



## EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES November 17, 2025

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The regular monthly meeting of the Edgmont Township Planning Commission was held at the Edgmont Township Municipal Building, 1000 Gradyville Road, Newtown Square, PA 19073 and via Zoom on November 17, 2025, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson Joe Raspa; Vice Chairperson E. Chip Miller; Member Stuart Rosenberg; Member Victoria Sheridan (Virtual); Township Solicitor Theodore Speedy, Jr., Esquire; Township Engineer Mike Conrad, P.E.; Township Manager Kenneth D. Kynett, Esquire; and Assistant to the Township Manager Jessica Redding. There were two in-person guests in attendance and two guests via the Zoom Platform.

During the work session, those in attendance reviewed the regular meeting agenda items.

- I. Call to Order & Pledge of Allegiance
  - a. Chairperson Raspa called the meeting to order at 7:03 PM with the Pledge of Allegiance.
- II. Public Comment
  - a. None.
- III. Approval of Consent Agenda
  - a. A motion was made by Vice Chairperson Miller to approve the consent agenda, which includes the meeting agenda, and to approve the following meeting minutes: August 25, 2025, Regular Meeting Minutes, and October 27, 2025, Joint Work Session Meeting Minutes. Member Rosenberg seconded the motion. There were no additional comments, and the motion passed unanimously.
- IV. Township Operations Report
  - a. Township Manager Kynett presented the Township Operations Report, which is attached.
- V. New Business
  - a. Text Amendment Application for Edgmont Lot B-1, L.P. d/b/a National Realty Corporation & White Horse Auto Spa, Inc.
    - i. David Falcone, Esquire from Saul Ewing LLP representing White Horse Auto Spa, Inc. greeted the Planning Commission and stated that the applicant is seeking direction for their Text Amendment Application.
    - ii. Township Manager Kynett stated he found a portion of the draft Text Amendment to be completely unacceptable, specifically where it proposes “Lots with a minimum lot area of one (1) acre per principal use which satisfy the requirements of this section shall be deemed by-right Lots and shall not require additional approval from the Board of Supervisors or the Zoning Hearing Board”. Township Manager Kynett stated this would give up jurisdiction from both the Board of Supervisors and Zoning Hearing Board. Township Manager Kynett stated with the exception of a Barber Shop, the list of Complimentary Uses identified in the draft are already permitted uses by-right. Township Manager Kynett stated that this language creates a pitfall regarding “a convenience store with or without gas and a coffee shop with or

- without a drive-through,” because the approved Wawa and Starbucks would now be classified as a complementary use subject to only one acre, compared to the current ordinance, which subjects a principal use to two acres. Township Manager Kynett stated that if this draft were enacted as written, the property owner could return and reconfigure the parcel to get even more use out of the space, since the Wawa and Starbucks would require only one acre. Township Manager Kynett stated that he was not sure why the specific uses listed were given a special dispensation to require less in future development.
- iii. Mr. Falcone stated that the applicant’s goal was to select uses that already exist in the district that they felt would function well as complementary uses and would not require the full two-acre zoning. Mr. Falcone stated that the list may need to be reevaluated and incorporate subsets of select uses that could exist together on one acre.
  - iv. Chairperson Raspa stated he feels as though this parcel is continually evaluated in piecemeal and that it really should be evaluated as a whole in order to develop the property correctly.
  - v. Vice Chairperson Miller stated the Municipalities Planning Code gives the Planning Commission and Board of Supervisors the right to re-evaluate an ordinance when a text amendment application is received. Vice Chairperson Miller stated this gives the Township the opportunity to look at the ordinance as a whole. Vice Chairperson Miller asked where the applicant stands with FEMA. Township Engineer Conrad stated FEMA approved the change in principle. Township Engineer Conrad stated the Township still has concerns regarding the capacity of the pipes because the stream extends across the entire parcel. Township Engineer Conrad stated the Township is waiting for an updated report on the capacity and condition of the pipes. The applicant’s engineer Rick Stratton, P.E. from Chester Valley Engineers stated there is a video of the pipe, but he has not seen it.
  - vi. Vice Chairperson Miller suggested the Board of Supervisors reconstitute the Ordinance Committee and include Planning Commission work sessions to evaluate the Text Amendment request and current Ordinance.
  - vii. Vice Chairperson Miller stated the Township has a right to ask for a reduction of development for the back end of the parcel if the Township plans to allow for more development on the front end of the parcel. Township Engineer Conrad stated parking is a concern and suggested shared parking lots as a solution for simplifying traffic patterns. Township Engineer Conrad stated another area that contributes to the complication of parking is the need for pedestrian gathering space within the lot. Township Engineer Conrad suggested a provision to allow shared open space in a more central location. Mr. Stratton stated he has concerns with cross traffic and does not believe a shared parking concept would be beneficial. Mr. Falcone stated the applicant would like to work all of the discussed items into a Master Plan for the parcel. Mr. Falcone stated the applicant is still contemplating subdivision of the lot, however, this could be subject to a Master Plan approval.
  - viii. Vice Chairperson Miller asked if the applicant had conversations with Steve Videon about a road connection. Vice Chairperson Miller stated the applicant previously stated that Steve Videon had no interest in a connection; however, Mr. Videon stated he was never asked about a road connection. Vice Chairperson Miller suggested that the applicant have that conversation with Mr. Videon. Mr. Stratton stated that the grades at the Videon property were not suitable for larger vehicles.

- ix. Township Manager Kynett stated this Text Amendment must be a planning exercise. Vice Chairperson Miller stated urgent changes were made to the C3 District to benefit the applicant, and that there has been consistent collaboration between the Township and the Property owner over the years. Vice Chairperson Miller stated the Township expects nothing less moving forward.
- x. Member Rosenberg stated he recalled the property owner state that he would not put two drive throughs side by side on this property, yet this proposal is the opposite. Member Rosenberg stated if a future restaurant takes the place of the proposed Starbucks or Carwash, traffic will be congested down West Chester Pike and result in both traffic and parking nightmares. Member Rosenberg stated the Township must do its best to consider all possibilities for a successful plan.
- xi. Mr. Falcone and Mr. Stratton thanked the Planning Commission for their time.
- xii. Chairperson Raspa made a recommendation to the Board of Supervisors to reopen the Ordinance Committee and to schedule concurrent work sessions that include two Planning Commission members, one Board member, and the Township professionals. Member Rosenberg seconded the motion. There was no further discussion and the motion passed unanimously.

VI. Miscellaneous

- a. Chairperson Raspa asked if there was an update with the interested party for the dance studio building. Township Manager Kynett stated there is no new information at this time.

VII. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
  - i. Board of Supervisors
    - 1. December 9, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
  - ii. Planning Commission
    - 1. December 8, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
  - iii. Zoning Hearing Board
    - 1. December 16, 2025 – 7:00 PM.

VIII. Adjournment

- a. Member Rosenberg made a motion to adjourn the meeting, with a second by Vice Chairperson Miller. There were no additional comments, and the motion passed unanimously. The meeting was adjourned at 7:42 PM.

Respectfully submitted,



Kenneth D. Kynett  
Township Secretary

# EDGMONT TOWNSHIP OPERATIONS REPORT

## NOVEMBER 2025

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- **Municipal Election** - Congratulations to Supervisor-Elect David Teter. Good luck and Best Wishes! The Office and Staff look forward to working with you. Ron Gravina, thank you for your more than 3 decades of service to the Township, most recently as Supervisor and Road Master. Edgmont is a better place because of your hard work and dedication. You will be missed.
- **2026 Budget** – Public Work Sessions were held on September 30<sup>th</sup>, October 27<sup>th</sup> and November 6<sup>th</sup>. The draft budget will be advertised and available for public inspection for at least 20 days prior to the Board’s December 9<sup>th</sup> meeting where it will be considered for adoption.
- **Township Payroll Period Adjustment** – The Township is moving to bi-weekly payroll from semi-monthly payroll beginning in December and should be completed by the beginning of January of next year.
- **Personnel Manual** – Draft Personnel Manual has been prepared and updated to address comments provided by staff and the Board. It is on tonight’s agenda to discuss any further comments.
- **Delco Alert** – Township personnel becoming more and more well versed in the use of Delco Alert. The system has been very helpful in announcing repeated road closures due to PECO reliability program work.
- **Open Burning Advisory** – Current dry conditions, coupled with wind and leaves down make for dangerous conditions for outdoor burning. Please avoid it if you can and be very careful if you must.
- **Work Around the Township**
  - **Arbor Way Rolled Curb Replacement** 1014 Arbor Way – Work awarded to Newtown Construction. Scheduled start moved back to mid-November due to contractor schedule. Resident has been notified.
  - **Township Barn Renovation (LSA Grant)** – Electric Service has been applied for. Specifications for security system have been provided. Awaiting detailed bid specs from Township Engineer.
  - **Low Volume Road Grant** – The Township received a Low Volume Road Grant in the amount of \$22,065.00 for phase 1 of stormwater repairs on Charter Oak Drive, near Canter Drive. The work must be completed by the end of November. Materials have been ordered, and Nichols Construction is scheduled to start work this week.
  - **Parking Lot Barrier** – Nichols Construction installed the parking lot barrier at the end of the parking lot by the Township LED sign.
  - **1324 Middletown Road** – Interior renovation work was awarded to White Renovation. Awaiting start date and project schedule from contractor.
- **Developments**
  - **Runnymede Farms** – Phase 7 close-out work continues. Landscaping work and Sawgrass Stream Valley repairs started last week.
  - **Edgmont Preserve:** Close-out punch list work continues at a very slow pace. Township is working with developer and HOA to ensure development concerns are addressed in punch list work.
- **Planning / Zoning Applications:**
  - **White Horse Auto Spa** – Zoning application previously continued most recently to September 16<sup>th</sup> was again continued at the request of the applicants until January 22, 2026. An application for text amendment to allow the carwash has been submitted and is on the Planning Commission’s November 17<sup>th</sup> Agenda for review.
  - **Planning Commission** – Hosted a Joint Work Session with the Board of Supervisors on October 27, 2025, but did not have a regular October meeting as there was no business before them. They will meet in November to review the Application for text amendment in connection with Parcel B-1 of ECF and the White Horse Auto Spa. The Zoning Hearing has been continued until January 22, 2026, and is likely to be continued again. The Applicant has been informed that due to the number of zoning continuances, readvertising will be necessary if the zoning hearing goes forward.
  - **1223 Middletown Road** - The Zoning Hearing for 1223 Middletown Road has been continued to December 16<sup>th</sup>, 2025, due to the availability of the Applicants’ Counsel and the Township Solicitor.