



## EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

July 22, 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 July 22, 2024, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson Josph Raspa; Vice Chairperson E. Chip Miller; Member Victoria Sheridan; Member Ira Dunoff; Member Stuart Rosenberg; Township Planners Tom Comitta & Erin Gross (Virtual); Solicitor Patrick McKenna, Esq.; Township Engineer Michael Conrad, P.E.; Township Manager Neil D. Vaughn; and Assistant to the Township Manager Jessica Redding. There was one guest in attendance via Zoom.

During the work session, those in attendance reviewed the regular meeting agenda, discussed the status of the Marville Village application, reviewed the status of the lots at 3, 5, & 7 Knights Way, provided updates for all on-going and upcoming applications, and the ongoing project at Wedgewood Gardens.

- 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 Member Rosenberg to approve the consent agenda which includes the meeting agenda approval, the June 24, 2024, regular meeting minutes, with a second by Member 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. Conditional Use Application for Jeffrey Frederick, Steep Slope Conservation District, 12 Langton Lane
    - i. The applicant Jeffrey Frederick, along with his engineer Max Bustos, of Colliers Engineering & Design presented the application to the Planning Commission. The plan proposes the construction of a four-story single-family dwelling with associated lot improvements. Mr. Frederick stated the plans have been revised in accordance with the comments received by the Zoning Hearing Board at their June 25<sup>th</sup> meeting. Revisions included moving the garage to the side of the home, the height of the retaining wall, and adjustments to the grading plan.
    - ii. Mr. Frederick and Mr. Bustos addressed the following items from the Township professional's reviews:
      1. Yerkes Associates, Inc. review dated July 18, 2024
        - a. Township Engineer Conrad noted the applicant will still need a variance for the building height. Mr. Frederick stated he was aware and that his second Zoning Hearing Board meeting is tomorrow.

- b. Chairperson Raspa asked the reasoning for the additional height as there is no hardship related to the request. Mr. Frederick stated that two of his neighbors are encroaching on his parcel and because of those constraints, the house required a thinner design; his desire is to build upwards to further limit the disturbance of the steep slopes. Township Engineer Conrad stated the variances for height and steep slope disturbance will be up to the Zoning Hearing Board to decide.
  - c. Township Engineer Conrad asked if there had been preliminary testing for stormwater management. Mr. Bustos stated testing has been completed and will be provided to the Township.
  - d. Township Engineer Conrad asked about the existing grade and proposed grade for the retaining wall. Mr. Bustos stated that they are working on the plans and will send them to the Township.
  - e. Township Engineer Conrad noted the geogrid may increase disturbance and over excavation needed in the direction of the geogrid should be taken into account.
  - f. Will comply with site distance for driveway.
  - g. Will comply with garage frontage depth and grade.
  - h. Will revisit drainage for swale behind the house and add additional drain if necessary.
2. Thomas Comitta Associates, Inc. review updated July 18, 2024
- a. Township Planner Comitta stated he will meet with the applicant's landscape architect once the corners of the dwelling have been staked to discuss the landscape items and tree replacement.
  - b. Township Planner Comitta asked the applicant about the proposed horizontal windows on the dwelling. Mr. Frederick explained that he initially designed the home using only vertical windows, but the appearance was unpleasant. He noted the horizontal windows are only for the base of the staircases and top of the master suite to allow sunlight into the home.
  - c. Township Planner Comitta explained the alternative of a "fee in lieu of" if it is proven to the Township there is no way to comply with the tree replacement requirements for the lot. Mr. Frederick believes his landscape architect will be able to comply with the tree removal and replacement requirements.
  - d. Solicitor McKenna stated the applicant needs to discuss the encroachment with his neighbors and put the discussion in writing to prevent complications with future development.
- iii. Vice Chairperson Miller motioned to recommend approval of the Conditional Use application for Jeffrey Frederick, for 12 Langton Lane, to construct a single-family dwelling with associated improvements within the Steep and Very Steep Slope Conservation District, pursuant to Section 365-133.A and Section 365-133.B(2) of the Edgmont Township Ordinance conditioned as follows:
- 1. Adherence to Thomas Comitta Associates, Inc. review dated July 18, 2024.
  - 2. Adherence to Yerkes, Inc. review dated July 18, 2024
  - 3. Compliance (as best as possible) with Sections 305-42.B and 42.D of the Township's Subdivision & Land

Development Ordinance regarding the garage frontage depth and grade.

4. A written resolution for the two neighbor encroachments located on the property.

The motion was seconded by Member Sheridan. There were no additional comments, and the motion passed unanimously.

b. Preliminary / Final Land Development Plan for Marville Village at Edgmont, West Chester Pike

- i. Solicitor McKenna stated the applicant granted the Township an extension until September 10, 2024 and will be present at the August Planning Commission meeting.

VI. New Business

- a. None.

VII. 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	7/9/24	5/20/24	5/20/24	6/26/24
5	4 Flyway Drive	Conditional Use	Matthew & Ashley Traister	12/12/23	60 Days 2/10/24	8/13/24	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	9/10/24	4/29/24		
7	12 Langton Lane	Conditional Use	Jeffrey Frederick	6/14/24	60 Days 8/13/24		6/25/24	7/22/24	

VIII. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
  - i. Board of Supervisors
    1. August 13, 2024 - 6:30 PM Work Session, 7:00 PM Regular Meeting
  - ii. Planning Commission
    1. August 26, 2024 - 6:30 pm Work Session, 7:00 PM Regular Meeting
  - iii. Zoning Hearing Board
    1. August 27, 2024 – 7:00 PM

IX. Adjournment

- a. Member Rosenburg 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 7:28 PM.

Respectfully submitted,

Neil D. Vaughn  
Township Secretary