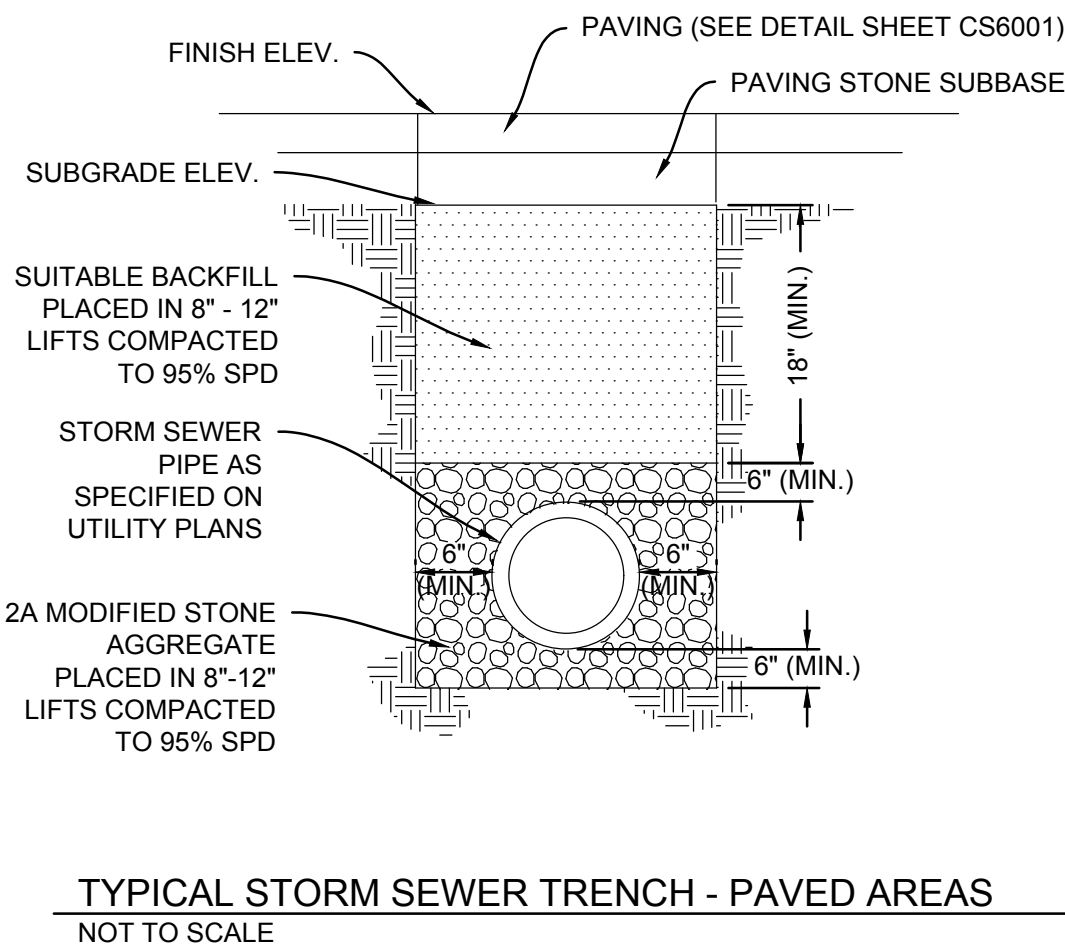
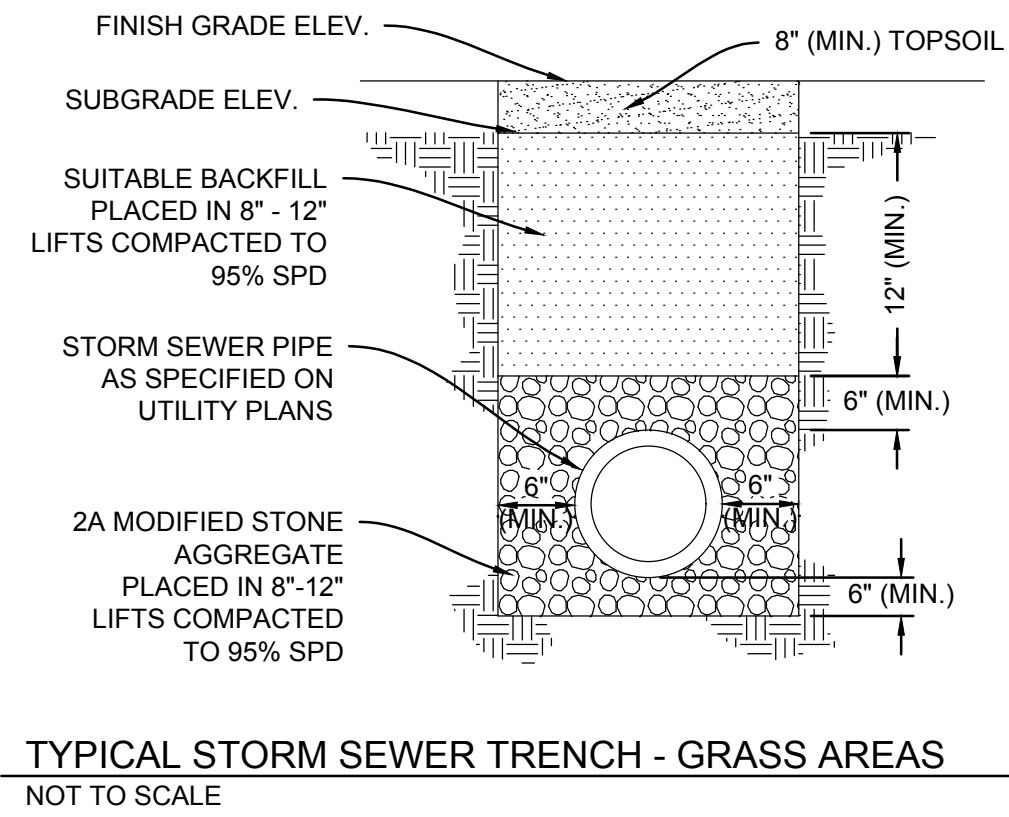
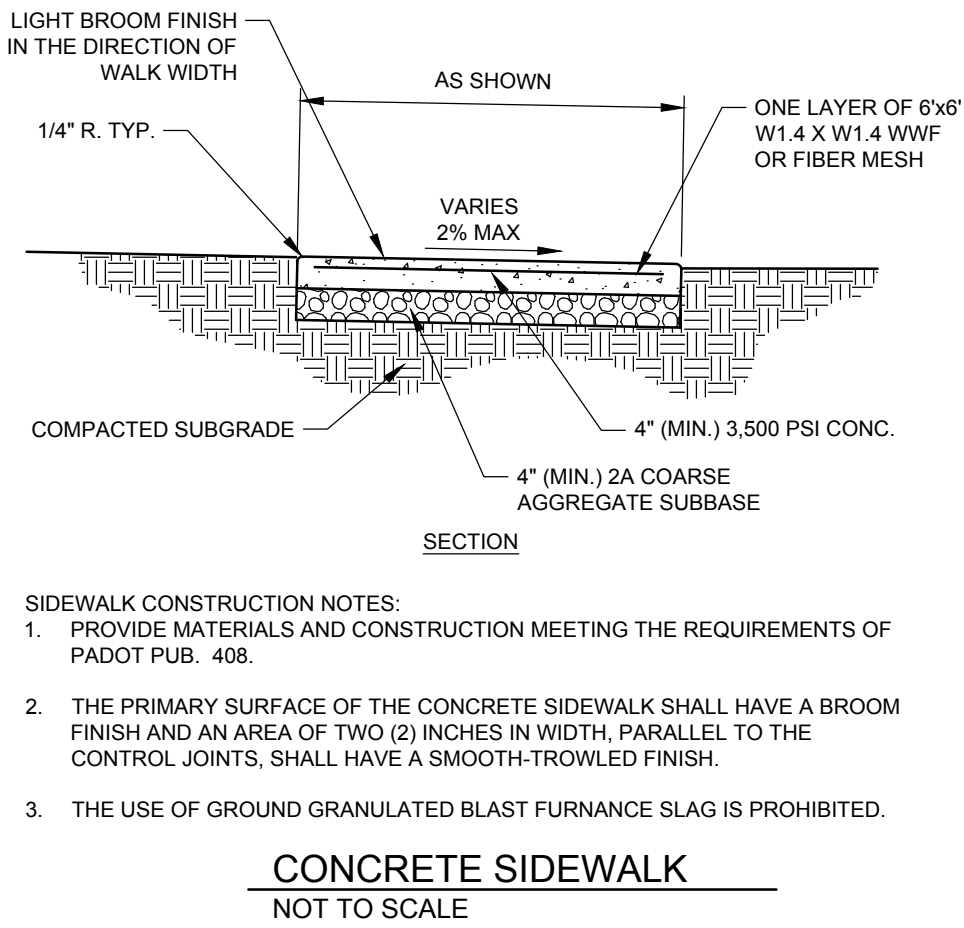
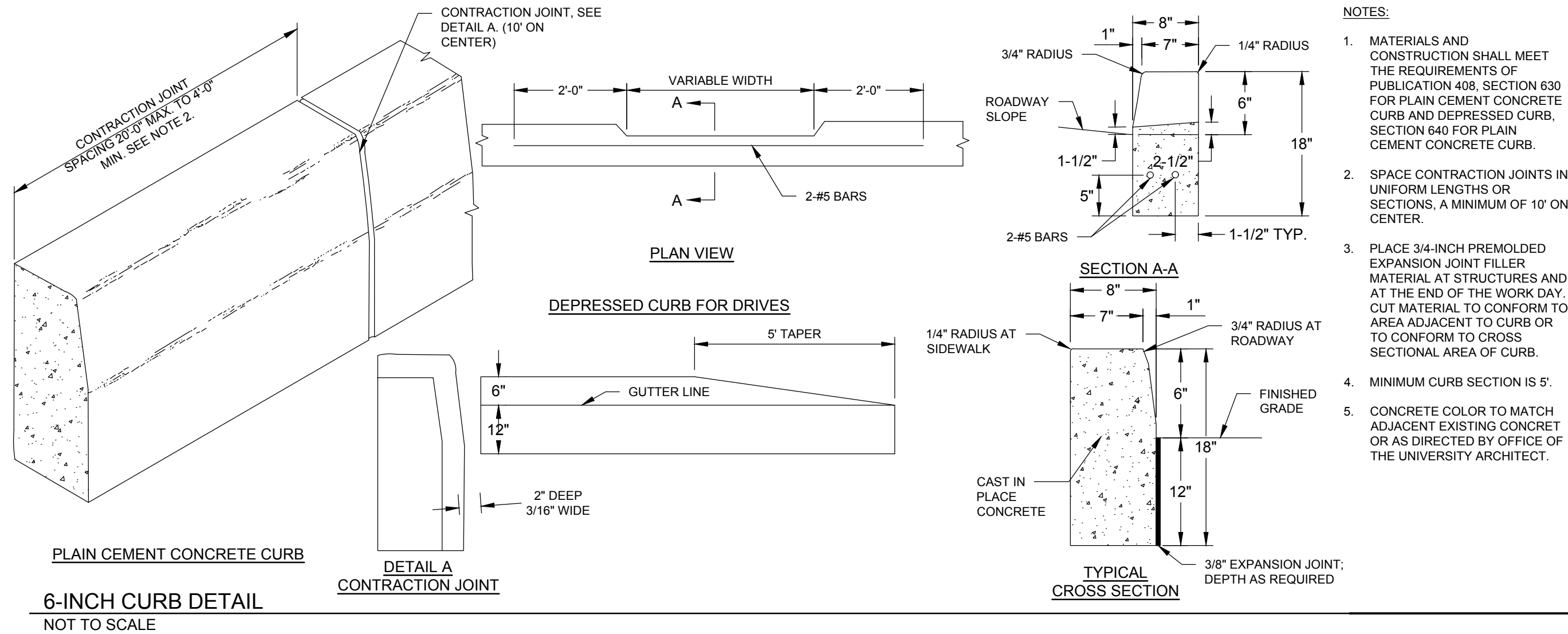
DRAWN BY: **CW**

APPROVED BY: **MR**

CS2201

SHEET **11** OF **19**

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PLOTTER: 4/11/2025 11:51 AM BY: Sean Cunningham
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SITE AND DRAINAGE DETAILS

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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS NOTED
DRAWN BY	CW
APPROVED BY	MR
CS6001	
SHEET	13 OF 19

Pennon

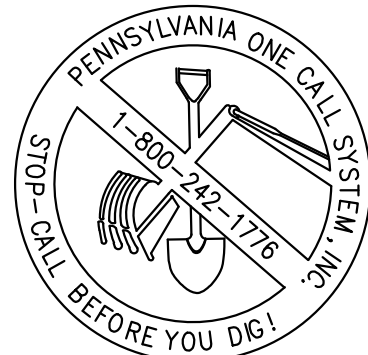
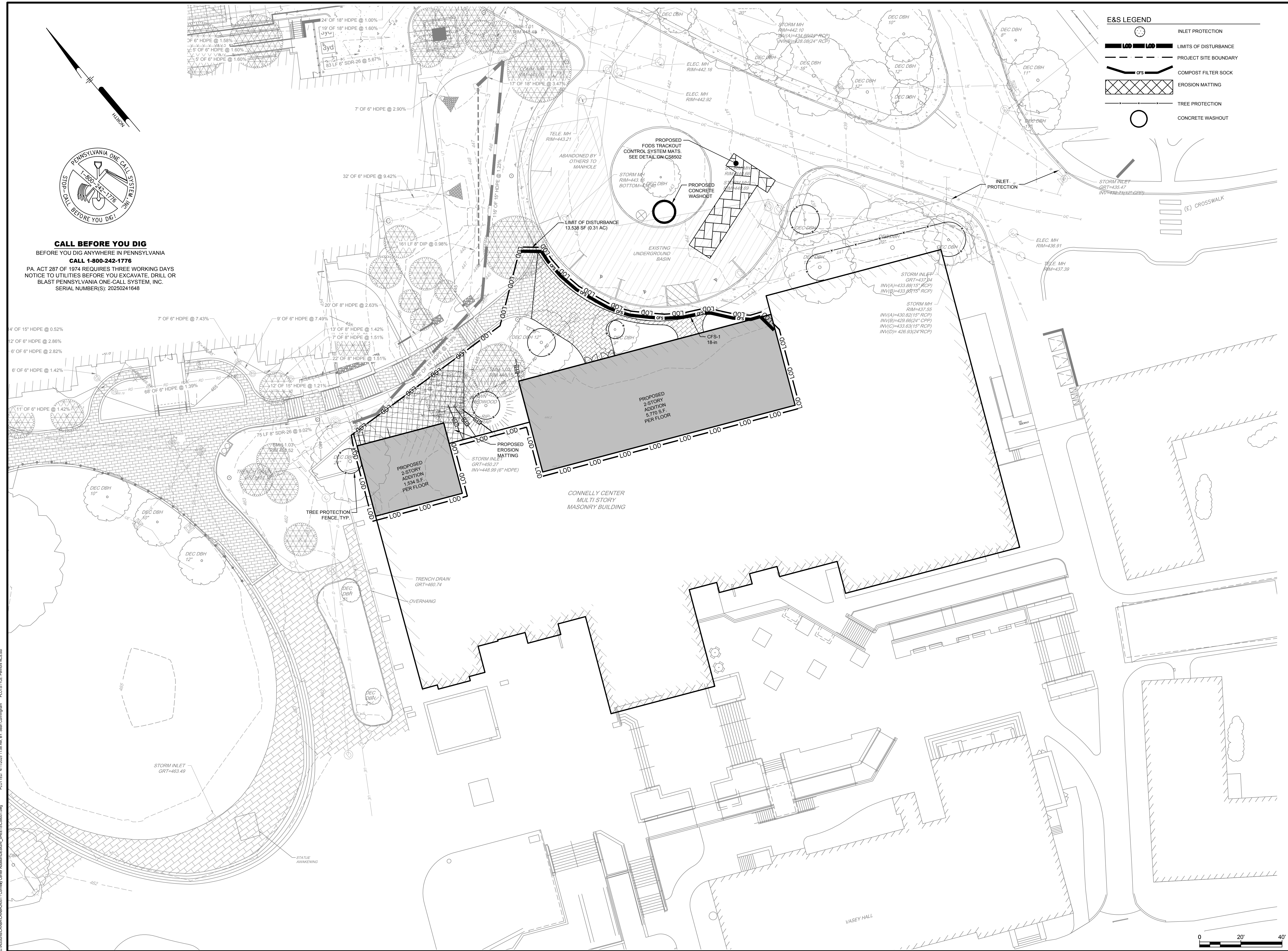
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ENGINEER
GEORGE MICHAEL ROTH
PE092231

[Index Page](#)

[Index Page](#)



Pennoni



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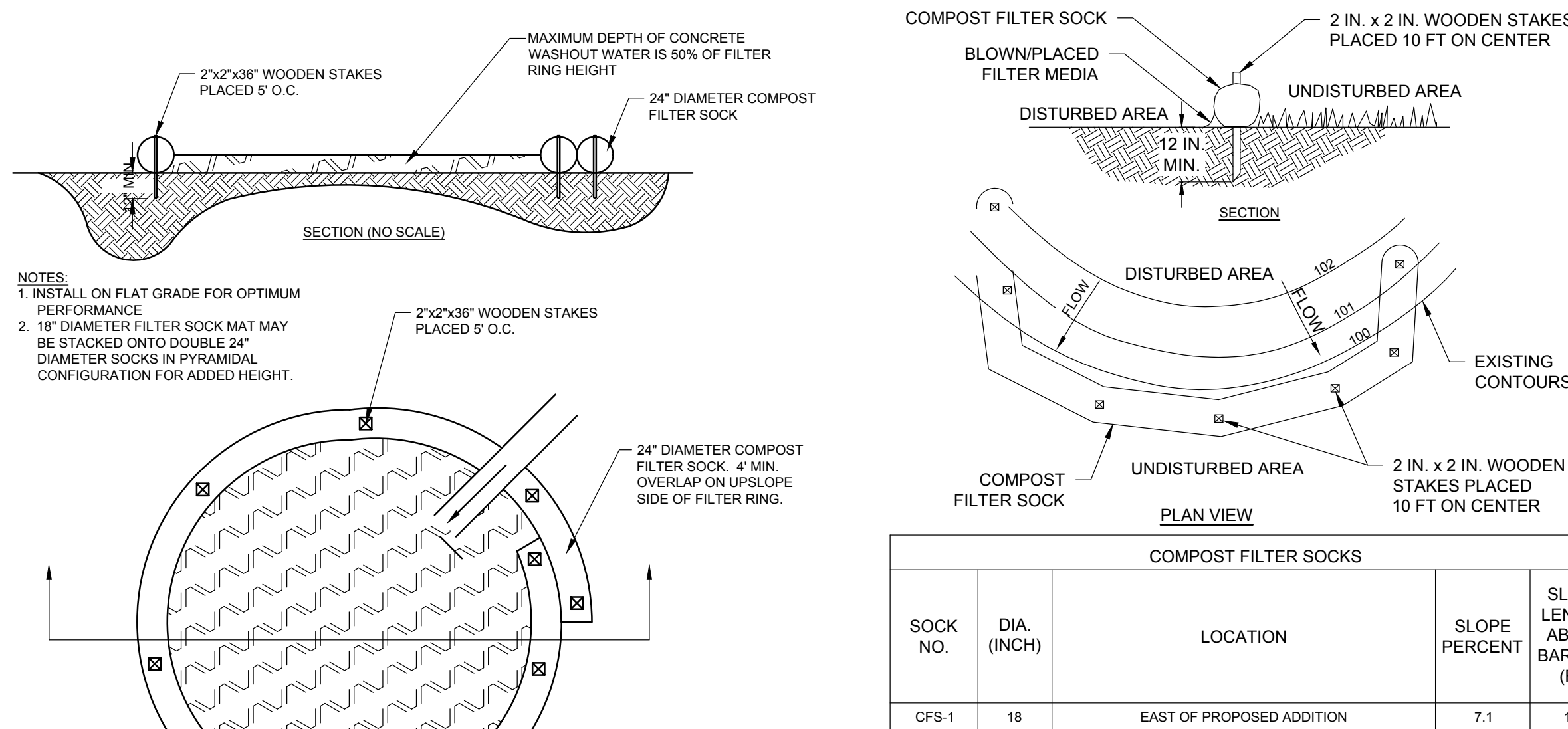
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
DRAWN BY	CW
APPROVED BY	MR

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

TWO-PLY SYSTEMS	
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET
	CONTINUOUSLY WOUND
	FUSION-WELDED JUNCTURES
	3/4" X 3/4" MAX APERTURE SIZE
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)
	3/16" MAX APERTURE SIZE
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS	

ORGANIC MATTER CONTENT	25 % - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (MMHOS/CM) MAX

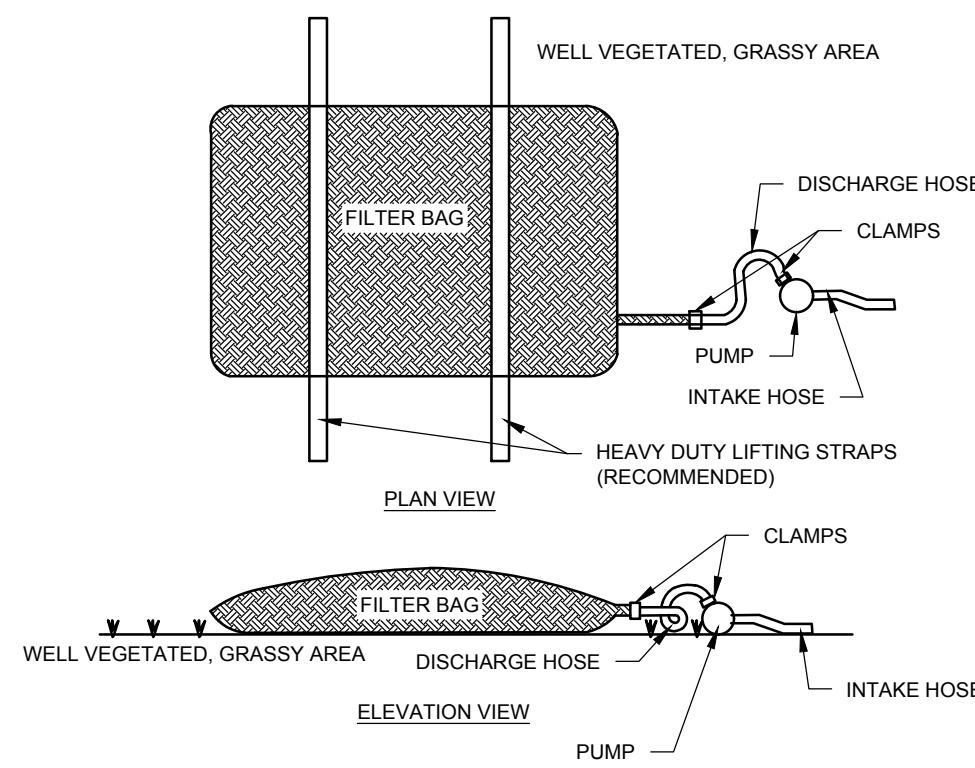


PLAN

NOTES:

1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. WHENEVER COMPOST SOCK WASHOUTS ARE USED, A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND THE PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER (AS SHOWN ABOVE). CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STAKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS SECTION.
3. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
4. PLASTIC LINERS SHALL BE REPLACED WHEN REACHING APPROXIMATELY 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

NOT TO SCALE



PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

FODS
[TRACKOUT SOLUTIONS]

TRACKOUT CONTROL MAT

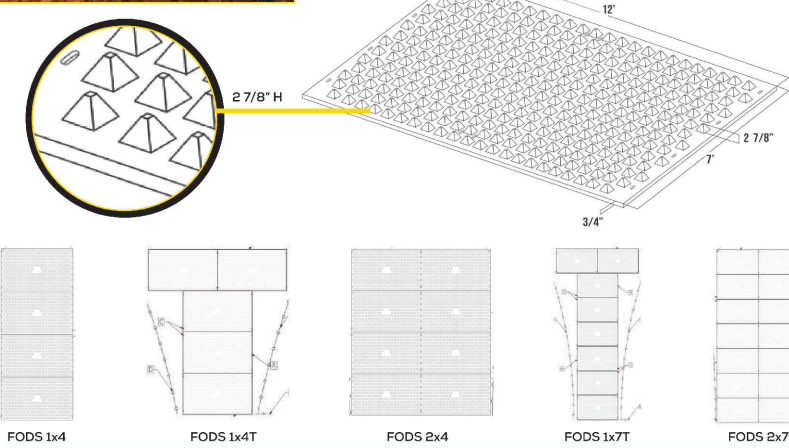
Engineering Data Sheet

FODS TCM MODEL # 1100 APPLICATION



FEATURES

- Re-Usable
- Increased Effectiveness at Reducing Site Trackout
- U/V Stable
- Highly Visible
- Crush resistant of 20,000 lbs per pyramid
- Compression Molded HDPE
- Extreme Durability
- Excavation not required
- Chemical Resistant
- Rock-less
- Easy and efficient to transport from site-to-site
- Mat Size: 121" (W) x 7' (L) x 3/4" (T) (2 7/8" pyramid height)
- 3 year manufacture warranty - Certification and Compliance
 - US Patent #US 6,963,962 B1
 - Co-Patents TC-1 - Alternative 



FODS THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

- FODS TRACKOUT CONTROL SYSTEM MAT
- FODS SAFETY SIGN.
- ANCHOR POINT.
- SILT OR ORANGE CONSTRUCTION FENCE

INSTALLATION

1. WHERE THE FIBER TRACK/ROUT SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST AVAILABLE PRACTICES FOR THE LOCATION OF THE FIBER WHERE FIBER TRACK/ROUT SYSTEM IS PLACED SHOULD ALSO BE CONSIDERED TO EXCEED LOCAL JURISDICTION REQUIREMENTS.

2. WHERE UTILITY LOCATES A BUSINESS DAYS IN ADVANCE OF THE FIBER TRACK/ROUT SYSTEM, THE TRACK/ROUT SYSTEM SHALL BE PLACED IN ADVANCE OF THE UTILITY NOTIFICATION CENTER AT 811.

3. THE TRACK/ROUT SYSTEM IS TO BE PLACED ANYWHERE THAT DOES NOT INTERFERE WITH EXISTING OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS.

4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO THE TRACK/ROUT SYSTEM AT ANY POINT OF THE CLOSEST POINT OF EGRESS, THIS WILL ENSURE THAT THE TRACK/ROUT SYSTEM IS PLACED ON THE PAVED SURFACE.

5. THE FIRST MAT IS PLACED DOWN ON THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADDINGON MATS ARE BEING PLACED. THE FIRST MAT SHOULD BE ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN PROPER POSITION.

6. AFTER THE FIRST MAT IS ANCHORED INTO ITS PROPER POSITION, THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE SECOND MAT.

7. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, THE SECOND MAT SHOULD BE ANCHORED INTO ITS PROPER POSITION.

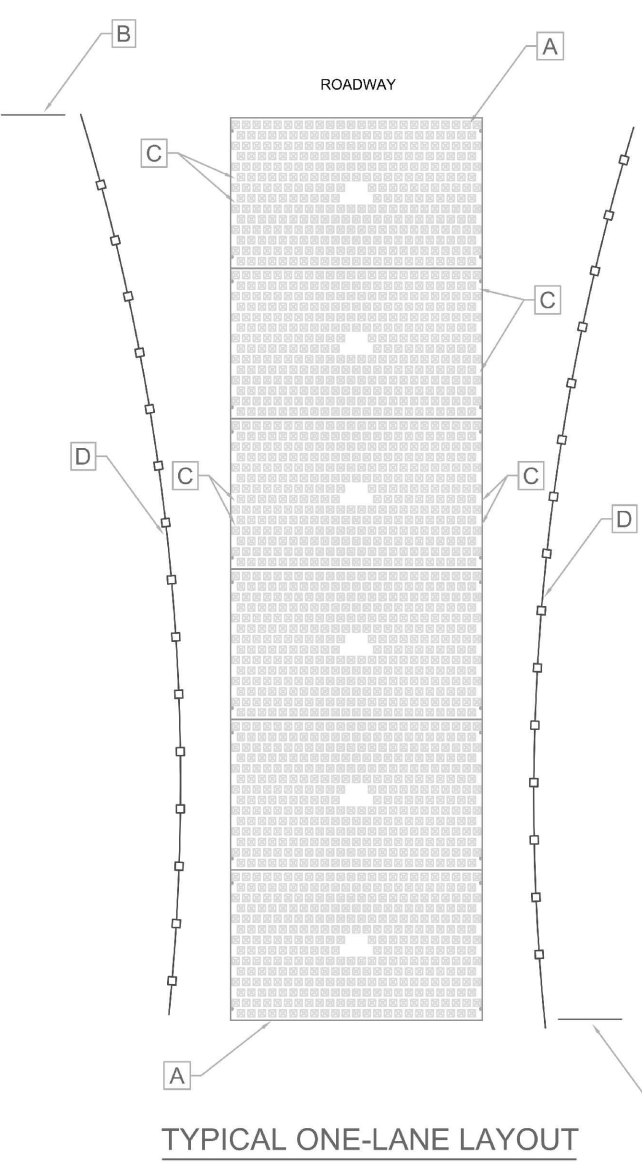
8. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED

USE AND MAINTENANCE

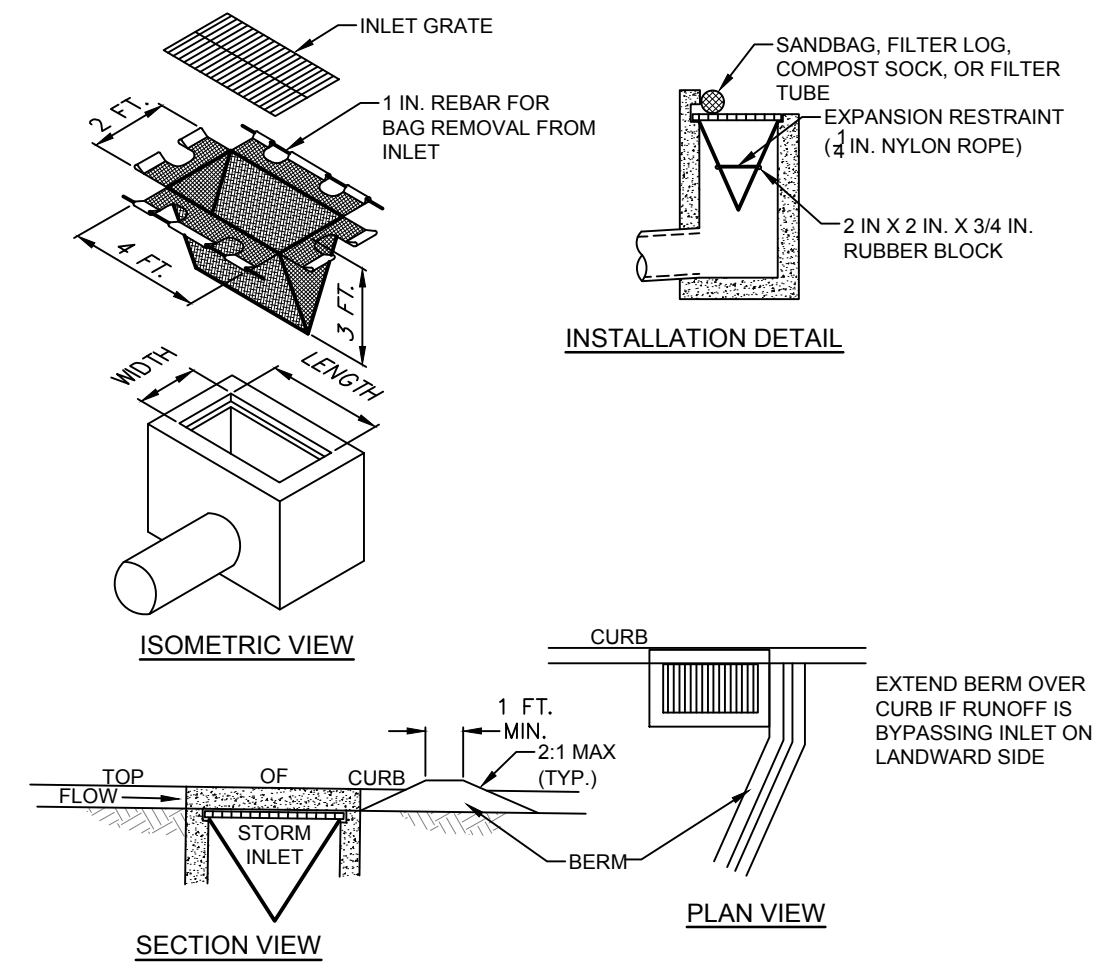
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES TO FOLLOW THE TRACKOUT MATS. WHEN TURNING, DRIVERS SHOULD FOLLOW THE TURN ROUTE DOWN THE LENGTH OF THE FOOD TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL BE REFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICE, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL

1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK



TYPICAL ONE-LANE LAYOUT



NOTES:

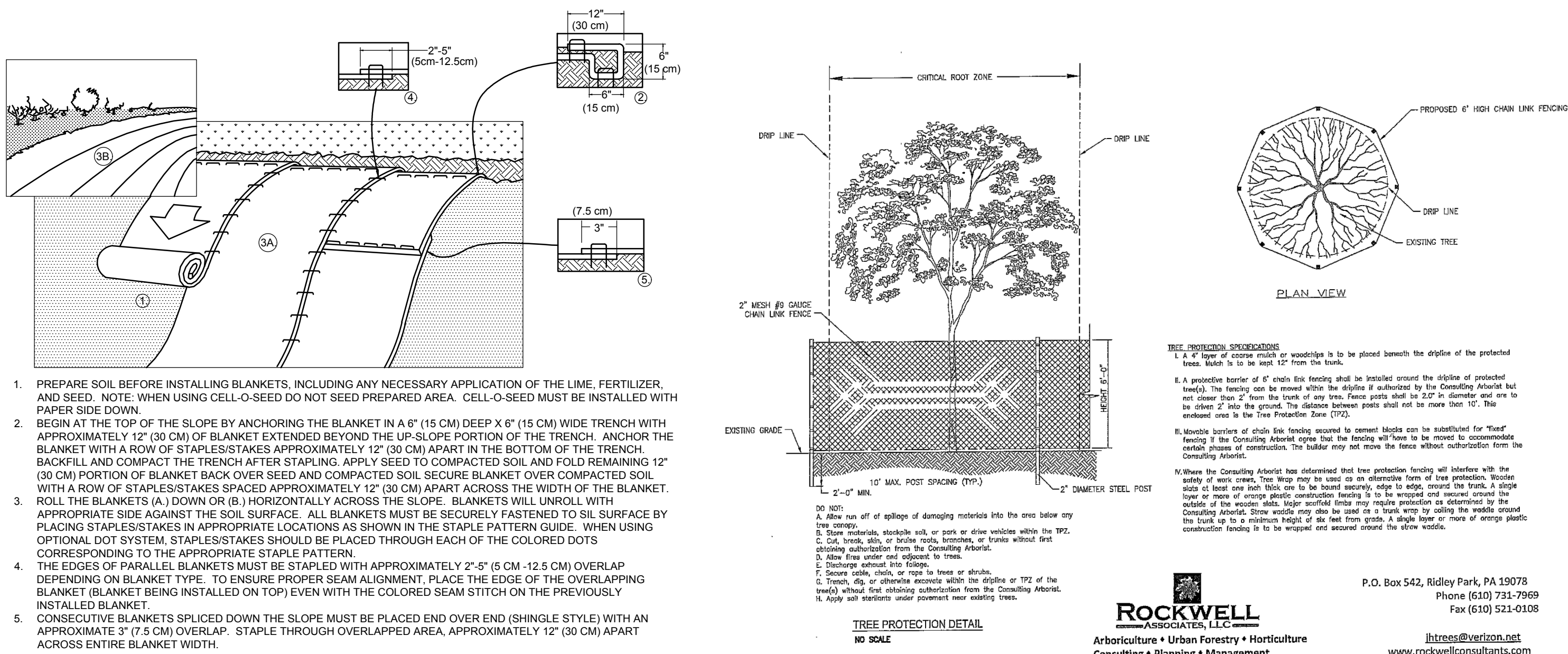
MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. 12 INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRASS TENSILE STRENGTH OF 120 LBS. A MINIMUM TENSILE STRENGTH OF 200 PSI. AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED MATERIALS SHALL BE INSTALLED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.



*NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

NOT TO SCALE



CONNELLY CENTER

800 LANCASTER AVE
VILLANOVA, PA 19085

EROSION AND SEDIMENT CONTROL

DETAILS

ANNOVA UNIVERSITÄT

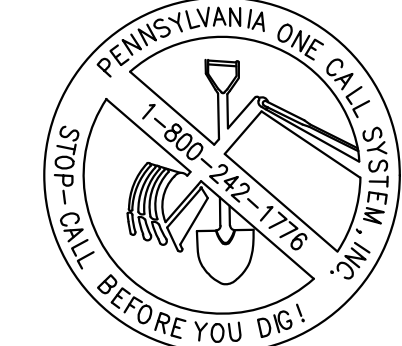
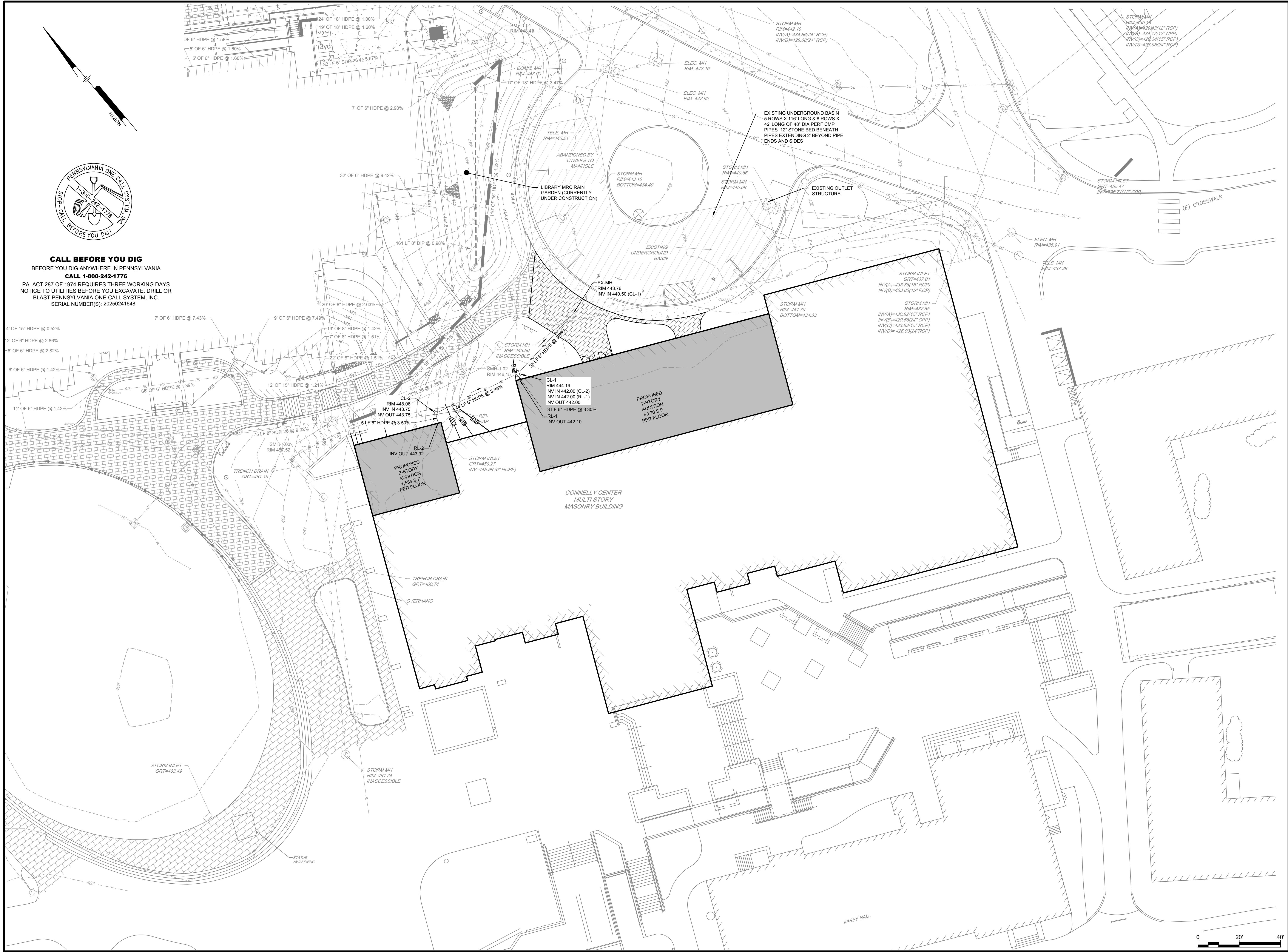
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS SHOWN
DRAWN BY	CW
APPROVED BY	MR

CS8502

U:\Account\CRABR\CRABR24001 - Connelly Center Addition\DESIGN\SET\CS9001.dwg PLOTTED: 4/1/2025 12:04 PM BY: Sean Connelleyham PLOTSTYLE: Pennon MCS.ctb



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SERIAL NUMBER(S): 20250241648

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

**POST CONSTRUCTION
STORMWATER MANAGEMENT PLAN**

VILLANOVA UNIVERSITY
800 LANCASTER AVE
VILLANOVA, PA 19085

REVISIONS		NO.	DATE	BY
	REVISED PER TOWNSHIP COMMENTS	1	2025-04-11	CW

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PROJECT

CRABR24001

DATE

2025-02-28

DRAWING SCALE

1"=20'

DRAWN BY

CW

APPROVED BY

MR

CS9001

SHEET 18 OF 19

87

UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT.

A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs LOCATED ON THE PROPERTY.

A STORMWATER BMP FAILURE FOR THIS SITE IS DEFINED AS:

- ### STRUCTURAL BMP 6.4.5 - MANAGED RELEASE CONCEPT RAIN GARDEN

PERIODIC INSPECTION OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES IS NECESSARY TO ENSURE ITS PROPER FUNCTIONING. THESE FACILITIES SHALL BE INSPECTED AS FOLLOWS:

- ### OPERATION & MAINTENANCE:

MAINTENANCE OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE FACILITY. THESE FACILITIES SHALL BE MAINTAINED ON AN ANNUAL BASIS AS FOLLOWS:

A STORM SEWER SYSTEM HAS BEEN DESIGNED TO CONVEY RUNOFF FROM THE PAVED AREA TO THE SUBSURFACE BASIN. STORM SEWER PIPES ARE ALSO PROPOSED TO CONVEY WATER FROM THE SUBSURFACE DETENTION BASIN TO AN EXISTING STORM SEWER SYSTEM, THAT DISCHARGES OFF-SITE.

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORM SEWER SYSTEM AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. THE STORM SEWER SYSTEM SHALL BE INSPECTED AT LEAST FOUR (4) TIMES A YEAR.
3. REMOVE SEDIMENT FROM ALL STRUCTURES AT LEAST ONCE PER YEAR.
4. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.

STORM SEWER SYSTEM SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 1-INCH.

MAINTENANCE OF THE FACILITIES IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE FACILITY. THESE FACILITIES SHALL BE MAINTAINED ON AN ANNUAL BASIS AS FOLLOWS:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE SUBSURFACE BASINS AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (0.8 INCH OR GREATER).
 - A. THE BASIN FACILITY SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 0.8 INCH. THE INSPECTION SHOULD ACCESS THE EROSION, FLOW CHANNELIZATION, BANK STABILITY, CLOGGING AT INLETS AND OUTLETS, AND SEDIMENT/DEBRIS ACCUMULATION.
 - B. EXCESSIVE BUILD-UP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BASIN FACILITY IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED IN A MANNER OF PROPERLY AND THOROUGHLY IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
 - C. INSPECT PIPE RISERS ACTING AS WATER DISTRIBUTION INTO THE STONE STORAGE LAYER. KEEP PIPE RISERS CLEAR OF ANY SEDIMENT AND VEGETATION.
 - D. EVALUATE THE DRAIN-DOWN TIME OF THE SUBSURFACE BASIN TO ENSURE THAT THE MAXIMUM TIME OF 7 DAYS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM TIME, DRAIN TIME OF THE BASIN VIA PUMPING AND CONTACT THE DESIGN ENGINEER TO DETERMINE THE PROPER REMEDIATION FOR THE SYSTEM. WATER LEVELS WITHIN THE BASIN CAN BE VIEWED THROUGH THE PROPOSED CLEANOUTS.
3. MAINTENANCE ACTIVITIES AS NEEDED:

1. THE BASINS SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 0.8-INCH. THE INSPECTION SHOULD ACCESS THE VEGETATION, EROSION, FLOW CHANNELIZATION, BANK STABILITY, CLOGGING AT INLETS AND OUTLETS, SEDIMENT/DEBRIS ACCUMULATION, AND STONE INFILTRATION BEDS.

1. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
2. INLET FILTER BAGS SHALL BE CLEANED OUT OR REPLACED WHEN BAG IS FULL.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST FILTER SOCK WHEN REACHING ONE HALF THE HEIGHT OF THE SOCK.
4. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE IMMEDIATELY COLLECTED AND RETURNED TO THE SITE OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.

1. SHOULD UNFORSEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN. FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN. FILL DUE TO ANALYTICAL TESTING IS LIMITED TO THE MATERIALS TO BE IMPORTED OR EXPORT MATERIAL FROM THE SITE. THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.

2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS THAT ARE LIQUID OR GASEOUS OR OTHERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE DATE OF TESTING OF THE MATERIAL. THE TESTING REPORT AND CLEAN FILL FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

- ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL INSPECTION, RECORDS REVIEW, AERIAL PHOTOGRAPHY, BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND RECORDS REVIEW REVEAL POTENTIAL CONCERNS. IF A CONCERN HAS BEEN IDENTIFIED, IT MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PCA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 27 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

PERMANENT STABILIZATION OF THE ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:

4. AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
5. OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS.
6. IN THE ABSENCE OF SOILS TESTING, APPLY AGRICULTURAL GRADE LIMESTONE AT THE MINIMUM RATE OF SIX TONS LIMESTONE PER ACRE (277 LBS. PER 1,000 SQUARE FEET).
7. IN THE ABSENCE OF SOILS TESTING, WORK IN FERTILIZER AT THE RATE OF 1000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE.
8. SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
9. APPLY SEED.
10. COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
11. APPLY STRAW MULCH AT A RATE OF 3.0 TON PER ACRE IMMEDIATELY AFTER SEEDING.

1. SPREAD AND FINE GRADE 12" TOPSOIL ON ALL AREAS TO BE PERMANENTLY SEEDED.
2. BEFORE SEEDING, APPLY APPROPRIATE SOIL MODIFICATIONS.
3. INSTALL EROSION/SEED BLANKET WHERE NEEDED.
4. WATER AND MAINTAIN ALL LAWN AREAS.
5. RESEED BARE OR THIN AREAS AS DIRECTED BY THE ENGINEER.
6. IF GROUND COVER IS NOT OTHERWISE SPECIFIED ON THE APPROVED LANDSCAPING PLANS, USE SEED MIXTURE 2, AS SHOWN IN TABLE 11.4.
7. APPLY STRAW MULCH AT 3.0 TON/ACRE IMMEDIATELY AFTER SEEDING.
8. APPLY STRAW AND MULCH DURING NON-GROWING SEASONS (NOVEMBER - MARCH)

1. POST CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO ANYTHING FROM THE SITE SUCH AS PLASTIC DRINK CUP, LUNCH LEFTOVERS, ANIMAL FECEES, LEAVES AND ROAD DEBRIS, TYPICAL OFFICE TRASH, LITTER AND SEDIMENT.
2. MULTIPHASE REMOVAL OF SEDIMENT AND OTHER WASTE MATERIAL. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BMP FACILITY IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
3. DISPOSE OF SEDIMENT AND OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.

1. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
2. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE IMMEDIATELY COLLECTED AND RETURNED TO THE SITE.

29%	RIVER OATS, PAVA ECOTYPE BLEND (CHASMANTHAM LATIFOLIUM (UNIO LA TIFOLIA), PAVA ECOTYPE BLEND)
2%	ERIGONIA WILDFIRE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE)
4%	FOG SEDGE, PA ECOTYPE (CAREX VULPINODES, PA ECOTYPE)
4%	PURPLE CONEFLOWER (ECHINACEA PURPUREA)
4%	WHITE BEARD-TONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)
3%	BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUBROCKIA HIRTA, COASTAL PLAIN NC ECOTYPE)
3%	LANCEFAIR COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA, COASTAL PLAIN NC ECOTYPE)
1%	OLD SPIDERWORT, PA ECOTYPE (TRIDESCANIA OHIENSIS, PA ECOTYPE)
2%	OXEYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELANTHUSIDEA, PA ECOTYPE)
2%	AUTUMN GOROSSA, PA ECOTYPE (AGASTIS ALBA, PA ECOTYPE)
2%	PARTRIDGE PEA, PA ECOTYPE (CHAMAECRISTAS FASCICULATA (CASSIA F.), PA ECOTYPE)
2%	MARSH (DENSE) BLAZING STAR (SPIKED GAYFEATHER), PA ECOTYPE (LIATRIS SPICATA, PA ECOTYPE)
15.5%	SMOOTH BLUE ASTER, NY ECOTYPE (ASTER LAEVIS (SYMPHYOTRICHUM LAEVE), NY ECOTYPE)
1%	WILD SENNA, VA W/ VV ECOTYPE (SENNA HEBECARPA (CASSIA H.), VA W/ VV ECOTYPE)
1%	NEW ENGLAND ASTER, PA ECOTYPE (ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM N.), PA ECOTYPE)
1%	SWAMP MILKWEED, PA ECOTYPE (ASCLEPIAS INCARNATA, PA ECOTYPE)
1%	PATH RUSH, PA ECOTYPE (JUNCUS TENUIS, PA ECOTYPE)
1%	SOFT RUSH (JUNCUS EFFUSUS)
8%	WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE (MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE)
5%	MISTFLOWER, VA ECOTYPE (EUPATORIUM COELESTINEUM (CONOCLINUM C.), VA ECOTYPE)
5%	BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA ASUTRARIENSIS, SOUTHERN WV ECOTYPE)
5%	EARLY GOLDENROD, VA ECOTYPE (SOLIDAGO JUNCUA, VA ECOTYPE)
2%	SLENDER MOUNTAINMINT (PYCNANETHUM TENUIFOLIUM)
100%	TOTAL: APPLIED 20 LB PER ACRE WITH A COVER CROP OF GRAY RYE AT 30 LB PER ACRE

PROVIDE 30 LB/ACRE ANNUAL RYE COVER CROP IN ORDER TO GERMINATE IMMEDIATELY AFTER RAIN GARDEN CONSTRUCTION.

TEMPORARY STABILIZATION OF ALL EXPOSED EARTH SURFACES WHERE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING TOPSOIL STOCKPILES SHALL BE STABILIZED IMMEDIATELY BY THE FOLLOWING METHODS AND MATERIALS.

1. APPLY ONE (1) TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER (10-10-10) AT THE RATE OF 500 LBS PER ACRE AND WORK INTO SOIL WHEREVER POSSIBLE.
2. APPLY 100% ANNUAL RYEGRASS SEED AT A RATE OF 227 LBS PER 1000 SQUARE FEET.
3. AFTER SEEDING MULCH WITH HAY OR STRAW AT A RATE OF THREE (3) TONS PER ACRE.

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ORDINANCE NO. 2026-18

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING ITS CODE OF ORDINANCES BY REPEALING CHAPTER 56 MUNICIPAL AUTHORITY, AND REPLACING IT WITH A NEW CHAPTER 56 STORMWATER AUTHORITY; SIGNIFYING THE TOWNSHIP'S INTENTION TO ESTABLISH A STORMWATER AUTHORITY IN ACCORDANCE WITH THE MUNICIPALITY AUTHORITIES ACT, PROVIDING FOR THE ESTABLISHMENT OF STORMWATER FEES; AND AUTHORIZING THE TOWNSHIP MANAGER TO FILE ARTICLES OF INCORPORATION WITH THE SECRETARY OF THE COMMONWEALTH OF PENNSYLVANIA IN ACCORDANCE WITH SECTION 5603 OF THE MUNICIPALITY AUTHORITIES ACT

WHEREAS, the Radnor Township Board of Commissioners created an authority entitled "Radnor Township Municipal Authority" in 1956 and amended its articles in 1974; and

WHEREAS, the Radnor Township Municipal Authority was formed to acquire, hold, construct, improve, maintain, and operate a Township building and sanitary sewer system; and

WHEREAS, the Radnor Township Municipal Authority was also authorized to acquire, hold, construct, improve, maintain, and operate parking lots, playgrounds, parks and recreation facilities; and

WHEREAS, the Radnor Township Municipal Authority expired in 2006 and the purpose for which it was created has ceased to exist; and

WHEREAS, the Radnor Township Board of Commissioners now desires to establish a Stormwater Authority as described in its Articles of Incorporation, a copy of which is attached hereto and incorporated herein as Exhibit "A".

Section 1. Creation of Stormwater Authority

The Radnor Township Board of Commissioners hereby signifies its intent to organize a Municipal Authority under the provisions of the Municipality Authorities Act, 53 Pa. C.S.A 5601 et seq.

Section 2. Name of Authority.

The name of the Authority shall be the "Radnor Township Stormwater Authority".

Section 3. Membership.

The Stormwater Authority shall consist of five (5) members appointed by the Board of Commissioners to staggered terms of one to five years and shall meet at a minimum on a quarterly basis. Member terms shall commence on the date of appointment, and they shall serve for their appointed term from the January first, next succeeding the date of incorporation of the Authority.

Section 4. Purposes.

In addition to the purposes set forth in the attached Articles of Incorporation, the Stormwater Authority shall be authorized to do the following:

- (a) Monitor compliance with the Township's Municipal Separate Storm Sewer System (MS4) permit as required by the Pennsylvania Department of Environmental Protection and the United States Environmental Protection Agency.
- (b) Collect and transport stormwater runoff from all developed properties within Radnor Township as a service to Township residents, businesses and institutions.
- (c) Repair and replace aged storm sewer piping and systems so as to protect Township residents, businesses, institutions and the general public.
- (d) Reduce and/or slow the volume of runoff from developed properties, thereby protecting adjacent properties from flooding, erosion and property damage.
- (e) Establish stormwater service fees for all developed properties payable into a dedicated stormwater fund in accordance with Township ordinances.

Section 5. Incorporation of Authority.

The President of the Board of Commissioners and the Township Secretary are hereby authorized to execute the Articles of Incorporation for the Radnor Stormwater Authority in substantially the form set forth on Exhibit "A" attached hereto and in compliance with the incorporation requirements of the Municipality Authorities Act.

Section 3. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed. Part 1, Chapter 56, Municipal Authority of Code of the Township of Radnor, adopted in 1956 and amended by Ordinance No. 1564 on February 25, 1974, is specifically repealed.

Section 4. Severability. If any section, paragraph, sub-section, or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 5. Effective Date. This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

, 2026

RADNOR TOWNSHIP

By:

Name: Jim Riley

Title: President

ATTEST: _____
William White, Secretary

**ARTICLES OF INCORPORATION
RADNOR TOWNSHIP STORMWATER AUTHORITY**

**To the Secretary of the Commonwealth of Pennsylvania,
Harrisburg, Pennsylvania**

In compliance with the Municipality Authorities Act of 2001, P.L. 287, 53 Pa.C.S. Section 5601 et seq., as amended, the Township of Radnor, Delaware County, Pennsylvania, pursuant to an Ordinance duly enacted by the Board of Commissioners of said Township authorizing the formation of a Municipal Authority does hereby certify:

1. The name of the Authority shall be the RADNOR TOWNSHIP STORMWATER AUTHORITY, and the registered address of the Authority is 301 Iven Avenue, Wayne, PA 19087-5297.

2. The Authority is formed under the Municipality Authorities Act of 2001, P.L. 287, 53 Pa.C.S. Section 5601 et seq., as hereafter amended, supplemented, modified or reenacted by the General Assembly of Pennsylvania.

3. The Township of Radnor has organized the following Municipal Authorities under the Municipality Authorities Act of 1945, P.L. 382:

- a. The Radnor Township Municipal Authority was incorporated by Radnor Township on August 15, 1956, for all the purposes authorized by the said Act and is inactive, withdrawn.
- b. The Radnor-Haverford-Marple Sewer Authority Authority was incorporated on December 20, 1967, for all the purposes authorized by the said Act and is in existence and maintains an address of Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087-5297.

4. The name of the incorporating municipality is the Township of Radnor and the names and addresses of the Radnor Township Board of Commissioners are:

Jim Riley
9 Meadowood Road
Rosemont, PA 19010

Maggy Myers
821 King of Prussia Road
Radnor, PA 19087

Howard Childs
508 Highland Avenue
Wayne, PA 19087

Catherine Agnew
325 Pembroke Avenue
St. Davids, PA 19087

James Coates
102 Barcladen Road
Bryn Mawr, PA 19010

Jack Larkin
848 King of Prussia Road
Radnor, PA 19087

Moir Mulroney
105 Petrie Avenue
Bryn Mawr, PA 19010

5. The names, addresses and term of office of the first members of the Board of the Authority. Member terms shall commence on the date of appointment, and they shall serve for their respective terms from January first, next succeeding the date of incorporation of the Authority.

NAME
ADDRESS
Term: one (1) year

NAME
ADDRESS
Term: two (2) years

NAME
ADDRESS
Term: three (3) years

NAME
ADDRESS
Term: four (4) years

NAME
ADDRESS
Term: five (5) years

6. The Authority is created for the purpose of stormwater planning, management and implementation including inspecting public and private stormwater facilities, operating, maintaining, constructing, replacing comprehensive stormwater facilities including underground pipes, conduits, inlets, outfalls, culverts, catch basins, dams, flood control structures, gutters, ditches, channels, detention ponds, best

management practices, public streets, curbs, conveyance systems, appurtenances, and drains, complying with federal and state stormwater statutes, laws, programs, rules and regulations, and establishing, implementing and collecting reasonable and uniform rates for fees, not taxes, based in whole or in part on property characteristics for property owners within Radnor Township, applying for grants and issuing bonds, as defined in Section 5607(a)(18) of the Act; and for such other purposes for which an authority may be formed or may exist under the laws of the Commonwealth. Further, the Authority shall have all powers conferred upon it by the Act and all other applicable laws of the Commonwealth.

7. The designated service area for the Authority is the Township of Radnor, Delaware County, Pennsylvania.

8. Advertisement of the adopted Ordinance including a brief statement of the substance of the Ordinance has been published one time in the Delaware County Law Reporter and one time in a paper published and in general circulation in Delaware County and proof of publication is filed with the Secretary of the Commonwealth along with these Articles of Incorporation.

WITNESSETH, the signature of the President of the Board of Commissioners Board of the Township of Radnor, Delaware County, Pennsylvania, on this ____ day of _____, 2026.

**TOWNSHIP OF RADNOR
BOARD OF COMMISSIONERS**

By: _____
Jim Riley, President

ATTEST:

By: _____
William M. White, Secretary

ORDINANCE NO. 2026-

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING ITS CODE OF ORDINANCES BY REPEALING CHAPTER 56 MUNICIPAL AUTHORITY, AND REPLACING IT WITH A NEW CHAPTER 56 STORMWATER AUTHORITY; SIGNIFYING THE TOWNSHIP'S INTENTION TO ESTABLISH A STORMWATER AUTHORITY IN ACCORDANCE WITH THE MUNICIPALITY AUTHORITIES ACT, PROVIDING FOR THE ESTABLISHMENT OF STORMWATER FEES; AND AUTHORIZING THE TOWNSHIP MANAGER TO FILE ARTICLES OF INCORPORATION WITH THE SECRETARY OF THE COMMONWEALTH OF PENNSYLVANIA IN ACCORDANCE WITH SECTION 5603 OF THE MUNICIPALITY AUTHORITIES ACT

WHEREAS, the Radnor Township Board of Commissioners created an authority entitled "Radnor Township Municipal Authority" in 1956 and amended its articles in 1974; and

WHEREAS, the Radnor Township Municipal Authority was formed to acquire, hold, construct, improve, maintain, and operate a Township building and sanitary sewer system; and

WHEREAS, the Radnor Township Municipal Authority was also authorized to acquire, hold, construct, improve, maintain, and operate parking lots, playgrounds, parks and recreation facilities; and

WHEREAS, the Radnor Township Municipal Authority expired in 2006 and the purpose for which it was created has ceased to exist; and

WHEREAS, the Radnor Township Board of Commissioners now desires to establish a Stormwater Authority as described in its Articles of Incorporation, a copy of which is attached hereto and incorporated herein as Exhibit "A".

Section 1. Creation of Stormwater Authority

The Radnor Township Board of Commissioners hereby signifies its intent to organize a Municipal Authority under the provisions of the Municipality Authorities Act, 53 Pa. C.S.A 5601 et seq.

Section 2. Name of Authority.

The name of the Authority shall be the "Radnor Township Stormwater Authority".

Section 3. Membership.

The Stormwater Authority shall consist of five (5) members appointed by the Board of Commissioners to staggered terms of one to five years and shall meet at a minimum on a quarterly basis. Member terms shall commence on the date of appointment, and they shall serve for their appointed term from the January first, next succeeding the date of incorporation of the Authority.

Section 4. Purposes.

In addition to the purposes set forth in the attached Articles of Incorporation, the Stormwater Authority shall be authorized to do the following:

- (a) Monitor compliance with the Township's Municipal Separate Storm Sewer System (MS4) permit as required by the Pennsylvania Department of Environmental Protection and the United States Environmental Protection Agency.
- (b) Collect and transport stormwater runoff from all developed properties within Radnor Township as a service to Township residents, businesses and institutions.
- (c) Repair and replace aged storm sewer piping and systems so as to protect Township residents, businesses, institutions and the general public.
- (d) Reduce and/or slow the volume of runoff from developed properties, thereby protecting adjacent properties from flooding, erosion and property damage.
- (e) Establish stormwater service fees for all developed properties payable into a dedicated stormwater fund in accordance with Township ordinances.

Section 5. Incorporation of Authority.

The President of the Board of Commissioners and the Township Secretary are hereby authorized to execute the Articles of Incorporation for the Radnor Stormwater Authority in substantially the form set forth on Exhibit "A" attached hereto and in compliance with the incorporation requirements of the Municipality Authorities Act.

Section 3. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed. Part 1, Chapter 56, Municipal Authority of Code of the Township of Radnor, adopted in 1956 and amended by Ordinance No. 1564 on February 25, 1974, is specifically repealed.

Section 4. Severability. If any section, paragraph, sub-section, or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 5. Effective Date. This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

, 2026

RADNOR TOWNSHIP

By:

Name: Jim Riley

Title: President

ATTEST: _____
William White, Secretary

**ARTICLES OF INCORPORATION
RADNOR TOWNSHIP STORMWATER AUTHORITY**

**To the Secretary of the Commonwealth of Pennsylvania,
Harrisburg, Pennsylvania**

In compliance with the Municipality Authorities Act of 2001, P.L. 287, 53 Pa.C.S. Section 5601 et seq., as amended, the Township of Radnor, Delaware County, Pennsylvania, pursuant to an Ordinance duly enacted by the Board of Commissioners of said Township authorizing the formation of a Municipal Authority does hereby certify:

1. The name of the Authority shall be the RADNOR TOWNSHIP STORMWATER AUTHORITY, and the registered address of the Authority is 301 Iven Avenue, Wayne, PA 19087-5297.

2. The Authority is formed under the Municipality Authorities Act of 2001, P.L. 287, 53 Pa.C.S. Section 5601 et seq., as hereafter amended, supplemented, modified or reenacted by the General Assembly of Pennsylvania.

3. The Township of Radnor has organized the following Municipal Authorities under the Municipality Authorities Act of 1945, P.L. 382:

- a. The Radnor Township Municipal Authority was incorporated by Radnor Township on August 15, 1956, for all the purposes authorized by the said Act and is inactive, withdrawn.
- b. The Radnor-Haverford-Marple Sewer Authority was incorporated on December 20, 1967, for all the purposes authorized by the said Act and is in existence and maintains an address of 600 Glendale Road Havertown, PA 19083.

4. The name of the incorporating municipality is the Township of Radnor and the names and addresses of the Radnor Township Board of Commissioners are:

Jim Riley
9 Meadowood Road
Rosemont, PA 19010

Maggy Myers
821 King of Prussia Road
Radnor, PA 19087

Howard Childs
508 Highland Avenue
Wayne, PA 19087

Catherine Agnew
325 Pembroke Avenue
St. Davids, PA 19087

James Coates
102 Barcladen Road
Bryn Mawr, PA 19010

Jack Larkin
848 King of Prussia Road
Radnor, PA 19087

Moira Mulroney
105 Petrie Avenue
Bryn Mawr, PA 19010

5. The names, addresses and term of office of the first members of the Board of the Authority. Member terms shall commence on the date of appointment, and they shall serve for their respective terms from January first, next succeeding the date of incorporation of the Authority.

NAME
ADDRESS
Term: one (1) year

NAME
ADDRESS
Term: two (2) years

NAME
ADDRESS
Term: three (3) years

NAME
ADDRESS
Term: four (4) years

NAME
ADDRESS
Term: five (5) years

6. The Authority is created for the purpose of stormwater planning, management and implementation including inspecting public and private stormwater facilities, operating, maintaining, constructing, replacing comprehensive stormwater facilities including underground pipes, conduits, inlets, outfalls, culverts, catch basins, dams, flood control structures, gutters, ditches, channels, detention ponds, best

management practices, public streets, curbs, conveyance systems, appurtenances, and drains, complying with federal and state stormwater statutes, laws, programs, rules and regulations, and establishing, implementing and collecting reasonable and uniform rates for fees, not taxes, based in whole or in part on property characteristics for property owners within Radnor Township, applying for grants and issuing bonds, as defined in Section 5607(a)(18) of the Act; and for such other purposes for which an authority may be formed or may exist under the laws of the Commonwealth. Further, the Authority shall have all powers conferred upon it by the Act and all other applicable laws of the Commonwealth.

7. The designated service area for the Authority is the Township of Radnor, Delaware County, Pennsylvania.

8. Advertisement of the adopted Ordinance including a brief statement of the substance of the Ordinance has been published one time in the Delaware County Law Reporter and one time in a paper published and in general circulation in Delaware County and proof of publication is filed with the Secretary of the Commonwealth along with these Articles of Incorporation.

WITNESSETH, the signature of the President of the Board of Commissioners Board of the Township of Radnor, Delaware County, Pennsylvania, on this ____ day of _____, 2026.

**TOWNSHIP OF RADNOR
BOARD OF COMMISSIONERS**

By: _____
Jim Riley, President

ATTEST:

By: _____
William M. White, Secretary

LEGAL NOTICE

Notice is hereby given that the Radnor Township Board of Commissioners will hold a public hearing to consider for adoption, an ordinance of which this notice is a summary, amending its Code of Ordinances by repealing Chapter 56 Municipal Authority, and replacing it with a new Chapter 56 Stormwater Authority; signifying the Township's intention to establish a Stormwater Authority in accordance with the Municipalities Authorities Act, providing for the assessment of stormwater fees; and authorizing the township manager to file articles of incorporation with the Secretary of the Commonwealth of Pennsylvania in accordance with Section 5603 of the Municipalities Authorities Act. The name of the proposed authority is the Radnor Township Stormwater Authority. The proposed Articles of Incorporation (attached to the Ordinance) establish a five member Authority Board. The Authority shall have all powers available under the Municipality Authorities Act.

The public hearing will be on September 28, 2026, at 6:30 p.m. at the Radnor Township Municipal Building located at 301 Iven Avenue, Wayne, PA 19087. Copies of the full text of the proposed Ordinance are available at the Township offices, the Delaware County Law Library, the offices of the Delaware County Daily Times, and the offices of the Delaware County Legal Journal.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

Radnor Township PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Ordinance 2026-21 - ***Introduction*** - Special Parking Zones, amending adding the handicapped parking on North Wayne Avenue, west side, in front of 402 North Wayne Avenue.

LEGISLATIVE HISTORY: Legislative/New

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION: For Introduction at the Board of Commissioners meeting.

ATTACHMENTS:

[402 N Wayne Handicapped Parking 8.20.26.pdf](#)

ORDINANCE NO. 2026-21

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, CHAPTER 270, SECTION 270-31 SPECIAL PURPOSE
PARKING ZONES.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to Section 270-31 as follows:

Section 1. Section 270-31, Special Purpose Parking Zones, is hereby amended adding the following handicapped parking zone:

Name of Street	Side	Location
North Wayne Avenue	West	In front of 402 N Wayne Avenue

Section 2. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 3. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 4. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and **ORDAINED** this _____ day of _____ 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William White, Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC:

FROM: James Smith, Fire and EMS Chief

LEGISLATION: Resolution 2026-108 - Purchase of Stryker EMS equipment to be placed on ambulances in Radnor Township. This purchase is through the Costars program and includes a seven-year, zero (0) percent interest rate with annual payments of \$120,556.67 for an overall total purchase of \$843,896.69. The first payment is not required until 2027 with the purchase to be paid from capital money.

LEGISLATIVE HISTORY: This is a new item.

Historically, Radnor Township supplied the Radnor Fire Company with capital monies, averaging around \$220,000 per year. That capital support was suspended in 2025 and 2026 while the Township and Fire Company work on a longer-term capital program. While we don't have a capital program established just yet, this acquisition will be a positive step towards reinstating our capital money support for the Radnor Fire Company, allowing for the best EMS service for our Residents.

PURPOSE AND EXPLANATION: This EMS equipment will replace current outdated equipment that required a special waiver from the manufacturer to remain in service. The Radnor Fire Company will utilize this equipment in their day-to-day service to our community. In the future as the staffing transitions to the Township, the members of the Radnor Township Fire and Rescue Department will utilize this equipment in partnership with the Radnor Fire Company. This purchase includes:

- Five (5) new LifePak AED/monitors,
- Five (5) new LUCAS automatic CPR machines,
- Five (5) new stair chairs,
- One (1) Bariatric stretcher,
- One (1) new powered stair chair, and
- A seven (7) year all-inclusive Pro-Care service contract for the previously listed items as well as the existing power stretchers and the power loading systems in the ambulances.

Importantly, this type of purchase is not eligible to be made by the Radnor Fire Company via their state relief monies. This equipment will be titled in the name of the Township through the Radnor Township Fire and Rescue Department

IMPLEMENTATION SCHEDULE: Once approved, the equipment will be ordered, and training will be scheduled for the Radnor Fire Company. The expected timeline for this equipment to be placed into service will be late 2026.

FISCAL IMPACT: The vendor has offered a zero percent financing for seven (7) years for this purchase. By bundling this purchase together, versus buying pieces separately over time, avoids multiple scheduled price increases and allows a price lock on the service agreement versus multiple agreements. The Township will own this equipment as the start of our asset collection of equipment. Payment for this purchase is not required until 2027.

RECOMMENDED ACTION: This item is on the agenda now to avoid a scheduled price increase from the manufacturer for October 1, 2026. The vendor will honor the prices quoted, with a delayed payment into 2027 if a commitment is made prior to 10/1/2026. By bundling these items under the EMS+ program from the vendor, with the current 2026 pricing, it saves \$130,000 versus a traditional buying cycle with their scheduled price increases.

ATTACHMENTS:

[Stryker Resolution 2026-108.pdf](#)

[Stryker Total Payment Quote \(Oct 2026\).pdf](#)

RESOLUTION NO. 2026-108

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE PURCHASE OF EMERGENCY MEDICAL EQUIPMENT AND A 7-YEAR ALL-INCLUSIVE PROCARE SERVICE AGREEMENT FROM STRYKER MEDICAL FOR THE RADNOR TOWNSHIP FIRE AND RESCUE DEPARTMENT UNDER A SEVEN-YEAR ZERO-INTEREST PAYMENT PLAN VIA THE COSTARS PROGRAM FOR \$843,896.69 (ANNUALLY \$120,556.67).

WHEREAS, the Radnor Township Fire and Rescue Department will provide essential emergency medical services (EMS) equipment for current use by the Radnor Fire Company for the betterment of the residents and visitors of Radnor Township; and

WHEREAS, maintaining operational readiness, clinical excellence, and responder safety requires modernizing life-saving equipment and securing continuous maintenance coverage across the department's patient-handling and cardiac monitoring fleet; and

WHEREAS, Stryker Medical has submitted a proposal under the EMS+ price-lock guarantee through the CoStars Program to supply the following new emergency medical equipment:

- Five (5) New Lifepak 35 Monitors with all accessories
- Five (5) New LUCAS Chest Compression Devices with all accessories
- Five (5) New Stair Chairs
- One (1) New Bariatric Stretcher (Bari Cot)
- One (1) New Xpedition Powered Stair Chair; and

WHEREAS, the proposal incorporates a comprehensive, seven (7) year All-Inclusive ProCare Service Contract providing full maintenance, repairs, and service coverage for both the newly acquired items and existing operational inventory owned by the Radnor Fire Company (RFC), specifically:

- All current Power-LOAD systems (RFC)
- All current stretchers (RFC)
- Five (5) new Stair Chairs (RTFRD)
- Five (5) new LUCAS devices (RTFRD)
- Five (5) new Lifepak 35 Monitors (RTFRD)
- One (1) new Bariatric Stretcher (RTFRD)
- One (1) new Expedition Powered Stair Chair (RTFRD); and

WHEREAS, the total purchase and 7-year service agreement is structured under a municipal financing option consisting of seven (7) equal annual payments of **\$120,556.67** at zero percent (0%) interest, with the first payment not due until 2027, for a total contract obligation of **\$843,896.69**; and

WHEREAS, the Board of Commissioners finds that acquiring this critical equipment under zero-interest financing terms while unifying long-term service coverage across all existing and new fleet assets is in the best interest of the health, safety, and welfare of the community.

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania, does hereby approves the procurement of the specified emergency medical equipment and 7-year All-Inclusive ProCare service contracts from Stryker Medical with payment terms consisting of seven (7) equal annual payments of \$120,556.67 with zero percent (0%) interest (totaling \$843,896.69).

SO RESOLVED, this ____ day of _____, 2026.

RADNOR TOWNSHIP

By: _____

Name: James Riley

Title: President

ATTEST: _____

William White, Township Manager/Secretary



Radnor Fire - EMS+

Quote Number: 11251736

Version: 1

Prepared For: RADNOR FIRE CO

Attn:

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Division: Medical

Rep: Russell Holloway

Email: russell.holloway@stryker.com

Phone Number:

Quote Date: 09/17/2026

Expiration Date: 12/16/2026

Contract Start: 02/02/2026

Contract End: 02/01/2027

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	RADNOR FIRE CO	Name:	RADNOR FIRE CO	Name:	RADNOR FIRE CO
Account #:	20049510	Account #:	20049510	Account #:	20049510
Address:	121 S WAYNE AVE	Address:	121 S WAYNE AVE	Address:	121 S WAYNE AVE
	WAYNE		WAYNE		WAYNE
	Pennsylvania 19087-0031		Pennsylvania 19087-0031		Pennsylvania 19087-0031

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	70335-000042	LP35,EN-US,MAS-SP/CO,MED-CO2,SUN-NIBP,12L,WIFI/CELL/LN/CPRIN,STD,BT	5	\$58,236.20 \$58,236.20	\$291,181.00 \$291,181.00
2.0	11335-000001	LIFEPAK FLEX Lithium-Ion Battery	10	\$1,040.00 \$1,040.00	\$10,400.00 \$10,400.00
3.0	11140-000102	LIFEPAK FLEX Battery Charger	5	\$3,120.00 \$3,120.00	\$15,600.00 \$15,600.00
4.0	11140-000131	AC Power Cord (North America, hospital grade)	5	\$113.00 \$113.00	\$565.00 \$565.00
5.0	11996-000519	LNCS-II Reusable rainbow 8-wavelength Adult Sensor	10	\$925.00 \$925.00	\$9,250.00 \$9,250.00
6.0	11996-000520	LNCS-II Reusable rainbow 8-wavelength Pediatric Sensor	10	\$1,018.00 \$1,018.00	\$10,180.00 \$10,180.00
7.0	21300-008147	NIBP Tubing, Straight, 2.7 m (9 ft)	5	\$117.00 \$117.00	\$585.00 \$585.00
8.0	11160-000011	Reusable Cuff, Infant, 8-14 cm	5	\$33.00 \$33.00	\$165.00 \$165.00
9.0	11160-000013	Reusable Cuff, Pediatric, 13-20 cm	5	\$37.00 \$37.00	\$185.00 \$185.00
10.0	11160-000021	Reusable Cuff, Small, Adult, 18-26 cm	5	\$42.00 \$42.00	\$210.00 \$210.00
11.0	11160-000015	Reusable Cuff, Adult, 26-35 cm	5	\$44.00 \$44.00	\$220.00 \$220.00



Radnor Fire - EMS+

Quote Number: 11251736

Version: 1

Prepared For: RADNOR FIRE CO

Attn:

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Division: Medical

Rep: Russell Holloway

Email: russell.holloway@stryker.com

Phone Number:

Quote Date: 09/17/2026

Expiration Date: 12/16/2026

Contract Start: 02/02/2026

Contract End: 02/01/2027

#	Product	Description	Qty	Sell Price	Total
12.0	11160-000019	Reusable Cuff, X-Large, Adult, 35-44 cm	5	\$72.00 \$72.00	\$360.00 \$360.00
13.0	11335-000005	LIFEPAK Printer Kit	5	\$3,120.00 \$3,120.00	\$15,600.00 \$15,600.00
14.0	11335-000008	LIFEPAK 35 Storage Bag Kit	5	\$624.00 \$624.00	\$3,120.00 \$3,120.00
15.0	11260-000073	Shoulder Strap	5	\$78.00 \$78.00	\$390.00 \$390.00
16.0	11330-000026	LP35 Docking Station	5	\$3,328.00 \$3,328.00	\$16,640.00 \$16,640.00
17.0	11111-000041	LIFEPAK 3-wire extended precordial ECG cable	5	\$125.00 \$125.00	\$625.00 \$625.00
20.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	5	\$22,831.66 \$22,831.66	\$114,158.30 \$114,158.30
21.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	5	\$996.00 \$996.00	\$4,980.00 \$4,980.00
22.0	6252000000	Stair-PRO Model 6252	5	\$6,237.06 \$6,237.06	\$31,185.30 \$31,185.30
23.0	6083000000	MX-PRO Bariatric Transport	1	\$19,974.08 \$19,974.08	\$19,974.08 \$19,974.08
24.0	625705550004	6257 HIGH CONFIG W/GROOVE TRKS	1	\$18,210.00 \$18,210.00	\$18,210.00 \$18,210.00
Equipment Total:					\$563,783.68

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-LP15H-LP35	TRADE IN LP15 V4 HIGH FOR LP35	4	\$0.00	\$0.00
TR-EVNC-SEC	TRADE-IN EVAC+CHAIR CHAIR TOWARDS PURCHASE OF STRYKER EVAC CHAIR	4	\$0.00	\$0.00
TIM-LUC3-LUC3	TR-SYK LUCAS 3 TO LUC 3.1	3	\$0.00	\$0.00



Radnor Fire - EMS+

Quote Number: 11251736

Version: 1

Prepared For: RADNOR FIRE CO

Attn:

Remit to:

Division: Medical

Rep: Russell Holloway

Email: russell.holloway@stryker.com

Phone Number:

Stryker Sales, LLC

21343 NETWORK PLACE

CHICAGO IL 60673-1213

USA

Quote Date: 09/17/2026
Expiration Date: 12/16/2026
Contract Start: 02/02/2026
Contract End: 02/01/2027

All Radnor Fire Stryker Equipment New and
Old Included In Section 28 for a Total of 7
Years from Contract Execution

ProCare Products:

#	Product	Description	Qty	Sell Price	Total
28.1	LIFEPK35-FLD-PRO	Nellcor/Masimo SpO2, EtCO2, NIBP, Temp/IP (ICU Medical), 3/5-lead ECG for LP35,EN-US,MAS-SP/CO,MED-CO2,SUN-NIBP,12L,WIFI/CELL/LN/CPRIN,STD,BT 02/02/2026 - 02/01/2032 √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	5	\$14,538.00	\$72,690.00
28.2	LUCAS-FLD-PROCARE	LUCAS 3, 3.1 for LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device 02/02/2026 - 02/01/2032 √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	5	\$11,112.00	\$55,560.00
28.3	POWERLOAD-PROCARE	Power Load for MTS PWLD EXCLUDES FLOOR PLATE 02/02/2026 - 02/01/2032 √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	5	\$14,688.00	\$73,440.00
28.4	STR-CHAIR-PROCARE	Stair-Pro for Stair-PRO Model 6252 02/02/2026 - 02/01/2032 √ Parts, Labor, Travel √ Preventative Maintenance	5	\$1,980.00	\$9,900.00
28.5	POWERPRO-PROCARE	Power Pro 2 for 6507 POWER PRO 2, HIGH CONFIG 02/02/2026 - 02/01/2031 √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service √ Smart Equip. Management	5	\$9,615.00	\$48,075.00
28.6	MANUAL-COT-PROCARE	MX Pro for MX-PRO Bariatric Transport 02/02/2026 - 02/01/2032 √ Parts, Labor, Travel √ Preventative Maintenance	1	\$5,208.00	\$5,208.00
28.7	XPEDITION-PROCARE	Xpedition Stair Chair for 6257 HIGH CONFIG W/GROOVE TRKS 02/02/2026 - 02/01/2032 √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	1	\$7,440.00	\$7,440.00
ProCare Total:				\$272,313.00	

Data Solutions:



Radnor Fire - EMS+

Quote Number: 11251736

Version: 1

Prepared For: RADNOR FIRE CO

Attn:

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Division: Medical

Rep: Russell Holloway

Email: russell.holloway@stryker.com

Phone Number:

Quote Date: 09/17/2026

Expiration Date: 12/16/2026

Contract Start: 02/02/2026

Contract End: 02/01/2027

#	Product	Description	Qty	Sell Price	Total
18.0	11150-000020	LIFEPAK Cellular Modem, North America	5	\$1,560.00	\$7,800.00
19.0	81000002	EMS Pro Tier 2: 5,000-25,000 annual run volume. Includes: device set up tools, asset management, transmission connectivity, ePCR integration, LIFENET Care app and browser access for communication, live streaming and post event analytic tools.	1	\$0.00	\$0.00
Data Solutions Total:					\$7,800.00

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Shipping and Handling:	\$0.00
Grand Total:	\$843,896.68

Prices: In effect for 30 days

Terms: Net 30 Days

Shipping & Handling Includes:
Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

Radnor Township

PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC:

FROM: Stephen F. Norcini

LEGISLATION: Resolution 2026-111: Awarding the Contract for Providing the Temporary Bridge for Skunk Hollow to ADM Welding & Fabrication, LLC not to exceed \$24,000.

LEGISLATIVE HISTORY: This item is related to the closing of the existing bridge at Skunk Hollow due to deteriorating conditions, previously discussed with the Board.

If approved, this temporary bridge will provide ongoing access to the park while the permanent design and construction of the replacement bridge occurs in 2027.

PURPOSE AND EXPLANATION: The Skunk Hollow Culvert, located on the access drive off of Darby Paoli Road, is the sole access to the Township's leaf recycling center at Skunk Hollow. This drive is also the sole access to the Skunk Hollow Park parking Lot. The culvert has deteriorated to the point that no vehicular traffic, of any weight, can access the leaf recycling center or Skunk Hollow Park parking lot. The Commissioners previously awarded the design and permitting contract to replace the culvert to GFT, Incorporated. The DEP permitting process can be lengthy, and it is anticipated that the culvert replacement project will not be bid until Q3 of 2027.

The Public Works Department needs access to Skunk Hollow for our leaf collection program, as that is where the collected leaves are taken. The lower Skunk Hollow parking lot is also used for the snow that is trucked from our Wayne municipal parking lots after heavy snowstorms. To that end, we are requesting the use of a temporary bridge so Public Works can access Skunk Hollow while the culvert project is being designed, permitted, publicly bid, and constructed.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, the bridge will be delivered in approximately one month. The rental will be through August 2027.

FISCAL IMPACT: The cost of the rental including delivery and return is not to exceed \$24,000. This will be charged to the project cost, which is funded by the 04 Stormwater Fund.

RECOMMENDED ACTION: This is a critical item needed immediately for the Township's 2026 leaf

collection program, to be able to access Skunk Hollow.

ATTACHMENTS:

[Rental Agreement.pdf](#)

[Temporay Bridge Cost Proposal.pdf](#)

[Resolution-Temporary Bridge.pdf](#)

ADM Welding & Fabrication, LLC
37 Broadhead Street
Warren, PA 16365
P: 814.723.7227
E: admwelding@verizon.net

Bridge Rental Agreement

ADM Welding & Fabrication, LLC agrees to rent the following portable bridge(s) to the party indicated below [hereafter referred to as "Renter"], subject to the following agreement:

Renter: Radnor Township
Contact Person: Steve Norcini
Mailing Address:

Phone: 610.688.5600 x130

Email: snorcini@radnor.org

Renter agrees that all correspondence regarding the rental will be considered received if directed to the contact person indicated above. Renter is responsible for updating their contact information should it change.

Project Name:

Delivery Address:

Darby Paoli Road
St. David's, PA 19087

Coordinates:

Renter shall provide a delivery address and/or coordinates regardless of whether the customer or ADM arranges transport. An approximate address is acceptable for projects without an exact address [i.e. Boutwell Hill Road west of Cherry Creek, NY]. Renter shall provide ADM with updated location information should renter move bridge to another project/substantially different location.

Bridge Description & Rental Rates/Fees

Bridge # 1463

Bridge Type: Hinged

Nominal Dimensions: 12.5' wide x 30' long

Design Capacity(ies): HS25 [45-ton/5-axle tractor-trailer], subject to 10 mph speed restriction

Rental Rates:

- **Minimum Rental:** 2 weeks
- **Daily Rental Rate, 1st 90 days:** \$65/day
- **Daily Rental Rate, after 90 days:** \$45/day

Load/Offload Fees:

*Applicable only if customer arranges their own transport and is not self-loading/offloading [i.e. winch truck]:

- **Load Fee:** \$175
- **Offload Fee:** \$175

Responsibilities:

- Renter accepts sole responsibility for the bridge while in renter's custody [further defined below].
- Renter is responsible for ensuring an adequate bearing surface is provided to support the bridge and associated loads.
- Renter accepts sole responsibility for ensuring that no loads exceeding the design capacity are placed on the bridge while bridge is in renter's custody. This includes ensuring compliance with any applicable speed restriction.
- Use of the bridge by any party, while in the custody of the renter, shall be at the discretion, liability, and responsibility of the renter. ADM Welding's sole responsibility and liability under this agreement shall be to provide a portable bridge capable of safely supporting loads as designated in the "bridge description".
- If renter is provided this rental agreement at least 48 hours prior to the bridge being loaded for transport, and does not object to any of the terms herein, this agreement shall be deemed effective regardless of whether or not it is signed by renter.

Custody & Transport:

- ADM offers transport services, or renter may provide their own transport.
- If customer provides transport:
 - The bridge is considered to be in renter's custody from the time it is loaded on renter's truck until the bridge is returned and offloaded in ADM's designated storage location.
 - **All loading appointments must be scheduled in advance.**
 - **All bridge returns must be scheduled a minimum of four business days in advance.**
- If ADM provides transport:
 - The bridge is considered to be in renter's custody from the time offloading begins on-site until it is loaded for return transport.
 - Customer shall confirm turn-by-turn directions to the delivery site from the nearest designated truck route. Additionally customer shall be responsible for the following:
 - Verifying the designated route/site is accessible to the delivery vehicle(s).
 - Securing any required road bonds.
 - Notifying ADM of any applicable "local restrictions" i.e. posted bridges, curfews, customer mandated access routes, etc.
 - Providing any necessary traffic control.
 - If the site is not easily located/accessible it is suggested that the customer meet the delivery vehicle(s) at a convenient location and pilot them in.
 - ADM will not be responsible for any delays beyond our reasonable control including but not limited to travel delays due to equipment breakdown, weather, accident, road construction, etc.
 - ADM offers transport solely as an added convenience to renter, and cannot guarantee delivery/pickup within a certain timeframe. If ADM cannot arrange return transport within customer's desired timeframe, customer has the option of arranging their own return transport.
 - Should customer desire ADM to arrange freight, and ADM is not able to arrange prompt transport, ADM will charge no more than seven calendar days of rental following the call-off date.

Rental, Transport, & Other Charges

- Renter agrees to pay ADM for all costs associated with the bridge rental per the terms of this agreement.
- Daily rental rates are charged each calendar day from the time the bridge is loaded for transport until the bridge is returned/offloaded, regardless of whether or not bridge is actually in use by renter.
- Unless superseded by a mutually agreed upon master service agreement and/or written quotation:
 - Minimum rental charges will be invoiced upon renter taking possession of bridge.
 - All other rental charges will be invoiced monthly.
 - Payment is due within 30 days of invoice date.
- Freight rates provided are estimates only. Freight rates billed will be based on actual hours required [if transported on ADM truck] and/or actual rates incurred from outside carriers.
 - Freight rates fluctuate based on a variety of factors including fuel pricing and seasonal demands. Additionally rates will be impacted based on the schedule/time flexibility of the load-out.
 - Estimated rates include up to one hour on-site [per load/truck] for offloading for bridges 50' and under, and one and a half hours for bridges over 50'.
 - As noted, customer always has the option of arranging their own transport if they are able to obtain more advantageous rates.

Bridge Condition/Care

- Customer acknowledges that along with this rental agreement they have been provided with a written set of handling procedures for the bridge.
- Renter shall inspect bridge upon taking custody and promptly notify ADM of any damage other than that noted below including damaged steel members, broken welds, and/or damaged decking:
TBD upon return from current rental.
- Renter shall not modify bridge without ADM's approval. Any temporary items added to bridge [example – silt sock placed along edges to contain mud] shall be removed by renter prior to return.
- Bridge shall be returned in a "broom clean" condition free of deposits of mud, snow, ice, etc.
- Renter agrees to pay ADM Welding, based on ADM's current labor and material rates, for any/all of the following:
 - Repairs for damage to the structure while the bridge was in the custody of the renter.
 - Removal of dirt/debris if not properly removed by renter.
 - Labor to prepare bridge for future rentals, if bridge is not returned per the handling instructions [i.e. center panels not stowed properly, etc].

Termination

ADM shall have the option to terminate rental should any of the following occur:

- Renter fails to maintain current contact information.
- Renter moves bridge to a substantially different project/location and fails to notify ADM of the new location.
- Any invoices associated with the bridge rental exceed 90 days past due.

Should ADM elect to terminate agreement, upon ADM's request renter shall promptly return bridge to ADM. Should renter fail to return bridge, ADM reserves the right to collect the bridge in which case renter:

- Shall provide exact bridge location information, if necessary.
- Grants ADM permission to access the site to collect the bridge. If site is not owned or controlled by renter, renter shall promptly obtain permission from the appropriate parties.
- Reimburse ADM for all costs associated with bridge demobilization including but not limited to supervision, labor, equipment/operators for removal/load-out [including mobilization/demobilization], trucking, and travel expenses.

Should ADM terminate this agreement, the terms of this agreement will remain in effect until the bridge is returned to ADM.

Purchase-Option

- Any rental-purchase option provided by ADM is subject to timely payment of rental/freight invoices.
- If renter elects to purchase the bridge utilizing the purchase option all terms of this agreement shall remain in effect and title shall not transfer until all payments associated with both the rental and buyout are received by ADM.

Accepted By [Signature]: _____

Accepted By [Printed Name]: _____

Title: _____

Date: _____

ADM WELDING & FABRICATION, LLC



Building bridges to meet your needs
37 Broadhead Street
Warren, PA 16365
Office: (814) 723-7227

Email: admwelding@verizon.net
www.admwelding.com

Stephen Norcini, PE
Township Engineer
Radnor Township, PA
O: 610.688.5600 x130

September 16, 2026

RE: Hinged/Portable Bridge

Steve,

I am pleased to quote the rental of one ADM Welding hinged/portable bridge nominally 30' long:

Rental rates:

- \$65/day – 1st 90 days
- \$45/day – after 90 days
- 2 week minimum rental

Estimated transport costs to/from the Radnor Township area:

- Delivery: 1 legal-dimension load @ \$3,290
- Return: \$3,290

Bridge includes the following:

- 12' – 6" minimum clear/useable travel width.
- HS25 capacity [45-ton/5-axle tractor-trailer], subject to 10 mph speed restriction.
 - Deflection may exceed AASHTO suggested values.
- Pennsylvania PE stamped design letter of certification, drawings, and stringer calculations.
- Longitudinal hinge system allows bridge to transport as one complete assembly, yet still be a legal-dimension load.
- Tapered beam ends, pipe towbars, and additional reinforcing for ease of handling.
 - Designed to withstand the rigors of relocation between multiple sites.
 - Bridges can be "skidded" utilizing typical excavating/forestry equipment.
- 3.5" OD pipe guardrail system, 27" above deck.
- Epoxy primer/urethane topcoat.
- 3.5"x6" white oak plank deck system, pre-installed.
 - This deck system has been used extensively and "field-proven" to be suitable, although calculated stresses are larger than recommended in the National Design Spec for Wood Construction.

Exclusions:

- Permitting.
- Design/construction of temporary foundations.
- Offloading/installation.
- Taxes, if applicable.

ADM WELDING & FABRICATION, LLC



Building bridges to meet your needs
37 Broadhead Street
Warren, PA 16365
Office: (814) 723-7227

Email: admwelding@verizon.net
www.admwelding.com

The bridge consists of two sections each nominally 6.5' wide x 30' long that are connected via a longitudinal hinge system. The unit is set in place over the crossing, folded open, and three pins are inserted to "lock" it in the open position. Lastly a series of steel "center panels" are set in place by hand to cover the hinge location. Typical installation time is under one hour.

Quoted pricing valid for 15 days, and is subject to acceptance of ADM Bridge Rental Agreement or other mutually agreeable terms. Don't hesitate to contact us for any further information you may require.

Sincerely,

Derek Zawacki
Project Manager

RESOLUTION NO. 2026-111

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA, AWARDING THE CONTRACT FOR PROVIDING THE
TEMPORARY BRIDGE FOR SKUNK HOLLOW TO ADM WELDING & FABRICATION, LLC,
NOT TO EXCEED \$24,000**

WHEREAS, Radnor Township owns the culvert that fords Darby Creek at the entrance to the Skunk Hollow Park parking lot and Township leaf recycling center

WHEREAS, said culvert is severely deteriorated and no longer can carry vehicular traffic, closing the access to the leaf recycling facility and Skunk Hollow Park parking lot

WHEREAS, while the culvert replacement project is being designed and permitted, the Public Works Department needs access to Skunk for the leaf collection program and snow removal storage

WHEREAS, a temporary bridge will provide access to Skunk Hollow for the Public Works Department solely

NOW, THEREFORE, be it ***RESOLVED*** by the Board of Commissioners of Radnor Township does hereby Award the Contract for Providing the Temporary Bridge for Skunk Hollow to ADM Welding & Fabrication, LLC not to exceed \$24,000

SO RESOLVED this 28th day of September, 2027

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township PROPOSED LEGISLATION

DATE: September 28, 2026

TO: Board of Commissioners

CC:

FROM: Matthew K. Rieger

LEGISLATION: Resolution 2026-112 – Authorizing the approval of Change Orders #3 and #4 from Dezigns Construction Inc. for the Radnor Township Municipal and Public Works Buildings Roof Replacement and PV Installation Project in an amount totaling \$16,195.00

LEGISLATIVE HISTORY:

Resolution 2025-133, adopted on September 29, 2025, authorized the award of contracts for the Roof Replacement and PV Solar Installation Project to Dezigns Construction, Inc. and TerraSol Energies, Inc., in the total amount of \$3,351,126.00. This amount includes construction costs, contingency, inspections, and administrative expenses. Since the adoption of Resolution 2025-133, no Change Orders for this project have been presented to or considered by the Board.

PURPOSE AND EXPLANATION:

Change Order #3: The Township Public Works staff will require access to the garage and office roofs for future maintenance of existing equipment, solar panels, debris clearing, and cleaning. Dezigns Construction provided multiple options that were reviewed by Township staff and our design consultant, Spotts, Stevens, and McCoy. It was determined that garage roof access from the interior mezzanine through a new hatch, and office roof access from an exterior mounted ladder, was the safest and most cost-effective option.

Change Order #4: The Township Public Works staff will require access to the Municipal Building lower roof for future maintenance of existing equipment, solar panels, debris clearing, and cleaning. Dezigns Construction provided an RFI and supporting plan to install a ladder mounted on the south side of the Municipal building lower roof. Spotts, Stevens, and McCoy reviewed the plan and provided comments that were addressed by Dezigns Construction, Inc., and subsequently approved by Spotts, Stevens, and McCoy. Due to the nature of the building façade and parapet, the exterior ladder will

require a platform, security gate, and extended intermediate brackets to clear the wall profile.

IMPLEMENTATION SCHEDULE:

Upon acceptance by the Board of Commissioners, the Change Order will be signed and provided to the contractor. All installations are expected to be complete by October 14, 2026.

FISCAL IMPACT: The aggregate cost of the two change orders is \$16,195.00 and will be paid from the Facilities Bond, Series 2024.

RECOMMENDED ACTION:

I respectfully request the Board of Commissioners of Radnor Township Authorize the approval of Change Orders #3 and #4 from Deziens Construction Inc. for the Radnor Township Municipal and Public Works Buildings Roof Replacement and PV Installation Project in an amount totaling \$16,195.00. Change Order #3 is in the amount of \$6,525.00 for the installation of one (1) interior ladder and one (1) hatch from the Public Works garage mezzanine to the garage roof, and the installation of one (1) exterior mounted ladder from the garage roof to the office roof. Change Order #4 is in the amount of \$9,670.00 for the installation of one (1) exterior ladder installed on the south side of the Municipal Building lower roof.

ATTACHMENTS:

[ChangeOrder3_08-18-26_for Approval.pdf](#)

[ChangeOrder4_09-08-26_for Approval.pdf](#)

[RFI 6 - Public Works Roof Access - SSM Response.pdf](#)

[RFI 7 - Municipal Lower Roof Ladder_rev01 - SSM Response.pdf](#)

[Resolution 2025133Authorization to Award the Contracts for the Roof Replacement and Photovoltaic Sol \(1\).pdf](#)



Change Order #3

Project: Radnor Township Municipal and Garage Roof Replacement Contract #B-25-007 - PO#20251872 Contract Date: 9/29/2025	Customer: 1229 Township of Radnor 301 Iven Avenue Wayne PA 19087	Prepared By: Chris Barr chrisb@dezignsconstruction.com 8/18/2026
--	--	--

1. Ladder 1 - Ext. Mounted Ladder from Garage Roof to Office Roof **\$2,275.00**

Description of Change:
Exterior Mounted Ladder from Garage Roof to Office Roof.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Ext. Ladder - Garage Roof to Office- Ladder	1.00	\$1,702.86	\$1,702.86
Garage Roof to Office- Labor	6.00	\$95.00	\$570.00

2. Ladder 3 - Interior Ladder and Hatch - Garage Roof **\$4,250.00**

Description of Change:
Install roof hatch on Garage Roof in the same area as previous skylight to utilize existing structural steel. Install ladder from mezzanine to roof.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Interior - Ladder Garage Mezz to Roof	1.00	\$690.00	\$690.00
Roof Hatch + Ladder Safety Post	1.00	\$2,040.00	\$2,040.00
Labor	16.00	\$95.00	\$1,520.00

Total Price: \$6,525.00

Original Contract Sum:	\$1,921,017.00
Net Change by Previously Authorized Change Orders:	\$0.00
Adjusted Contract Sum Prior to This Change Order:	\$1,921,017.00
Value of This Change Order:	\$6,525.00
Revised Contract Total:	\$1,927,542.00

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: _____
Dezigns Construction Inc.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
1229 Township of Radnor



Change Order #4

Project: Radnor Township Municipal and Garage Roof Replacement Contract #B-25-007 - PO#20251872 Contract Date: 9/29/2025	Customer: 1229 Township of Radnor 301 Iven Avenue Wayne PA 19087	Prepared By: Chris Barr chrisb@dezignsconstruction.com 9/8/2026
--	--	---

1. Municipal Lower Roof Ladder **\$9,670.00**

Description of Change:

O'Keefe's Aluminum Roof Access Ladder with Platform and Security Gate. Extended intermediate brackets to clear wall profile.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Roof Ladder w/Security Gate	1.00	\$7,669.56	\$7,669.56
Roofing Labor	16.00	\$125.00	\$2,000.00

Total Price: \$9,670.00

Original Contract Sum:	\$1,921,017.00
Net Change by Previously Authorized Change Orders:	\$0.00
Adjusted Contract Sum Prior to This Change Order:	\$1,921,017.00
Value of This Change Order:	\$9,670.00
Revised Contract Total:	\$1,930,687.00

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: _____
Dezigns Construction Inc.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
1229 Township of Radnor

RFI

Today's Date: 8/17/26

RFI #: 6

From: Dezigns Construction

To: Radnor Township

Information Requested: New access ladders and roof hatch

Description:

Attached please find the quote and drawings for review and approval for the proposed roof hatch and new roof access ladders on the Office and Garage at the Public works complex.

Location & Limits: _____

References: _____

Signature: Cathlene M Farnelli

Date: 9/3/26

Response:

As discussed during a previous construction meeting, the Township would prefer Ladder 1 and Ladder 3.



LADDER 1

Estimate #3

Project:

Radnor Township Municipal and
Garage Roof Replacement
Contract #B-25-007 -
PO#20251872
Contract Date: 9/29/2025

Customer:

1229 Township of Radnor
301 Iven Avenue
Wayne PA 19087

Prepared By:

Chris Barr
chrisb@dezignsconstruction.com
7/28/2026

1. Exterior Mounted Ladder from Garage Roof to Office Roof **\$2,275.00**

Description of Change:

Exterior Mounted Ladder from Garage Roof to Office Roof.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Ext. Ladder - Garage Roof to Office- Ladder	1.00	\$1,702.86	\$1,702.86
Garage Roof to Office- Labor	6.00	\$95.00	\$570.00

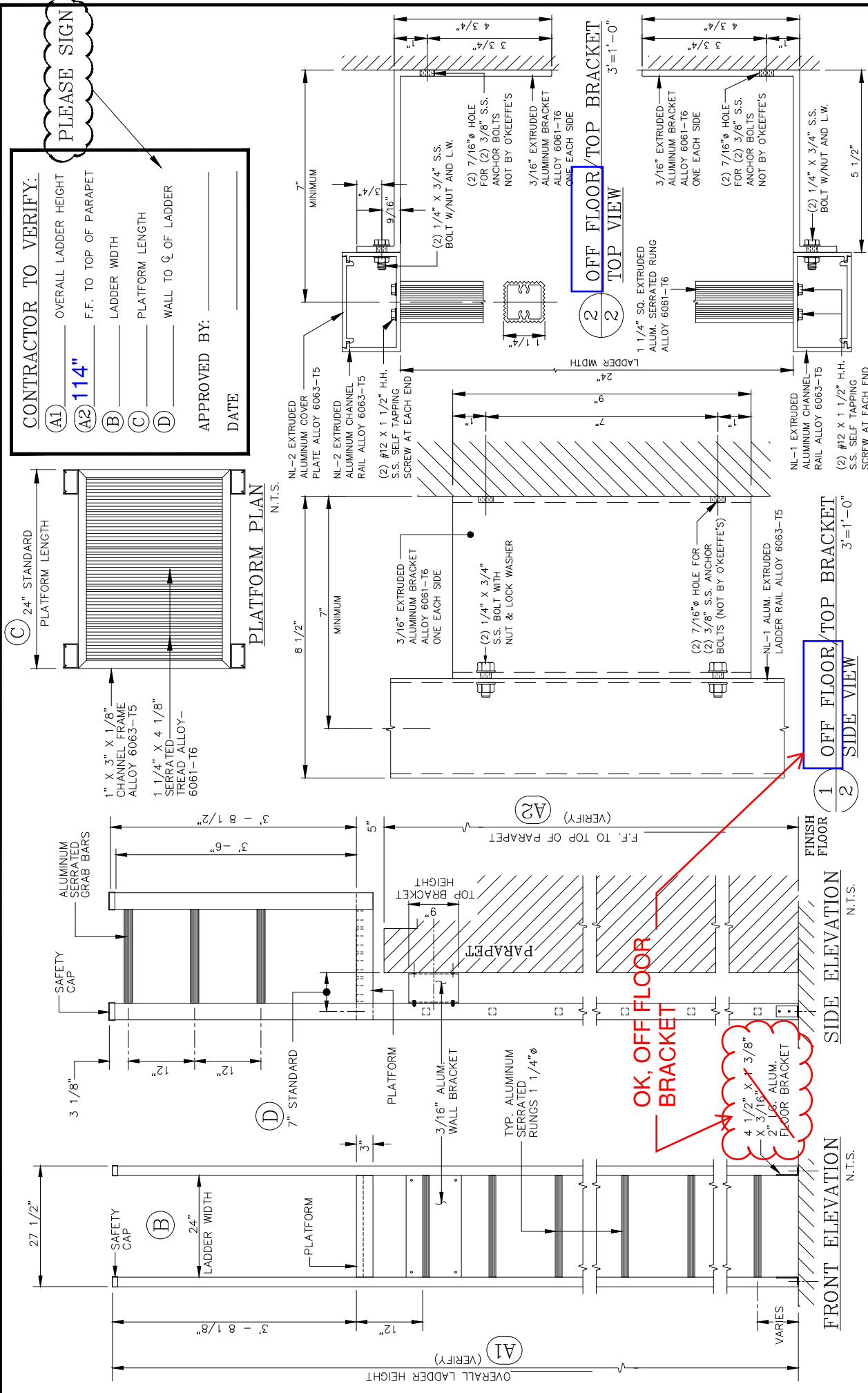
Total Price: \$2,275.00

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: _____
Dezigns Construction Inc.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
1229 Township of Radnor



CONTRACTOR TO VERIFY:

(A1) OVERALL LADDER HEIGHT
(A2) 114" F.F. TO TOP OF PARAPET
(B) LADDER WIDTH
(C) PLATFORM LENGTH
(D) WALL TO C OF LADDER

APPROVED BY: _____
DATE: _____



O'KEEFFE'S, INC.
100 N. HILL DR. SUITE 12
BRISBANE, CA 94005-1010
TEL: (415) 824-4900
FAX: (415) 824-5900

TUBULAR RAIL LOW PARAPET ACCESS LADDER
ALUMINUM LADDER WITH PLATFORM MODEL 503A

QUANTITY	☒ ALTERNATE BOTTOM SUPPORT
☐ SECURITY DOOR	☐ MILL FINISH
☐ INTERMEDIATE BRACKET	☐ POWDER COATING
	☐ BRONZE ANODIZED
	☐ CLEAR ANODIZED

SALE NO. _____
DRAWN : _____
DATE : _____
SHEET : _____ OF _____



LADDER 2

Estimate #4

Project:

Radnor Township Municipal and
Garage Roof Replacement
Contract #B-25-007 -
PO#20251872
Contract Date: 9/29/2025

Customer:

1229 Township of Radnor
301 Iven Avenue
Wayne PA 19087

Prepared By:

Chris Barr
chrisb@designsconstruction.com
7/28/2026

1. Exterior Mounted Ladder from Ground to Garage Roof**\$3,658.80***Description of Change:*

Ladder Mounted to Exterior Wall from the ground to Garage Roof. (Deduct \$975.00 if no security door)

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Ext. Ladder - Ground to Garage Roof- Ladder	1.00	\$3,088.80	\$3,088.80
Ground to Garage Roof - Labor	6.00	\$95.00	\$570.00

Total Price: \$3,658.80

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR:

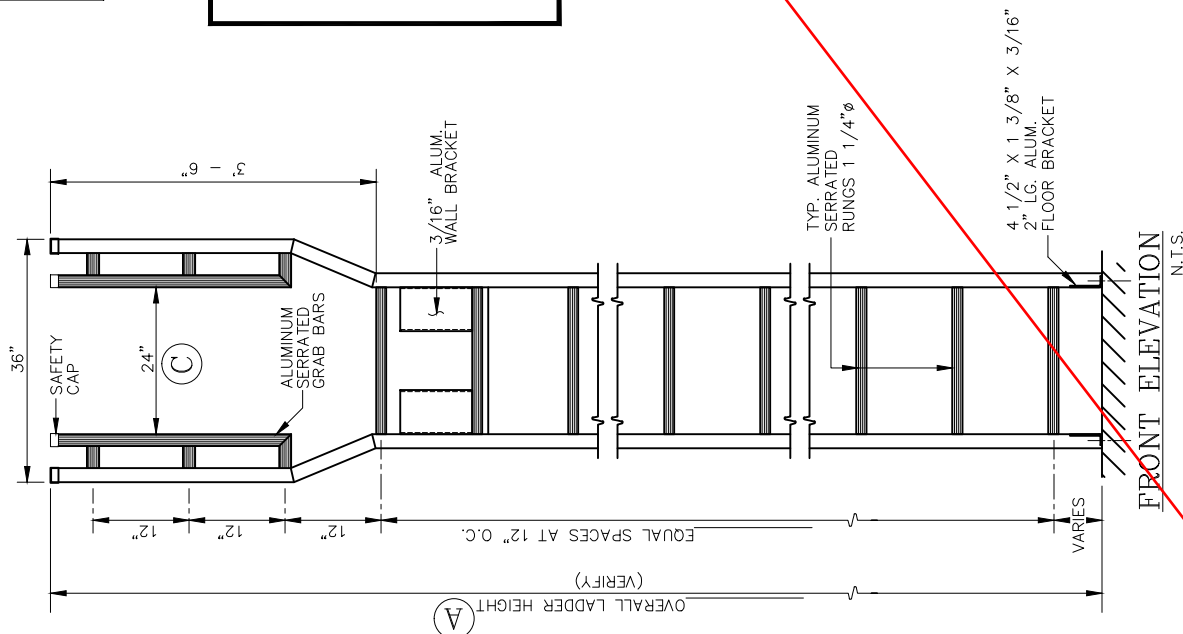
Dezigns Construction Inc.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

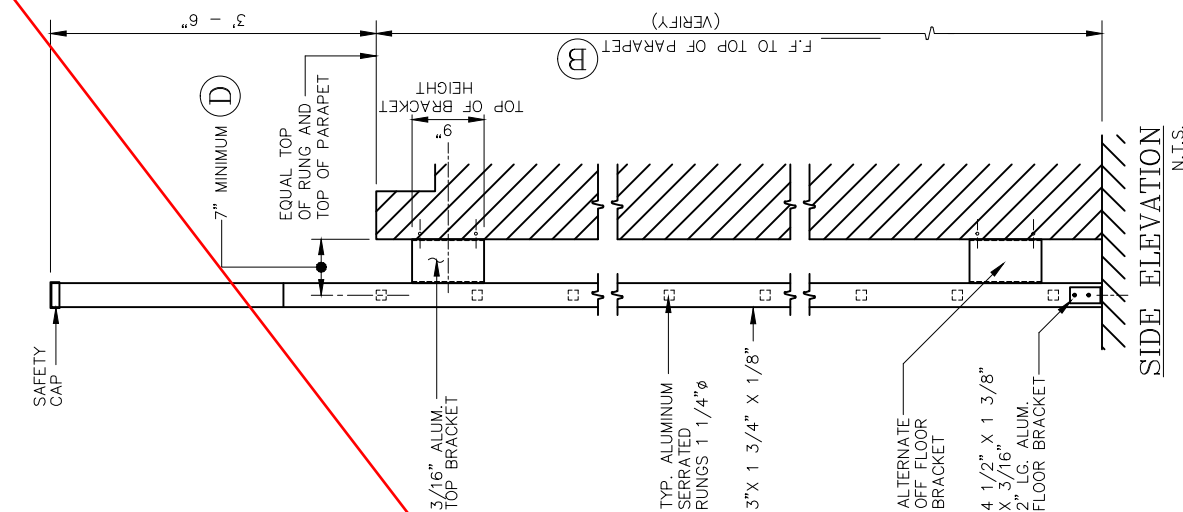
ACCEPTED BY:

1229 Township of Radnor

LADDER 2



FRONT ELEVATION
N.T.S.



SIDE ELEVATION
N.T.S.

NOTE:
INTERMEDIATE BRACKET
REQUIRED WHEN FINISH
FLOOR TO TOP BRACKET
IS MORE THAN 10' - 0"

CONTRACTOR TO VERIFY:

- (A) OVERALL LADDER HEIGHT
(B) 247" F.F. TO TOP OF PARAPET
(C) LADDER WIDTH
(D) WALL TO Q OF LADDER

APPROVED BY: _____

DATE _____

PLEASE SIGN

O'KEEFE'S, INC.
100 N. HILL DR. SUITE 12 TEL: (415) 824-4900
BRISBANE, CA 94005-1010 FAX: (415) 824-5900

TUBULAR RAIL LOW PARAPET ACCESS LADDER
WITH WALK THROUGH RAIL EXTENSION MODEL 504

SALE NO. _____

DRAWN : _____

DATE : _____

SHEET : _____ OF _____

QUANTITY ☐ ALTERNATE BOTTOM SUPPORT

☒ SECURITY DOOR ☐ MILL FINISH ☐ BRONZE ANODIZED

☐ INTERMEDIATE BRACKET ☐ POWDER COATING ☐ CLEAR ANODIZED



LADDER 3

Estimate #5

Project: Radnor Township Municipal and Garage Roof Replacement Contract #B-25-007 - PO#20251872 Contract Date: 9/29/2025	Customer: 1229 Township of Radnor 301 Iven Avenue Wayne PA 19087	Prepared By: Chris Barr chrisb@dezignsconstruction.com 7/28/2026
--	--	--

1. Interior Ladder and Hatch - Garage Roof **\$4,250.00**

Description of Change:

Install roof hatch on Garage Roof in the same area as previous skylight to utilize existing structural steel. Install ladder from mezzanine to roof.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Interior - Ladder Garage Mezz to Roof	1.00	\$690.00	\$690.00
Roof Hatch + Ladder Safety Post	1.00	\$2,040.00	\$2,040.00
Labor	16.00	\$95.00	\$1,520.00

Total Price: \$4,250.00

We hereby agree to make the changes specified for Total Price listed above.

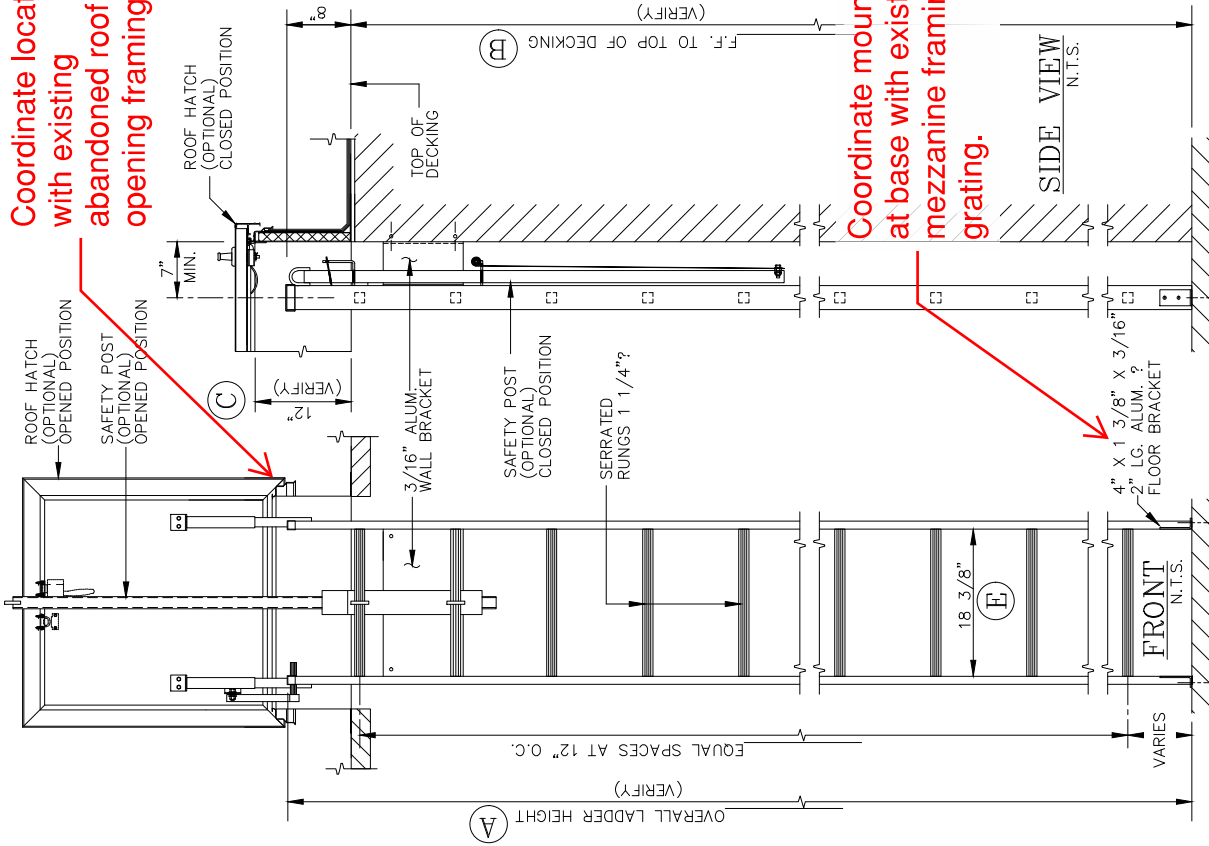
CONTRACTOR: _____
Dezigns Construction Inc.

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
1229 Township of Radnor

Dezigns Construction Inc. · 1833 Glassboro Rd · Williamstown, NJ 08094-3309

Coordinate location
with existing
abandoned roof
opening framing



CONTRACTOR TO VERIFY:

(A) 140" OVERALL LADDER HEIGHT

(B) 132" F.F. TO TOP OF DECKING

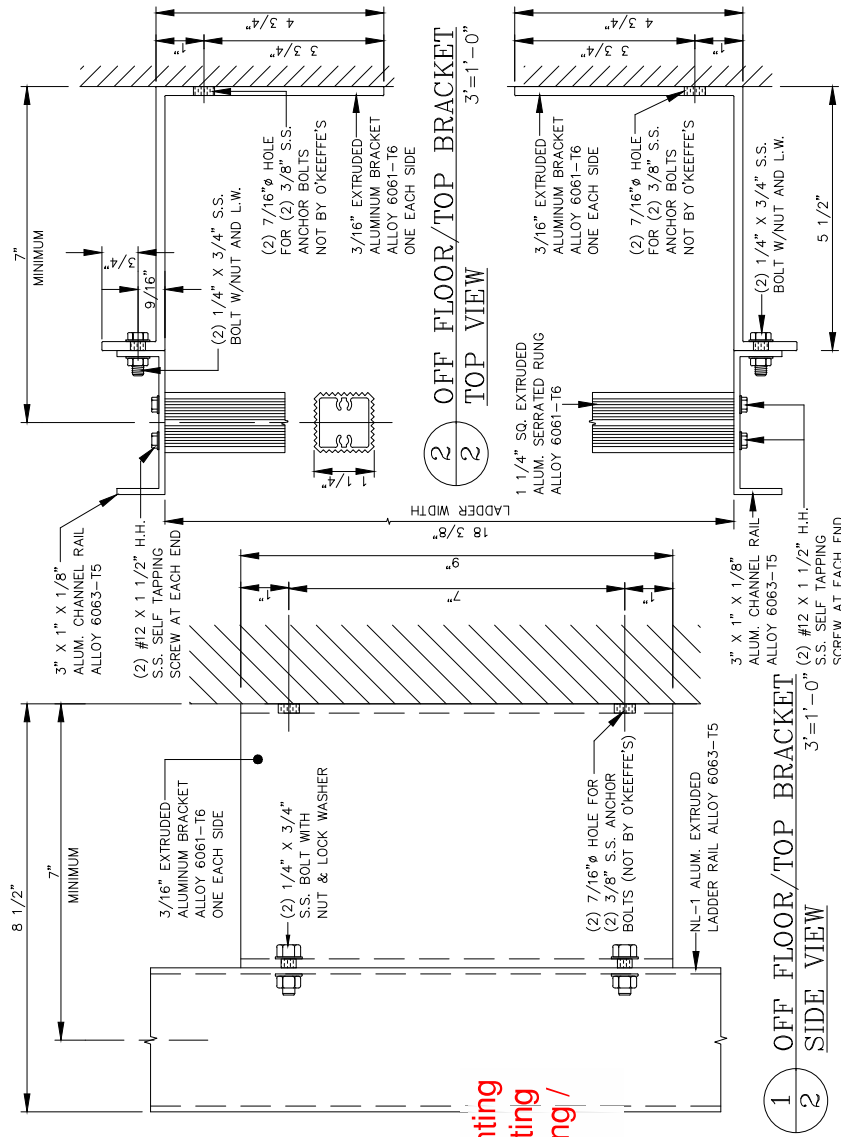
(C) ROOF HATCH BASE HEIGHT

(D) WALL TO ? OF LADDER

(E) LADDER WIDTH

APPROVED BY: _____

DATE: _____



O'KEEFE'S, INC.

100 N. HILL DR. SUITE 12 TEL: (415) 824-4900
BRISBANE, CA 94005-1010 FAX: (415) 824-5900

STANDARD DUTY CHANNEL RAIL
FIXED ACCESS ALUMINUM LADDER MODEL 500

SALE NO. _____

DRAWN : _____

DATE : _____

SHEET : _____ OF _____

QUANTITY _____

☐ ALTERNATE BOTTOM SUPPORT

☐ SECURITY DOOR

☐ MILL FINISH

☐ BRONZE ANODIZED

☐ INTERMEDIATE BRACKET

☐ POWDER COATING

☐ CLEAR ANODIZED



LADDER 4

Estimate #6

Project:

Radnor Township Municipal and
Garage Roof Replacement
Contract #B-25-007 -
PO#20251872
Contract Date: 9/29/2025

Customer:

1229 Township of Radnor
301 Iven Avenue
Wayne PA 19087

Prepared By:

Chris Barr
chrisb@designsconstruction.com
7/28/2026

1. Interior Office Roof Ladder and Roof Hatch**\$11,170.00***Description of Change:*

Install a new roof access ladder in west stairwell to access roof above the office.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Interior Ladder to Office Roof	1.00	\$1,500.00	\$1,500.00
Roof Hatch/Safety Railing/Ladder Safety Post	1.00	\$5,400.00	\$5,400.00
Labor to Install Hatch and Ladder	16.00	\$95.00	\$1,520.00
Structural Steel/welder Subcontractor	1.00	\$2,750.00	\$2,750.00

Total Price: \$11,170.00

We hereby agree to make the changes specified for Total Price listed above.

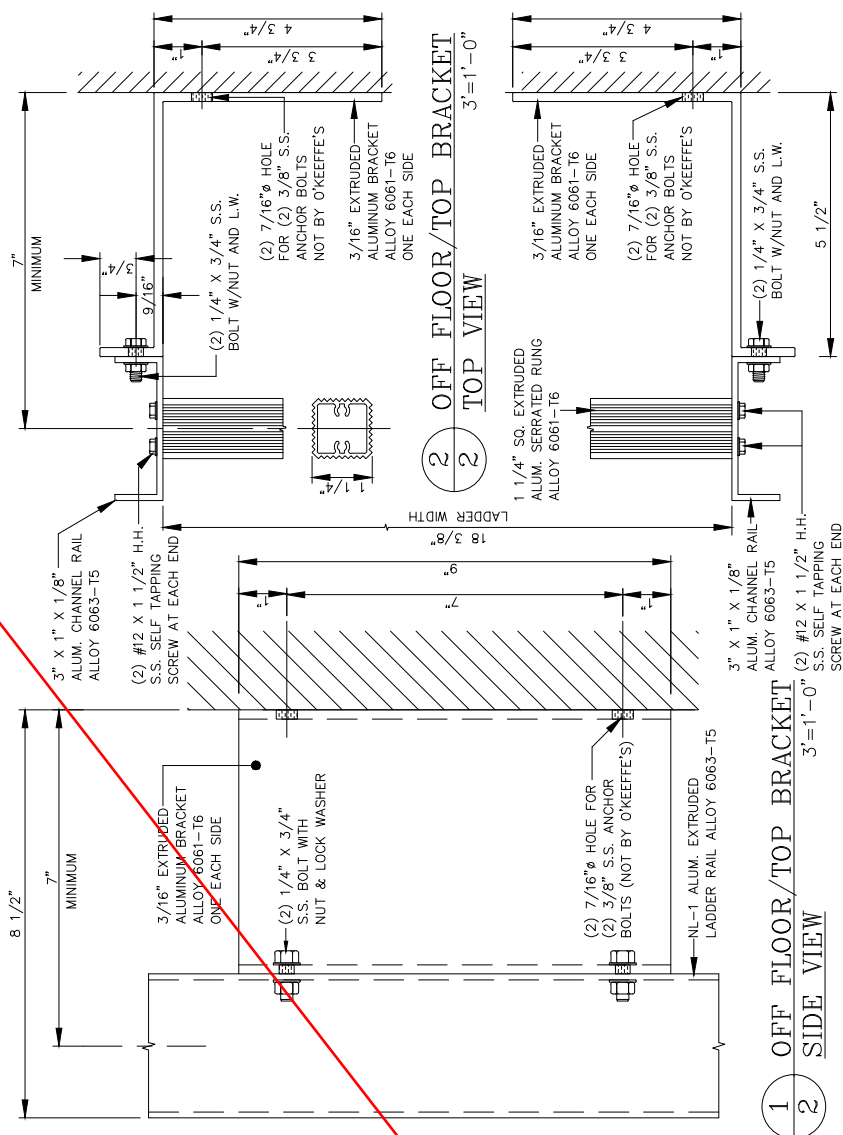
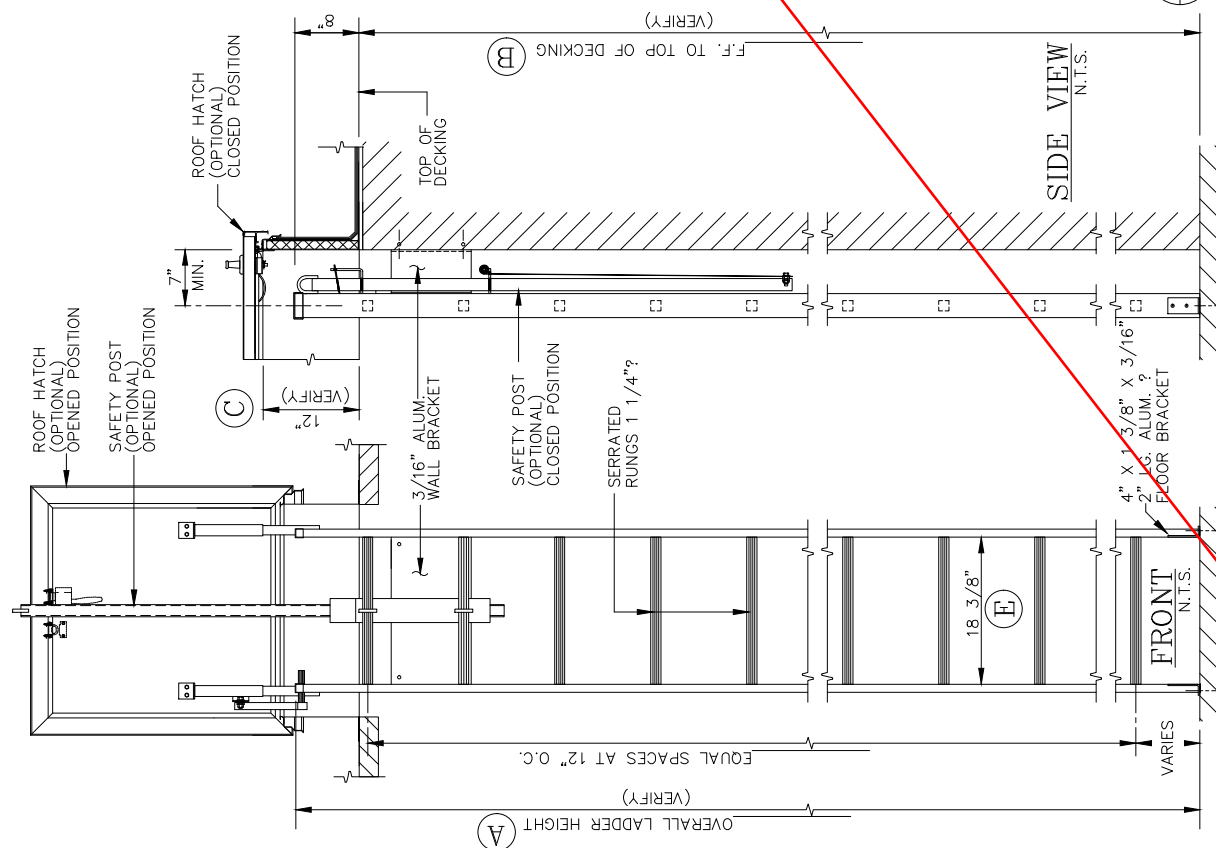
CONTRACTOR:

Dezigns Construction Inc.

Measurement is approximate

APPROVED BY: _____

DATE _____



OKEEF'S, INC.

100 N. HILL DR. SUITE 12
BRISBANE, CA 94005-1010
TEL: (415) 824-4900
FAX: (415) 824-5900

SALE NO.

STANDARD DUTY CHANNEL RAIL
FIXED ACCESS ALUMINUM LADDER MODEL 500

FIXED ACCESS ALUMINUM LADDER MODEL	
_____	QUANTITY
☐ SECURITY DOOR	☐ ALTERNATE BOTTOM SUPPORT ☐ BRO
☐ INTERMEDIATE BRACKET	☐ MILL FINISH ☐ POWDER COATING ☐ CLEAR

DRAWN :

DATE :

SHEET : OF



SAFETY RAIL CO.
THE SAFEST



SRC360 Mobile Rail

The SRC360 Mobile Safety Rail system is an OSHA compliant, passive fall-protection system that installs without tools, welding, drilling, or roof membrane penetration. Our unique design approach places cast iron bases around workplace safety hazards, creating a ballasted support stand in which steel guardrails are secured.



Features

- ⊗ Non-penetrating system
- ⊗ Modular design for infinite configurations
- ⊗ No intermediate counter weights required
- ⊗ No tools, welding or drilling required for installation
- ⊗ Standard Finish Options: Powder Coat Safety Yellow & Galvanized
- ⊗ American Welding Society Certified (AWS D1.1 & D1.3)
- ⊗ 100% Made in USA

ON HOLD - PENDING FINAL FALL PROTECTION DESIGN / SELECTION.

Applications

The SRC360 Mobile Safety Rail system is designed especially for flat, membrane roof tops requiring OSHA-compliant fall protection or barrier guarding. Commonly used in industrial, commercial and work-site/construction environments as a permanent or temporary protection solution.

Minimum Requirements

- ✓ All rail segments along leading edge must begin and end with a 5' (152cm) return rail with base
- ✓ Designed for flat and low sloped EPDM, TPO, or Bitumen roofs up to a 1:12 roof pitch-not for use on steel or concrete
- ✓ Additional SRC product options available for steep-sloped roofs
- ✓ 18" offset from leading edge with no parapet wall

SRC360 Mobile Rail

PRODUCT SPECIFICATIONS

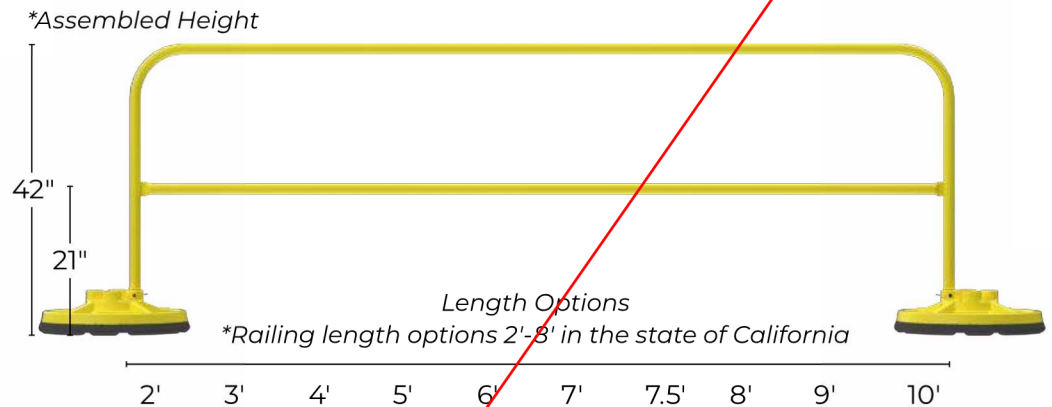


Dimensions & Length Options



Interlocking Pin System

**CAL 3209 base options available for use in California*



Safety Yellow

Galvanized

Custom
Colors

Finish Options

Product Specifications

Tested for 200 lb (90.7kg) force in a downward or outward direction

Assembled height: 42" (107cm) top rail, 21" (53cm) mid rail

Mounting base weight: 104 lbs (45.8kg)/ea

Railing tube 1 5/8" (41mm) O.D. hot rolled, pickled and oiled (HRPO)

Positive locking pin system

EPDM base pads come pre-installed on all bases

SRC Safety Pins: 1010 carbon steel and zinc plated

100% Made in USA

American Welding Society Certified (AWS D1.1 & D1.3)

Installation

- Ⓢ Safety Rail Co. provided project specific product install plan available
- Ⓢ No tools, welding or drilling required
- Ⓢ Single person installation
- Ⓢ Mobile, multi-location capability
- Ⓢ Complete installation guidelines available electronically and included with each shipment

Compliance

Compliant with OSHA standards for guardrails: (29 CFR 1910.29 & 29 CFR 1926.502)

Independently tested by a nationally accredited engineering lab

– documentation available upon request

RFI

Today's Date: 9/8/26

RFI #: 7 - Rev 01

From: Dezigns Construction

To: Radnor Township / SSM Group

Information Requested: _____

Description:

Attached please find the quote and drawings for review and approval for the proposed roof access ladder on the Municipal & Police Township Works building for the lower south roof.

Location & Limits: _____

References: _____

Signature: Cathlene M Farnelli

Date: 9/16/26

Response:

Proposed ladder is acceptable for the exterior application and mounting can be coordinated with existing conditions. Climbing height is less than 24 feet, so fall protection is not required per OSHA.



Change Order #4

Project: Radnor Township Municipal and Garage Roof Replacement Contract #B-25-007 - PO#20251872 Contract Date: 9/29/2025	Customer: 1229 Township of Radnor 301 Iven Avenue Wayne PA 19087	Prepared By: Chris Barr chrisb@dezignsconstruction.com 9/8/2026
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1. Municipal Lower Roof Ladder **\$9,670.00**

Description of Change:

O'Keefe's Aluminum Roof Access Ladder with Platform and Security Gate. Extended intermediate brackets to clear wall profile.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Roof Ladder w/Security Gate	1.00	\$7,669.56	\$7,669.56
Roofing Labor	16.00	\$125.00	\$2,000.00

Total Price: \$9,670.00

Original Contract Sum:	\$1,921,017.00
Net Change by Previously Authorized Change Orders:	\$0.00
Adjusted Contract Sum Prior to This Change Order:	\$1,921,017.00
Value of This Change Order:	\$9,670.00
Revised Contract Total:	\$1,930,687.00

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR: _____
Dezigns Construction Inc.

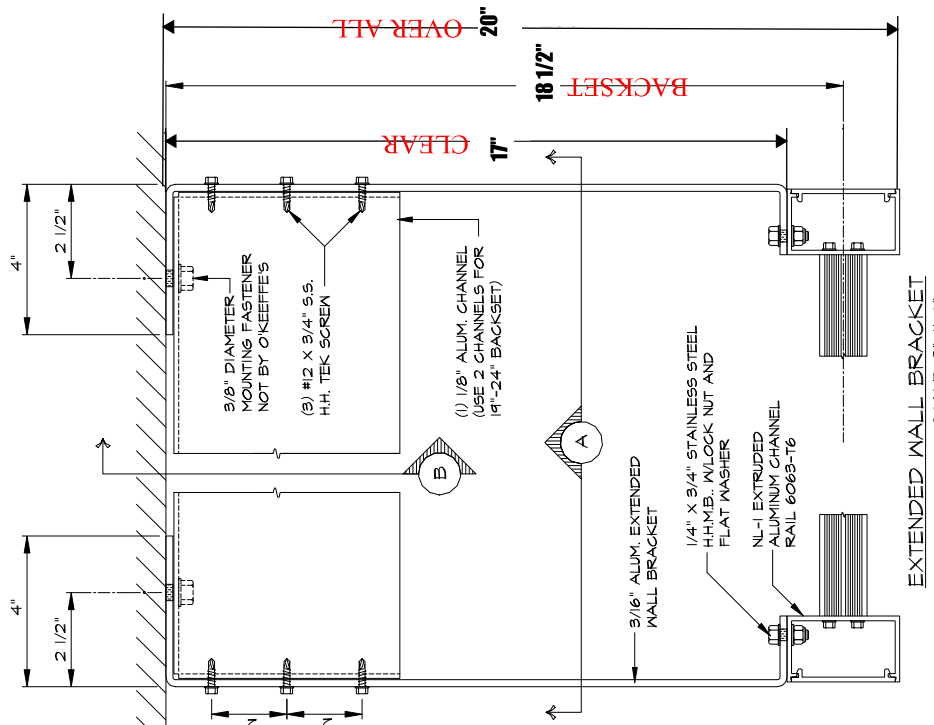
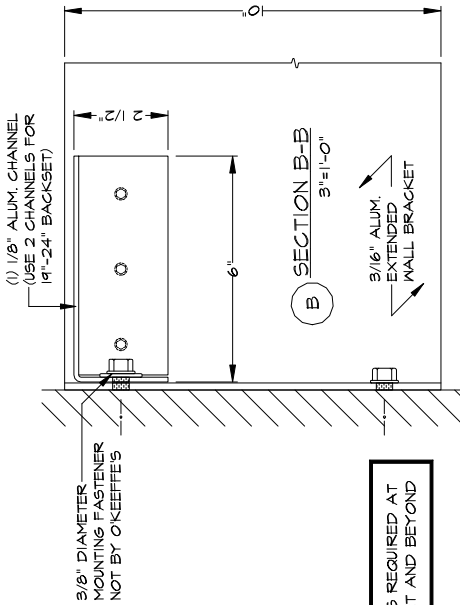
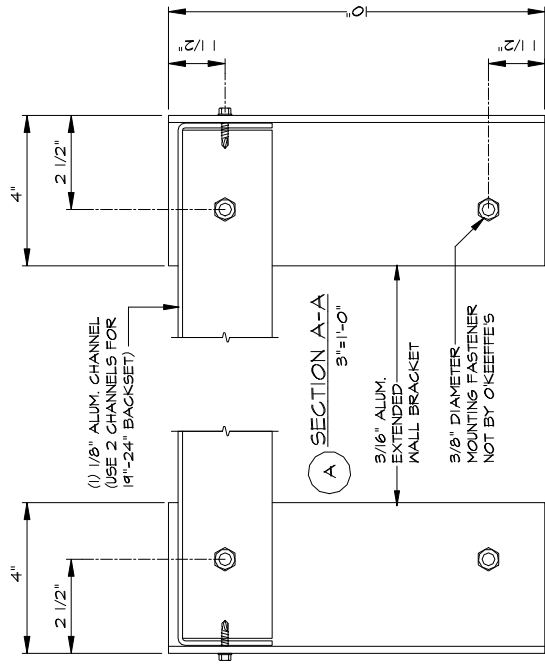
The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY: _____
1229 Township of Radnor

PLEASE SIGN



OK O'Keeffe's Inc.
ARCHITECTURAL BUILDING PRODUCTS
● 100 N Hill Drive, Suite 12
● Brisbane, CA 94005-1010
● TEL: (415) 824-4900
● FAX: (415) 824-5900

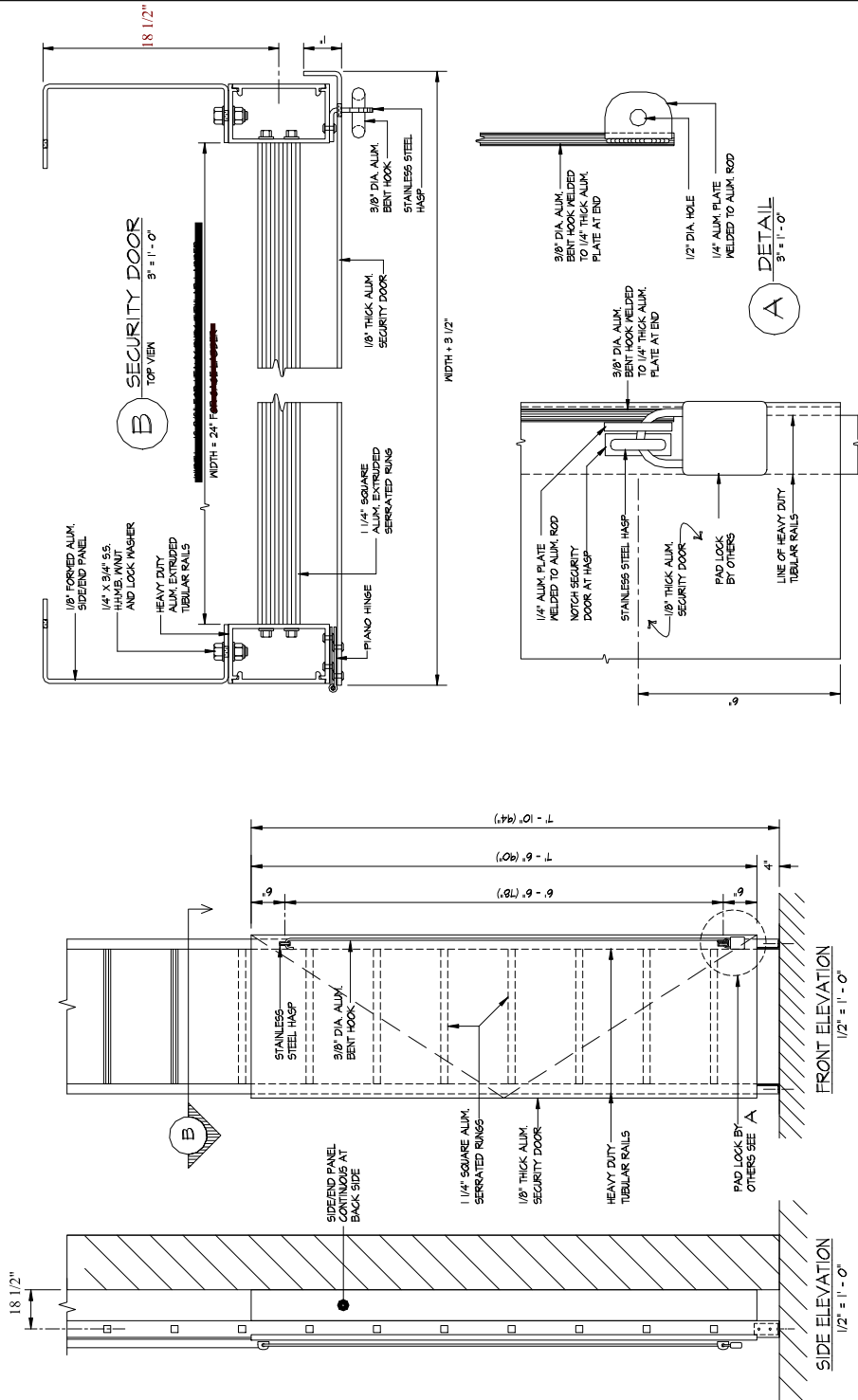


BRACKET IS REQUIRED AT
13" BACKSET AND BEYOND

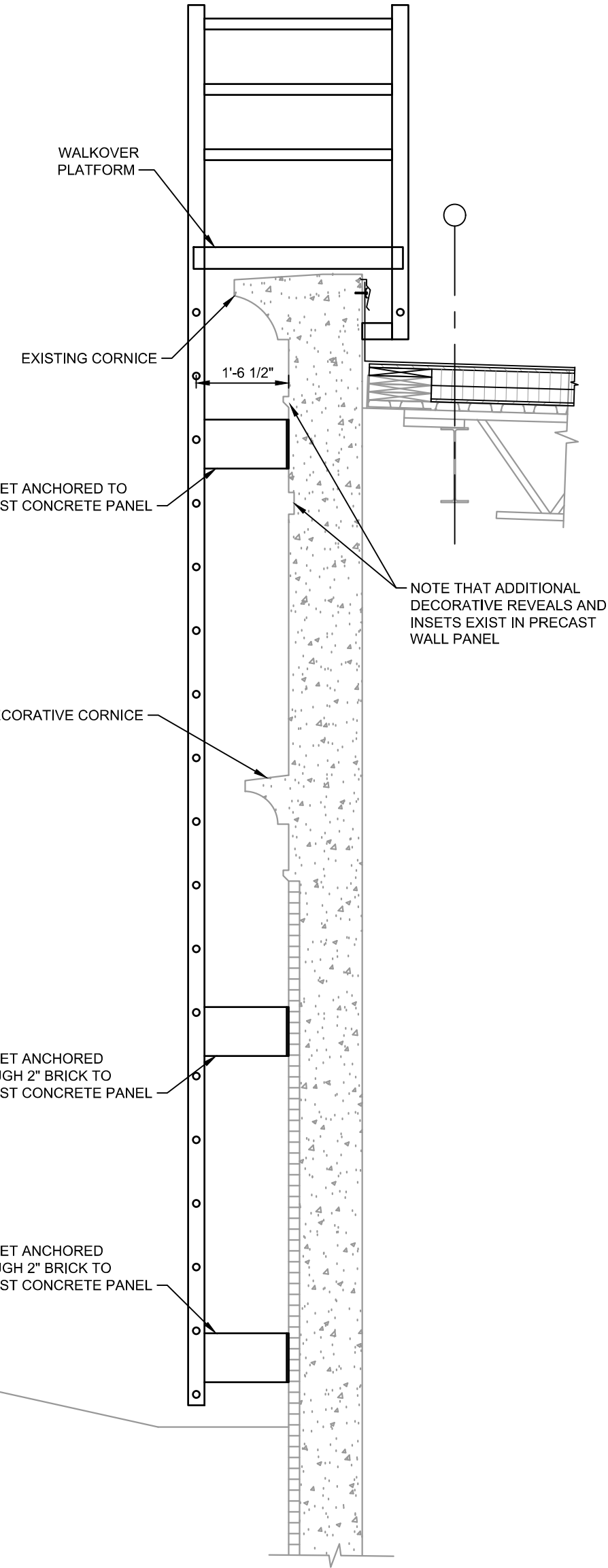
QUANTITY:3

 OK KEELS, INC.	DRAWN : JM	FILE:
	DATE :	SHEET : _____ OF _____

LADSECURITY



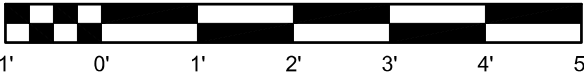
O'KEEFE'S, INC.		SALE NO.	
325 NEWHALL STREET SAN FRANCISCO, CA 94124		DRAWN : JM	
TEL: (415) 824-4900		DATE :	
FAX: (415) 824-5900		SHEET : ____ OF ____	
SECURITY DOOR FOR HEAVY DUTY TUBULAR RAIL		1 QUANTITY	
MILL FINISH			



8

LADDER SECTION

SCALE: 1/2"=1'-0"



READING 610.621.2000		LANCASTER 717.568.2578		LEHIGH VALLEY 610.860.9700		 SSM SPOTTS, STEVENS & MCCOY	
DRAWN BY: CMF		CHKD:					
WEST CHESTER 610.683.1000							
ACCESS LADDER MUNICIPAL BUILDING						RADNOR TOWNSHIP	
9/14/2026		102577.0004		A.3-01-M		102577.0004	
DATE		DIGITAL FILENAME		WORK ORDER NUMBER		DRAWING NUMBER	
						CSK-(A.3-01-M)-01	

RESOLUTON NO. 2026-112

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING CHANGE ORDERS #3 AND #4 FROM DEZIGNS CONSTRUCTION INC. FOR THE MUNICIPAL AND PUBLIC WORKS BUILDINGS ROOF REPLACEMENT AND PV INSTALLATION PROJECT.

WHEREAS, Dezigns Construction Inc. (DCI) has submitted Change Order #3 in the amount of \$6,525.00 for the installation of one (1) interior ladder and one (1) hatch from the Public Works garage mezzanine to the garage roof, and the installation of one (1) exterior mounted ladder from the garage roof to the office roof; and

WHEREAS, DCI has submitted Change Order #4 in the amount of \$9,670.00 for the installation of one (1) exterior ladder installed on the south side of the Municipal Building lower roof; and

WHEREAS, Township Staff and the Township's design consultant, Spotts, Stevens, and McCoy, have reviewed Change Orders #3 and #4 and recommended approval to the Board.

NOW, THEREFORE, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners approves DCI Change Orders #3 and #4, totaling \$16,195.00.

SO RESOLVED this 28th day of September, 2026.

RADNOR TOWNSHIP

By: _____
Jim Riley
President

ATTEST: _____
William White
Manager/Secretary