



# EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

June 24, 2024

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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 June 24, 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 Traffic Engineer Mike Schneider, P.E.; Township Planner Tom Comitta, Township Planner Erin Gross (Virtual); Solicitor Patrick McKenna, Esquire; Township Manager Neil D. Vaughn; and Assistant to the Township Manager Jessica Redding. There were four guests in attendance: three in-person and one online.

During the work session, those in attendance reviewed the regular meeting agenda, discussed the 12 Langton Lane application and scheduling of a site walk, the fence at Wedgewood Gardens, and the progress of Endress and Hauser.

- 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. Annual Reorganization
  - a. Township Secretary Vaughn presided over the annual reorganization of the Planning Commission.
  - b. Mr. Vaughn called for nominations for Chairperson. Chip Miller nominated Joseph Raspa to as Chairperson of the Planning Commission with a second from Stuart Rosenberg. There was no further discussion and the motion passed unanimously.
  - c. Mr. Vaughn called for nominations for Vice Chairperson. Joseph Raspa nominated Chip Miller as Vice Chairperson with a second by Victoria Sheridan. There was no further discussion and the motion passed unanimously.
  - d. Chairperson Raspa presided over the remainder of the meeting.
- III. Public Comment
  - a. None.
- IV. 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 May 20, 2024, regular meeting minutes, and the May 14, 2024, joint work session meeting minutes with a second by Member Rosenberg. Chairperson Raspa noted that they would hear “New Business” first this evening, with “Old Business” to follow; the motion passed unanimously.
- V. Township Operations Report
  - a. Township Manager Vaughn presented the Township Operations Report, which is attached.
  - b. Chairperson Raspa asked for the expected date of completion for the septic system, and Township Manager Vaughn stated the goal is to have the project completed before Election Day.

VI. New Business

- a. Conditional Use Application for Jeffrey Frederick, Steep Slope Conservation District, 12 Langton Lane
  - i. The applicants were not present at the meeting. Township Manager Vaughn stated a site walk will be scheduled for the week of July 8<sup>th</sup> or 15<sup>th</sup>.
  - ii. Township Planner Gross stated that several existing small trees are to be relocated; and an explanation of the new tree locations should be sought out during the site walk.
  - iii. Alternate Member Winchester made a comment that the Planning Commission did the heavy lifting for Runnymede Phase VII and did an excellent job. Mr. Winchester stated the traffic lights have solved various traffic problems and he thanks the Planning Commission and contractors as a resident.

VII. Old Business

- a. Preliminary / Final Land Development Plan for Marville Village at Edgmont, West Chester Pike
  - i. Chairperson Raspa stated due to the timeline of receiving the application four days prior to the meeting, there are no reviews from Township Officials. The applicant's attorney Mark Damico, Esq. from Petrikin, Wellman, Damico, Brown & Petrosa, stated the applicant is aware the Township Staff could not review the resubmission with detail and appreciates being on the agenda. Mr. Damico stated they hope to review items noted previously by the Planning Commission with their presentation tonight.
    1. Township Manager Vaughn noted an extension letter is needed from the applicant as the deadline is approaching within the next couple of weeks.
    2. The applicant's engineer, Rick Stratton, highlighted his response letter to the Planning Commission as follows:
      - a. The proposed sanitary sewer service for lots 1 and 2 has been reconfigured with a gravity connection to West Chester Pike.
      - b. Compliance with the requirement for the percentage of commercial space and open space for the proposed development.
      - c. The net lot areas are labelled on the plans, and the impervious coverage and building coverage have been updated based on net lot areas.
      - d. The applicant is seeking resolution with the floodplain delineation with FEMA. The plans will be updated upon determination of the actual floodplain.
        - Mr. Damico stated they are comfortable to be approved on the condition they submit a revised letter from FEMA with a map of the floodplain. Additionally, the applicant anticipates applying for a Conditional Use approval for steep slopes disturbance and Zoning Hearing Board relief for a riparian buffer.
        - Vice Chairperson Miller noted the drawback without confirmation with FEMA is the gas station portion of the proposed development.
      - e. The applicant, Paul de Botton, stated he would like the construction of both the Wawa and Starbucks to be at the same time.
        - Alternate Member Winchester asked the Planning Commission if they can create a solution to update Starbucks during the process of approval. Chairperson Raspa suggested the

Planning Commission do a zoom meeting with Starbucks. The applicant said they will ask the tenant.

- Solicitor McKenna confirmed with Mr. Damico that the plans will need to be revised post approval for FEMA.
  - Mr. Stratton noted he believes FEMA will update the applicant throughout the months of any changes they intend to make to the floodplain. Solicitor McKenna asked for this to be a note of detail on the plans.
  - Member Rosenburg asked what happens if FEMA will not change the map; and further suggested they submit two separate phases for the Wawa and Starbucks. Alternate Member Winchester stated he likes that idea as there has been a recent and more complicated project approved through phases. Vice Chairperson Miller noted that the previous project they are referring to had a lengthier application process.
  - Mr. Stratton explained this can be done but believes it will push them a month back. Paul de Botton said he will do the development in phases and push for a village style Starbucks. Vice Chairperson Miller reiterated the previous designs were unacceptable and would like similar treatments to the Wawa and Starbucks buildings.
- f. Township Manager Vaughn asked about the NPDES Permit, and Stratton stated he will talk to the Conservation District.
- g. Traffic Engineer Schneider noted there should also be a conversation with PennDOT for the traffic signal.
- h. Mr. Stratton discussed parking at Starbucks and the need for the drive through spaces to be counted as parking spots to meet the requirement. Solicitor McKenna stated this matter could be a Zoning Hearing Board decision depending upon the interpretation.
- i. Township Manager Vaughn asked if Starbucks would be opposed to a Preliminary Land Development Plan. Mr. Stratton said he would discuss it with the applicant.
- j. The plans have been revised to provide the pedestrian gathering areas represent 2% of the total gross acreage of the new lots.
- k. The landscaping plan has been revised and the pier-fence-hedge design will be developed in coordination with the Thomas Comitta Associates, Inc. and Township Staff. Additionally, the EIA Report indicates Architectural Drawings and will be forwarded to the Township. Tom Comitta stated he agrees with the revisions.
- l. Traffic Engineer Schneider noted the location of the internal intersection looks a lot better. Mr. Schneider noted a detailed presentation of the comparison between two and three traffic lights and interconnectivity data should be provided in the future. Mr. Stratton noted the traffic study conducted and approved two years ago does not need to be redone per PennDOT.
- m. The connection to the neighboring Videon Property is no longer contemplated with the development.

- n. Chairperson Raspa stated the Planning Commission would still like the North Crum Creek Road to be closed. Paul de Botton stated this would be a dealbreaker for the development.
- o. Chairperson Raspa stated he is pleased with the revisions that have been addressed and reminded the applicant to send an extension letter to the Township.
- ii. Anne Thorne of Beverly Lane commented asking if there is a building proposed to be next to the Starbucks and Stratton stated not on this plan.

VIII. Upcoming/Ongoing Applications and Expirations

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1 <sup>st</sup> 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

IX. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
  - i. Board of Supervisors
    - 1. July 9, 2024 - 6:30 PM Work Session, 7:00 PM Regular Meeting
  - ii. Quarterly Joint Work Session
    - 1. July 22, 2024 – 5:30 PM
  - iii. Planning Commission
    - 1. July 22, 2024 - 6:30 pm Work Session, 7:00 PM Regular Meeting
  - iv. Zoning Hearing Board
    - 1. June 25, 2024 – 7:00 PM

X. Adjournment

- a. Vice Chairperson Miller made a motion to adjourn the meeting, with a second by Member Sheridan. There were no additional comments and the motion passed unanimously. The meeting was adjourned at 8:30 PM.

Respectfully submitted,



Neil D. Vaughn  
Township Secretary

# EDGMONT TOWNSHIP OPERATIONS REPORT

## JUNE 2024

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- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development.
  - Continued monitoring site construction during the month.
  - Continue to work on various issues within the development as identified by the Township's site inspector.
  - The depression along the roadway on Parkview Drive has been coned off; there is no updated timing for a repair to the area.
  - Curb repairs continue within the development.
  - There will be a site meeting on June 11<sup>th</sup> to discuss the landscaping issues within the development.
  - There will be a site walk with the Delaware County Conservation District and the HOA to review the site in preparation for dedication.
  
- **Runnymede Phase VII**
  - Paving of Runnymede Drive, including the Township's base repair project began on June 3<sup>rd</sup> and the project is expected to be completed by June 10<sup>th</sup>.
    - Beechview Drive was paved as part of the project.
  - The walking trail installation will begin again on June 10<sup>th</sup>.
  
- **American Rescue Act Funding**
  - Continued work on approved projects.
  
- **Township Community Park Upgrades**
  - Held a preconstruction meeting for the Community Park ADA project. This project is expected to begin the week of June 10<sup>th</sup>, midweek. There will be areas of the park blocked off due to the construction and the project is expected to be largely completed by the end of the month.
  
- **PECO**
  - The pole replacement project on Gradyville Road (from Middletown Road to Delchester Road), is winding down. There are still areas to be completed but no timing has been supplied to the Township.
  - The reliability project in Cold Springs, which will upgrade the underground cabling within the development is largely completed.
  - 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 Draft plan has been posted on the Township website and the Township is accepting formal comments on the plan.
  - The adoption hearing is anticipated to be held in September.
  
- **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.
  - The 2024 Road Projects bid has been advertised with bids due to the Township on June 20<sup>th</sup>.
  - The Pony Trail Low Volume Road grant draining project has been completed.
  
- **Planning / Zoning Applications:**
  - **White Horse Village:** No update.

- **Save Edgmont Appeal:** This application has been continued until July 23, 2024.
  - **Endress + Hauser, Landmark Drive:** Working with the applicant on various items that are required for plan recording along with the applicable agreements. An amended approval Resolution will be presented to the Board to change some minor details of the approval.
  - **Edgmont Village:** Awaiting an updated plan submission.
  - **4 Fly Way Drive, Conditional Use for Steeps Slopes:** The Planning Commission recommended approval of the plan, with conditions, at their March 25<sup>th</sup> meeting. The Zoning Hearing Board granted zoning relief for the application at their meeting on March 26<sup>th</sup> with conditions as well. The hearing for the application will be continued to the July 9, 2024, Board of Supervisors meeting.
  - **1329 Sycamore Mills Road Conditional Use for Steep Slopes:** The Planning Commission recommended approval of the plan, with conditions, at their May 20<sup>th</sup> meeting. The Conditional Use was originally scheduled for June 11<sup>th</sup> but the second advertisement for the hearing was not published by the Delaware County Times. This will be advertised for a special hearing/meeting on June 26<sup>th</sup>.
- **Township Tenant House**
    - Continued work towards the creation of a bid package for the upgrades to the unit and discussed the project with SourceWell (as cooperative purchasing agent). Working on arranging a site meeting to discuss further.
    - Continued to check on the structure during the month and grass cutting has begun by Neff Construction.
  - **Township Cesspool/Septic System Replacement:** The bid package has been advertised with bids being due to the Township on June 28<sup>th</sup>.
  - The third annual streams learning day event was held on May 18<sup>th</sup>. Despite the weather, the event was successful once again.
  - Attended the groundbreaking ceremony for the Endress + Hauser project on Landmark Drive.
  - Attended an event commemorating the 150<sup>th</sup> anniversary for Yerkes Associates, Inc.
  - Attended the Delco Watershed Plan Advisory Committee meeting regarding potential collaboration for MS4 matters.
  - Staff have attended various training courses throughout the month and Treasurer McGillian attended the annual GFOA Conference in Hershey.
  - Assistant to the Township Manger Redding attended a meeting regarding the planning regarding the America 250 celebrations.
  - Continued with Life Safety Inspections as needed during the month.
  - Participated in mock interviews for the Octorara Homeland Security and Protection program to highlight local government opportunities for the students.
  - Attended the monthly Council of Governments Meeting.