



EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

April 29, 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 April 29, 2024, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson Chip Miller; Vice Chairperson Joseph Raspa; Member Victoria Sheridan; Member Ira Dunoff; Member Stuart Rosenberg; Alternate Member Hank Wincester, III; Township Engineer Michael Conrad, P.E.; Township Traffic Engineer Michael Schneider, P.E.; Township Planners Thomas Comitta & Erin Gross (Virtual); Solicitor Patrick McKenna, Esquire; and Assistant to the Township Manager Jessica Redding. There were seventeen guests in attendance: fifteen in person and two via Zoom.

During the work session, those in attendance reviewed the regular meeting agenda and discussed selecting a date for a site walk for 1329 Sycamore Mills Road.

- I. Call to Order & Pledge of Allegiance
 - a. Chairperson Miller 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 Raspa to approve the consent agenda which includes the meeting agenda approval and the March 25, 2024, meeting minutes with a second by Member Sheridan. 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. Old Business
 - a. None.
- VI. New Business
 - a. 2023 Planning Commission Annual Report
 - i. The 2023 Planning Commission Annual Report was reviewed with the Planning Commission. Upon review, there were no corrections or additions to the report. Vice Chairperson Raspa made a motion to approve the 2023 Planning Commission Annual Report as presented, and to submit the report to the Board of Supervisors for review. Member Sheridan seconded the motion. There was no further discussion and the motion passed unanimously.
 - b. Preliminary/Final Land Development Plan for Marville Village at Edgmont, West Chester Pike

- i. The applicant's attorney Mark Damico of Petrikin Wellman Damico Brown & Petrosa, provided an update on the application to the Planning Commission. The plan is for the development of a 6,016 square foot convenience store with fuel and a canopy over fuel pumps; a 2,039 square fast-food service with dual lane drive through; associated parking for all buildings; and a proposed traffic light on West Chester Pike at the entrance. The applicants engineer, Richard Stratton, P.E. of Chester Valley Engineers, reviewed the following items from the Township professional's reviews:
 1. Thomas Comitta Associates, Inc. review dated April 22, 2024
 - a. Will work with Township for a landscaping plan to include the hedge component along the food service building and road frontage, as part of a Pier-Fence-Hedge Combination.
 - b. Thomas Comitta noted there was a mistake on review 1.2, as subsection (a) of Section 365-89.A.(9)(ZO) indicates that no more than (2) such uses for drive-throughs are permitted in the C-3 District. This no longer applies as the former Bank building no longer has a drive-through.
 - c. It was noted that there will be a resubmission of Phase I to demonstrate the total gross acreage of the C-3 District being devoted to commercial use.
 - d. It was noted that one of the proposed common pedestrian areas and/or the proposed dumpster site may be relocated in the resubmission due to the Planning Commission's recommendation.
 - e. All other comments will be complied with.
 2. Yerkes Associates, Inc. review dated April 23, 2024
 - a. Mr. Stratton noted that FEMA represented the flood plain inaccurately, and that the dual culvert carries the stream diagonally.
 - b. Working on confirming the mapping of Zone A of the Flood Hazard District with FEMA and PADEP.
 - c. Township Engineer Conrad recommended the report of the culvert's current condition along with the operational maintenance schedule, requirements, and responsible party be established and provided to the Township.
 - d. Mr. Stratton noted the management of the underground tanks will be the owner's responsibility, and that they will work on providing a tank management plan to coincide with the culvert to the Township.
 - e. Will revise plan to comply with net lot area and zoning data.
 - f. Concerns were raised by the Planning Commission on the proposed available parking spaces with the possibility of implementing multiple electrical vehicle charging and air pumping stations. Mr. Stratton noted no prior agreements can be signed as Tesla chooses the locations they wish to implement their charging stations.
 - g. Mr. Stratton noted their lighting plan will comply with the code.
 - h. Will revise the connection point from the interior road development to West Chester Pike as it is currently incorrect.
 - i. Will revise plan for crosswalks and pedestrian access.
 - j. All other comments will be complied with.
 3. Pennoni Associates, Inc. dated April 24, 2024
 - a. Working on internal driveway concern.

- b. Working on tractor trailer plan for Lot 1.
 - c. Working on loading station for Lot 2.
 - d. Will comply with signage and stripping to represent a one isle drive-through.
 - e. All other comments will be complied with.
4. Herbert, Rowland, & Grubic, Inc. dated April 25, 2024
- a. Chairperson Miller noted a right-of-way or easement needs to be identified for future provision of potential connection to Videon, and that this would impact large vehicles' ability to travel through the site.
 - b. All other comments will be complied with.
- ii. Mr. Stratton noted the proposed plan removes the right out of North Crum Creek Road.
- 1. Chairperson Miller noted the Planning Commission is trying to justify the addition of the third traffic light on West Chester Pike by removing North Crum Creek Road entirely to make access to the shopping center more cohesive.
 - 2. Applicant/Owner Paul de Botton expressed the tenants request for the right in on North Crum Creek to remain for easy access to the establishment.
 - 3. Alternate Member Winchester noted that having a larger number of synchronized traffic lights is better than having a lower number of non-synchronized traffic lights. Winchester also expressed his opinion that traffic should be taken off the table in order to protect the center's long-term health and the impact the center will have years from now. Winchester also noted the main goal is for this family to not have to sell the center due to the inability of filling it with tenants.
 - 4. Vice Chairperson Raspa stated he agreed with Mr. Winchester; but the issue lies with the number of entrances and exits. Vice Chairperson Raspa stated three traffic lights are fine; but the Planning Commission would like to remove North Crum Creek Road and make it green space.
 - 5. Solicitor Mckenna noted if North Crum Creek Road is removed it would not be green space, but rather a parking lot for future development.
 - 6. Chairperson Miller asked if the Planning Commission could see a sketch of North Crum Creek Road removed in the next plan.
 - 7. Member Rosenburg asked for a count to be conducted of the number of cars that come in on North Crum Creek Road.
 - 8. Mr. Stratton noted that PennDOT reviewed their traffic study and approved eliminating the right out of North Crum Creek. Member Dunoff asked Mr. Stratton what criteria PennDOT uses for the access way and Mr. Stratton stated PennDOT uses IT strategies.
 - 9. Traffic Engineer Schnieder asked what PennDOT's thoughts were on three traffic signals on West Chester Pike. Brian DiBiase, Traffic Engineer for the applicant, confirmed that PennDOT agreed with three traffic signals on West Chester Pike.
 - 10. Township Engineer Conrad noted it would be worthwhile for the Planning Commission to see a sketch with North Crum Creek Road removed. Mr. DiBiase stated they can show the Planning Commission what it would look like from a traffic standpoint by removing North Crum Creek Road, but noted he believes they will lose the tenant if the road is removed.
- iii. Chairperson Miller noted they are nowhere near a Final Plan. Township Engineer Conrad stated the questions presented earlier pertaining to the Conservation District,

Stream Discharge Department, FEMA, and Planning Module all need approval before the Township can move forward.

- iv. Mr. Stratton noted they will resubmit the plan once ready. Chairperson Miller emphasized that answers are needed for the topics discussed tonight at the next meeting to proceed.
- v. Vice Chairperson Raspa asked Solicitor McKenna to put together language to cover the flood plain.
- vi. Deborah Warden of Mill Hollow Lane commented that she likes the right in on North Crum Creek Road and believes it makes it easier to access the center, while getting traffic off Route 3 more quickly.

VII. Upcoming/Ongoing Applications and Expirations

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1 st PC Mtg.	PC Recommendation	BOS Approval
1	535 Gradyville Rd.	Land Development	White Horse Village	6/2/2022	90 Days	Indefinite	6/27/22		
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	1329 Sycamore Mill Road	Conditional Use	Racossin Enterprises, LLP	4/19/24	60 Days 6/18/24		5/20/24		
5	4 Flyway Drive	Conditional Use	Matthew & Ashley Traister	12/12/23	60 Days 2/10/24	6/11/24	1/22/24	3/25/24	
6	West Chester Pike (ECF, B1)	Prelim. /Final Subdivision & Land Dev.	Claude de Botton Trustee	3/25/24	90 Days 7/28/24		4/29/24		
7	4901 West Chester Pike (ECF, B1)	Conditional Use	Tired Hands Brewing Company	2/14/24	N/A		2/26/24	2/26/24	3/12/24

VIII. Upcoming Meetings

- a. Chairperson Miller announced the following upcoming Township Meetings:
 - i. Board of Supervisors
 - 1. May 14, 2024 - 6:30 PM Work Session, 7:00 PM Regular Meeting
 - ii. Planning Commission
 - 1. May 20, 2024 - 6:30 pm Work Session, 7:00 PM Regular Meeting
 - iii. Zoning Hearing Board
 - 1. May 28, 2024 – 7:00 PM
 - iv. Special Joint Work Session
 - 1. May 14, 2024 – 5:30 PM

IX. Adjournment

- a. Vice Chairperson Raspa made a motion to adjourn the meeting, with a second by Thomas Comitta. There were no additional comments and the motion passed unanimously. The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Jessica Reading
Acting Planning Commission Secretary

EDGMONT TOWNSHIP OPERATIONS REPORT

APRIL 2024

- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development.
 - Continued monitoring site construction during the month.
 - A site meeting was held with the Township, Delaware County Conservation District, Developer and HOA Representatives regarding a flooding event that had occurred on March 23rd. Corrective actions were discussed and the Township will continue to monitor the area.

- **Runnymede Phase VII**
 - The bid for the Runnymede Drive base repairs was awarded by the Board of Supervisors on March 28th. The bid award notification was sent to Innovative Construction, who is working on the required bonds and insurance to be presented to the Township. Once submitted, a preconstruction meeting will be held to discuss the project.

- **American Rescue Act Funding:** Continued work on executing the agreements/contracts for the projects approved at the November Board of Supervisors meeting.

- **Township Community Park Upgrades**
 - The bid for the project has been awarded to Albert Cipolloni Jr. & Sons, Inc. All associated paperwork for the project and grant is currently being completed.
 - All products for the project have been ordered and some of the items have been delivered to the Township.
 - Once all items have been received, the work schedule will be finalized with the contractor.
 - A change order has been submitted to DCNR to utilize the existing flush plastic curbing in some areas, which was approved. DCNR has requested that a barrier be installed in the areas where raised curbs will be utilized. Options for this barrier will be presented to the Board at the April 9th Work Session.

- **PECO**
 - PECO contractor Valiant Energy Service will be completing pole replacement on Gradyville Road (from Middletown Road to Delchester Road), and Delchester Road beginning January 8, 2024. This project is expected to last 2-3 months and there will be lane closures in the work areas from 9:00 AM to 3:00 PM. This project has experienced weather delays, and no update has been provided for project completion and the work is still in progress.
 - The reliability project in Cold Springs, which will upgrade the underground cabling within the development is underway with an estimated 2-3 month completion.
 - Met with our Government Affairs Liaison for the annual update meeting.

- **Open Space, Trails & Recreation Plan Update**
 - Continuing to make progress on plan update.
 - The draft plan has been submitted to the Delaware County Planning Commission for review and should be on their April meeting agenda for review.
 - A Public Hearing for adoption will be scheduled for a later date.

- **Public Works / Maintenance**
 - Performed various ongoing maintenance, cleaning of storm drains, and minor storm clean-up from various storms during the month.
 - Continued coordination meetings are held with staff, Neff Construction and Thornbury Township (Chester County).
 - Biweekly Public Works Staff meetings continue.
 - Performed the annual road surveys with Township Staff & Engineer. The Township Engineer will be working up projected bid information and projects for the 2024 road projects.

- **Planning / Zoning Applications:**
 - **White Horse Village:** No update.
 - **Save Edgmont Appeal:** This application has been continued until July 23, 2024.
 - **Endress + Hauser, Landmark Drive:** The Final Subdivision and Land Development application for the project was approved by the Board of Supervisors on March 12th. Working with the applicant on various items that are required for plan recording.
 - **Edgmont Village:** An application for Preliminary/Final Approval for the project has been submitted to the Township and is currently under review. This will be on the April 19, 2024 Planning Commission meeting agenda.
 - **Mancill Subdivision, Three Lots (1200 blk. of Gradyville Road):** Application was approved by the Board of Supervisors on March 28th.
 - **4 Fly Way Drive, Conditional Use for Steeps Slopes:** The Planning Commission recommended approval of the plan, with conditions, at their March 25th meeting. The Zoning Hearing Board granted zoning relief for the application at their meeting on March 26th with conditions as well.
 - **Tired Hands Brewing Popup Biergarten Conditional Use:** The Board of Supervisors approved their amended Conditional Use Application at their March 12th meeting, and the applicant is working towards an April 20th opening.

- **Township Tenant House**
 - Continued work towards the creation of a bid package for the upgrades to the unit and met with a local contractor to help with the creation of the bid.
 - Checked at various times to ensure that there are no issues.

- **Township Cesspool/Septic System Replacement:** The bid package is being reviewed by the Township SEO.

- **Staff Update**
 - Jessica Redding started with the Township on March 11th as the Assistant to the Township Manager.

- The Ordinance Committee continue their work on the Gradyville Master Plan, Historical regulations, and general clean-up of various items. The Committee will reconvene on April 9th and an update will be provided at the Joint Work Session later that evening.

- Continued work on the Canter Village Road dedication request.

- Continued with Life Safety/Use & Occupancy inspections during the month.

- Working with the County Emergency Management Department on Hazard Mitigation Plan updates and informational updates.

- Staff have attended various training courses throughout the month including stormwater management, code enforcement and operations, and township administrative updates.

- Staff prepared for and attended the annual streams clean-up event on March 16th and the annual easter egg hunt on March 23rd. A special thanks to the staff for their hard work on these two events.

- Investigated a water issue on Sawgrass Lane, following the early April rain events. It was found that the high-water table is causing basement flooding with a residence. Guidance was provided to the homeowner on possible remedies to the matter.

- Attended the monthly Council of Governments Meeting.