

BOROUGH OF RIDLEY PARK
ORDINANCE NO.2025- 5

AN ORDINANCE OF THE BOROUGH OF RIDLEY PARK, DELAWARE COUNTY, PENNSYLVANIA AMENDING CHAPTER 213 ZONING, ARTICLE 1 GENERAL PROVISIONS SECTION 213-5, ZONING MAP, DISTRICT BOUNDARY LINES, AND TOLERANCES., TO RE-ZONE CERTAIN PARCELS (PARID #37-00-02232-00 AND #37-00-00826-01) FROM R-2 RESIDENTIAL DISTRICT TO C-2 COMMERCIAL DISTRICT

BE IT ENACTED AND ORDAINED AS FOLLOW:

SECTION I: Chapter 213 Zoning, Article 1 General Provisions Section 213-5, Zoning Map, district boundary lines, and tolerances., shall be and is hereby amended to change the zoning designation of the property being located on known as 610 and 608 N. Swarthmore Avenue, Ridley Park, PA 19078 designated as County Tax Parcels 37-00-02232-00 and 37-00-00826-01 and as described in Exhibit "A" attached hereto, made a part hereof and incorporated herein, from the current R-2 Residential District to C-2 Commercial District. The Zoning Map shall be amended to reflect that said property designated as County Tax Parcels 37-00-02232-00 and 37-00-00826-01 and described in Exhibit "A" hereto shall be designated as C-2 Commercial District.

SECTION II: The official Zoning Map of Borough of Ridley Park is hereby amended to reflect the rezoning of parcels effectuated hereby and the Borough Engineer is hereby authorized and directed to amend the Zoning Map of the Borough of Ridley Park to carry out the intent and purpose of this ordinance.

SECTION III: Any Ordinance or part of any Ordinance to the extent it is inconsistent herewith is hereby repealed.

SECTION IV: This Ordinance shall become effective upon passage of same.

SECTION V: If any provision or part of this Ordinance is held invalid, the remaining provisions or parts of this Ordinance shall not be affected thereby. If the application of this Ordinance or any of its provisions or parts to any persons, property or circumstances is held invalid, the application of this Ordinance to other persons, property or circumstances shall not be affected thereby.

ENACTED AND ORDAINED this 2ND day of MAY, 2025.

Borough of Ridley Park

By: 

Dane Collins,
President of Borough Council

ATTEST: 

Secretary of Borough Council

Exhibit "A"

LEGAL DESCRIPTION

Premises A:

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate on the Southerly corner of Swarthmore Avenue and Hancock Street, in the Borough of Ridley Park, in the County of Delaware, and Commonwealth of Pennsylvania. CONTAINING in front, along the Southwesterly side of said Swarthmore Avenue, measured thence Southeastwardly, 50 feet and extending in depth of that width, southwestwardly, along the Southeasterly side of said Hancock Street, 175 feet. BEING known and designated as Lot No. 4 and part of Lot No. 1, Section 37, on Plan of Milmont Suburban Homes Company.

FOLIO NO. 37000223200

BEING the same premises which Philomena Greto and James A. Greto, by Deed dated 02/22/2007 and recorded 02/14/2008 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 4300, Page 881, granted and conveyed unto Victor A. Greto and James A. Greto, as joint tenants with right of survivorship. AND ALSO BEING the same premises which Victor A. Greto and James A. Greto, brother and brother, by Deed dated 12/28/2017 and recorded 01/10/2018 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 6114, Page 328, granted and conveyed unto Victor A. Greto.

Premises B:

ALL THAT CERTAIN Lot or piece of land with the buildings and improvements thereon erected, Situate in the Borough of Ridley Park, County of Delaware and State of Pennsylvania and bounded and described according to a Final Minor Subdivision Plan of "Harper Property" made by Kelly & Close Engineers, Consulting Engineers & Surveyors, Glen Mills, Pennsylvania, 19342, dated September 29, 2016 and recorded December 1, 2016 in the Recorder of Deeds Office of Delaware County to Plan No. 40 page 193, as follows, to wit: BEGINNING at a point in the Northwesterly side of Swarthmore Avenue (56 feet wide); said point being in line of

lands now or late of CSX, thence extending along said lands South 46 degrees 30 minutes 00 seconds West 278.44 feet to a point in line of lands now or late of Ridley Park Swim Club, thence extending along said land the three following courses and distances: (1) North 43 degrees 32 minutes 27 seconds West 41.12 feet to a point; (2) North 36 degrees 06 minutes 33 seconds East 33.44 feet to a point and (3) North 33 degrees 55 minutes 27 seconds West 130.25 feet to a point in line of lands of Ridley Park Borough thence extending along said lands and also along lands now or late of Victor A. and James A. Greto North 56 degrees 04 minutes 33 seconds East 250.00 feet to a point in the aforementioned Northwesterly side of Swarthmore Avenue; thence extending along same South 33 degrees 55 minutes 33 seconds East 135.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.
FOLIO NO. 37000082601

BEING the same premises which The Estate of Helen B. Harper, deceased, by Deed dated 12/06/2019 and recorded 02/19/2020 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 6474, Page 486, granted and conveyed unto Victor A. Greto.