

**A RESOLUTION OF
EDGMONT TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

**APPROVING THE CONDITIONAL USE APPLICATION OF JEFFREY S.
FREDERICK AND ALICIA SANGHI FOR THE PROPERTY AT 12
LANGTON LANE (TAX FOLIO NO. 19-00-00163-94; LOT 33
RUNNYMEADE FARMS), EDGMONT TOWNSHIP, DELAWARE
COUNTY.**

RESOLUTION No. 24 of 2024

WHEREAS, Jeffrey S. Frederick And Alicia Zanghi (collectively the “**Applicant**”), as owners of the property located at and commonly known as 12 Langton Lane (Lot 33 Runnymede Farms), Edgmont Township, Delaware County, Pennsylvania; being Delaware County Tax Folio No. 19-00-00163-94 (the “**Property**”), submitted a Conditional Use Application dated June 14, 2024, (collectively the “**Application**”), to the Township to permit construction of a detached single-family dwelling and accessory uses within areas in areas of steep slopes (15% to 25%) pursuant to Article XIX, Sections 365 – 133B(2)(b) 365 - 133 B(2)(c) and 365 - 133 B(2)(h) of the Township Zoning Code, together with a driveway in areas of very slopes (>25%) pursuant to Article XIX, Sections 365 - 133 A(2)(F) of the Township Zoning Code (collectively the forgoing uses are the “**Use**”); and

WHEREAS, the Township duly and timely conducted a public hearing on the Application on August 13, 2024, which was continued to September 10, 2024.

NOW, THEREFORE, be it RESOLVED that the Application be and is hereby **APPROVED** and **GRANTED**, subject to the terms and conditions as set forth below:

1. The Use as approved herein and permitted hereby encroaching into areas of steep slope (15-25%) and very steep slope (>25%) shall be limited to the Use as depicted on Applicant’s hearing Exhibit B-16, being the plan entitled *Zoning Plan for Jeff Frederick*, prepared by Colliers Engineering & Design, dated May 29, 2024, last revised September 3, 2024, consisting of one (1) sheets – Sheet 1, Zoning Plan; the Plan being attached hereto and made a part hereof as **Exhibit “A”**.
2. The Applicant shall, as part of the grading permit application:
 - (a) Submit information to the satisfaction of the Township documenting that the Property will be incorporated as a property included in the Runnymede Farms Association;
 - (b) Pay the sanitary sewage connection fee (tie-in fee) as applicable, at the time of the submission of the grading permit application;
 - (c) Make a voluntary contribution in the sum of \$1,000.00 to the Township traffic improvement fund to be used and applied toward traffic improvements made in connection with the development of Runnymede Farms PRD;
 - (d) Obtain a highway occupancy permit from the Township prior to conducting any stormwater management testing; and
 - (e) Comply with Zoning Code Article XXII, Sections 365-151 D(1)(c) and 365-164 B(2)(a)[4] governing use and construction of retaining walls.

3. Compliance satisfactory to the Township with the terms of the Yerkes Associates, Inc., review Letter of August 23, 2024, a copy of which is attached hereto and made a part hereof as **Exhibit “B.”**
4. Compliance satisfactory to the Township with the Thomas Comitta Associates, Inc., review Memorandum of September 10, 2024 (updated), a copy of which is attached hereto and made a part hereof as **Exhibit “C.”**
5. Compliance with the July 23, 2024, Decision and Order of the Edgmont Township Zoning Hearing Board, the terms and conditions of which are attached hereto and made a part hereof as **Exhibit “D,”** provided that the height of the dwelling shall otherwise be in accordance with and not exceed the detail provided by Applicant on sheet CS-1 of the plan entitled *12 LANGTON LANE NEWTOWN SQUARE, PA 19073*, prepared by David P. McArthur, Registered Architect, dated September 3, 2024, and entered by Applicant as Applicant’s Exhibit A-2 at the September 10, 2024 continued hearing on the Application.
6. The proposed dwelling shall be connected to the public sewer system in a manner and location as approved by the Township and/or DELCORA.
7. The proposed dwelling shall generally be of the size and type as described by the Applicant in its testimony and evidence. The exterior appearance and materials shall be consistent with and shall complement the existing single family detached dwellings in Runnymede Farms.
8. The Applicant shall otherwise comply with and be bound by the Applicant’s evidence presented at the conditional use hearing(s) in this matter (which is incorporated herein by reference), except to the extent of any modifications or revisions, generally consistent with this Resolution, are approved by the Township, during any permit process.
9. The Applicant shall apply for and obtain all other permits for construction, implementation and/or establishment of the Use, and comply with all other federal, state, and local regulations. No certificate of use and/or occupancy shall be issued by the Township unless and until the conditions of this Resolution have been satisfied.
10. This Resolution shall in no way constitute approval, variance, waiver or a guarantee of approval or determination of compliance of the Applicant’s use or development of the Property under any other Township rule, regulation, code or ordinance, however, it shall become a part of and be deemed incorporated in any and all permits and approvals, whether or not specifically included as a condition of said permits or approvals.
11. In the event that Applicant fails to comply with the provisions of this Resolution, the Township may revoke any permits issued for the Property, including without limitation, any building permits and certificate(s) of occupancy, should said failure to comply continue beyond thirty (30) days from the date of notice from the Township of said non-compliance.
12. The terms and conditions of this Resolution may only be modified by subsequent conditional use approval in accordance with applicable provisions of the Edgmont Township Zoning Ordinance, as amended.

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

BE IT FURTHER RESOLVED, that the Applicant and other parties to the Conditional Use Hearing, if any, shall receive formal written Findings of Fact and Conclusions of Law (if required) upon completion of same by the Board of Supervisors. Appeal must be taken within thirty (30) days of the date of mailing of this Resolution, as set forth below.

ADOPTED this 10th day of SEPTEMBER, 2024, by the Board of Supervisors of Edgmont Township.


**BOARD OF SUPERVISORS
EDGMONT TOWNSHIP**



Ronald Gravina, Chairperson

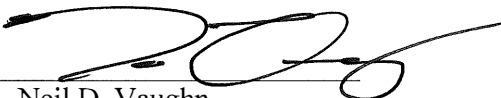


Lindsey Conan, Vice-Chairperson



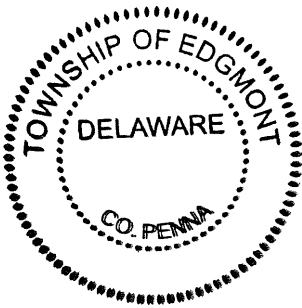
Anne Thorne, Supervisor

Attest:



Neil D. Vaughn
Township Secretary

(TOWNSHIP SEAL)



RESOLUTION MAILING DATE: September 11, 2024

EXHIBIT "A"

ZONING PLAN

NATURAL RESOURCES CALCULATIONS

Natural Resurces	Total Area
waterbodies	0 Ac
floodplain	0 Ac
wetlands	0 Ac
woodlands	0 Ac
steep slopes (15-25%)	0.05 AC* (C)
very steep slope (>25%)	0.11 AC* (V)

* AREAS WITHIN LOD

**TOTAL EARTH DISTURBANCE:
ON-SITE/OFF-SITE: 7,977 SF (0.18 AC)**

**LOT AREA = 14,576.56 SF
(0.3346 AC)**

**PROPOSED SIGHT DISTANCE TO
BE CLEARED WITHOUT ANY
OBSTRUCTION**

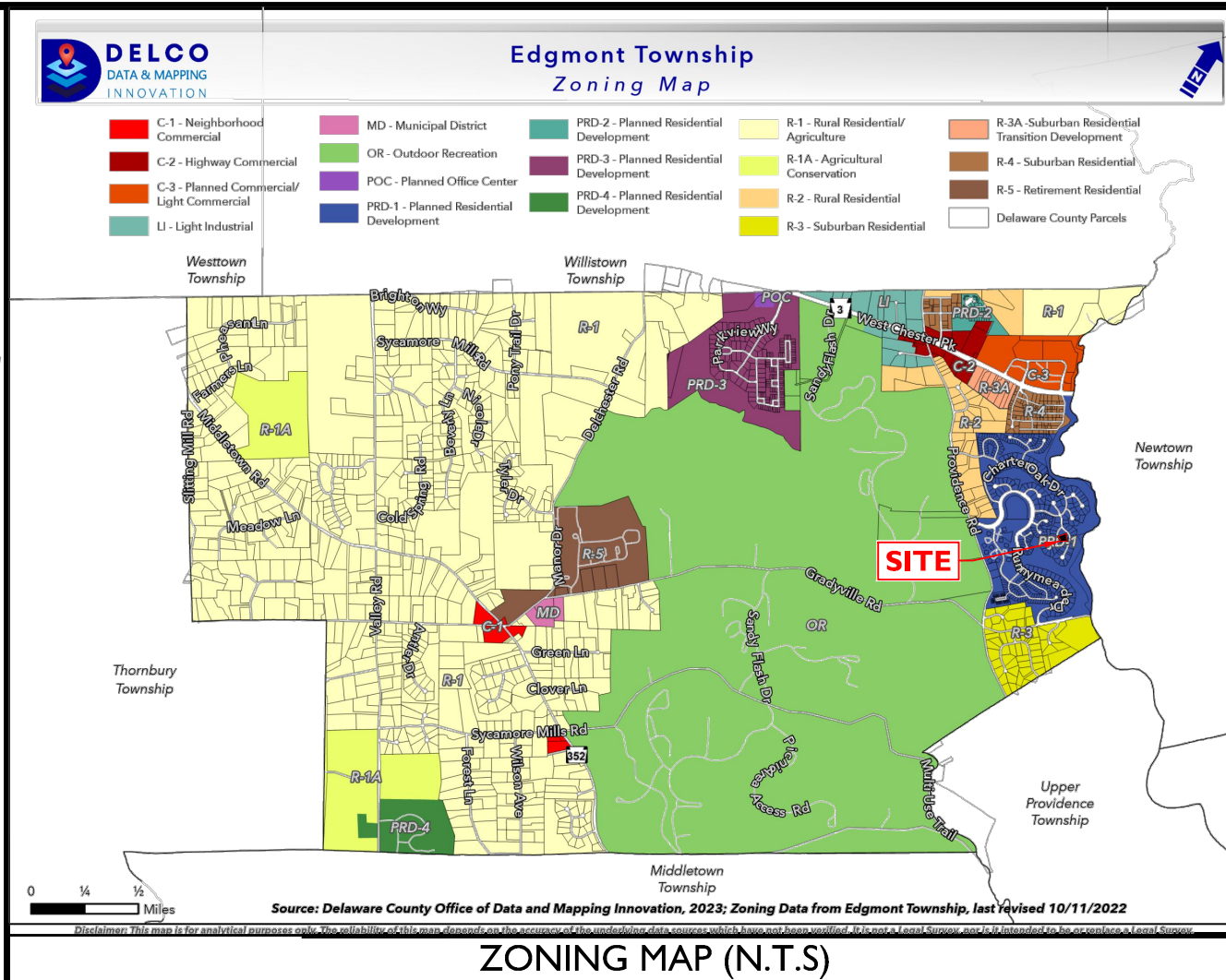
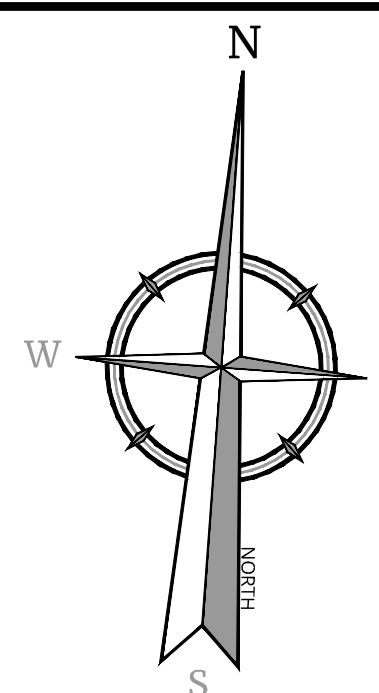
ZONING DISTRICT: PRD-1

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA [1]	40,000 SF	14,576.56 SF (ENC)	NO CHANGE
MIN. LOT WIDTH (STREET LINE) [3]	50 FT	132.43 FT	NO CHANGE
MIN. LOT WIDTH (BUILDING LINE) [2]	120 FT	N/A	NO CHANGE
MIN. FRONT SETBACK [5]	50 FT	N/A	50 FT
MIN. SIDE YARD SETBACK (AGGREGATE) [6]	N/A	N/A	N/A
MIN. REAR YARD SETBACK [5]	N/A	N/A	50 FT
MAX. BUILDING COVERAGE [4]	20% (8,000 SF)	0% (0 SF)	6.80% (1,000 SF)
MAX. IMPERVIOUS SURFACE [4]	40% (16,000 SF)	0% (0 SF)	18.9% (2,756 SF)
MAX. BUILDING HEIGHT [7]	35 FT	N/A	45.95 FT+ 33.25 FT+ 40.23 FT + 35.73 FT** AVG (38.79 FT)

**SEE ARCH BUILDING ELEVATIONS

AVERAGE GRADE CALCULATION: (305.50 FT+298.50 FT+294 FT+292.80 FT)/4=297.70 FT
297.70 FT+35 FT= 332.70 FT

FOOTNOTES:
(ENC) = EXISTING, NON-CONFORMING
(V) = VARIANCE
(C) = CONDITIONAL APPROVAL



**CRUM CREEK WATERSHED
LOCATION MAP (N.T.S)**

SOIL EROSION LEGEND

TEMPORARY INLET PROTECTION	
PROPOSED AREA OF TEMPORARY SOIL STOCK PILE	
LIMIT OF DISTURBANCE/SAW CUT LINE	
TEMPORARY CONSTRUCTION ENTRANCE, 1/2"-2" Ø STONE	
TEMPORARY SILT SOXX 12"	
TEMPORARY TREE PROTECTION	

ZONING NOTES:

- THIS PLAN REFERENCES:
 - A SURVEY PLAN PREPARED BY: BLUE MARSH ASSOCIATES, INC
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
- ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
MAX & ANDREA GOLDSTEIN
#12 LANGTON LANE, FOLIO NO. 19-00-00163-94
EDGMONT TOWNSHIP, DELAWARE COUNTY,
COMMONWEALTH OF PENNSYLVANIA
- DATED: 05/23/2024
- PROJECT LOCATION: 12 LANGTON LANE,
NEWTOWN SQUARE, PA 19073
- OWNER/APPLICANT: JEFF FREDERICK
1005 CABLE HILL DR
SPRINGFIELD PA 19064
- ZONING DISTRICT: PRD-1 - PLANNED RESIDENTIAL DEVELOPMENT [1]
- USED ZONING DISTRICT: R-3 - SUBURBAN RESIDENTIAL DISTRICT (ARTICLE VII) (SEE ZONING TABLE & NOTES)
- OVERLAY DISTRICT: STEEP SLOPE CONSERVATION DISTRICT (ARTICLE XIX-SECTION 365-133 A(1) & 365-133 B(1))
A. AREA OF STEEP SLOPE (GREATER THAN 25% VARIANCE)
B. AREA OF STEEP SLOPE (15 TO 15%) - CONDITIONAL USE REQUIRED.
- COLLIERS ENGINEERING & DESIGN'S COMMERCIAL ACTIVITY LICENSE IS 305518.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF EDGMONT'S ZONING AND CONDITIONAL USE REQUIREMENTS
- THE PROPOSED PROJECT IS FOR A PROPOSED SINGLE FAMILY DEVELOPMENT.
- PLAN PREPARED AS PER INSTRUCTIONS OF THE OWNER.
- PREPARED TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH THE TOWNSHIP OF EDGMONT REQUIREMENTS.
- THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR SHALL REFER TO CONSTRUCTION DOCUMENTS FOR FINAL DESIGN.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE EDGMONT CODE AS AMENDED.
- TRASH PICK-UP WILL BE VIA PUBLIC COLLECTION.
- BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE TOWNSHIP OF EDGMONT DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT. (IF APPLICABLE)
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
- ALL FENCING MUST BE 50% OPAQUE OR LESS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN: ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP ENTITLED: "FIRM, FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY: FEDERAK EMERGENCY MANAGEMENT AGENCY, PANEL 83 OF 250, MAP NUMBER 42045C0083F, EFFECTIVE DATE: NOVEMBER 18TH, 2009.
- THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON: VISIBLE ABOVE GROUND STRUCTURES, A UTILITY MARK OUT PROVIDED BY PENNSYLVANIA ONE CALL SYSTEM ASSIGNED SERIAL NUMBERS 20241233176 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 79P.S. § 176 ET. SEQ. (1-800-242-1776) AND ANY UTILITY MAPS PROVIDED BY UTILITY COMPANIES REFERENCED HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.

LANGTON LANE
(50' WIDE ROW)(PUBLIC ROADWAY) (27 FT ROADWAY-25 MPH)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED

ABBREVIATIONS

FF= FINISH FLOOR	TBR= TO BE REMOVED
UV= UNKNOWN VALVE	MH= MANHOLE
DEP= DEPRESSED	BOL= BOLLARD
CL= CENTER LINE	GR= GRATE
D.C.= DEPRESSED CURB	TR= TO REMAIN
BC= BOTTOM OF CURB	TW= TOP OF WALL
TC= TOP OF CURB	BW= BOTTOM OF WALL
UP= UTILITY POLE	CP= CITY PLAN
LP= LIGHT POLE	

PARCEL NOT INCLUDED

**LIMIT OF DISTURBANCE
ON-SITE= 7,709 SF
OFF-SITE= 268 SF
TOTAL = 7,977 SF/ 0.18 AC**

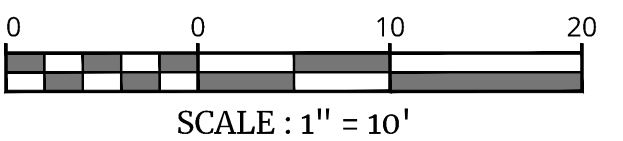
TEMPORARY SOIL STOCKPILE LOCATION

TEMPORARY CONSTRUCTION ENTRANCE

TEMPORARY 24" COMPOST SOCK (TYP.)

TEMPORARY INLET PROTECTION (TYP.)

PARCEL NOT INCLUDED



Colliers
Engineering & Design
www.colliersengineering.com

Doing Business as **MASER**
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
20241233176
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION
1	07/12/24	REV PER CLIENT COMMENTS
2	07/22/24	MAB
3	08/02/24	REV PER BOARD MEETING

NOT APPROVED FOR CONSTRUCTION

Rhett N. Chilberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLAN
FOR
JEFF FREDERICK

PROJECT LOCATION:
12 LANGTON LANE,
NEWTOWN SQUARE, PA,
19073

Colliers
Engineering & Design
2 Penn Center, Suite 700
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/29/24	MPD	MAB

ZONING PLAN
SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

EXHIBIT "B"

YERKES ASSOCIATES, INC., AUGUST 23, 2024, REVIEW LETTER

August 23, 2024

Edgmont Township
1000 Gradyville Road
Newtown Square, Pennsylvania 19073

Re: Jeff Frederick – 12 Langton Lane, Runnymede Farms PRD Lot 106
Steep Slope Conditional Use, Stormwater Management, and Grading Plans Review

Attn: Neil Vaughn, Township Manager and Zoning Officer:

The following plans and supporting information prepared by Colliers Engineering & Design have been submitted for review:

Post construction Stormwater Management Plan (PCSM) – sheet 1 of 8
PCSM Details Plan – sheet 2 of 8
Existing Conditions & Demolition Plan – sheet 3 of 8
Soil Erosion & Sedimentation Control Plan – sheet 4 of 8
Soil Erosion & Sedimentation Control Details Notes – sheet 5 of 8
Soil Erosion & Sedimentation Control Details/Notes Plan – sheet 6 of 8
Pre-Development Drainage Area Plan – sheet 7 of 8
Post Development Drainage Area Plan – sheet 8 of 8
Soil Erosion & Sediment control Report, dated June 19, 2004
Post construction Stormwater Management Report, dated August 21, 2024

All plans are dated May 21, 2024 and last revised August 21, 2024. The plans depict the construction of a proposed single-family detached dwelling on Lot 106 of the Runnymede Farms PRD. The undeveloped Lot consists of 0.335 acres located on the west side of Langton Lane at approximately 500 feet north of the Langton Lane cul-de-sac turnaround circle.

The lot consists of Steep Slopes (15% to 25%) and Very Steep Slopes (>25%) with areas of woodland and brush which generally slope west to east toward Langton Lane. The plans indicate that the lot is to be served by public water and public sanitary sewer. The proposed building's height is noted to be 38 feet. Stormwater management is to be addressed by an underground seepage bed. The limit of disturbance is noted to be 7,977 square feet (0.18 acres).

On July 23, 2024, the Zoning Hearing Board conditionally approved the proposed disturbance of Very Steep Slopes in association with the construction of a proposed single-family dwelling, driveway, and utilities and also the proposed building height as presented before the Board.

The Applicant is requesting conditional use approval from Section 365-133.B.2 to disturb areas of Steep Slopes in association with the construction of a proposed single-family dwelling, driveway, and utilities.

The current plan submission includes the following noted revisions:

- The proposed dwelling location remains at a 50 foot setback distance from the Langton Lane right-of-way line but has been relocated to be 15 feet from the south lot boundary line.
- The proposed first floor elevation has been revised from 302.00 feet to 302.38 feet. The noted building height remains at 38 feet.
- The proposed impervious cover increased from 2,418 square feet to 2,756 square feet.

- Soil infiltration testing has been completed for the infiltration bed is noted to be an average of 3.26 inches per hour.
- The proposed grading has been revised to direct stormwater runoff around the west and south sides of the proposed dwelling.
- On sheet 1, The average grade at the perimeter of the proposed dwelling is noted to be 332.70'.
- The location of the tree protection easement area and the clear sight triangle easement area along the northern lot boundary line and at the northeast lot boundary corner have been added to the plan.

The following remaining comments from our July 18, 2024 letter and new comments (noted as such) are offered for consideration:

Chapter 365 – Zoning

3. Section 365-133.B.2: Conditional use approval needs to be addressed for disturbance of areas containing Steep Slopes in association with the construction of the proposed single-family dwelling:
 - b. Gutter guards and debris screens need to be provided for the roof drains that discharge directly to the recharge bed.
 - c. The site grading and the location of SWM Facility should be adjusted so that it does not encroach within 10 feet of the Langton Lane right-of-way line.

Any conditions of approval established by the Decision will need to be noted on the stormwater management and grading permit plans and be satisfactorily addressed.

4. Section 365-134.A.5: Typical cross-sections and elevations of the lot and proposed structures (retaining wall, driveway, and house) shall be submitted to depict existing grades, proposed grades, and slope relationships.
5. Section 365-135.B.3: Footings for the proposed dwelling shall be designed in response to the site's slope, soil, and bedrock characteristics and shall extend to stable soil and / or bedrock conditions. The Environmental Impact Assessment Report should address the likelihood of encountering rock for the foundation excavation and the anticipated techniques to be utilized if rock removal is needed.
6. Sections 365-135 and 191: The applicable standards for conditional use approval as outlined by these sections will need to be addressed to the Board of Supervisors' satisfaction.
7. Sections 365-151.D: Any new structure required to connect to a public water system shall also be required to have a fire sprinkler suppression system installed. The plans shall note that a fire sprinkler system is to be installed for the proposed dwelling.
8. Section 365-152.B.3: According to table 1, Chapter 441 of PA Code Title 67, the desirable safe sight distance for vehicles exiting from a driveway onto a two lane road with a posted speed limit of 25 mph is 250 feet to the left and 195 feet to the right.

The plan needs to note the available sight distance along Langton Lane from the proposed driveway entrance.

9. Section 153.B.2.a: Retaining walls, including the wall foundation, drainage system, safety

barriers, and any geo-grid support system, shall be located no closer than five (5) feet to any lot line. Design calculations, construction details, soil testing, and specifications for the retaining walls will need to be prepared for review and approval. Safety barriers will need to be provided for any portion of the retaining wall height being greater than 30 inches.

Chapter 292 – Stormwater Management (new comments)

- 9A. Section 292-14.C: Stormwater drainage systems shall be designed in order to preserve natural flow conditions to the maximum extent practicable. The plan shows the underground stone pit (a.k.a. seepage/infiltration bed) with 2- 4-inch outlet pipes from the bed that are concentrated discharges directly onto Langton Lane. The discharge should be provided with an energy dissipater / level spreader that is located a minimum of 10 feet from the Langton Lane right-of-way line.
- 9B. Section 292-16.E.4.h: The plans should indicate the placement of an erosion control blanket on all proposed slopes of 4(H):1(V) and greater and include an erosion control blanket placement detail.
- 9C. Section 292-18.B: Dewatering calculations should be provided to demonstrate that the bed can infiltrate within 72 hours.
- 9D. Sections 292.26.C & 292-22.26.D.1: Stormwater conveyance calculations and profiles should be provided for the proposed storm drain lines.
- 9E. Section 292-26.C.2.b: The compost filter sock location is not clearly shown on the plan. Likewise, the compost filter detail should be provided with a table identifying each filter sock placement location, size, and length.
- 9F. Section 292-28: The plans should note that, as a condition of project completion, an as-built plan with an explanation of any grading permit plan discrepancy plan shall be submitted to the Township within three (3) months of construction completion of the stormwater management BMPs.
- 9G. Section 292-32: As a condition of project completion, the Applicant shall sign and record, in the Delaware County Office of Recorder of Deeds, an operation and maintenance agreement with the Township covering all stormwater controls and BMPs that are to be privately owned.
- 9H. The plans should indicate the location of a concrete wash-out area within the limit of disturbance.
- 9I. The plans need to indicate the location of an equipment and materials staging area within the limit of disturbance.
- 9J. The plans should be clarified regarding the yard drain placement within the runoff bypass area (as shown on sheet 8).
- 9K. The noted storm drain grate elevations need to be further evaluated, adjusted, and depressed so that the proposed grading directs and allows the yard drains to capture runoff consistent with the drainage area plan.

General Comments

- 10. General Note #1A should be clarified to address whether the lot boundary location shown has

Jeffrey Frederick – 12 Langton Lane
August 23, 2024
Page 4 of 4

been verified by the noted field survey. The existing conditions plan should be sealed by the surveyor responsible for the lot boundary survey and the plan should note the benchmark elevation and datum.

11. (new comment) Tree removal and replacement requirements will need to be satisfactorily addressed.

Please contact our office if you have any questions concerning this plan review.

Sincerely,
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: Colliers Engineering & Design

EXHIBIT "C"

THOMAS COMMITTA ASSOCIATES, INC., SEPTEMBER 10, 2024, REVIEW MEMORANDUM



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MEMORANDUM

TO: Edgmont Township Officials, Staff and Consultants
12 Langton Lane Team

FROM: Erin L. Gross, AICP, RLA
Thomas J. Comitta, AICP, CNU-A, RLA

DATE: June 19, 2024; July 18, 2024; **Updated: September 10, 2024**

SUBJECT: **REVIEW COMMENTS: 12 LANGTON LANE –
CONDITIONAL USE APPLICATION AND ZONING PLAN, DATED REVISED 9-30-2024;
ARCHITECTURAL ELEVATIONS, DATED 9-3-2024; AS-BUILT PLAN, DATED 6-20-22;
AND SITE PLAN WITH TREE REPLACEMENTS, DATED 5-29-24**

Please see the enclosed Review Comments pertaining the following documents that we received on **September 6 and 9, 2024 and previously**, and a site visit on July 17, 2024, including:

- Zoning Plan – 12 Langton Lane, prepared by Colliers Engineering & Design, dated **revised 9-30-2024**;
- **Existing/Demo Plan (Sheet 1 of 1)**, prepared by Colliers Engineering & Design, dated **5-29-2024**;
- Zoning Hearing Board Application (12 Langton Lane), dated 5-30-2024;
- Request for Conditional Use Application (12 Langton Lane), dated 5-31-2024;
- Conditional Use Application Narrative – 12 Langton Lane, date 3-1-2024;
- Environmental Impact Assessment Report, prepared by Colliers Engineering & Design, dated 6-11-2024;
- Photos of Existing Conditions (3 photos), received 6-14-2024;
- Architectural Elevation – 12 Langton Lane (4 pages), prepared by David P. McArthur, dated **9-3-2024**
- **Architectural Rendering, undated, (received 9-5-2024)**;
- As- Built Plan, by Mack Engineering, Inc., dated 6-20-2022; **and**
- **Site Plan with Tree Replacements, prepared by Colliers Engineering & Design, dated 5-29-2024 (received 9-9-2024).**

Please call if there are any questions.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 12 LANGTON LANE –
CONDITIONAL USE APPLICATION AND ZONING PLAN, DATED REVISED 9-30-2024;
ARCHITECTURAL ELEVATIONS, DATED 9-3-2024; AS-BUILT PLAN, DATED 6-20-22;
AND SITE PLAN WITH TREE REPLACEMENTS, DATED 5-29-24**

June 19, 2024; July 18, 2024; **Updated: September 10, 2024**

The following comments pertain to the documents listed on the cover Memorandum. **New comments are in bold type.**

1. Overview

- 1.1. The Applicant is proposing to construct a four-story (or 35 foot) single-family dwelling with two (2) parking spaces, paved access drive and stormwater management facility. The Applicant is requesting Conditional Use Approval to disturb areas of steep slopes and very steep slopes.

TCA defers to the Township and Township Engineer relative to the disturbance of steep slopes and very steep slopes.

- 1.2. **These** comments follow **the** site walk with the Applicant Team and Edgmont Township representatives. **Still** see comment 3.4. below.
- 1.3. The Applicant requested a Variance from the Zoning Hearing Board for the construction of the proposed House on very steep slopes, **as well as for the building height. The Zoning Hearing Board has granted the requested Variances.**

2. Environmental Impact Assessment (EIA)

- 2.1. The Biological Resources section indicates that an Existing Condition Plan illustrates the biological resources associated with the natural environment of the lot, including vegetation and wildlife. Per §305-77.E.(5)(a)(SALDO), an Existing Condition Plan has been provided in order to depict the existing conditions, including woodland areas, hedgerows noting the types of vegetation which exist in terms of species, types, and sizes, as well as trees eight (8) inches DBH or greater.

However, the Legend should be expanded to include the scalloped line depicting the edge of wooded area. Further, the Applicant should still specify the number trees in the “wooded area” within the Limit of Disturbance 8 inches in DBH or greater that are proposed to be removed.

The Existing Conditions Plan now labels the existing trees proposed to be removed. Therefore, this item is resolved.

- 2.2. The Mitigation of Adverse Effects portion of the EIA Report **still** does not address vegetation removal, or proposed mitigation measures/tree replacements per §305-50.A.(3)(SALDO). (Also see comments 3.1. and 3.2.)
- 2.3. TCA **still** defers to the Township and Township Engineer relative to other items included in the EIA report.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 12 LANGTON LANE –
CONDITIONAL USE APPLICATION AND ZONING PLAN, DATED REVISED 9-30-2024;
ARCHITECTURAL ELEVATIONS, DATED 9-3-2024; AS-BUILT PLAN, DATED 6-20-22;
AND SITE PLAN WITH TREE REPLACEMENTS, DATED 5-29-24**

June 19, 2024; July 18, 2024; **Updated: September 10, 2024**

- 2.4. Architectural Elevations have been provided. The Applicant **still** should clarify the items below.
- a. The building height should be clarified. The Architectural Elevations illustrate a building height of +/- 48 feet. However, the Plans indicate a height of 35 feet/4 stories.

The elevations now include height dimensions. We defer to the Township on this item.
 - b. The proposed colors should **still** be indicated in order to ensure the proposed colors are in keeping with the neighborhood.
 - c. We recommend consideration of consistent vertical orientation of the windows, in keeping with the other homes in Runnymede.

The Applicant indicated during the site walk in July that they prefer the window orientation as proposed. While we defer to the Township on this item, please see comment 5.1. relative to landscape screening.

3. Tree Removal and Replacement

- 3.1. Section 305-50.A.(3) (SALDO) requires trees of eight inch DBH or more to be replaced at a rate of:
- + One (1) tree of not less than 2 ½ to 3 inches in DBH for each tree of 8 inches up to 12 inches in DBH to be destroyed.
 - + Two (2) trees of not less than 2 ½ to 3 inches in DBH for each tree from 12 inches up to 24 inches in DBH to be destroyed.
 - + Three (3) trees of not less than 2 ½ to 3 inches in DBH for each tree 24 inches or more in DBH to be destroyed.

Therefore, the Applicant needs to indicate the number of trees eight (8) inches in DBH and greater proposed to be destroyed (per comment 2.1.), and indicate the proposed replacement trees.

TCA calculated the need for 15 Tree Replacements. The Applicant is proposing 22 Tree Replacements.

A Site Plan with Tree Replacements has been provided, which we believe to be acceptable. The Applicant should still coordinate with the Township on the location of the proposed trees, and trees proposed to remain to ensure there are no conflicts.

- 3.3. The Zoning Plan and Existing Condition Plan **previously** indicated five (5) existing trees to be relocated and replanted. Forthcoming Plans should indicate the proposed locations for the trees.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: 12 LANGTON LANE –
CONDITIONAL USE APPLICATION AND ZONING PLAN, DATED REVISED 9-30-2024;
ARCHITECTURAL ELEVATIONS, DATED 9-3-2024; AS-BUILT PLAN, DATED 6-20-22;
AND SITE PLAN WITH TREE REPLACEMENTS, DATED 5-29-24**

June 19, 2024; July 18, 2024; **Updated: September 10, 2024**

The Site Plan with Tree Replacements addresses proposed plantings.

- 3.4. It is our understanding, based on the 7-17-2024 site visit, that the 4 corners of the proposed home will be staked. TCA will **still** return to the site to meet with the builder and the project Landscape Architect to visualize the existing trees to be transplanted

Instead of a site visit before construction, TCA will return to the site before the 22 new trees are installed.

4. Tree Protection

- 4.1. Section 305-50.A.(1) (SALDO) requires tree protection notes and details to be provided. The location of tree protection fencing and corresponding notes and details should **still** be provided.

5. Landscaping

- 5.1. **We recommend that additional landscaping be provided on the Langton Lane side of the proposed dwelling in order to help mitigate and soften the views of the height of the proposed dwelling. We recommend that a Landscape Plan be provided at the time of Building Permit Application to include the recommended additional landscaping in the front yard.**

Please call if there are any questions.

EXHIBIT “D”

**EDGMONT TOWNSHIP ZONING HEARING BOARD JULY 23, 2024, DECISION AND
ORDER**

WRITTEN DECISION OF THE EDMONT TOWNSHIP
ZONING HEARING BOARD

APPLICANT: Jeff Frederick, Equitable Owner

ADDRESS: 12 Langton Lane (Runnymede Farm lot 106), Edmont
Twp, ("Property")

DATE OF HEARING: June 25, 2024, July 23, 2024

DATE OF DECISION: July 23, 2024

DATE OF WRITTEN NOTICE TO APPLICANT: July 29, 2024

APPLICATION: The applicant is requesting variances from Edmont Township Code: (1) §365-133A(1) to permit construction of a new single-family dwelling and associated improvements as the principal use in areas of very steep slopes; (2) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; (3) §365-133A(3)(c) to remove topsoil in areas of very steep slopes, and (4) §365-53 to build the proposed dwelling with height in excess of the 35 ft. maximum average height permitted by the Code . This property located in the PRD-1 - Planned Residential Development District.

This document serves as written notice to the Applicant of the decision of the Zoning Hearing Board of Edmont Township, as follows:

O R D E R

AND NOW, this 23rd day of July, 2024, the aforementioned Application is GRANTED, subject to the following conditions and safeguards:

1. The proposed grade, dwelling and appurtenances thereto shall be constructed, architecturally designed, sized and located in accordance with the testimony and plans and elevation drawings offered as the following Exhibits entered by Applicant at the July 23, 2024 hearing before the Zoning Hearing Board in this matter; subject to such modification as made be required by the Township during the Conditional Use approval and permitting process:

A-4 *Zoning Plan for Jeff Frederick*, prepared by Colliers Engineering and Design, dated 5/29/2024, last revise 7/23/2024;

A-5 *Proposed Front Elevation, Drawing Title: P-1*, prepared by David P. Mearthur, registered Architect, dated 7-18-2024; and

A-6 *Elevation, Drawing Title: A-3*, prepared by David P. Mearthur, registered Architect, dated 7-15-2024.

(Exhibits A-4, A-5 and A-6 being collectively, the "Plans").

2. The height of the constructed dwelling structure shall be substantially the same as shown on the Plans and shall not be higher in relation to final grade at all points than as shown on the Plans.

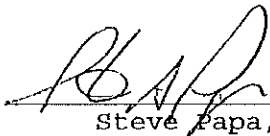
3. Applicant shall provide stormwater controls and management for the Property to the satisfaction of the Township Engineer and as required and approved by the Township during the Conditional Use, development and permit review and approval

4. Applicant must obtain Conditional Use approval from the Board of Supervisors.

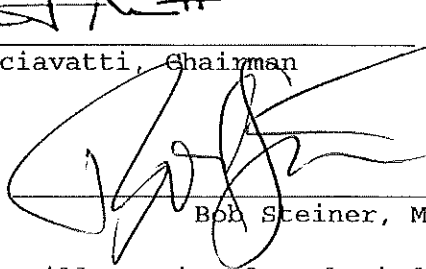
5. Applicant shall comply with all federal, state and local codes and ordinances, specifically including but not limited to all requirements of the Edgmont Township Stormwater Management Ordinance and the Edgmont Township Subdivision and Land Development Ordinance, and shall obtain all required permits.



Richard Acciavatti, Chairman



Steve Papa, Member



Bob Steiner, Member

Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the above-indicated Date of Notice to Applicant. If the relief requested by Applicants is granted, Applicants proceed at their own risk if any construction and/or development is commenced prior to expiration of the thirty (30) day appeal period. Please also note that Section 2205 of the Zoning Ordinance requires that any variance or special exception granted is void if action in compliance therewith is not commenced within one (1) year from the date of the decision granting same.