



EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

May 20, 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 May 20, 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; Township Engineer Michael Conrad, P.E.; Township Planner Erin Gross (Virtual); Solicitor Robert C. Jefferson IV, Esquire; Township Manager Neil D. Vaughn; and Assistant to the Township Manager Jessica Redding. There were three in-person guests in attendance.

During the work session, those in attendance reviewed the regular meeting agenda, discussed the 1329 Sycamore Mills Road application, and potential designs options for the Starbucks at Marville Village.

- I. Call to Order & Pledge of Allegiance
 - a. Chairperson Miller 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 Raspa to approve the consent agenda which includes the meeting agenda approval, the April 29, 2024, regular meeting minutes, and the April 9, 2024, joint work session meeting minutes with a second by Victoria Sheridan. There were no additional comments, and the motion passed unanimously.
- IV. Township Operations Report
 - a. Township Manager Vaughn presented the Township Operations Report, which is attached.
- V. Old Business
 - a. None.
- VI. New Business
 - a. Conditional Use Application for Racossin Enterprises, LLC, Steep Slope Conservation District, 1329 Sycamore Mills Road
 - i. The applicant's engineer Matt Houtmann of G. D. Houtman & Son presented the application to the Planning Commission. The plan includes a single family detached residential dwelling, pool, retaining walls, driveway extension, a stormwater management system, and utility installation. Mr. Houtmann addressed the following items from the Township professional's reviews:
 1. Yerkes Associates, Inc. review dated March 15, 2024
 - a. Township Engineer Conrad stated the locations of test bore holes used to determine depth to bedrock need to be indicated. Houtmann stated he will comply and will work to incorporate within retaining wall.

- b. Will comply with submission of design calculations, plans, and construction details for the proposed retaining walls, including the wall foundation, drainage system, and safety barriers.
 - c. Will provide inspection information for the bridge on the property for the Board of Supervisors.
 - d. Will comply with indicating an easement for the basin level spreader encroachment onto parcel No. 19-33-50.
 - e. Chairperson Miller asked if there are any issues with zoning. Township Manager Vaughn noted there were not; but asked the applicant for the status on the barn. Mr. Salcedo stated they did not move forward with construction of the barn and Mr. Houtmann noted that the calculations would be included in the stormwater management calculations when submitted.
 - f. Township Engineer Conrad noted the zoning table data needs to include the list of all impervious coverage.
 - g. Planning Commission Solicitor Jefferson noted the timeline review clock and stated if extensions are needed to put them in writing.
2. Thomas Comitta Associates, Inc.
- a. Township Planner Gross noted the Environmental Impact Assessment does not contain the specimen trees eight inches or greater which need to be included on the plan. Houtmann stated they will comply.
 - b. Will supply floor plans and elevations for the proposed dwelling.
 - c. Will comply with tree protection and landscaping requirements.
 - d. Chairperson Miller confirmed with Township Planner Gross that just the area of development needs to account for tree replacement.
 - e. Chairperson Miller stated his biggest concern is the vehicles coming over the bridge.
 - f. Chairperson Miller noted flood plain issues with FEMA are in the applicant's hands.
 - g. Applicant Rick Salcedo noted he wanted the Township to know that PECO has tagged trees on his property and is in the process of cutting them down; and that he is not responsible for those trees being cut.
- ii. Vice Chairperson Raspa made a motion to approve the Conditional Use application for Racossin Enterprises, LLC, for the 1329 Sycamore Mills Road, to construct a single-family detached dwelling with associated improvements within the Steep Slopes Conservation District, pursuant to Sections 365-133.A & B of the Edgmont Township Ordinance conditioned as follows:
- 1. Adherence to Thomas Comitta Associates, Inc. review dated May 15, 2024.
 - 2. Adherence to Yerkes, Inc. review dated May 15, 2024.
- The motion was seconded by Victoria Sheridan. There were no additional comments and the motion passed unanimously.

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	5/20/24	
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. June 11, 2024 - 6:30 PM Work Session, 7:00 PM Regular Meeting
 - ii. Planning Commission
 - 1. June 24, 2024 - 6:30 pm Work Session, 7:00 PM Regular Meeting
 - iii. Zoning Hearing Board
 - 1. June 25, 2024 – 7:00 PM

IX. Adjournment

- a. Stuart Rosenburg made a motion to adjourn the meeting, with a second by Victoria Sheridan. There were no additional comments and the motion passed unanimously. The meeting was adjourned at 7:28 PM.

Respectfully submitted,



Neil D. Vaughn
Township Secretary

EDGMONT TOWNSHIP OPERATIONS REPORT

MAY 2024

- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development.
 - Continued monitoring site construction during the month.
 - Met with the Homeowners Association Board to discuss questions of the Board, mainly related to the dedication process and timing.
- **Runnymede Phase VII**
 - All required documents from the contractor who is performing the base repairs have been received. Discussed initial timing of the repaving project with GMH and they are anticipating being ready by June 1st. Will work with all parties on a more definitive schedule closer to June.
- **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**
 - Still awaiting all materials to be delivered to begin the project. Staff will continue to work on identifying a start date.
 - The change order paperwork has been submitted for the flush mounted curb and landscaping that was discussed at the April 9, 2024, Board of Supervisors meeting.
- **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.
 - PECO will be beginning a two-phase project on Sycamore Mills Road, Wilson Avenue, Orchard Lane, and Forest Lane, with vegetation work beginning in June and pole replacement beginning in the fall.
- **Open Space, Trails & Recreation Plan Update**
 - The Delaware County Planning Commission review has been received by the Township, and final changes have been made to the DRAFT plan.
 - Will be working with the Board on an adoption hearing schedule.
- **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.
 - Continued work on the 2024 Road Repaving Bid Package with the Township Engineer.
 - Various curb and pipe repairs were completed within the Runnymede development.
- **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 was discussed at the April 19, 2024, Planning Commission meeting; awaiting an update plan submission.
- **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. The hearing for the application has been continued until the June 11, 2024, Board of Supervisors meeting.
- **Tired Hands Brewing Popup Biergarten Conditional Use:** The Board of Supervisors approved their amended Conditional Use Application at their March 12th meeting and have opened for the season.

- **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.
 - Continued to check on the structure during the month and grass cutting has begun by Neff Construction.
 - Annual termite treatments were completed.

- **Township Cesspool/Septic System Replacement:** The bid package has been reviewed by the Township SEO and is in the process of being finalized.

- The Ordinance Committee met on April 9th and discussed meeting with the new owner of the southeastern parcel at Middletown Road and Gradyville Road via a special Joint Work Session. This has been scheduled for May 14, 2024, at 5:30 PM.

- Continued work on the Canter Village Road dedication request.

- The Hazard Mitigation Plan updates have been submitted to the County and have been approved by PEMA and FEMA.

- Staff have attended various training courses throughout the month including stormwater management, code enforcement and operations, and township administrative updates. The Township had three members attend the annual PSATS conference.

- Primary Day voting occurred on April 23rd at the Township Building with no noted issues.

- The first round of “Books on Blankets” with Middletown Library took place during the month. All events were well attended, and they will return to the Township in October for additional dates.

- Attended the monthly Council of Governments Meeting.