



EDGMONT TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

November 18, 2024

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 18, 2024, 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 Ira Dunoff; Member Stuart Rosenberg; Township Planner Tom Comitta; Township Planner Erin Gross (Virtual); Township Engineer Michael Conrad, P.E.; Township Solicitor Robert C. Jefferson, IV, Esquire; Township Manager Neil D. Vaughn; and Assistant to the Township Manager Jessica Redding. There were eight in-person guests in attendance and six online guests via the Zoom platform.

During the work session, those in attendance reviewed the regular meeting agenda items and discussed the 2025 Meeting Schedule.

I. Call to Order & Pledge of Allegiance

- a. Chairperson Raspa called the meeting to order at 7:00 PM with the Pledge of Allegiance.

II. Public Comment

- a. Paula Jackson from Spruce Road and owner of 3857 Providence Road, asked about the roadway improvements related to the Endress and Hauser Development on Landmark Drive. Additionally, Mrs. Jackson asked how to be involved with the roadway planning for the project. Township Manager Vaughn stated that Providence Road is a state road, and that improvements are subject to PennDOT standards and regulations. Township Manager Vaughn noted we can provide Mrs. Jackson with the Township Engineer's review letter for the project and that the application materials and recorded plans are available on the Township website. Mrs. Jackson also stated she is in favor of the current landscaping plan which will aid in softening the retaining wall, and noted there are large amounts of dust from the dirt pile on the construction site. Township Manager Vaughn stated he has seen water trucks on site, and they are actively working to manage the debris.

III. Approval of Consent Agenda

- a. A motion was made by Vice Chairperson Miller to approve the consent agenda which includes the meeting agenda approval, the September 23, 2024, Regular Meeting Minutes, and the October 8, 2024, Joint Work Session Meeting Minutes with a second by Member Dunoff. There were no additional comments, and the motion passed unanimously.

IV. Township Operations Report

- a. Assistant to the Township Manager Redding presented the Township Operations Report, which is attached.

V. New Business

- a. Endress + Hauser Landscaping
 - i. The applicant requested an amendment to their approved Landscaping Plan, seeking to reduce plant coverage where they deem appropriate, while remaining in

compliance with the Township Code. Rob Linn, from Linn Architects, gave an overview of the applicant's request.

- ii. Township Planner Comitta stated that Thomas Comitta Associates, Inc. has reviewed the applicant's request and provided the Planning Commission with their review letter.
 - iii. Township Engineer Conrad asked the length and start date of the maintenance guarantee for the plantings. Shawn Paul, from Linn Architects, stated the maintenance guarantee begins at plant installation and is an 18-month guarantee.
 - iv. Chairperson Raspa stated he does not want to see any reduction in the plantings on the Southeast Buffer. Member Rosenburg asked if any trees are included in the reduction request. Mr. Paul noted the reduction request only includes shrubs and perennials.
 - v. Steven Borkowski from Providence Road asked what the height of the retaining wall will be in the area near his property. Mr. Paul stated he will have to look at the plans for an exact answer regarding the retaining wall height.
 - vi. Chairperson Raspa stated it was a lengthy process creating the landscaping design for this development and the Planning Commission is happy with the plan that was approved. Vice Chairperson Miller stated he is not in favor of recommending an amendment of the Plan to the Board of Supervisors. Member Dunoff stated he would be open to some adjustments to the Landscaping Plan. Member Rosenburg stated he would not want to see changes in the Southeast and South borders. Chairperson Raspa suggested the applicant make adjustments in moving plantings to strengthen the buffer of the Southeast border that would show benefits to the residents living in close proximity to the development. Township Planner Comitta proposed the applicant come to the December Planning Commission meeting and present which perennials they still feel are not needed, and what adjustments they have made based on Chairperson Raspa's comments.
 - vii. Chairperson Raspa noted if granted permission, planting on neighboring resident's properties could be an option to strengthen the Southeast buffering.
 - viii. Township Solicitor Jefferson, IV, noted the Township should get something in writing if the applicant plans to come back before the Planning Commission in December.
 - ix. Township Manager Vaughn suggested the Planning Commission table the matter until the December meeting.
 - x. A motion was made by Vice Chairperson Miller to table the matter until the December 16, 2024, meeting with a second by Member Dunoff.
- b. Ordinance Committee Discussion
- i. Township Planner Comitta gave an overview of the Ordinance Committee's meeting on November 7th.
 - ii. Member Rosenburg asked that the design standards for Ventry and Sleighton be provided to the Planning Commission for review.
 - iii. Township Engineer Conrad suggested implementing mixed use design standards for the C3 Zoning District which could include design, parking, sidewalks, lighting and streetscape. Township Engineer Conrad stated the Brickhouse Farm Development has been successful with establishing their open space and that this too could be looked at for the C3 or PRD Districts.
 - iv. Member Rosenburg asked to what extent can design standards be implemented. Township Solicitor Jefferson, IV, stated it depends on the subject at hand.

- v. Township Manager Vaughn suggested the Planning Commission first gather their ideas, and then the solicitors can identify if the design standards fall in Subdivision and Land Development or Zoning.

VI. Upcoming/Ongoing Applications and Expirations

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1st PC Mtg.	PC Recommendation	BOS Approval
1	535 Gradyville Rd.	Land Development	White Horse Village	6/2/2022	90 Days	Withdrawn 9/5/2024	6/27/22	N/A	N/A
2	0 Landmark Drive	Final Subdivision & Land Dev.	Endress+Hauser	12/29/23	N/A		1/22/24	2/26/24	3/12/24
3	1200 Blk. Gradyville Road	Prelim. /Final Subdivision & Land Dev.	Alan Mancill	12/1/23	N/A	4/9/24	12/11/23	2/26/24	3/28/24
4	4 Flyway Drive	Conditional Use	Matthew & Ashley Traister	12/12/23	60 Days 2/10/24	8/13/24	1/22/24	3/25/24	8/13/24
5	West Chester Pike (ECF, B1)	Prelim. /Final Subdivision & Land Dev.	Claude de Botton Trustee	3/25/24	90 Days 7/28/24	9/10/24	4/29/24	8/26/24	9/10/24
6	12 Langton Lane	Conditional Use	Jeffrey Frederick	6/14/24	60 Days 8/13/24	Hearing Continued to 9/10/24	6/25/24	7/22/24	9/10/24

VII. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
 - i. Board of Supervisors
 - 1. December 10, 2024 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - ii. Planning Commission
 - 1. December 16, 2024 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - iii. Zoning Hearing Board
 - 1. November 19, 2024 – 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 8:20 PM.

Respectfully submitted,

Jessica Redding
Assistant Township Secretary