



EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

July 28, 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 Ira Dunoff; Member Stuart Rosenberg; Township Planner Tom Comitta; Township Planner Erin Gross (Virtual); Township Engineer Michael Conrad, P.E.; Township Solicitor Patrick McKenna, Esquire; Township Manager Kenneth D. Kynett, Esquire (late); and Assistant to the Township Manager Jessica Redding. There were four in-person guests in attendance and one 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. Annual Reorganization
 - a. Township Assistant Secretary Redding presided over the annual reorganization of the Planning Commission.
 - b. Ms. Redding called for nominations for Chairperson. Chip Miller nominated Joseph Raspa as Chairperson of the Planning Commission with a second from Ira Dunoff. There was no further discussion, and the motion passed unanimously.
 - c. Ms. Redding called for nominations for Vice Chairperson. Joseph Raspa nominated Chip Miller as Vice Chairperson with a second by Mr. Dunoff. 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 Member Rosenberg to approve the consent agenda, which includes the meeting agenda, and to approve the May 19, 2025, meeting minutes. Vice Chairperson Miller seconded the motion. There were no additional comments, and the motion passed unanimously.
- V. Township Operations Report
 - a. Township Assistant to the Manager Redding presented the Township Operations Report, which is attached.
- VI. New Business
 - a. Informal Subdivision and Land Development Sketch Plan Presentation for R & R Group Development at 3, 5, 7 Knights Way.
 - i. John Cahill and Rich Rosenberg from ARCR Home Builders presented the sketch plan application to the Planning Commission.

- ii. Vice Chairperson Miller asked the applicant if they would consider an easement on Lot 7 for a shared driveway for Lots 5 and 7, as the proposed driveway for Lot 5 is in a very steep slope area. Vice Chairperson Miller asked Township Solicitor McKenna if a driveway easement is allowed in the PRD.
- iii. Township Solicitor McKenna stated an easement for the driveway could assist with the development, but zoning relief will likely still be required due to the topography of the land.
- iv. Chairperson Raspa agreed with Vice Chairperson Miller that a shared driveway on Lot 7 would provide easier access to Lot 5.
- v. Township Engineer Conrad stated the plan shows a 40-foot drop from the half circle of the street pavement to the front door of the house on Lot 5. Mr. Rosenberg stated it is a gradual slope. Township Engineer Conrad stated the maximum slope of a driveway is 15%. Township Engineer Conrad stated he believes the applicant will need a shared driveway on Lot 7 to serpentine onto Lot 5, which would in turn require an easement on Lot 7. Township Engineer Conrad stated the applicant will still need to get zoning relief for crossing steep slopes. Mr. Cahill asked if the proposed house on Lot 5 can be moved to straddle over the lot line, to which Township Solicitor McKenna stated that is not really an option, as the PRD complicates this development. Township Engineer Conrad stated the minimum set back from a side yard is 10 feet.
- vi. Member Rosenberg suggested the applicants flip the footprint of the house so that the garage is on the side of the shared driveway.
- vii. Mr. Cahill noted the applicants are aware this development will need a lot of engineering. Mr. Cahill asked if the applicants could revise the engineering and come back before the Planning Commission at their next meeting. Vice Chairperson Miller stated that is a good idea as the Planning Commission has helped them identify the necessary zoning relief.
- viii. Township Manager Kynett stated there will also need to be a Conditional Use hearing in front of the Board of Supervisors for the disturbance of steep slopes.
- ix. Township Solicitor McKenna stated the applicant can apply for the Conditional Use Land Development simultaneously to expedite the process.
- x. Township Engineer Conrad asked the applicant if Lot 3 will remain as open space and be deed restricted for future development. The applicant stated Lot 3 would likely be sold with Lot 3 and would be deed restricted to remain undeveloped. Township Engineer Conrad stated that Lot 3 can also be explored to fulfil tree replacement requirements and for stormwater management placement.
- xi. Township Manager Kynett told the applicant they may send plan revisions via email to Township Staff.


VII. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
 - i. Board of Supervisors
 - 1. August 12, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - ii. Planning Commission
 - 1. August 25, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - iii. Zoning Hearing Board
 - 1. August 26, 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 7:26 PM.

Respectfully submitted,



Kenneth B. Kynett
Township Secretary

EDGMONT TOWNSHIP OPERATIONS REPORT

JULY 2025

- **Liquid Fuels Reporting – Delaware County /FHWA (PennDOT)** – Reports for use of County Liquid Fuels and for Federal Highway Administration through PennDOT were due by June 30, 2025. Lor McGillian once again got all of the Township’s reporting in on time. I shared the County’s phone message with the Board.
- **Runnymede Farms**
 - Close-out work is underway.
- **Edgmont Preserve:** Close-out punch lists have been provided to developer. Close-out meeting scheduled with developer and Township professionals for Tuesday, July 8th.
- **2025 Road Program** –Pre-construction meeting held on July 1, 2025. PennDOT Notice to Proceed pending PennDOT approval of road project. Target start date is for week of July 14th. Approximate project time is 1-1/2 weeks.
- **Brighton Way Stormwater Pipes** - Met with second Costars contractor at site on June 3rd. Received second estimate in the amount of \$85,600. The initial estimate received was in the amount of \$58,690. Both contractors appear to be Costars qualified contractors. Investigating if Costars qualification allows Township to proceed without formal bidding.
- **HB 502** - The House Energy Committee cancelled a scheduled vote on HB 502, an initiative by Governor Shapiro which would take away local government authority to zone for major energy projects, including large grid-scale solar facilities. Consistent with PSATS’ opposition to the bill, the Board of Supervisors sent a letter in opposition to Representative Borowski. PSATS believes that the legislation will likely be brought up again in the future and has asked townships to remain vigilant in their opposition.
- **HB 1629** – The Pennsylvania House Judiciary Committee approved HB 1629. The bill would require all local governments to provide stringent workplace violence prevention programs for outside workers, including public works employees, code enforcement officers, sanitation workers, and crossing guards. This would include a one-size-fits-all mandate that would not be practical for many townships, including Edgmont and would be enforced with administrative fines. Such requirements include a workplace violence prevention plan, confidential reporting and quarterly data submission, the creation of safety teams, and paid administrative leave. A copy of HB 1629 and PSATS’ letter to the committee expressing concerns with the bill, which now goes to the full House, is in your FYI materials.
- **Act 3 of 200 Ordinance Effective Date** – Effective June 27, 2025, Act 3 of 2025 (HB 209) amended the Second Class Township Code and allows newly adopted ordinances to effect immediately. Previously, ordinance were effective no sooner than five (5) days after adoption. Representative Borowski sponsored this law.
- **Pedestrian Crossing Request** - Ridley Creek State Park was consulted regarding the request for a pedestrian crossing at Sycamore Mills Road and Middletown Road. RCSP prefers that that access remain limited as the Park does not recognize it for general Park access purposes and therefore could not support a pedestrian access at that intersection.
- **UCC Board of Appeals** - The Board of Supervisors interviewed Township residents, Michael McClean and Kathryn Buckley for the two (2) open positions and will consider appointments at the Board’s July 8th public meeting.
- **PSP** - Trooper David Nguyen will begin as the Township’s part time Community Service Officer on July 19th.
- **Road Maintenance** – Met with contractor in June to obtain a second estimate for road maintenance on Rosewood, Birchwood and Holly Lanes, Heather Hills and Tishogem Roads, Cold Spring Road and Pond View Roads, Pony Trail and Hunters Roads. A waiting estimate.
- **1324 Middletown Road** – Roof was replaced on June 15th and 16th. Working with project low bidder to better define siding work for next phase of renovation improvements for Board for consideration on July 8th.
- **Planning / Zoning Applications:**
 - **White Horse Auto Spa** – Zoning application filed for June 24th zoning hearing. Hearing was continued to July 22nd by agreement of Township and Applicants to allow Township professionals to review zoning application submission materials

with reviews submitted and reviewed by the Board of Supervisors to allow the Board to determine if it wishes to send the Township Solicitor to the zoning hearing and for what purpose.

- **Endress + Hauser, Landmark Drive:** Escrow releases have been submitted for sewer work and Township work. Escrow Release No. 1 for Township work has been reviewed by the Township Engineer and a recommendation is on the agenda for the Board's consideration on July 8th.
- **Marville – CLOMR –** Application conditionally approved by FEMA by letter dated June, 24, 2025. Letter has been sent to Township Engineer for review and comment. There is a 90-day appeal period