



EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

May 19, 2025

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 May 19, 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 Victoria Sheridan; Member Ira Dunoff; Member Stuart Rosenberg; Alternate Member Hank Winchester III; Township Planner Erin Gross (Virtual); Township Engineer Michael Conrad, P.E.; Township Solicitor Patrick McKenna, Esquire; Township Manager Kenneth D. Kynett, Esquire; and Assistant to the Township Manager Jessica Redding. There were two in-person guests in attendance and two 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 7:00 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 March 24, 2025, Regular Meeting Minutes, the April 8, 2025, Joint Work Session Meeting Minutes, and the April 28, 2025, Continued Joint Work Session Meeting Minutes. Member Sheridan 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. Informal Subdivision and Land Development Sketch Plan Presentation for Jarrett Gansky at Edgmont Country Fair Parcel B-1.
 - i. The client's attorney, Daniel Rowley, of Saul Ewing LLP presented the sketch application which includes a 5,200 square foot principal use car wash with a dual lane drive through and associated parking, a 16' by 102' canopy over parking spots with vacuums, a 16' by 115' canopy over parking spots with vacuums, and a 29' by 16' canopy over point-of-sale equipment.
 - ii. Township Engineer Conrad noted that two principal uses are being proposed for Lot 2, which consists of 2.85 acres (gross) / 2.25 acres (net). Township Engineer Conrad noted a minimum lot area of two acres is required for every principal use. Township Engineer Conrad stated the applicant would need a variance to permit two principal uses on Lot 2, as the minimum lot area required is 4 acres.
 - iii. Mark Damico, Esq. of Petrikin, Wellman, Damico, Brown, & Petrosa, P.C. spoke on behalf of the approved Preliminary/Final Subdivision and Land Development Plan for Edgmont Country Fair Parcel B-1, which consists of a convenience store

- and gas station on Lot 1, and café and associated drive through on Lot 2. Mr. Damico noted previous sketch plans had shown two principal uses on Lot 2.
- iv. Township Solicitor McKenna stated he did not recall the 4-acre minimum being discussed during the sketch phase of the approved Preliminary/Final Subdivision and Land Development Plan for Edgmont Country Fair Parcel B-1. Mr. Damico agreed he does not recall that being a point of conversation. Mr. Damico asked if Lot 2 could be considered an existing nonconforming lot. Solicitor McKenna noted it cannot be considered an existing nonconforming lot, as the lot was compliant at the time of approval and the plans did not depict a second principal use for Lot 2.
 - v. Chairperson Raspa discussed eliminating North Crum Creek Road and reconfiguring the 'New Road' outlined on the plan to the north to increase the lot area. Chairperson Raspa noted the Township Traffic Engineer expressed circulation concerns in his review letter.
 - vi. Vice Chairperson Miller asked how far north would the 'New Road' need to be moved to eliminate the applicant needing a variance. Township Engineer Conrad noted he estimates that moving the 'New Road' 30ft to the north would lessen the necessary variance request and potentially aid in resolving concerns with site distance for the proposed convenience store and gas station. Mr. Damico stated the 'New Road' shown on the sketch plan has been reconfigured using Township Officials recommendations. Township Engineer Conrad discussed shifting the 'New Road' to the east for realignment to center access. The applicant's traffic engineer Brayden Garrison P.E. noted that may introduce a reverse curve.
 - vii. The applicant's engineer, Rick Stratton of Chester Valley Engineers, Inc. noted the 'New Road' depicted on the Sketch Plan has already been approved on the Preliminary/Final Subdivision and Land Development Plan for Edgmont Country Fair Parcel B-1. Mr. Stratton noted that any reconfiguration to the road would put the approved plan under revision and affect the active applications for a Conditional Letter of Map Revision from FEMA and a permit from the National Pollutant Discharge Elimination System. Member Rosenberg stated the sketch plan is proposing to displace a number of trees that were on the approved plan. Member Rosenberg asked if these changes would also put the approved plan under revision. Township Solicitor McKenna noted changes to an approved plan would call for a revision. Mr. Stratton stated they believe landscaping revisions will be easier to amend than road reconfigurations.
 - viii. Township Engineer Conrad stated a variance will be needed to permit parking spaces within 15ft of the 'New Road' right-of-way line and the carwash drive lane to be located within 10ft of the Lot 2 boundary line/ North Crum Creek right-of-way. Member Dunoff asked if North Crum Creek Road was eliminated would the real estate of the road become part of the 10ft, to which Township Engineer Conrad stated it would. Mr. Rowley noted the North Crum Creek entrance is vital to sales, as it is a direct entrance to the facility. Mr. Rowley noted customers often make a spontaneous decision to get their car washed when passing by a facility. Chairperson Raspa stated the parcel already has three entrances and does not believe a fourth entrance is necessary. Township Engineer Conrad discussed minimum parking requirements and Mr. Stratton stated with the advanced design of the car wash, the majority of cars being serviced will be in the service bays or self-serve parking areas. Mr. Stratton noted he believes the sketch plan provides sufficient parking.
 - ix. Township Engineer Conrad addressed the need for a variance to not include a loading area as part of the plan. Chairperson Raspa asked at what time deliveries are

made, to which applicant Jarrett Gansky, noted chemicals are dropped off in vans or small box trucks in the early morning hours. Chairperson Raspa asked where the chemicals would be stored, and Mr. Gansky stated the second floor of the building in the equipment room.

- x. Township Engineer Conrad noted that forthcoming plan submissions will need to include a Lot Line Change Plan addressing the relocation of the common boundary line shared between Lot 2 and the North Crum Creek Road right-of-way line. Township Engineer Conrad noted the minimum right-of way width of 50ft is required for local streets, and that the plan indicates reducing the right-of-way width of North Crum Creek Road to 25ft, which would require a waiver. Township Engineer Conrad asked that future plans indicate the location of all existing utility lines and easements situated within and across Lot 2 and North Crum Creek Road. Mr. Stratton noted future plans will comply.
- xi. Vice Chairperson Miller noted the Township has yet to receive an As Built Plan for Edgmont Country Fair Parcel B. Mr. Damico noted the As Built Plan for Parcel B will be provided.
- xii. Township Engineer Conrad noted an alternative analysis for traffic flow should be conducted considering two principle uses.
- xiii. Township Engineer Conrad stated future plans need to indicate the location of the drainage channel that directs stormwater runoff from West Chester Pike across the eastern portion of Lot 2 and its associated riparian buffer area and that a waiver request for encroachment into the riparian buffer area will need to be discussed. Mr. Stratton noted it will be addressed on future plans.
- xiv. Township Planner Gross discussed the proposed landscaping plan and how it results in a deficiency of required shade trees for the approved Preliminary/Final Subdivision and Land Development Plan for Edgmont Country Fair Parcel B-1. Mr. Stratton noted the applicant is open to a fee in lieu of or providing plantings on the opposite side of Route 3 to rectify the deficiency. Township Manager Kynett asked if the homeowners of neighboring properties have been contacted for plantings for the previously approved plan. Mr. Stratton noted Tom Comitta met with neighboring homeowners and gathered information regarding their preferred plantings. Township Planner Gross confirmed but stated no agreements are in place at this time. Township Planner Gross asked for clarification on whether the applicant is requesting a waiver for Pedestrian Gathering Areas, to which Mr. Stratton stated it is not being requested. Township Planner Gross asked that the applicant provide a landscaping compliance table in their next submission to which Mr. Stratton agreed.
- xv. Alternate Member Winchester III proposed using the same process as the previously approved Preliminary/Final Subdivision and Land Development Application, by placing conditions on the approval to move forward. Alternate Member Winchester III stated the design is beautiful and could be used as an example of expectations of design standards for the entire parcel.
- xvi. Chairperson Raspa suggested the applicant team meet informally once more with Township Officials prior to going to the Zoning Hearing Board. Mr. Rowley noted the applicant will discuss the next steps and reach out to Township Staff with how they wish to proceed.

VI. Miscellaneous Discussion

- a. Member Rosenberg asked if the trees that were cleared for the development on the property of 1200 Gradyville Road will be inspected by the Township. Chairperson Raspa noted they will be inspected.
- b. Member Dunoff discussed a hose pouring water into the sewer grate outside of La porta restaurant. Vice Chairperson Miller noted that area is run by public water and most likely a dispute between the owners.

VII. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
 - i. Board of Supervisors
 1. June 10, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - ii. Planning Commission
 1. June 23, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - iii. Zoning Hearing Board
 1. May 27, 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 8:17 PM.

Respectfully submitted,



Kenneth D. Kynett
Township Secretary